

# 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

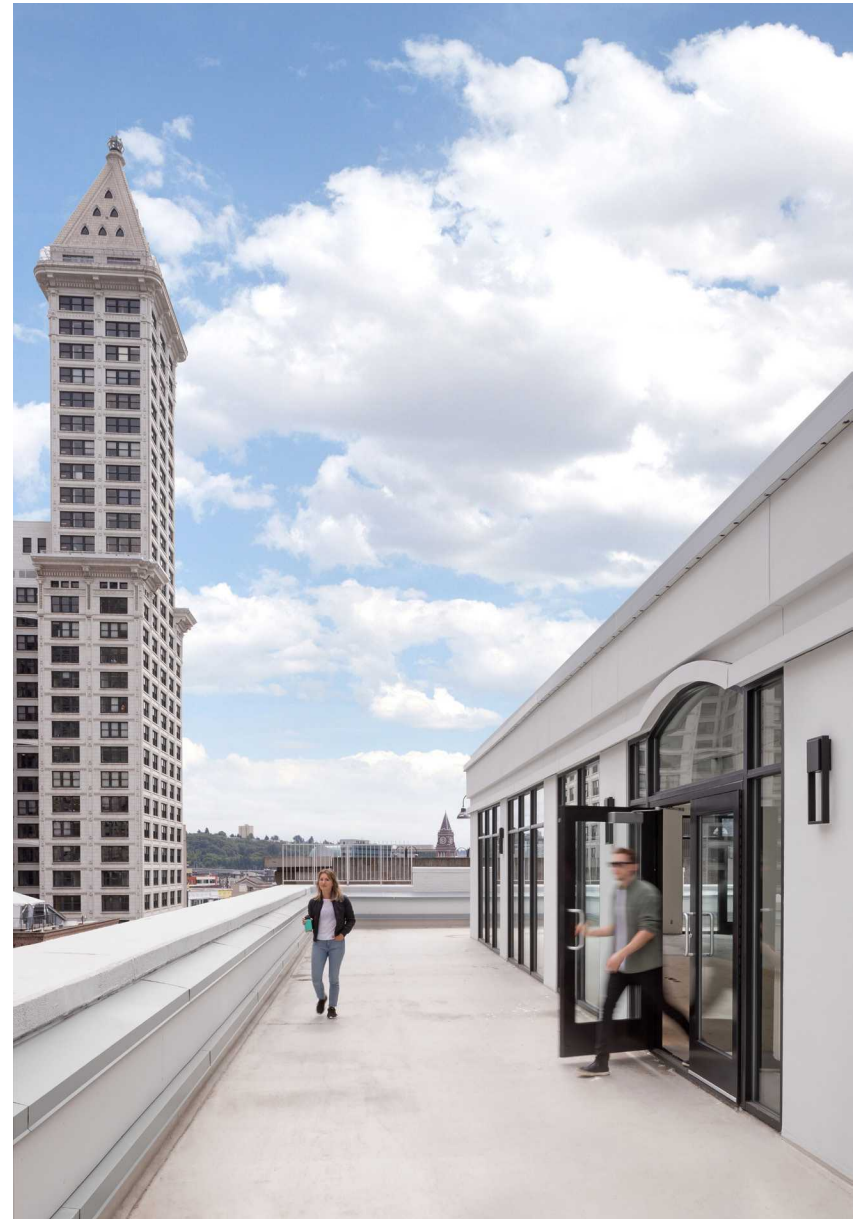
*100*  
TRANSIT SCORE

*100*  
BIKE SCORE

*98*  
WALK SCORE

## SUITE AVAILABILITY

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

