# BRODERICK BUILDING

615 2ND AVE, SEATTLE, WA

## *Start-up Hub*

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


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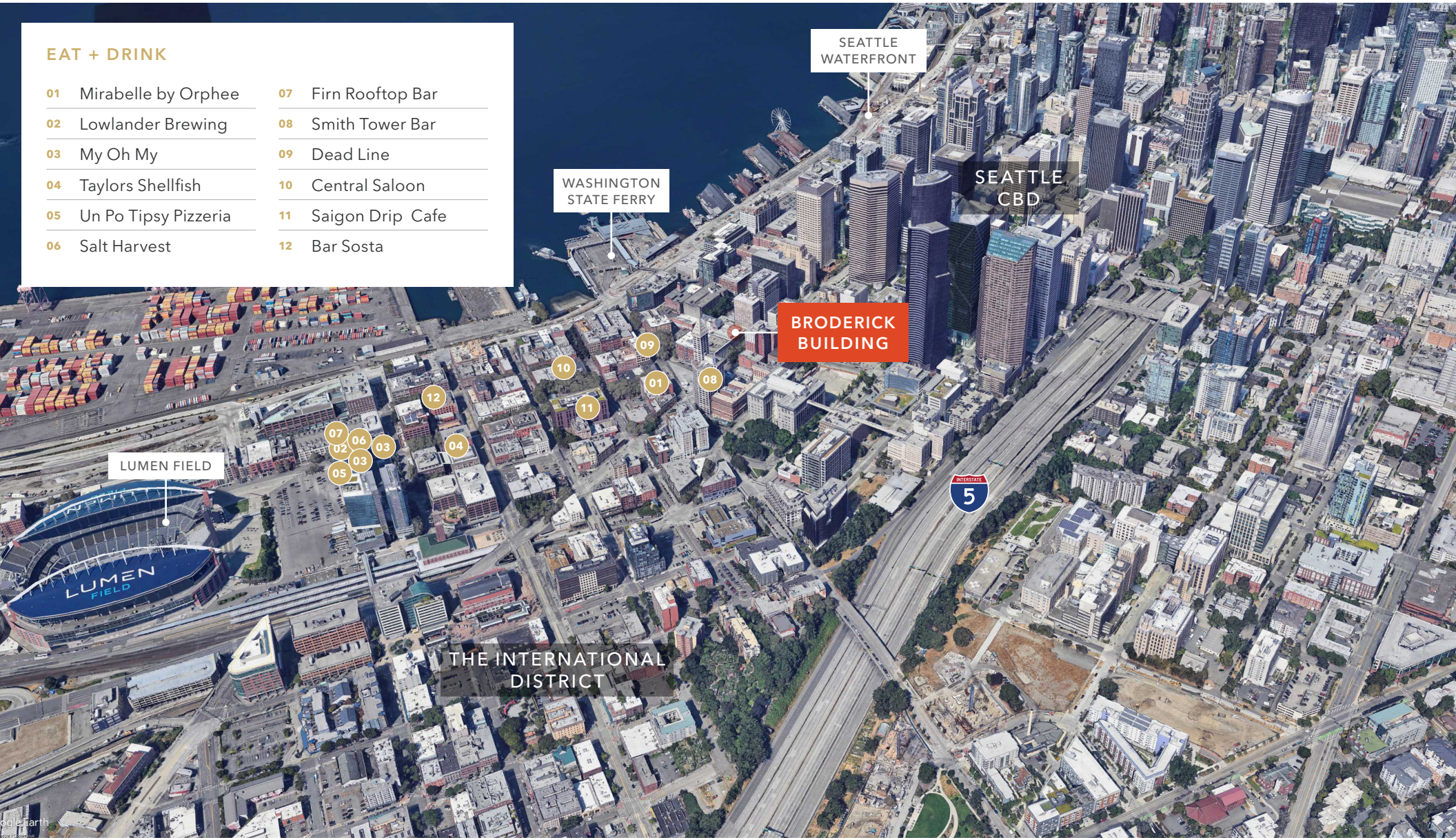
## PROPERTY OVERVIEW

- 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 | 100 | 98 |
|---|---|---|
| TRANSIT SCORE | BIKE SCORE | 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. |

## 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 | Taylors Shellfish | 10 | Central Saloon |
| 05 | Un Po Tipsy Pizzeria | 11 | Saigon Drip Cafe |
| 06 | Salt Harvest | 12 | Bar Sosta |