

BRODERICK BUILDING

615 2ND AVE, SEATTLE, WA

Start-up Hub

- Fully furnished
- Expansion opportunities
- Rent ready space
- \$2/RSF/Year commission
- Flexible lease terms
- Short form lease
- \$22-\$24/RSF (Fully serviced)

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PROPERTY OVERVIEW

Prime location at the edge of Pioneer Square steps from the waterfront

Historic charm, renovated in 2019 featuring stone masonry architecture, and exposed brick

Sunlit central atrium

High ceilings & natural light

Bike storage & shower facilities

Building conference room

Rooftop terrace with Puget Sound views

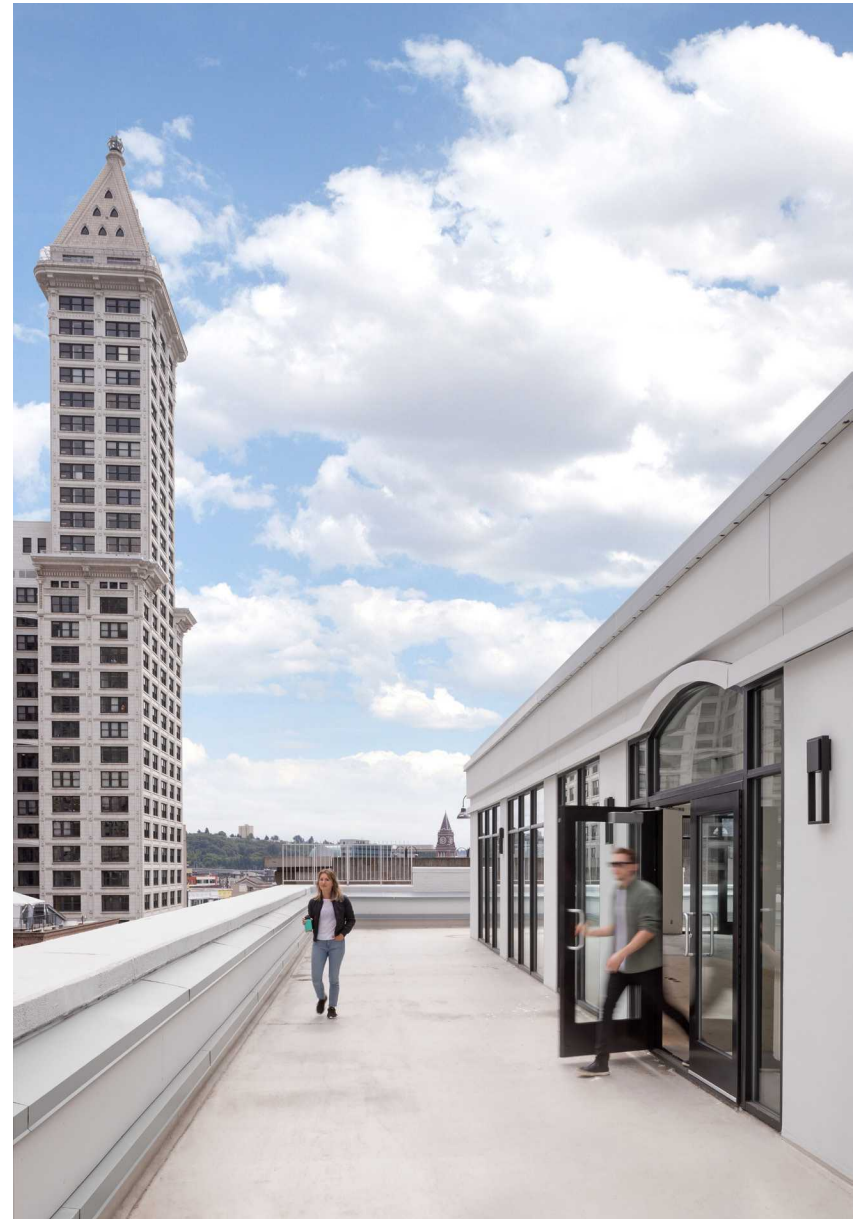
100
TRANSIT SCORE

100
BIKE SCORE

98
WALK SCORE

SUITE AVAILABILITY

Suite	SF	Floor Plan	Description
Suite 275	4,983 SF	View Floor Plan	Wide open space with a great window line. Full floor available totaling 11,090 RSF.
Suite 280	6,107 SF	View Floor Plan	Wide open space with a great window line. Full floor available totaling 11,090 RSF.
Suite 380	3,242 SF	View Floor Plan	Rent ready space and fully furnished. Open creative build out, kitchen, break out areas and conference/meeting rooms.
Suite 500	3,319 SF	View Floor Plan	Law firm build out. All new finishes.
Suite 620	3,293 SF	View Floor Plan	Rent ready furnished space. The space has an open creative environment, break out areas, a kitchen and conference rooms.
Suite 680	1,615 SF	View Floor Plan	Rent ready furnished space. Mix of meeting rooms and open space.
Suite 700	6,600 SF	View Floor Plan	Penthouse suite with a large exterior deck. Ready for Tenant improvements. Divisible.



BRODERICK BUILDING

EAT + DRINK

- | | | | |
|----|----------------------|----|------------------|
| 01 | Mirabelle by Orphee | 07 | Firn Rooftop Bar |
| 02 | Lowlander Brewing | 08 | Smith Tower Bar |
| 03 | My Oh My | 09 | Dead Line |
| 04 | Taylor's Shellfish | 10 | Central Saloon |
| 05 | Un Po Topsy Pizzeria | 11 | Saigon Drip Cafe |
| 06 | Salt Harvest | 12 | Bar Sosta |

