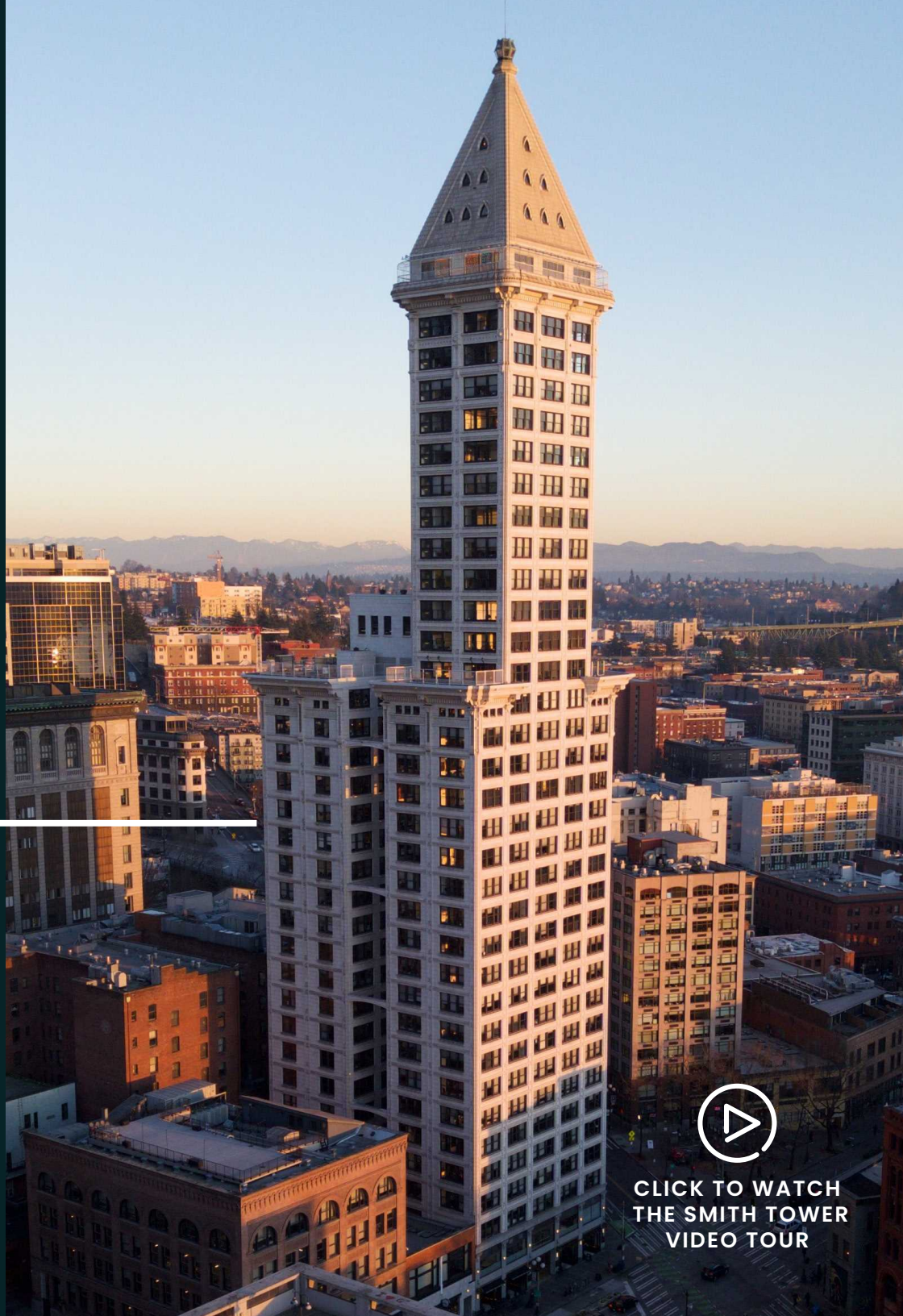


# Smith Tower

506 2ND AVENUE  
SEATTLE, WA 98104

**BRODERICK**  
· GROUP ·



CLICK TO WATCH  
THE SMITH TOWER  
VIDEO TOUR

# BUILDING HIGHLIGHTS



**DEDICATED BIKE STORAGE,  
SHOWERS & LOCKERS**



**IMMEDIATE ACCESS TO  
RESTAURANTS AND RETAIL AMENITIES**



**STATE-OF-THE-ART FITNESS  
CENTER & STUDIO IN BUILDING**



**UNPARALLELED TRANSIT ACCESS VIA  
LINK LIGHT RAIL, METRO BUS, & FERRY**



**1/1,000 RSF PARKING RATIO AVAILABLE  
IN ADJACENT SECURED BUTLER GARAGE**



**360-DEGREE VIEWS OF SEATTLE  
AND OPEN-AIR VIEWING DECK**



**ON-SITE MANAGEMENT AND 24  
HOUR, 365 SECURITY STAFF**



# ENJOY BEST-IN-CLASS AMENITIES

## 22ND FLOOR LOOKOUT LOUNGE

- Full floor collaboration or event space including kitchen, bar seating, and beer kegs
- 1,500 SF exterior deck with sweeping views of the Puget Sound and Seattle skyline

## BIKE ROOM & FITNESS CENTER

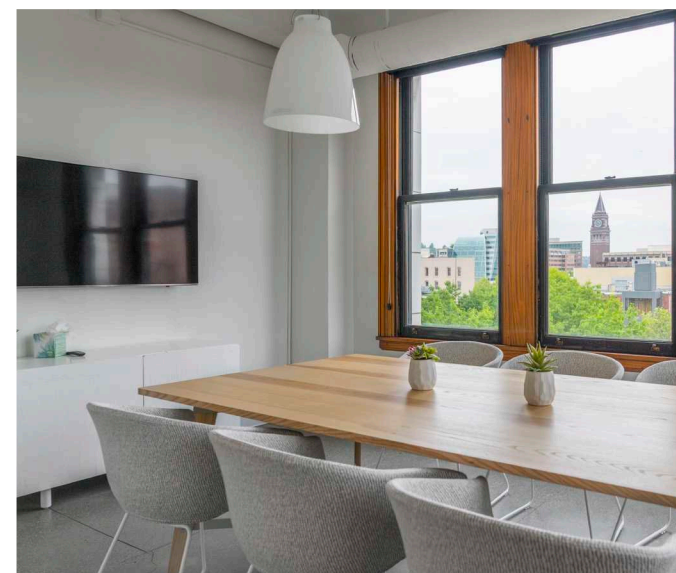
- Cardio machines including Peloton bikes, weight room, fitness studio and more
- Full service locker rooms including showers, towel service, lockers and hair dryers
- Secured bike room with maintenance table

## EXECUTIVE BOARDROOM

- Board room style meeting area available for the exclusive use of building tenants

## 35TH FLOOR OBSERVATORY BAR

- All Smith Tower tenants receive **exclusive, free** access to Smith Tower's 35th floor Observatory Experience and Bar, operated by Columbia Hospitality.
- In addition, all tenants receive access to the [Columbia Hospitality Perks Program](#) that provides discounts and benefits at other properties in Columbia's portfolio.



The information contained herein has been given to us by the owner or sources which 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.

# HOST YOUR EVENT AT SEATTLE'S MOST ICONIC VENUE

## LOOKOUT LOUNGE

The Lookout Lounge and Deck offers a sophisticated indoor-outdoor experience, featuring a modern lounge equipped with a full kitchen. This stylish space seamlessly extends to a spacious rooftop deck, providing panoramic views of Seattle.

- **Specs:**  
Floor Level: 22  
Capacity: 65 people

## CONFERENCE CENTER

### NEWLY AVAILABLE

The 21st-floor Conference Center combines sweeping views and adaptable design with state-of-the-art AV technology and flexible seating, making it ideal for corporate gatherings, workshops and private events.

- **Specs:**  
Floor Level: 21  
Capacity: 60 people

[VIEW VIRTUAL TOUR](#)



FOR MORE INFORMATION  
ON EVENTS CLICK HERE  
TO VISIT THE WEBSITE

## THE OBSERVATORY BAR

A hidden gem high above the city – this speakeasy-style bar blends vintage charm with panoramic, 360° views of Seattle and exclusive access to the open-air Observation Deck.

- **Specs:**  
Floor Level: 35  
Capacity: 80 people

## EXECUTIVE BOARDROOM

A sophisticated, fully equipped meeting room featuring high-speed internet, a flat-screen TV, and 360° Owl video conferencing—ideal for all meeting types and seamless virtual collaboration.

- **Specs:**  
Floor Level: 2  
Capacity: 14 people



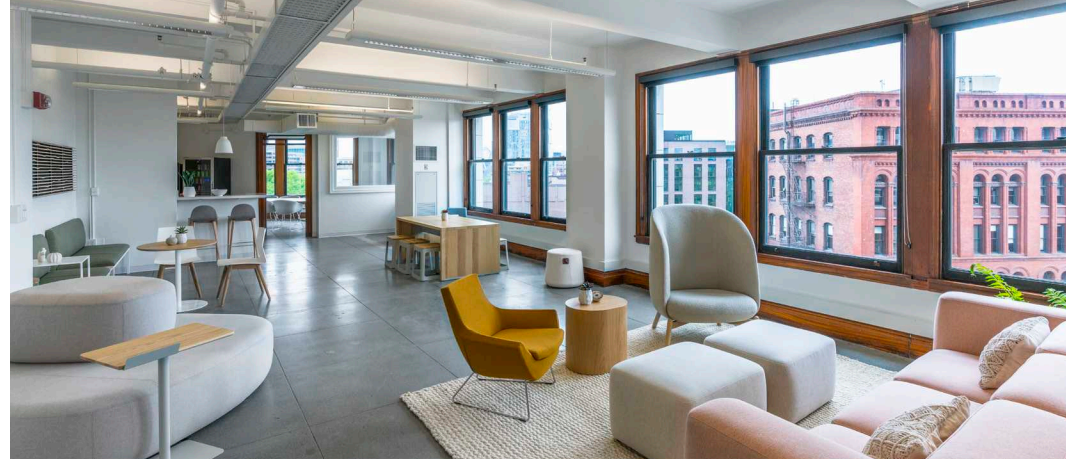
THE OBSERVATORY BAR



LOOKOUT LOUNGE



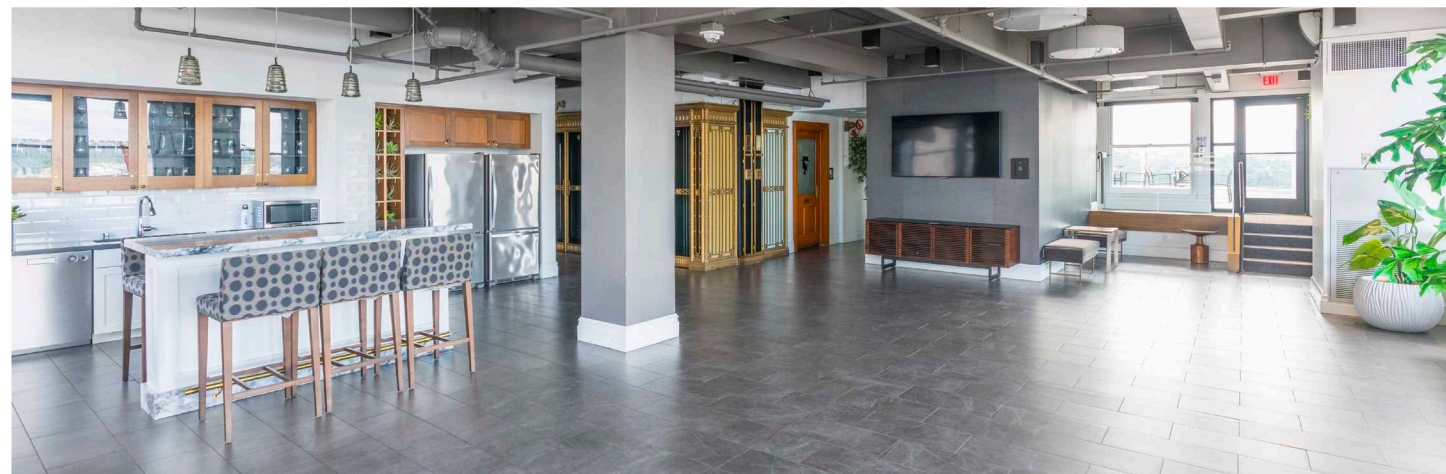
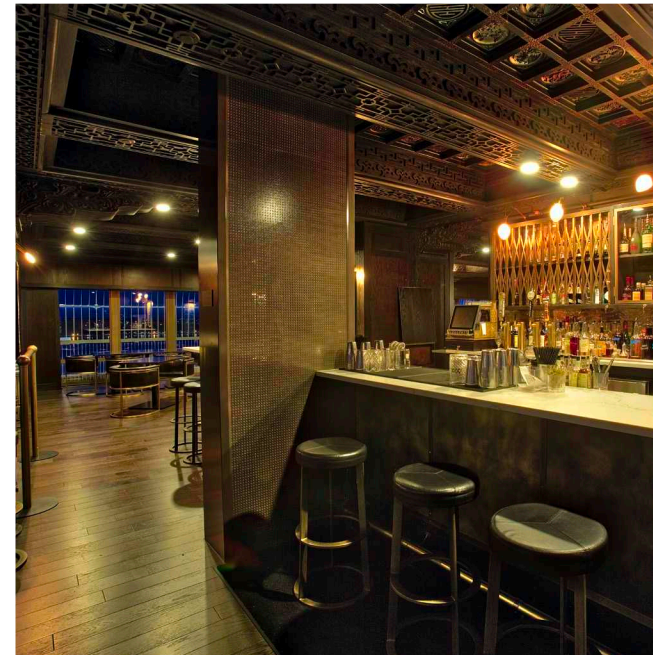
CONFERENCE CENTER



# Smith Tower

---

TAKE YOUR OFFICE  
SPACE TO NEW HEIGHTS





# AVAILABLE SPACE

## SMITH TOWER

SUITE	RSF	AVAILABILITY	COMMENTS
<a href="#">320</a>	2,155	Now	Mostly open plan with kitchen/break area. <a href="#">VIEW VIRTUAL TOUR</a>
<a href="#">400</a>	11,385	Now	Full floor available with open layout. Formerly occupied by Accenture. <a href="#">VIEW VIRTUAL TOUR</a>
<a href="#">700</a>	8,924	Now	Efficient layout and great views. <a href="#">VIEW VIRTUAL TOUR</a>
<a href="#">800</a>	11,385	Now	Full floor available with an efficient layout and great views. <a href="#">VIEW VIRTUAL TOUR</a>
<a href="#">910</a>	4,228	Now	Market Ready. South facing corner suite with exterior private offices, conference room, and kitchen. Fully furnished. <a href="#">VIEW VIRTUAL TOUR</a>
<a href="#">920</a>	2,448	Now	Creative open space on northeast corner. <a href="#">VIEW VIRTUAL TOUR</a>
<a href="#">1320</a>	2,444	Now	Creative open space on NE corner with kitchen/break area.
<a href="#">1701</a>	3,504	Now	Great views. Exterior offices, kitchen, and open area. <a href="#">VIEW VIRTUAL TOUR</a>
<a href="#">1810</a>	4,528	Now	Interior private offices and conference rooms with exterior open work area. Incredible views and abundant natural light. <a href="#">VIEW VIRTUAL TOUR</a>
<a href="#">2100</a>	4,579	Now	One-of-a-kind space with incredible views and an open floor plan. <a href="#">VIEW VIRTUAL TOUR</a>

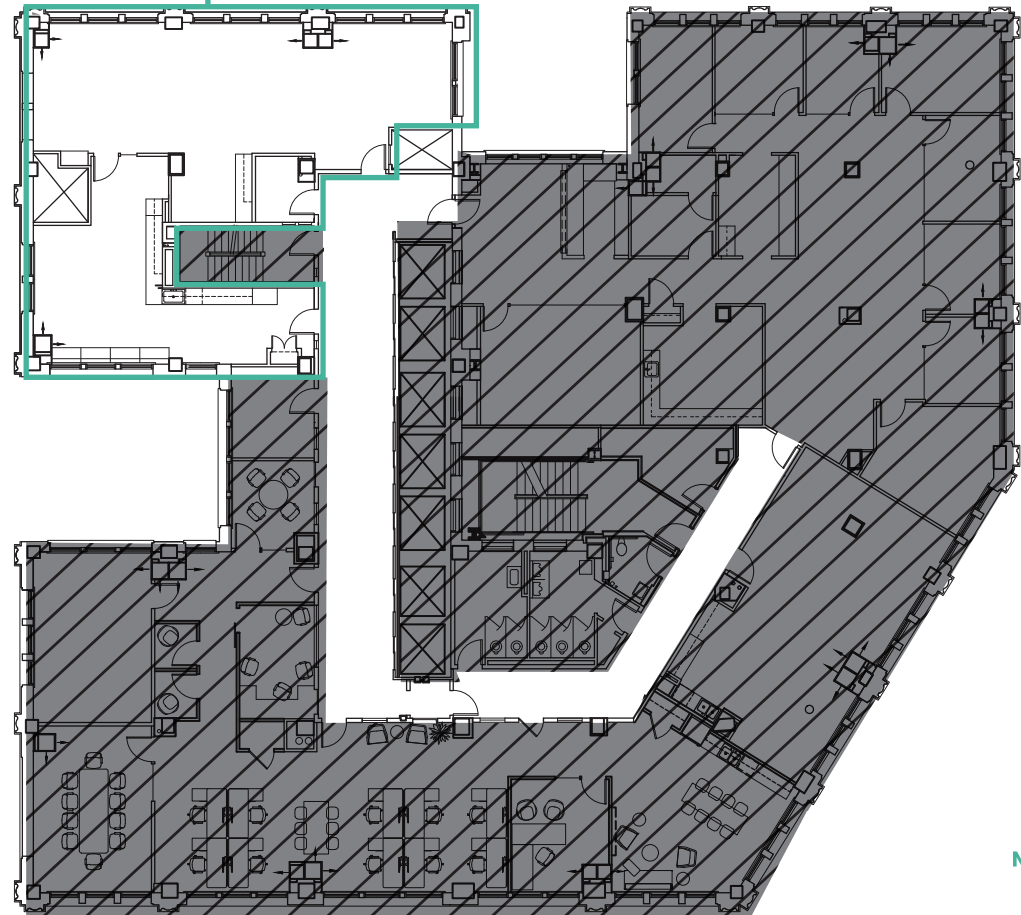
# Smith Tower

↑ BACK TO AVAILABLE SPACE

## FLOOR 3

2,155 RSF  
AVAILABLE NOW

SUITE 320  
2,155 RSF  
▶ View Tour



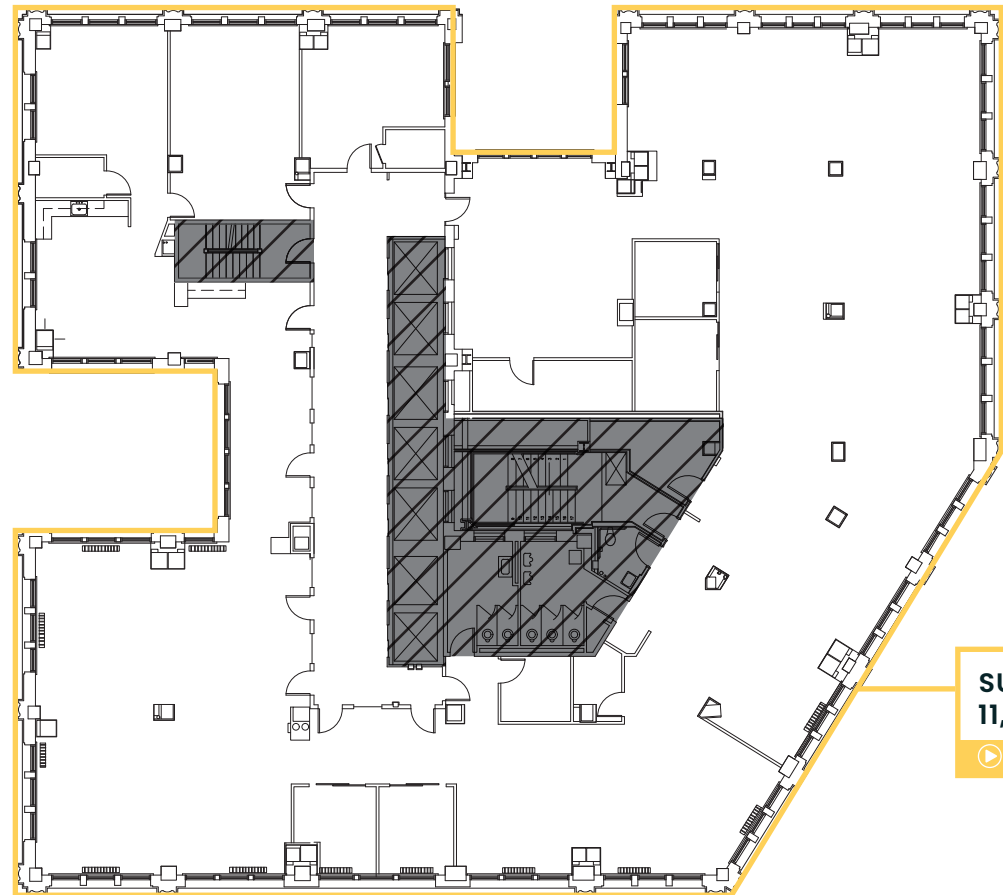


BACK TO AVAILABLE SPACE

# Smith Tower

## FLOOR 4

11,385 RSF  
AVAILABLE NOW



**SUITE 400**  
11,385 RSF

[View Tour](#)



**BRODERICK**  
GROUP

**DAMON MCCARTNEY** | 206.838.7633  
mccartney@broderickgroup.com

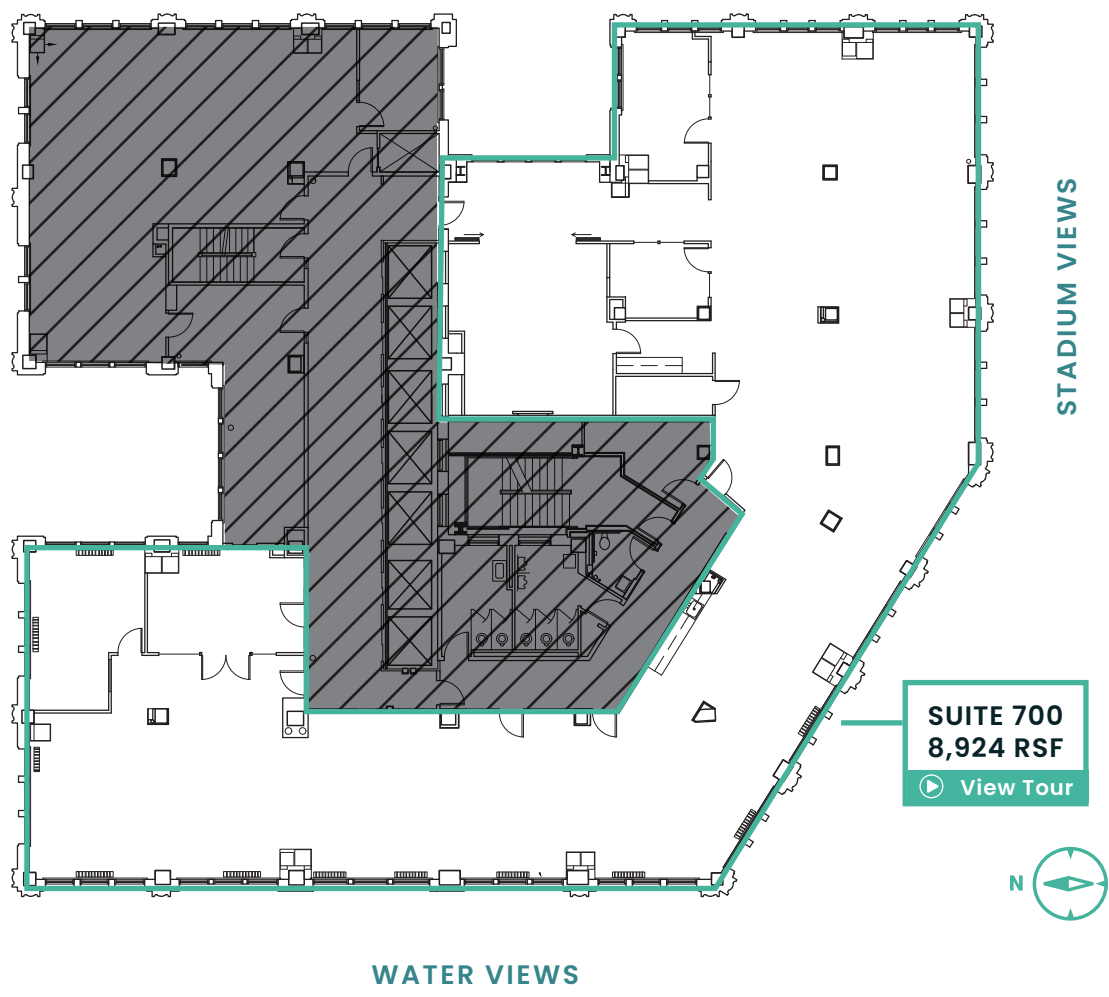
**LAUREN HALLGRIMSON** | 206.948.4440  
hallgrimson@broderickgroup.com

↑ BACK TO AVAILABLE SPACE

# Smith Tower

## FLOOR 7

8,924 RSF  
AVAILABLE NOW

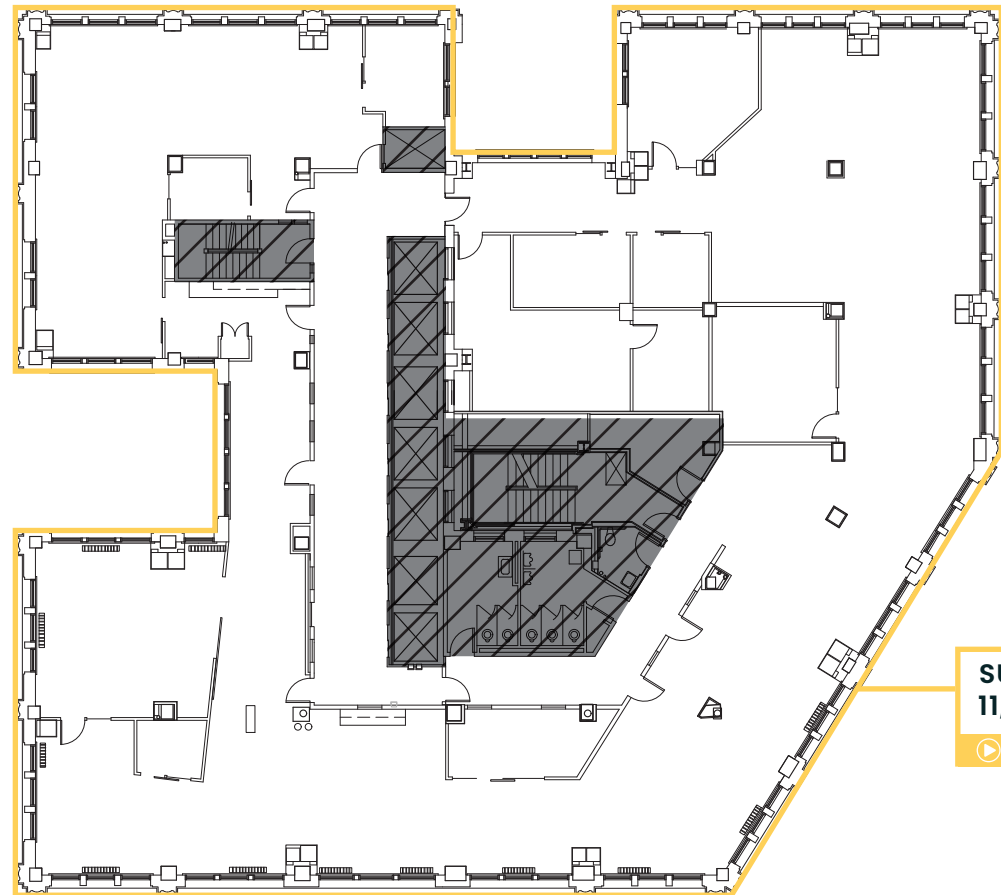


# Smith Tower

↑ BACK TO AVAILABLE SPACE

## FLOOR 8

11,385 RSF  
AVAILABLE NOW



STADIUM VIEWS

WATER VIEWS

**SUITE 800**  
**11,385 RSF**  
[View Tour](#)



# Smith Tower

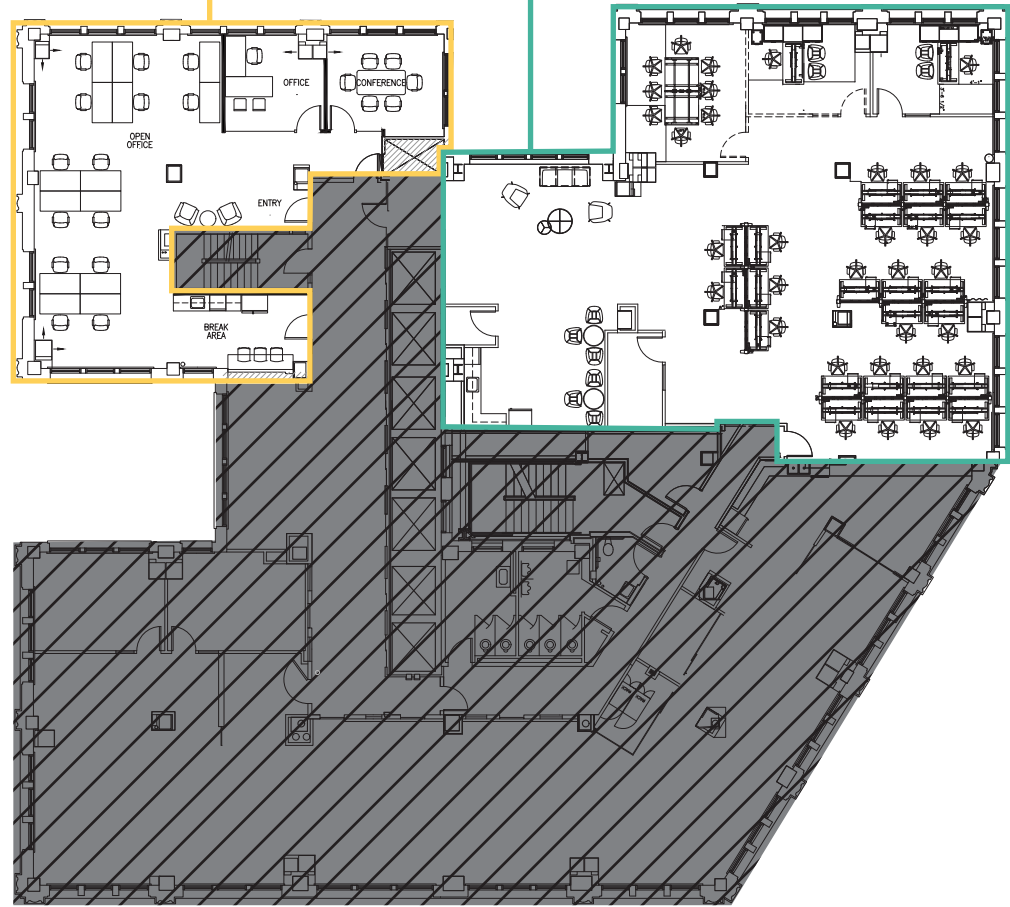
↑ BACK TO AVAILABLE SPACE

## FLOOR 9

AVAILABLE NOW

**SUITE 920**  
2,448 RSF  
[View Tour](#)

**SUITE 910**  
4,228 RSF  
[View Tour](#)



STADIUM VIEWS

WATER VIEWS

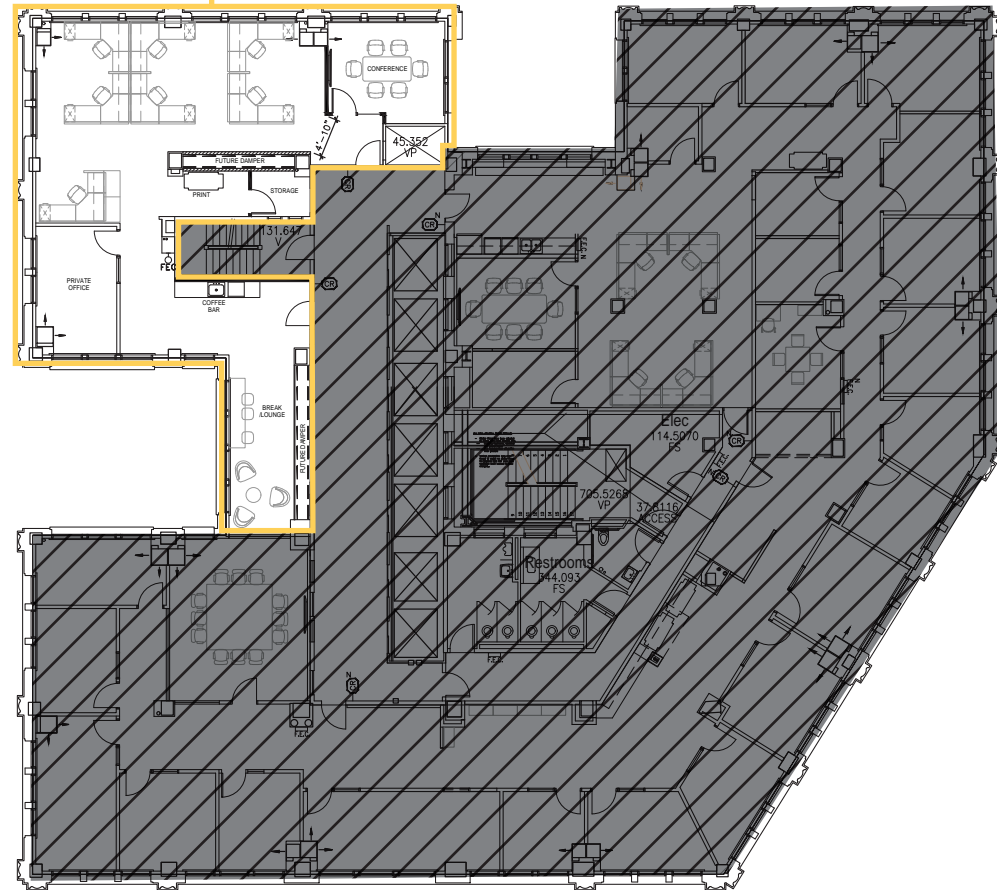
# Smith Tower

↑ BACK TO AVAILABLE SPACE

## FLOOR 13

2,444 RSF  
AVAILABLE NOW

SUITE 1320  
2,444 RSF



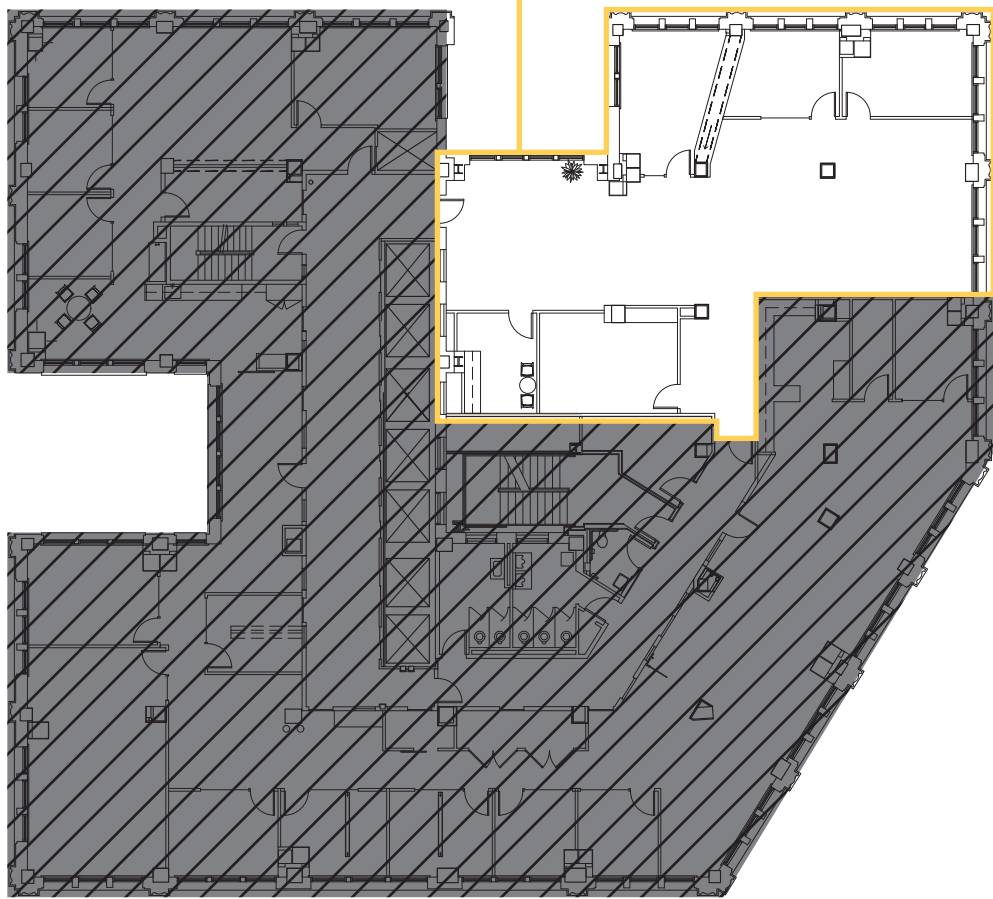
↑ BACK TO AVAILABLE SPACE

# Smith Tower

## FLOOR 17

3,504 RSF  
AVAILABLE NOW

SUITE 1701  
3,504 RSF  
▶ View Tour



STADIUM VIEWS



WATER VIEWS



**DAMON MCCARTNEY** | 206.838.7633  
mccartney@broderickgroup.com

**LAUREN HALLGRIMSON** | 206.948.4440  
hallgrimson@broderickgroup.com

# Smith Tower



BACK TO AVAILABLE SPACE

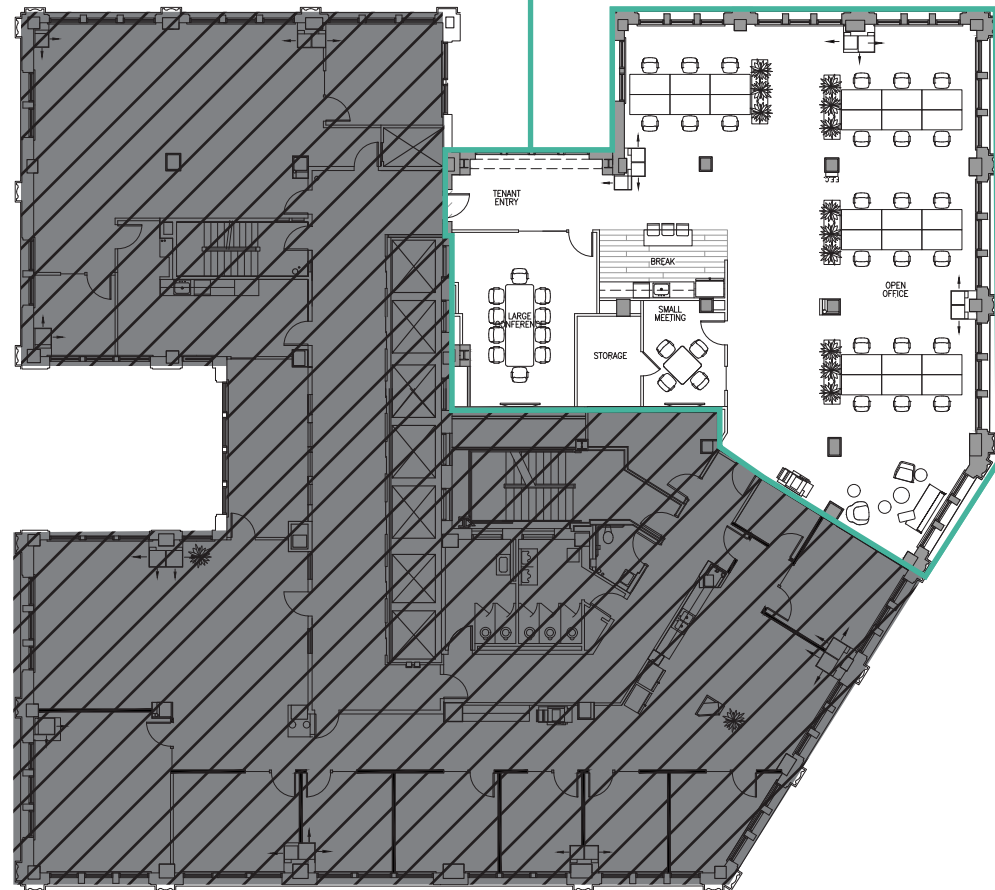
## FLOOR 18

4,528 RSF

AVAILABLE NOW

SUITE 1810  
4,528 RSF

[View Tour](#)



STADIUM VIEWS

WATER VIEWS

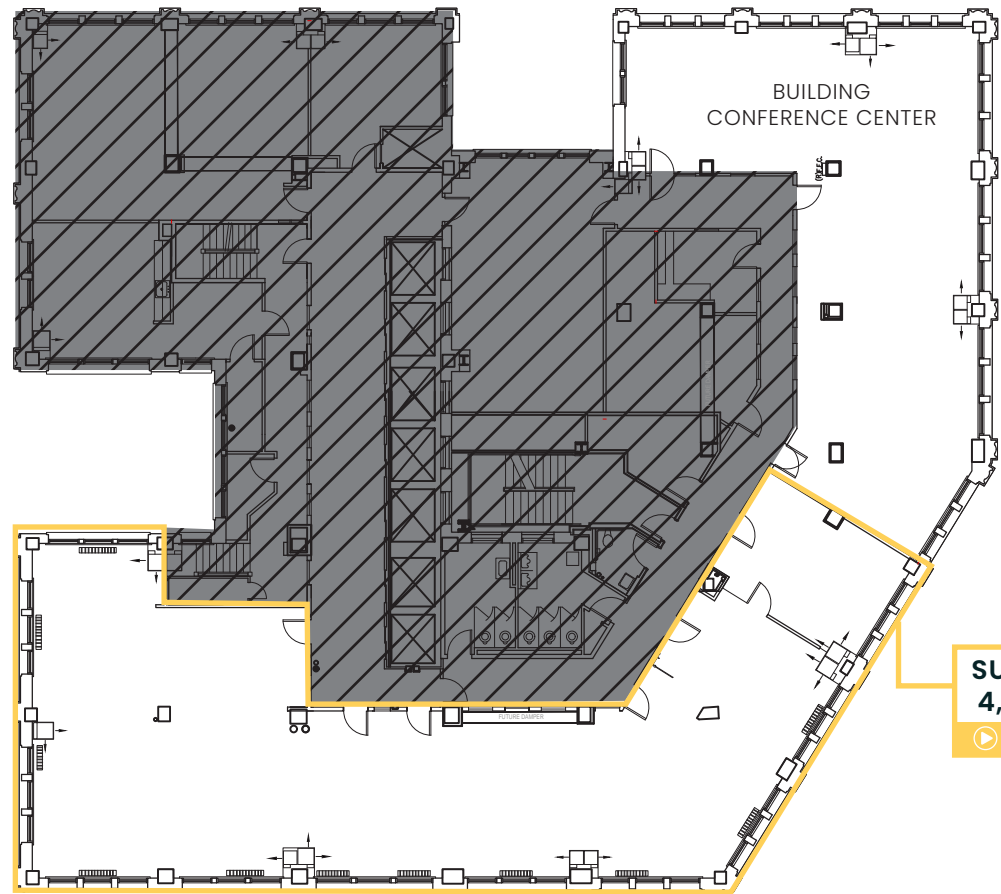


BACK TO AVAILABLE SPACE

# Smith Tower

## FLOOR 21

4,579 RSF  
AVAILABLE NOW



WATER VIEWS



# Smith Tower



## FOOD

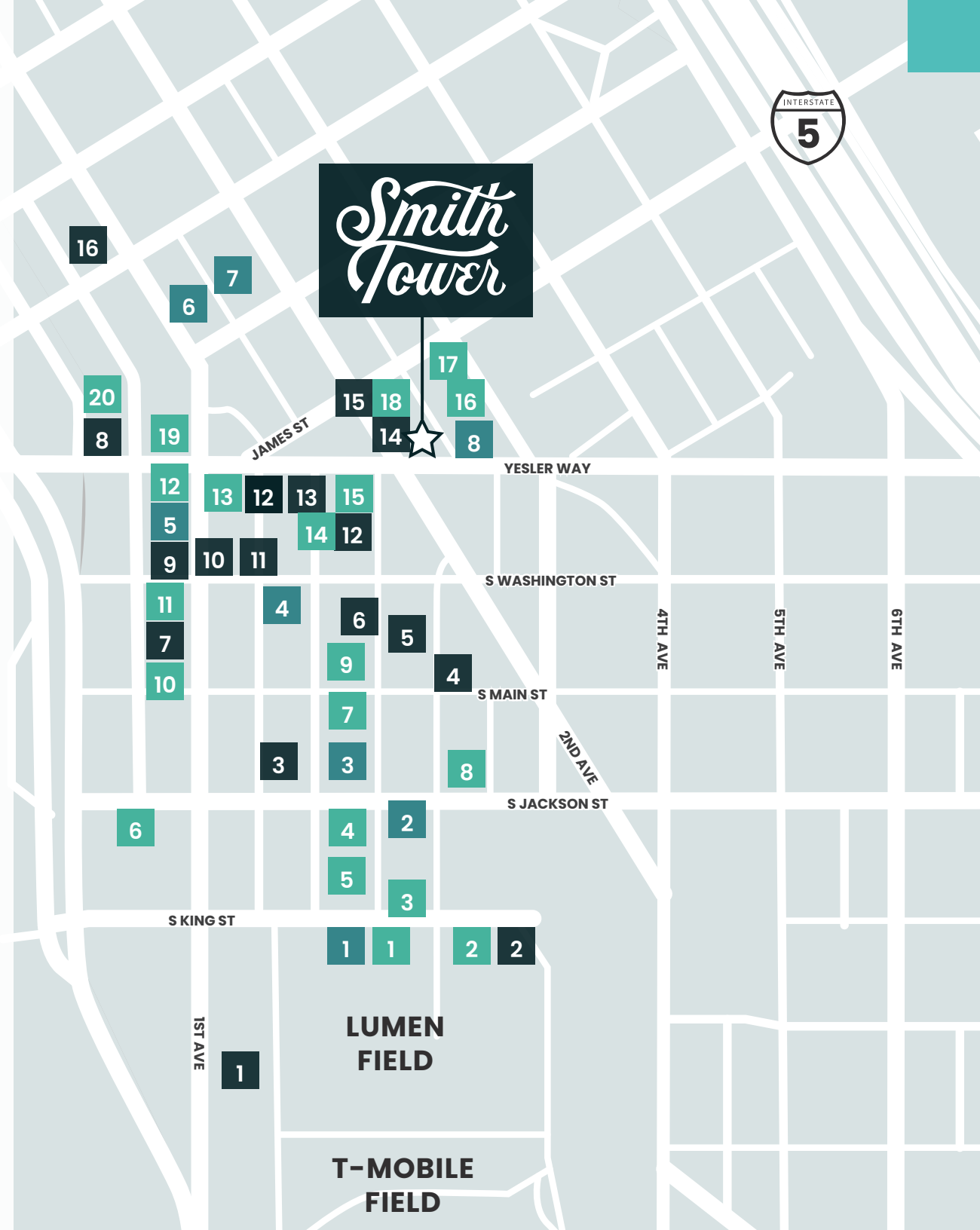
- |                                      |                          |
|--------------------------------------|--------------------------|
| 1. Matsu                             | 11. Mediterranean Mix    |
| 2. 13 Coins Seattle                  | 12. Cafe Paloma          |
| 3. SuperKim Crab House               | 13. Evergreens           |
| 4. Salumi                            | 14. NIRMAL'S             |
| 5. Taylor Shellfish Oyster Bar       | 15. TAT'S Deli           |
| 6. General Porpoise                  | 16. Rojo's Mexican Food  |
| 7. Darkalino's                       | 17. Hole In the Wall BBQ |
| 8. Fat Shack                         | 18. MOTO Pizza           |
| 9. Chicken Bento                     | 19. Tapas Angel          |
| 10. Luigi's Italian Eatery & Cantina | 20. 84 Yesler            |

## COFFEE

- |                     |  |
|---------------------|--|
| 1. Cone & Steiner   | 5. Lune Cafe                           |
| 2. Zeitgeist Coffee | 6. Cherry Street                       |
| 3. Caffe Umbria     | 7. Coffee TAB                          |
| 4. Saigon Drip      | 8. Caffe Vita (located in Smith Tower) |

## DRINKS

- |                                  |                              |
|----------------------------------|------------------------------|
| 1. Elysian Fields                | 9. Underbelly                |
| 2. Zephyr Bar                    | 10. Damn The Weather         |
| 3. Temple Billiards              | 11. Dead Line                |
| 4. Flatstick Pub                 | 12. Merchant's Cafe & Saloon |
| 5. Good Bar                      | 13. The Meyer                |
| 6. McCoy's Firehouse Bar & Grill | 14. Shawn O'Donnell's        |
| 7. Central Saloon                | 15. Collin's Pub             |
| 8. Bacovino Winery               | 16. Owl N' Thistle           |



# Smith Tower



LINK LIGHT RAIL



STREETCAR LINES

MULTI-USE TRAIL



SOUND TRANSIT STOP



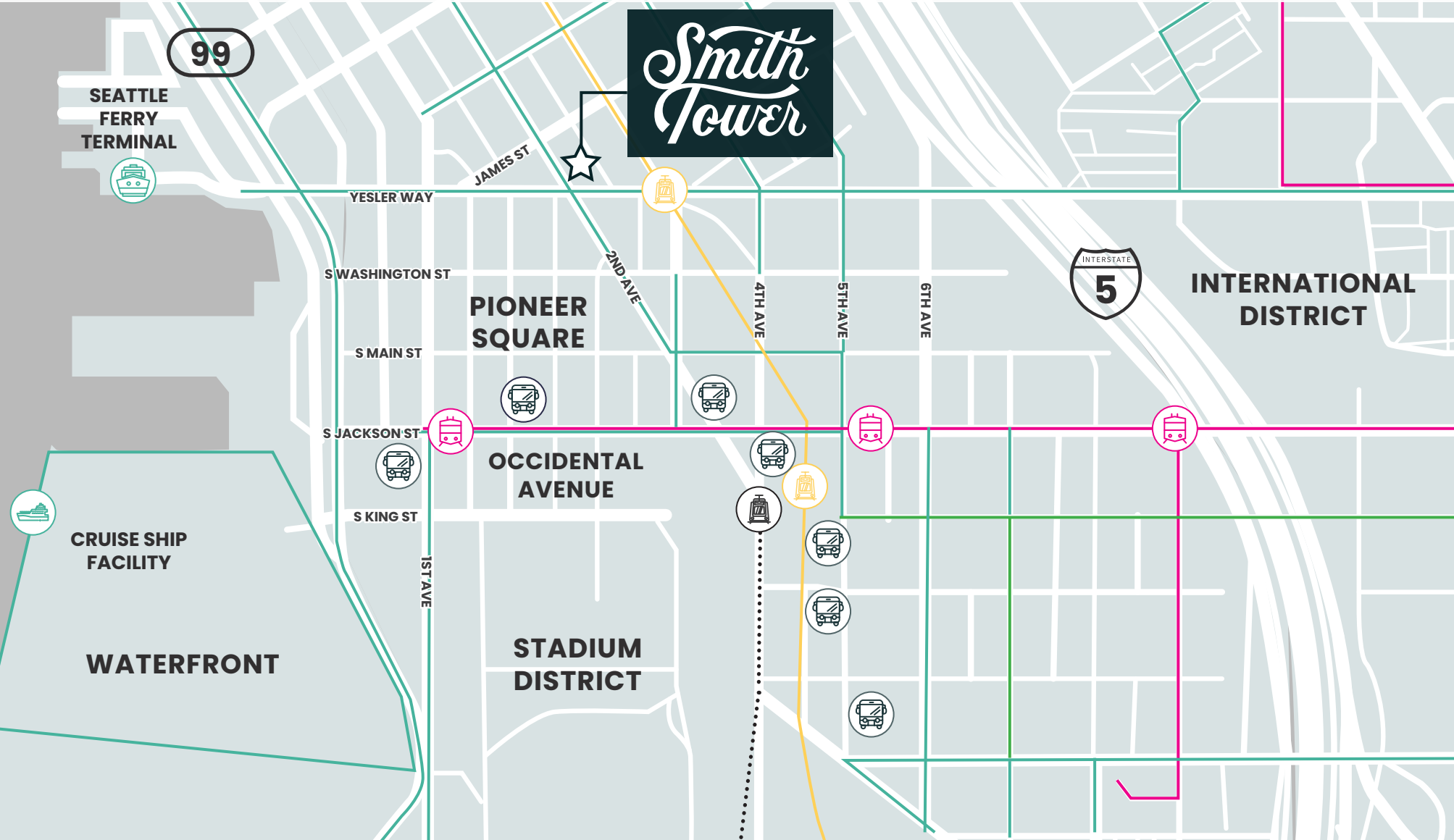
SEATTLE FERRY TERMINAL

NEIGHBORHOOD GREENWAY



KING STREET STATION  
SOUNDER & AMTRAK

BIKE PATH



PARKING FACILITY		MONTHLY	SECURED GARAGE
1	505 First Avenue Garage 505 First Ave South	\$318.76/Month \$10/Hour	Yes
2	Stadium Place Parking Garage 530 Occidental Ave South	No Monthly Available \$7.50/Hour	Yes
3	CenturyLink Field North Lot 201 South King St	No Monthly Available Event: \$35 Daily Rate \$16	No
4	Uwajimaya Village Garage 600 Fifth Ave South	No Monthly Available \$7.50/hour	Yes
5	Avalara Hawk Tower Garage 255 S King St	\$285/Month \$16 Early Bird	Yes
6	King Street Center Garage 248 S King St	No Monthly Available \$8.00/Hour	Yes
7	Diamond Garage 400 S Jackson	\$285/Month \$10 Early Bird	Yes
8	IPM Surface Lot (5th & Jackson) 500 South Jackson St	No Monthly Available \$15 Early Bird	No
9	Diamond Surface Lot 300 Second Ave South	No Monthly Available \$12.49/Hour	No
10	U-Park Surface Lot 425 South Washington St	\$301.64/Month \$15/Hour	No
11	Diamond Surface Lot 210 Fourth Ave	No Monthly Available \$13/Hour	No
12	Frye Garage 117 Third Ave South	\$300/Month \$19/Early Bird	Yes
13	Diamond Surface Lot 112 Occidental Ave	No Monthly Available \$12 Early Bird	No
14	Sinking Ship Garage 515 Second Ave	\$250/Month \$10 Early Bird	No
15	Butler Garage 114 James St	\$300/Month \$5/Hour \$16/Early Bird	Yes
16	1st & Columbia Garage 721 First Ave	\$290/ Month \$5/Hour	No
17	Impark Parking 714 First Ave	\$311.88/Month \$8/Hour	Yes
18	SP+ Parking 901 Fifth Ave	\$370/Month \$15/Hour	Yes
19	ACE Parking 999 3rd Ave	\$360/Month \$19 Early Bird	Yes



# Smith Tower

## PARKING SURVEY

# Smith Tower

506 2ND AVENUE  
SEATTLE, WA 98104

---

**DAMON MCCARTNEY**

206.838.7633

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

**LAUREN HALLGRIMSON**

206.948.4440

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

