

**BRODERICK**  
• GROUP •

 TISHMAN SPEYER

# 520 PIKE



For leasing inquiries, please contact:

**LARRY ALMELEH**

[almeleh@broderickgroup.com](mailto:almeleh@broderickgroup.com)

206.910.0859

5 2 0

520



# CHANGE HAS ARRIVED

520  
PIKE

## PREMIER LOCATION

At the corner of Pike Street and Sixth Avenue in Seattle's downtown central business district, the property is easily accessible by freeway, public transit, bike and ferry. 520 Pike is located within a rich amenity base, adjacent to diverse hotel, dining and retail options, as well as the Washington Athletic Club.

## PANORAMIC VIEWS

520 Pike boasts some of the most striking views in Seattle, framing water, city and mountain views with efficient floor plates and a continuous glass façade.

## EXCLUSIVE AMENITIES

Tenant-only amenities at 520 Pike include ample parking with eight EV charging stations, secure, card-accessed bike storage, a conference center and state-of-the-art fitness center with shower facilities and complimentary towel service.

## SUSTAINABILITY

520 Pike is LEED® Gold (EB) certified and Fitwel certified.

## TRANSFORMATIVE RENOVATION

We completed a transformative renovation of 520 Pike in 2018. Designed by Olson Kundig, paying homage to the Pacific Northwest.

520 Pike is a 29-story, Class A office building offering industry-leading tenants over 396,000 RSF of world-class workspace.



For leasing inquiries, please contact:

LARRY ALMELEH  
ALMELEH@BRODERICKGROUP.COM  
206.910.0859

**BRODERICK**  
• GROUP •

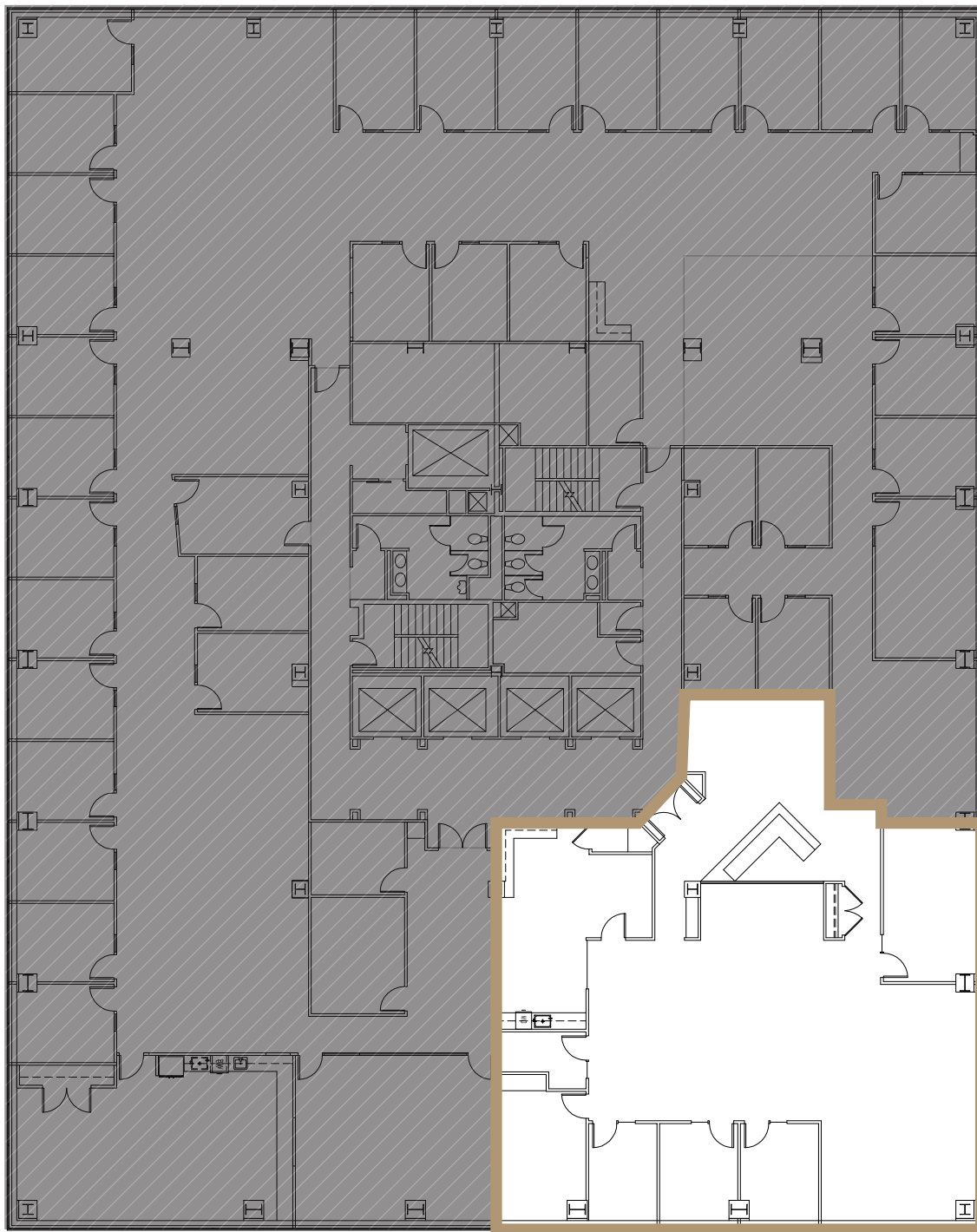
 TISHMAN SPEYER

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

Suite	RSF	Availability	Comments
<u>1900 + 2000</u>	36,401	Immediately	Two full contiguous floors with interstitial stair.
<u>2800</u>	18,612	Immediately	Full floor with mix of private offices and open areas. Exposed ceiling in portion of suite. Beautiful top of building views. <a href="#">VIRTUAL TOUR</a>
<u>2000</u>	18,218	Immediately	Full floor, beautiful views. Mix of private offices and open areas. <a href="#">VIRTUAL TOUR</a>
<u>1900</u>	18,183	Immediately	Full floor, beautiful views. Mix of private offices and open areas. <a href="#">VIRTUAL TOUR</a>
<u>900+950</u>	11,460	Immediately	Combined suites.
<u>2550</u>	9,695	7/1/2026	Upgraded improvements. Mix of private offices and open areas. Elevator lobby exposure.
<u>900</u>	9,471	Immediately	Elevator lobby exposure, western views. Mostly open perimeter with conference rooms. <a href="#">VIRTUAL TOUR</a>
<u>1150</u>	6,048	Immediately	Fully furnished, mostly open with numerous conference rooms and large kitchen. <a href="#">VIRTUAL TOUR</a>
<u>1420+1440</u>	7,154	Immediately	Combined suites.
<u>1400</u>	6,340	Immediately	Mostly open with interior private offices, large conference rooms on window, elevator lobby exposure. Plug and play - furnished. <a href="#">VIRTUAL TOUR</a>
<u>2600</u>	5,368	Immediately	Elevator lobby exposure. Great mix of private offices and open areas. Eastern facing including northeast corner. <a href="#">VIRTUAL TOUR</a>
<u>2750</u>	4,352	Immediately	Elevator lobby exposure. Great mix of private offices and open areas. Eastern facing including northeast corner. <a href="#">VIRTUAL TOUR</a>
<u>2900</u>	3,919	Immediately	Top of building. Mix of open space and private offices.
<u>1420</u>	3,870	Immediately	Northwest corner suite with conference room. <a href="#">VIRTUAL TOUR</a>
<u>1005</u>	3,528	Immediately	Northwest corner suite with five private offices, conference room, kitchen, and open area. <a href="#">VIRTUAL TOUR</a>
<u>1440</u>	3,285	Immediately	Northeast corner. Mix of private offices, conference rooms, and open space. <a href="#">VIRTUAL TOUR</a>
<u>1220</u>	2,729	Immediately	Mostly open space with conference rooms and kitchen. Southeast corner suite. <a href="#">VIRTUAL TOUR</a>
<u>1010</u>	2,262	Immediately	Northeast corner suite with upgraded improvements. Five perimeter private offices, large conference room on the perimeter, and kitchen. <a href="#">VIRTUAL TOUR</a>
<u>950</u>	1,989	Immediately	Northeast corner suite with two private offices, large open area and kitchen. <a href="#">VIRTUAL TOUR</a>
<u>1250</u>	1,636	Immediately	Fully furnished. Elevator lobby exposure. Two private offices, conference room, kitchen and bullpen. <a href="#">VIRTUAL TOUR</a>
<u>1305</u>	842	Immediately	Open work space, one private office and kitchen. <a href="#">VIRTUAL TOUR</a>

520  
PIKE

FLOOR 29 | SUITE 2900  
3,919 RSF

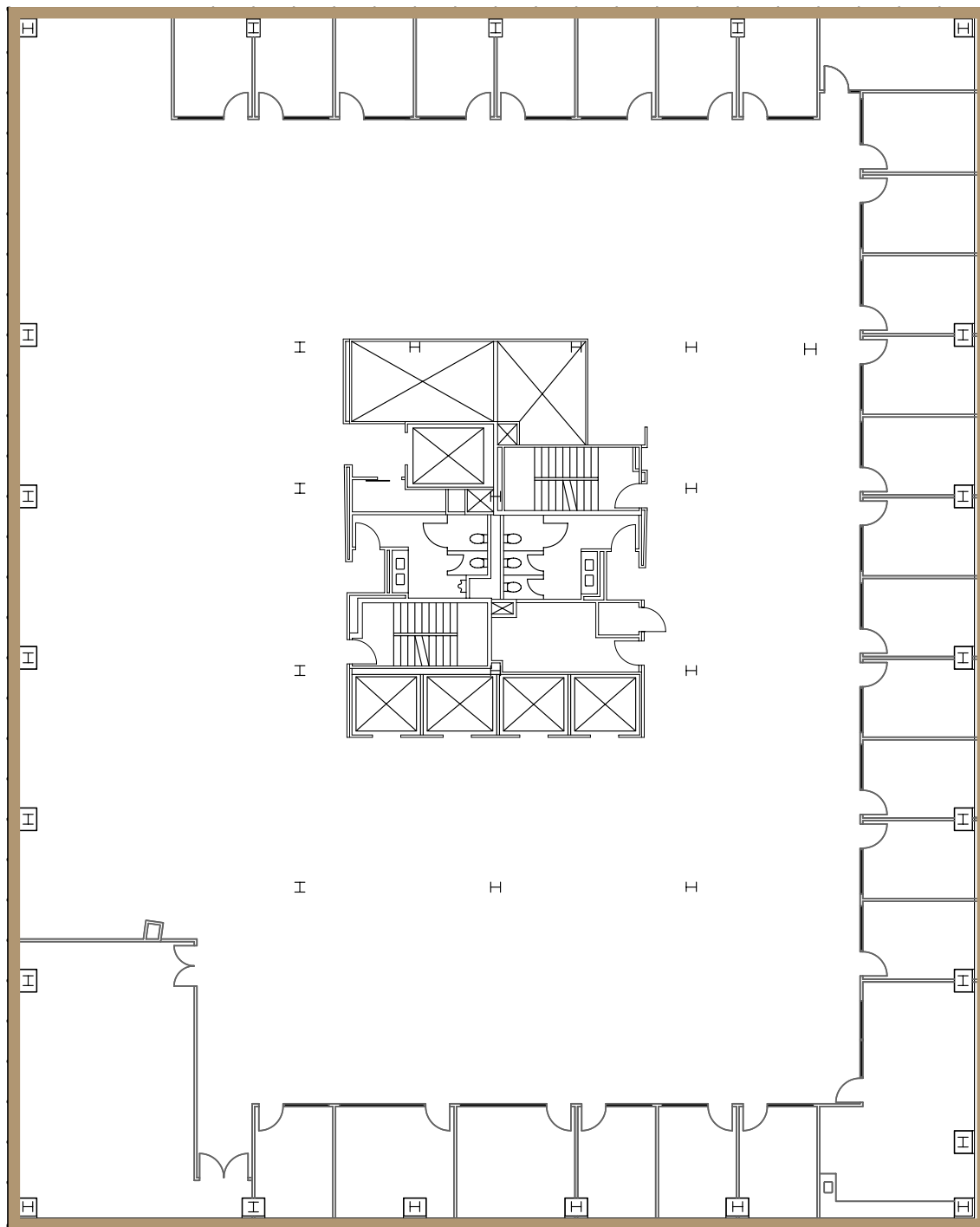


520  
PIKE

FLOOR 28 | SUITE 2800

18,612 RSF

[VIEW VIRTUAL TOUR](#)

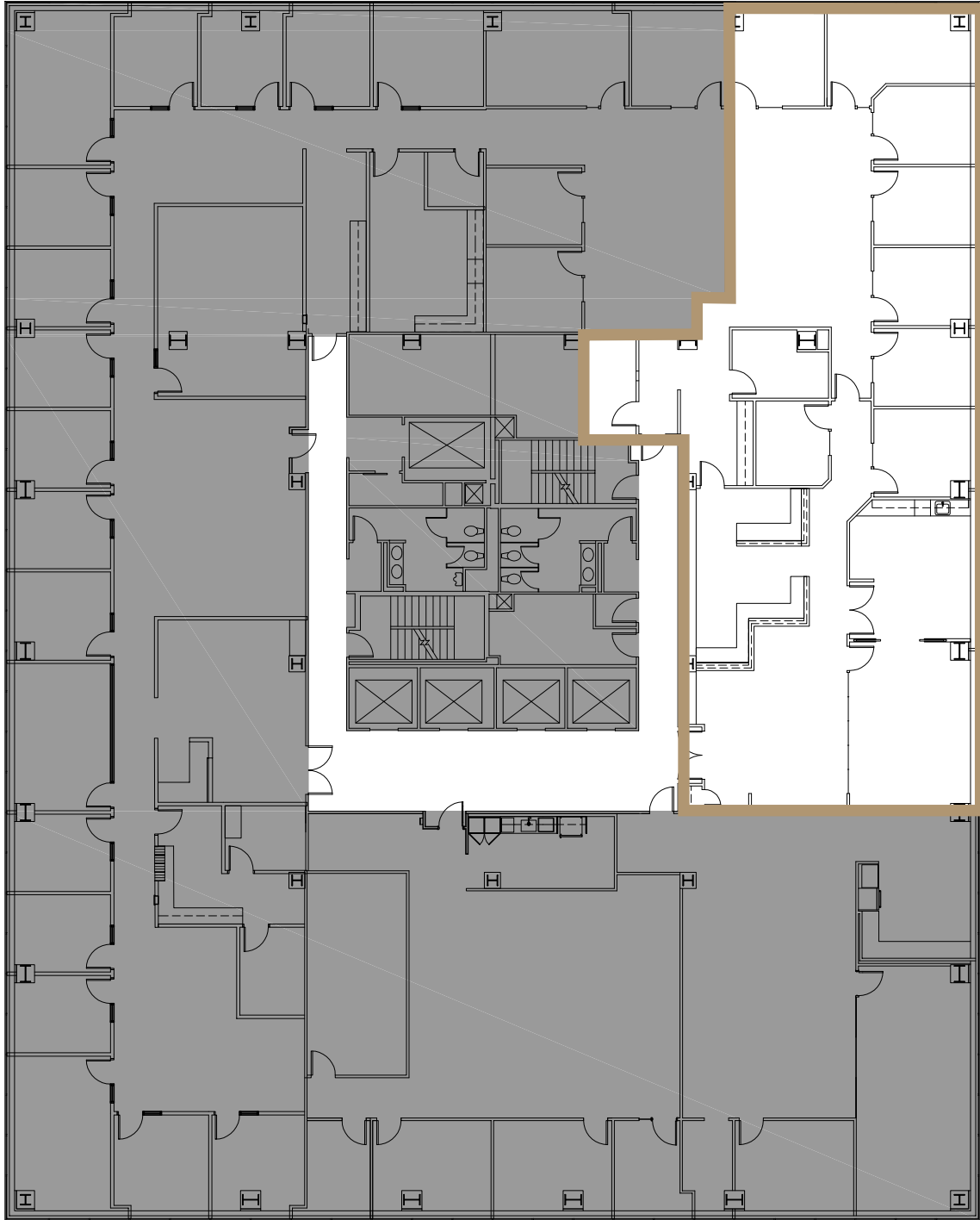


520  
PIKE

FLOOR 27 | SUITE 2750

4,352 RSF

VIEW VIRTUAL TOUR

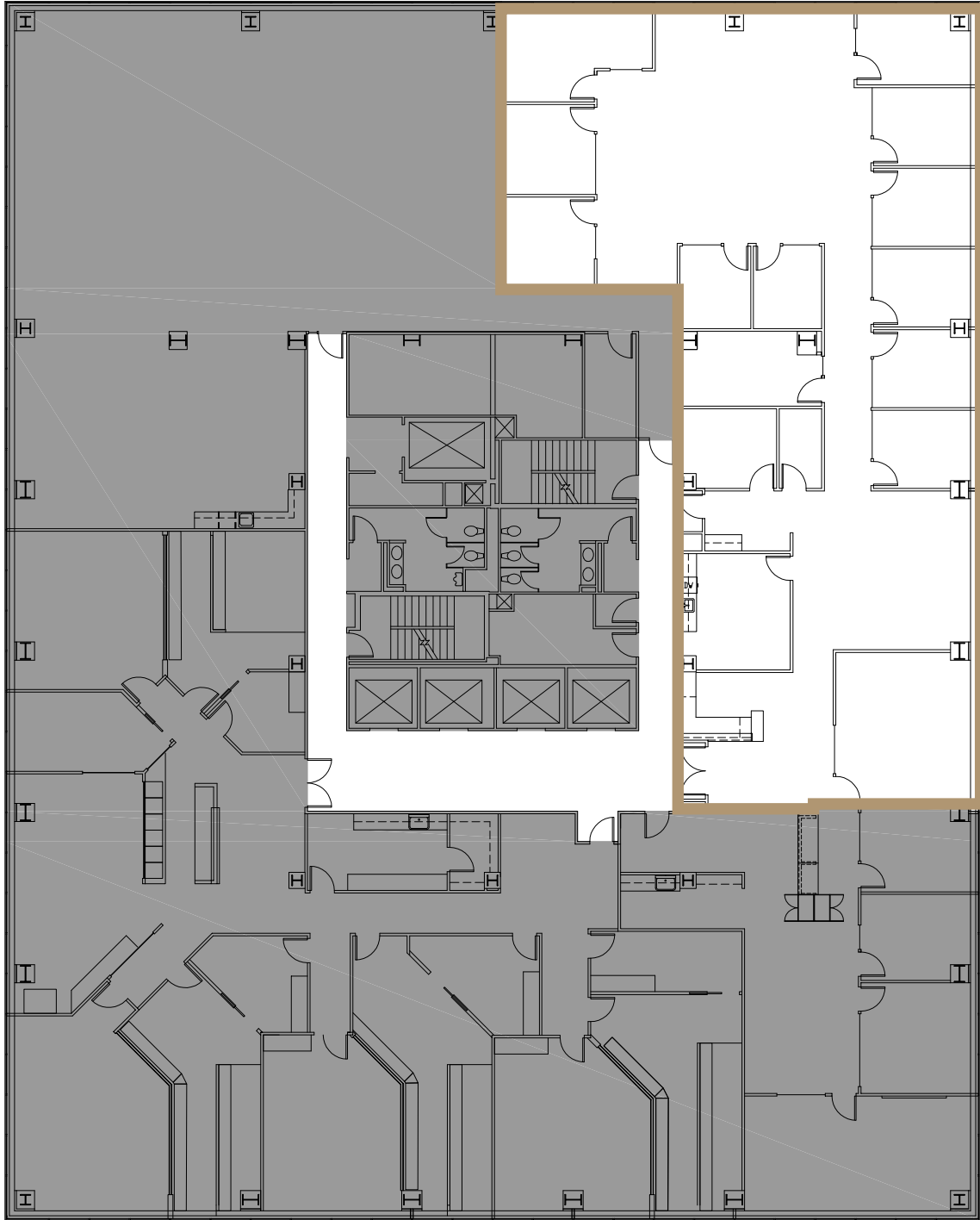


520  
PIKE

FLOOR 26 | SUITE 2600

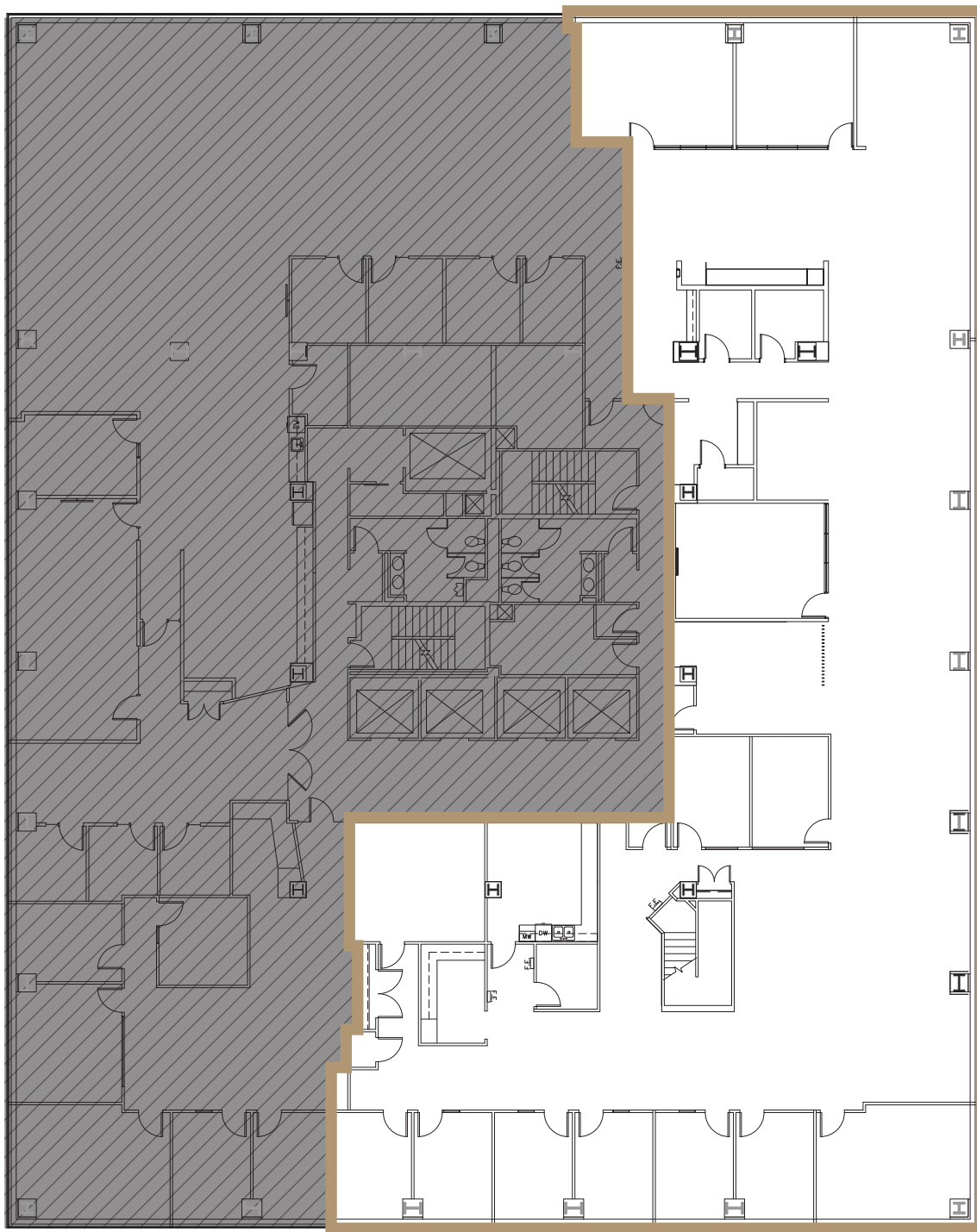
5,368 RSF

VIEW VIRTUAL TOUR



# 520 PIKE

FLOOR 25 | SUITE 2550  
9,695 RSF

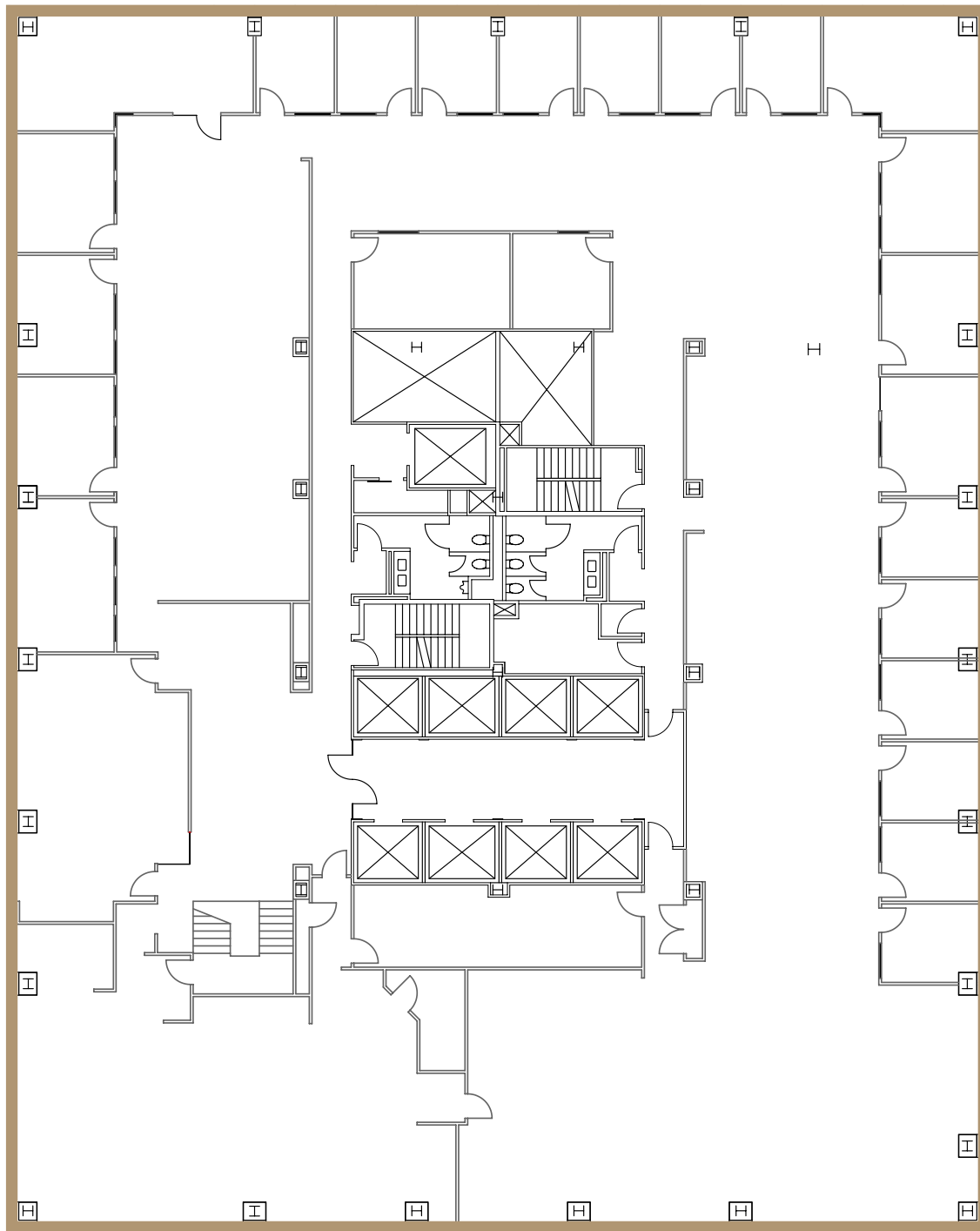


520  
PIKE

FLOOR 20 | SUITE 2000

18,218 RSF

VIEW VIRTUAL TOUR

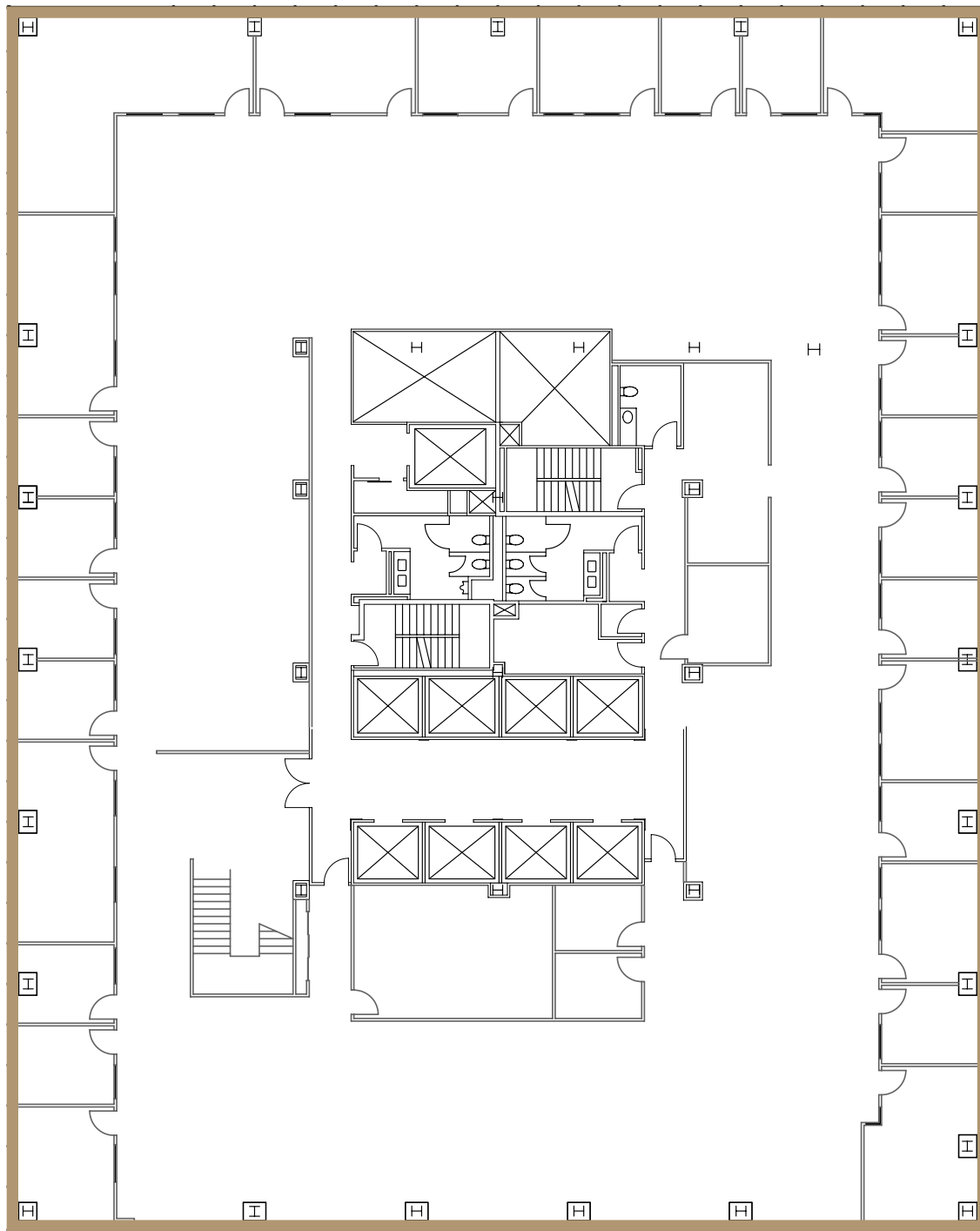


# 520 PIKE

FLOOR 19 | SUITE 1900

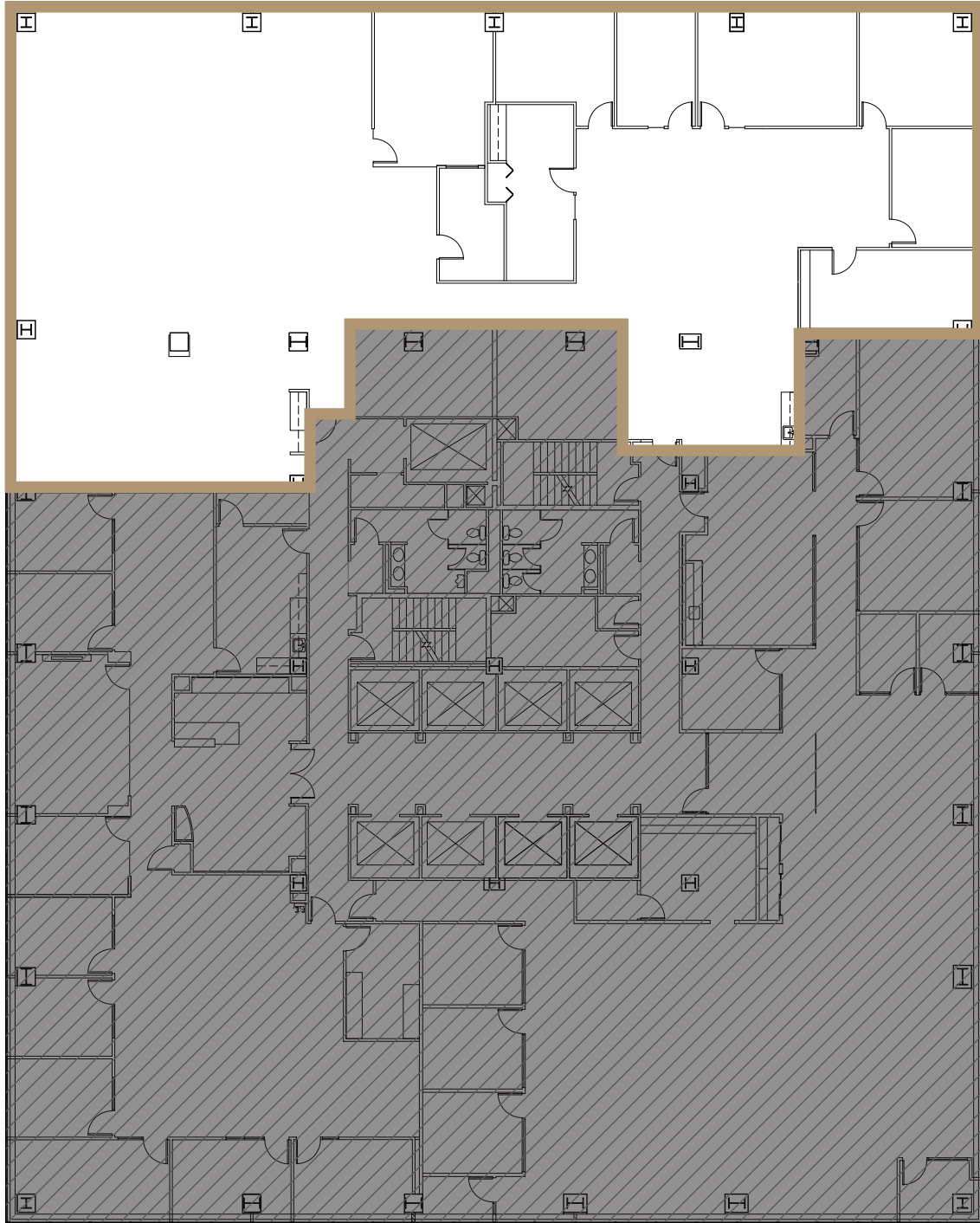
18,183 RSF

[VIEW VIRTUAL TOUR](#)



# 520 PIKE

FLOOR 14 | SUITE 1420 + 1440  
7,154 RSF

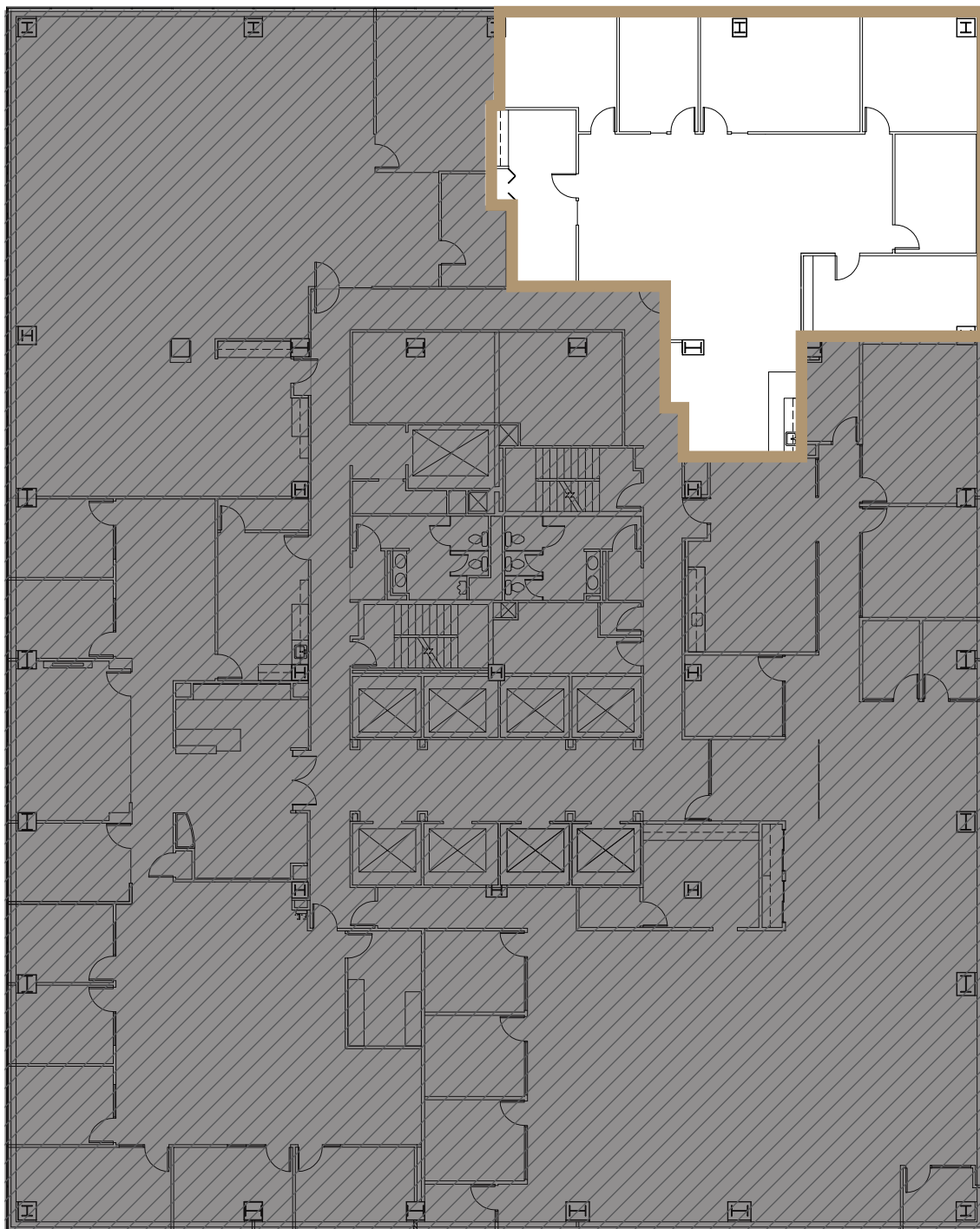


520  
PIKE

FLOOR 14 | SUITE 1440

3,285 RSF

VIEW VIRTUAL TOUR

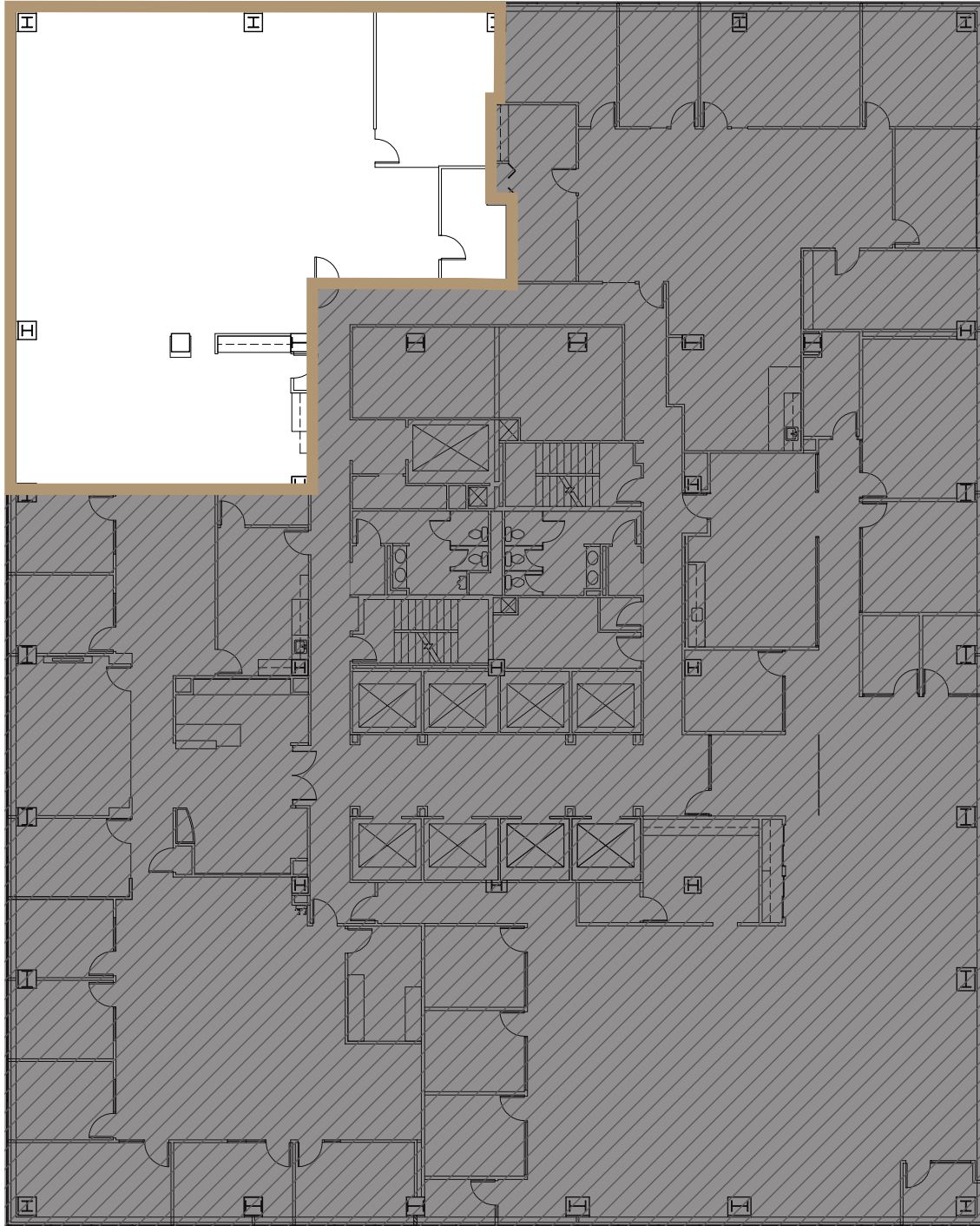


520  
PIKE

FLOOR 14 | SUITE 1420

3,870 RSF

VIEW VIRTUAL TOUR

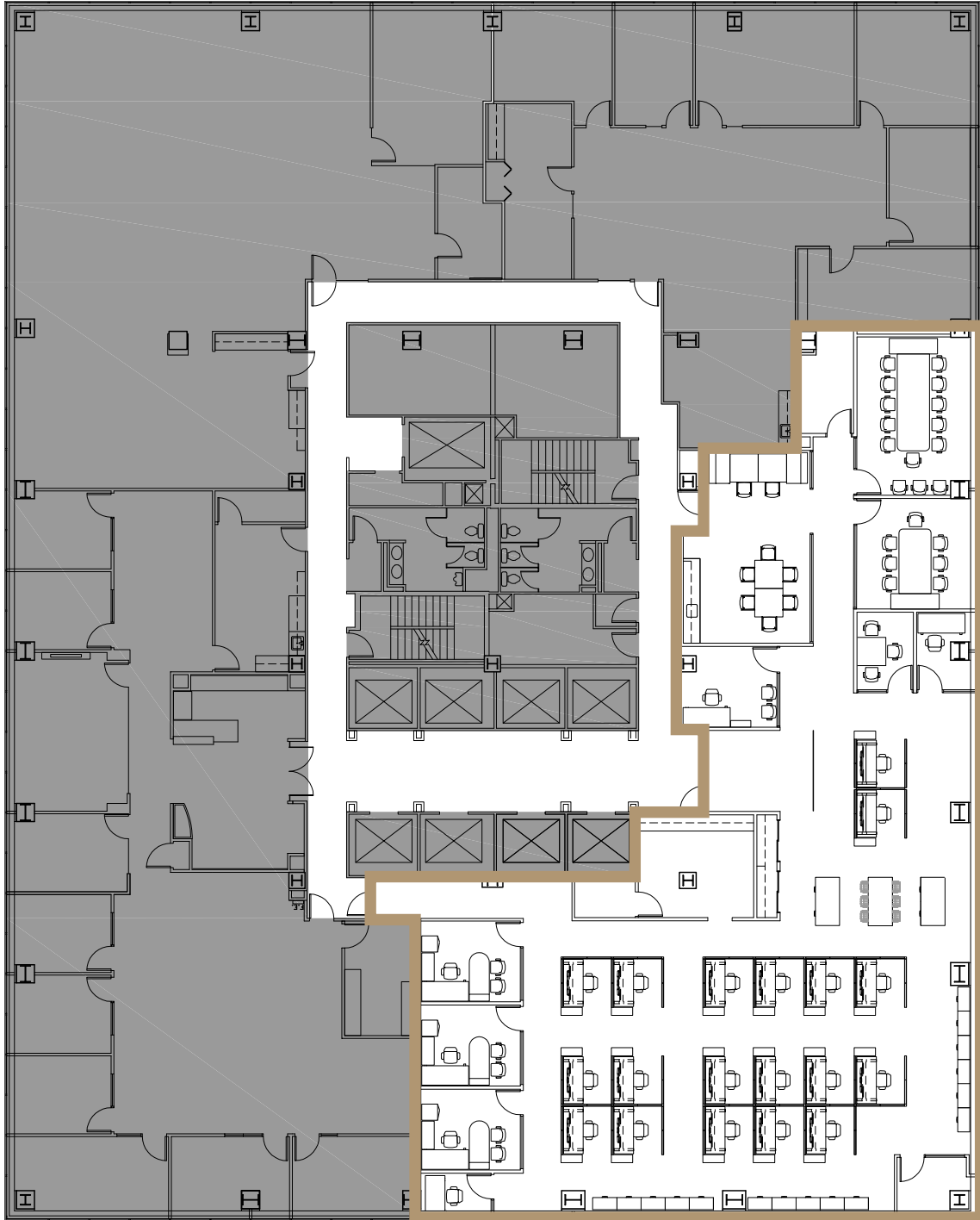


520  
PIKE

FLOOR 14 | SUITE 1400

6,340 RSF

[VIEW VIRTUAL TOUR](#)

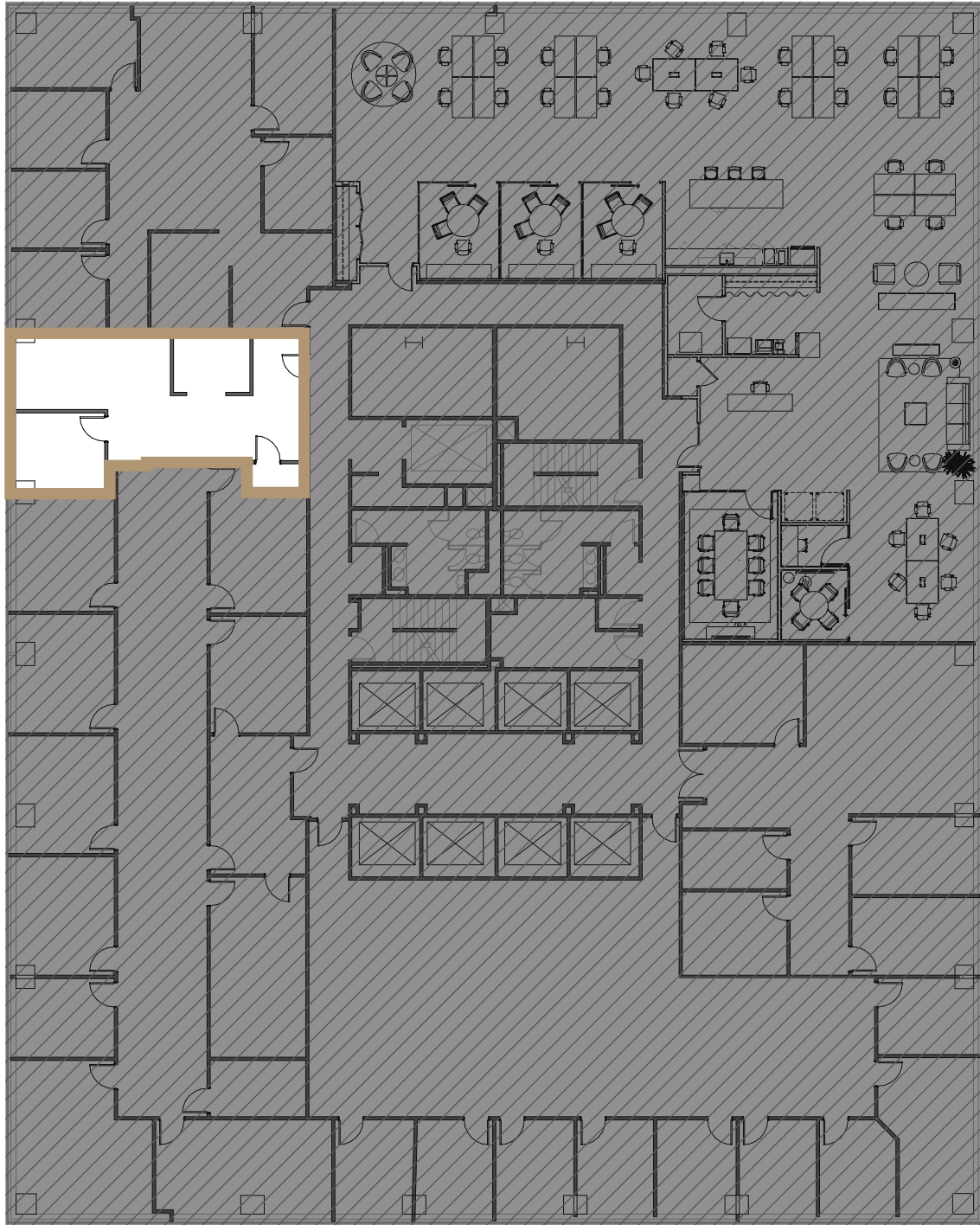


520  
PIKE

FLOOR 13 | SUITE 1305

842 RSF

VIEW VIRTUAL TOUR

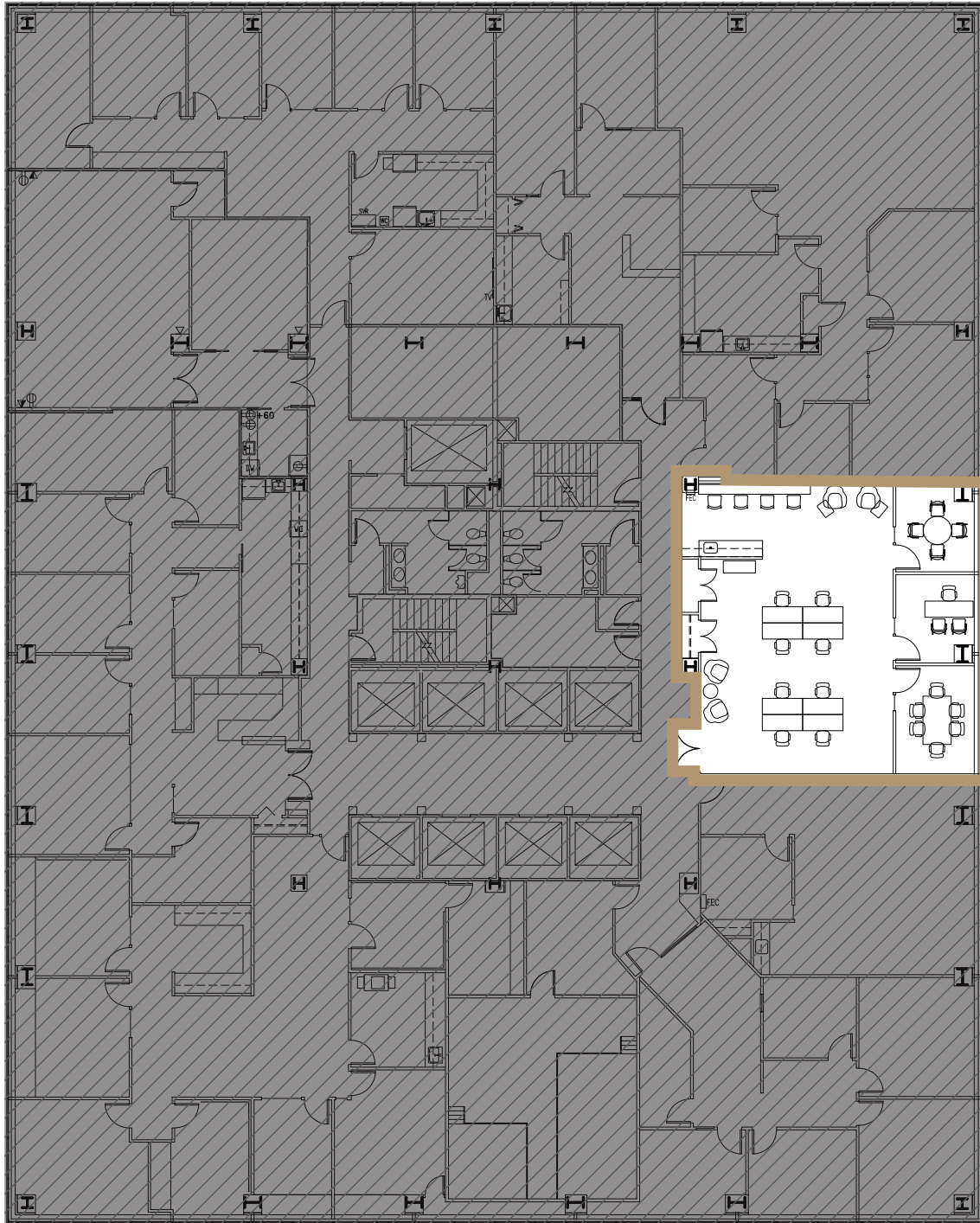


520  
PIKE

FLOOR 12 | SUITE 1250

1,636 RSF

VIEW VIRTUAL TOUR

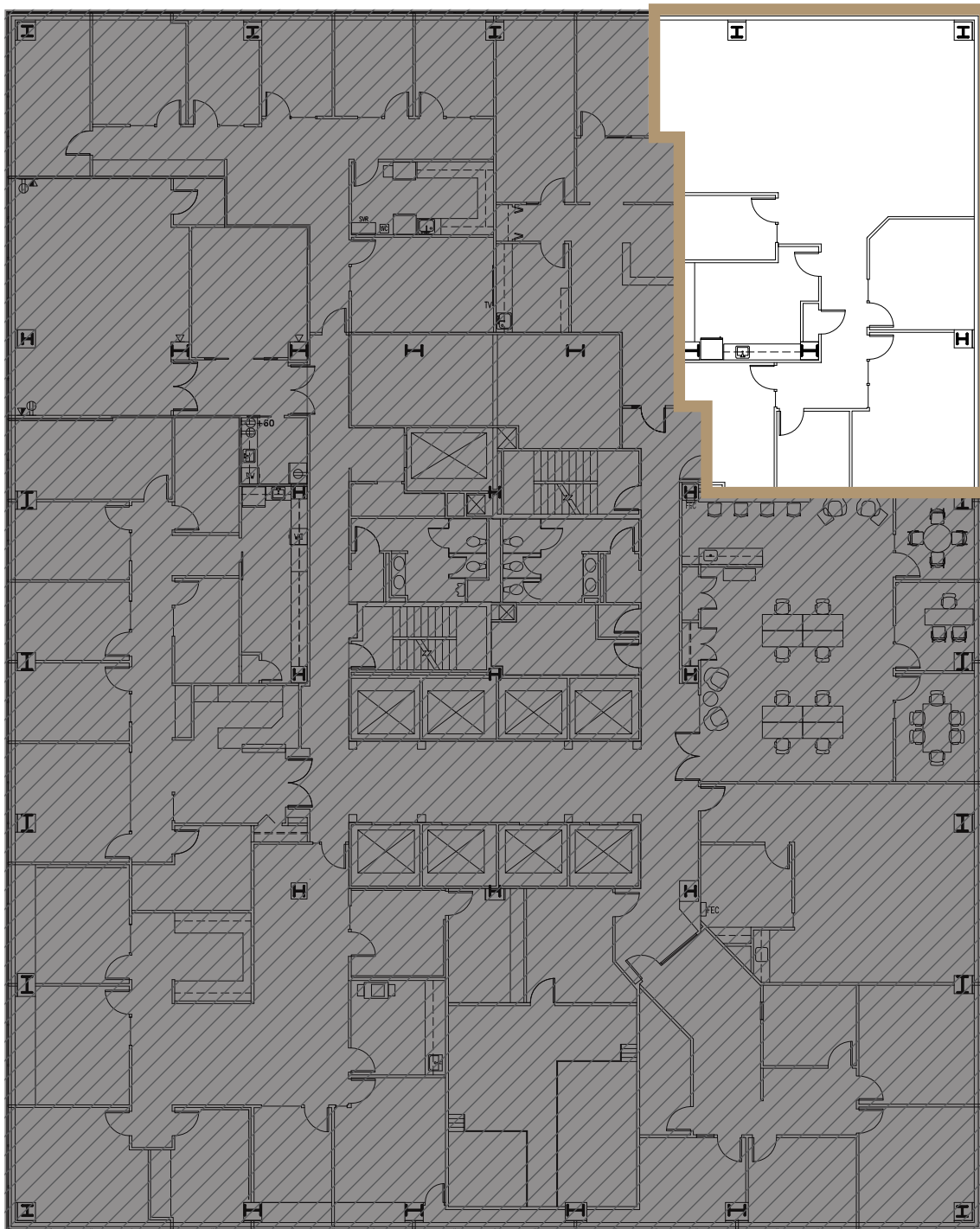


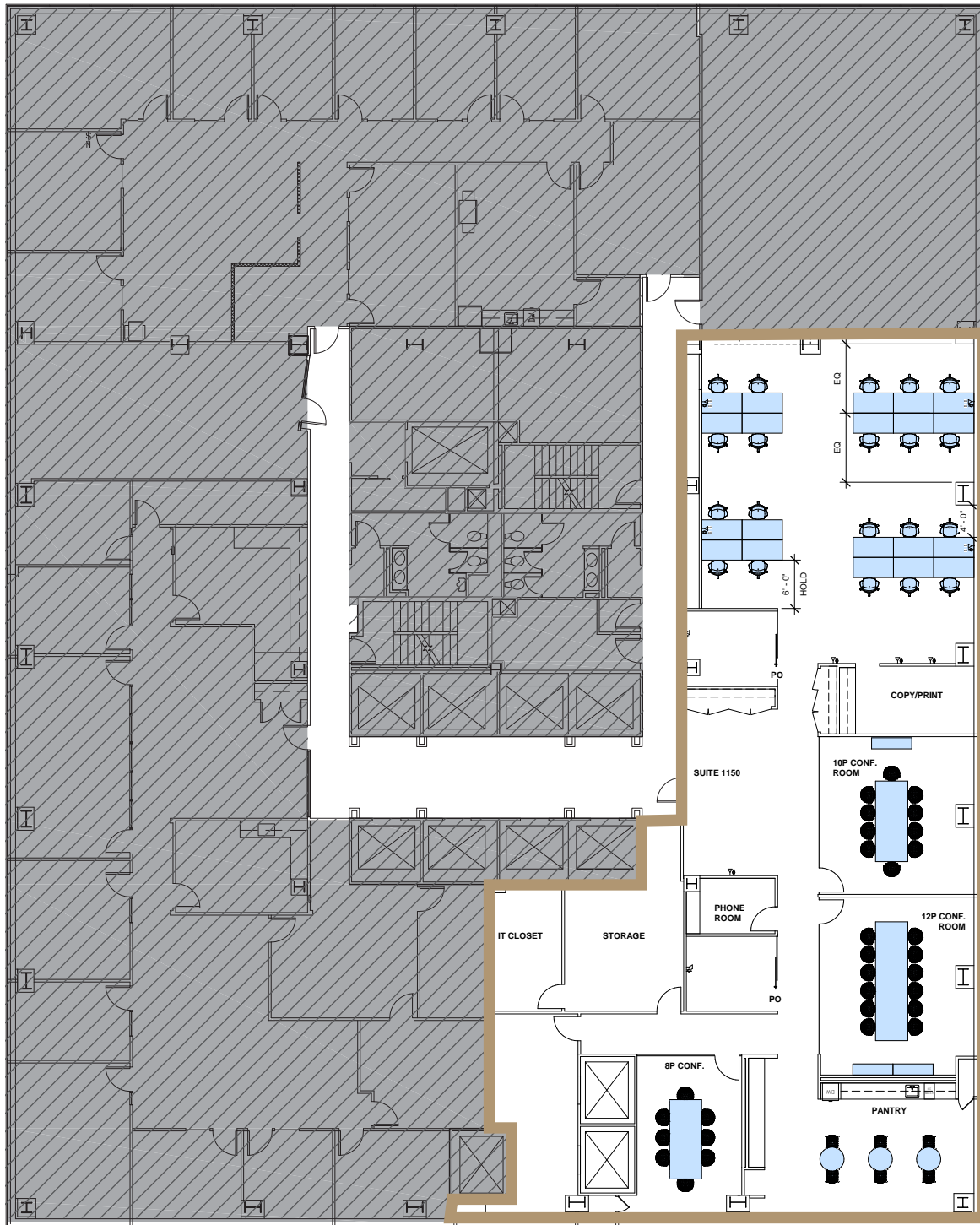
# 520 PIKE

FLOOR 12 | SUITE 1220

2,729 RSF

VIEW VIRTUAL TOUR



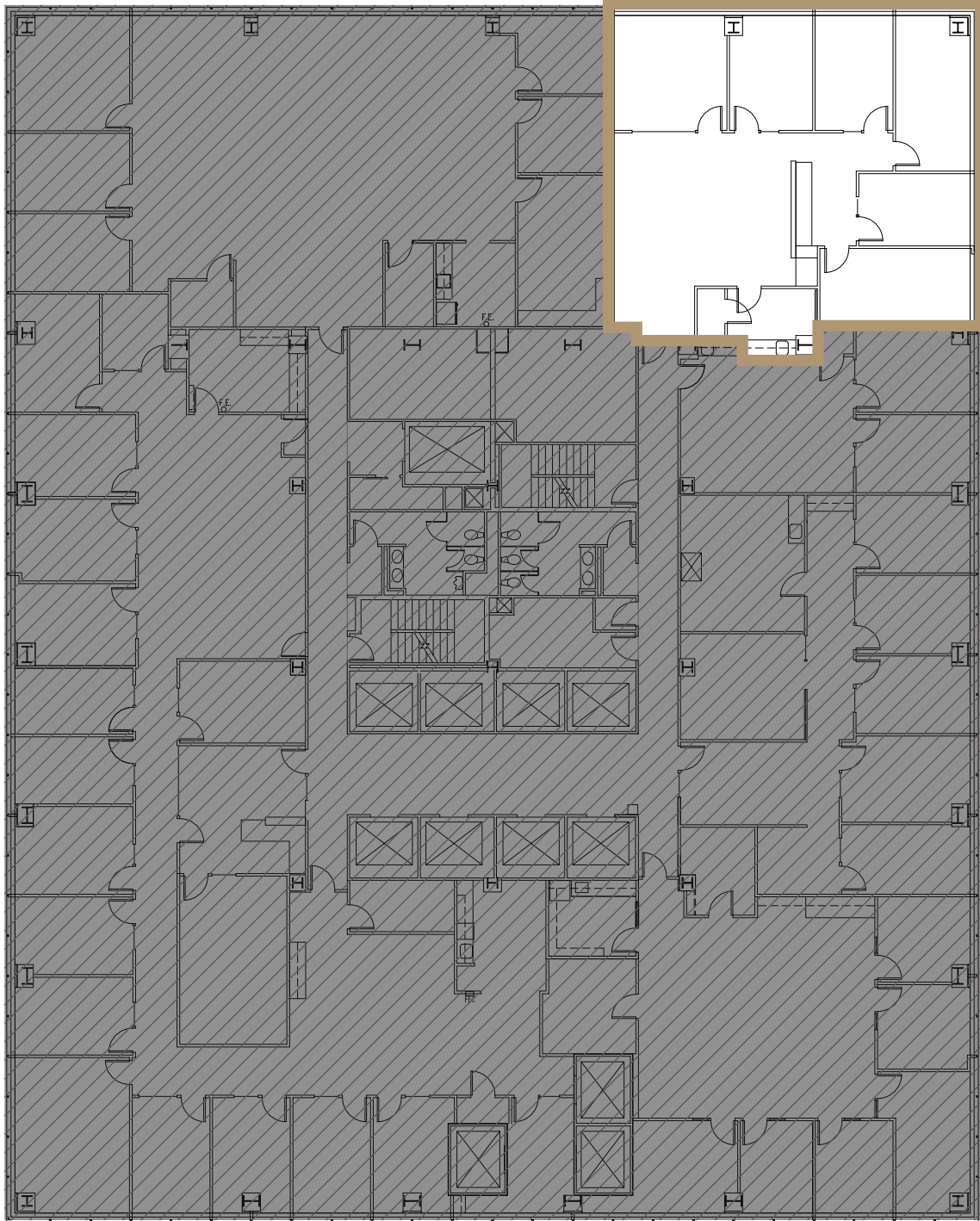


520  
PIKE

FLOOR 10 | SUITE 1010

2,262 RSF

VIEW VIRTUAL TOUR

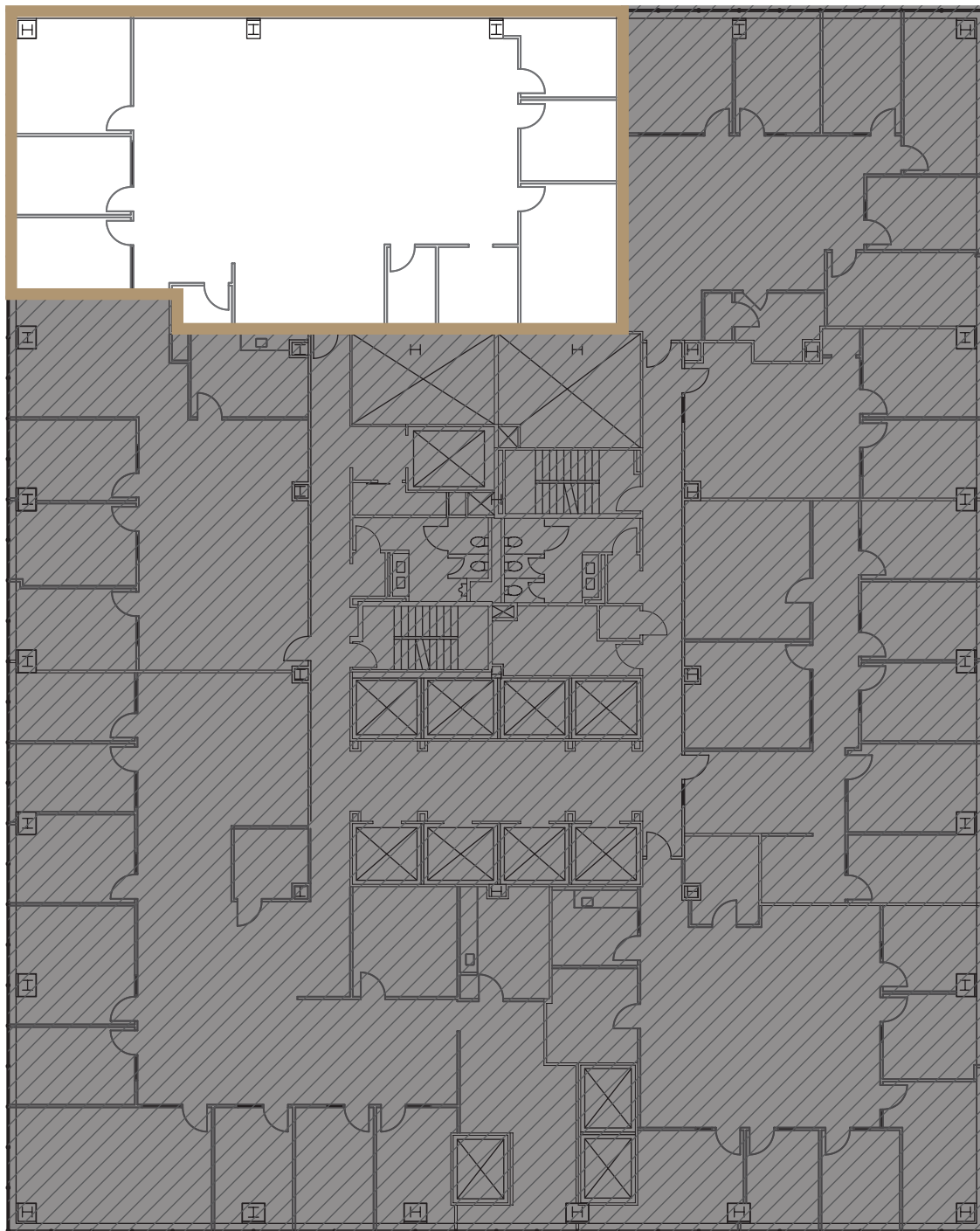


520  
PIKE

FLOOR 10 | SUITE 1005

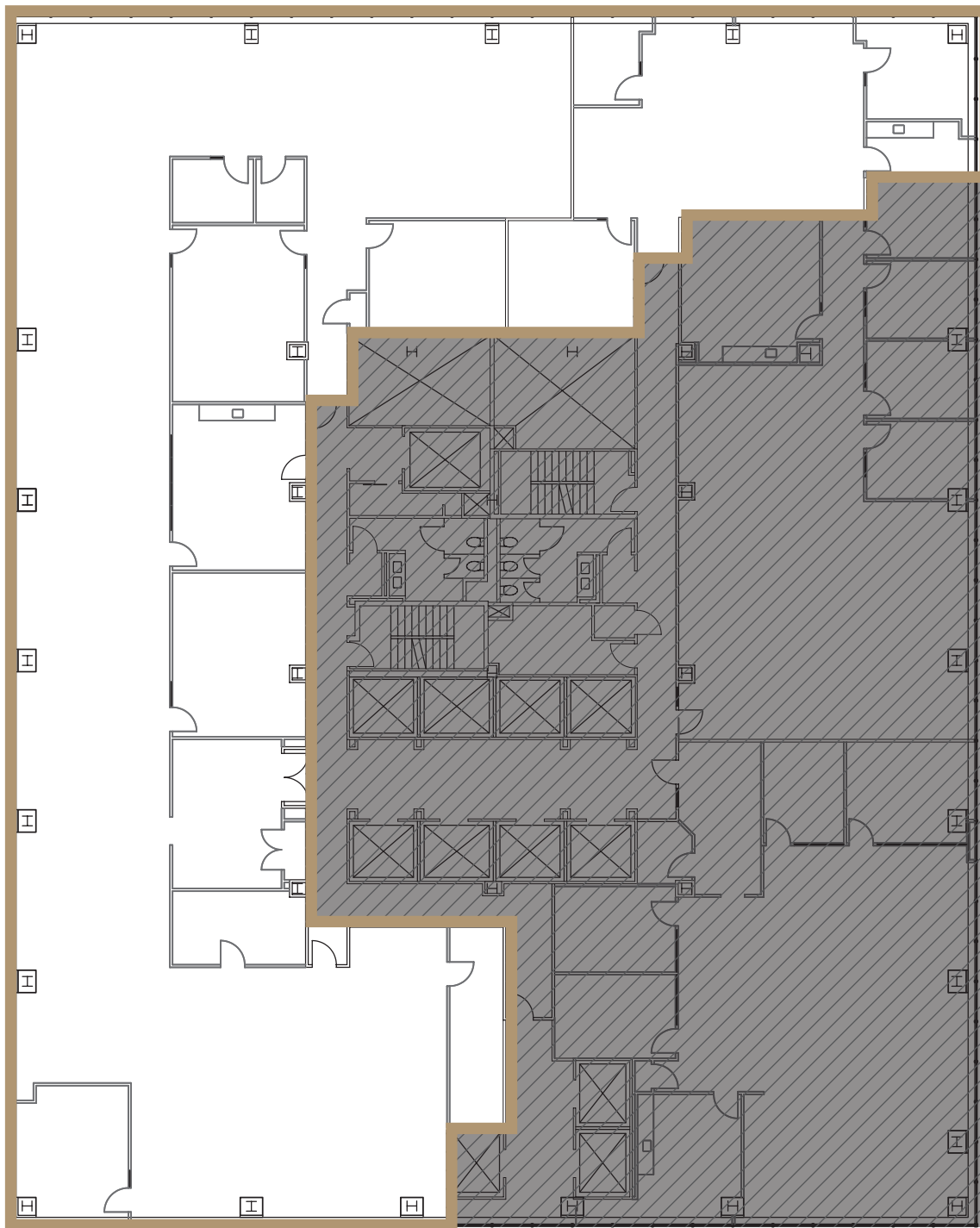
3,528 RSF

VIEW VIRTUAL TOUR



# 520 PIKE

FLOOR 9 | SUITES 900+950  
11,460 RSF

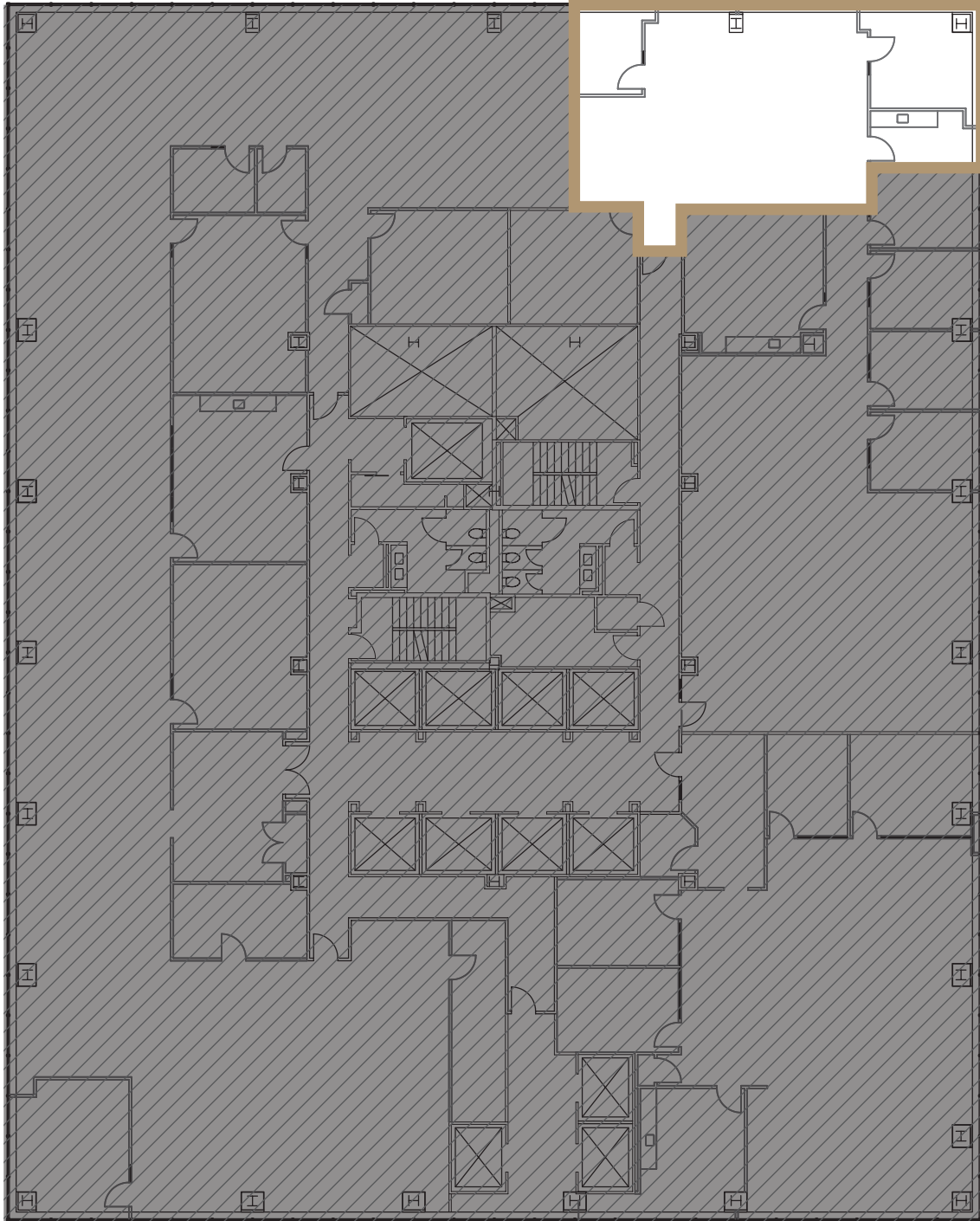


520  
PIKE

FLOOR 9 | SUITE 950

1,989 RSF

VIEW VIRTUAL TOUR



520  
PIKE

FLOOR 9 | SUITE 900

9,471 RSF

VIEW VIRTUAL TOUR

