



# COLUMBIA CENTER

**PREMIER**

**RETAIL SPACE**

A landmark address at the confluence  
of Seattle's financial district and its  
historical Pioneer Square district

Exclusively listed by

Jason Miller  
Vice President  
206.296.9649  
jason.miller@kidder.com

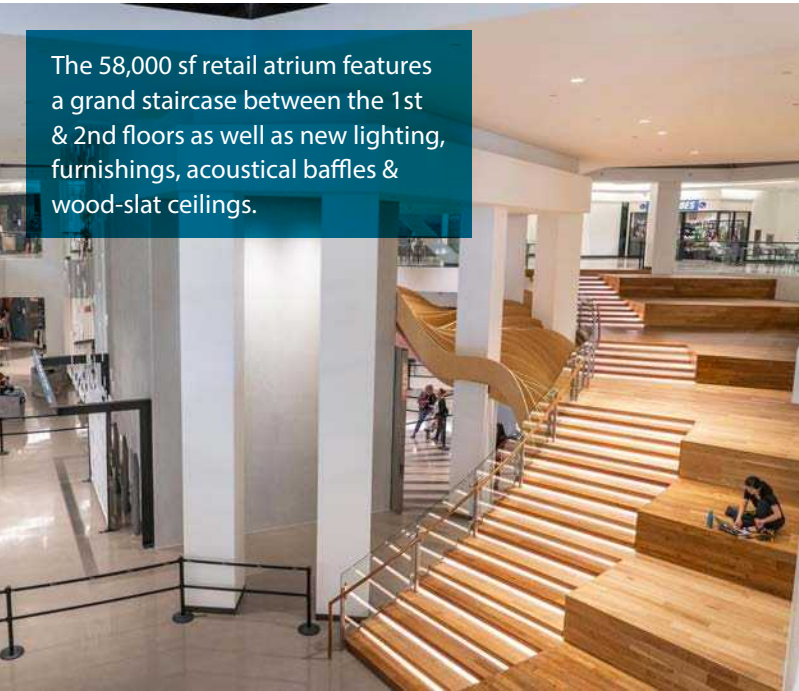
**km** Kidder  
Mathews

Major building renovation recently completed in July 2018

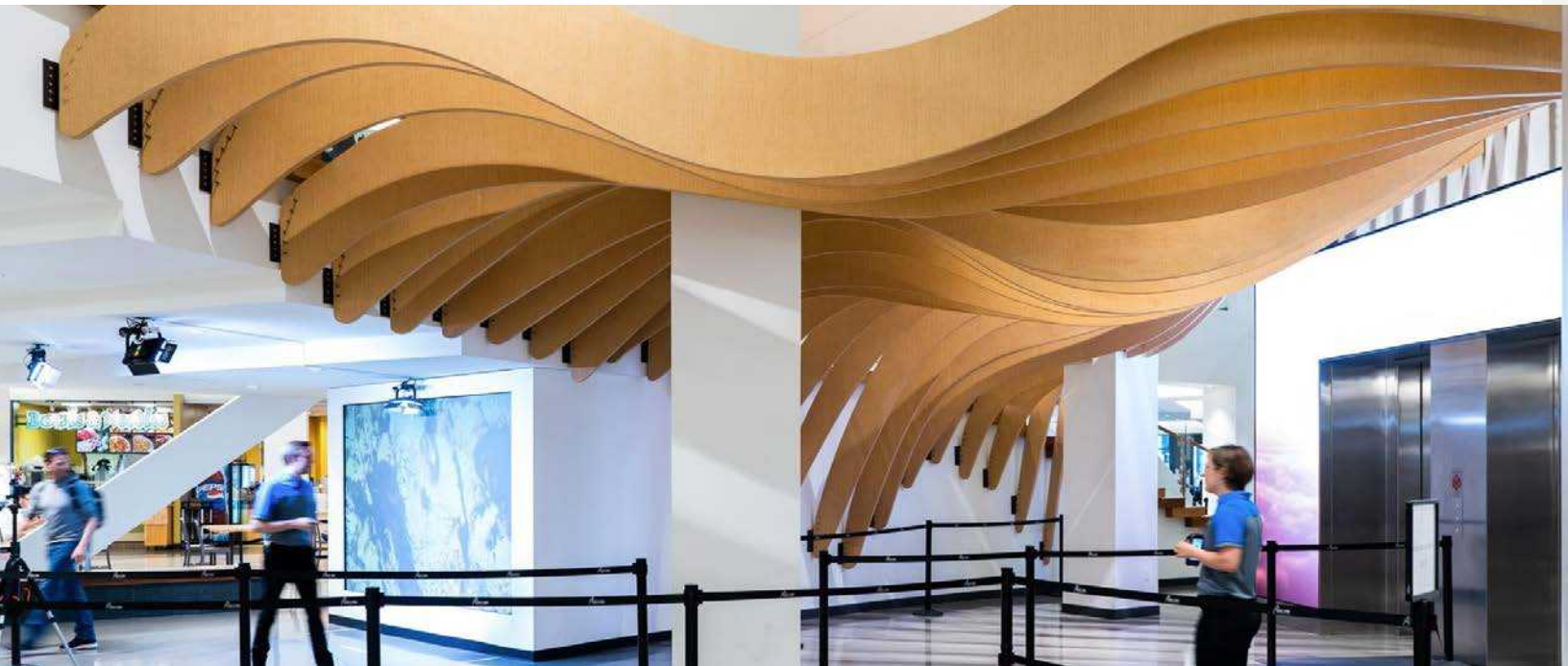
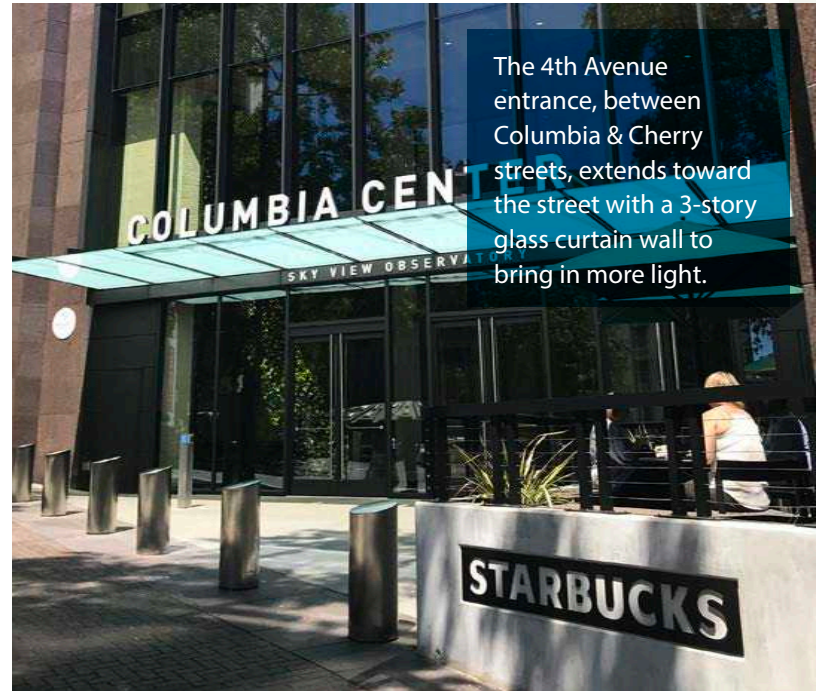


Tallest building in Seattle with nearly 1.5 million sf of office & more than 5,000 employees.

The 58,000 sf retail atrium features a grand staircase between the 1st & 2nd floors as well as new lighting, furnishings, acoustical baffles & wood-slat ceilings.



The 4th Avenue entrance, between Columbia & Cherry streets, extends toward the street with a 3-story glass curtain wall to bring in more light.



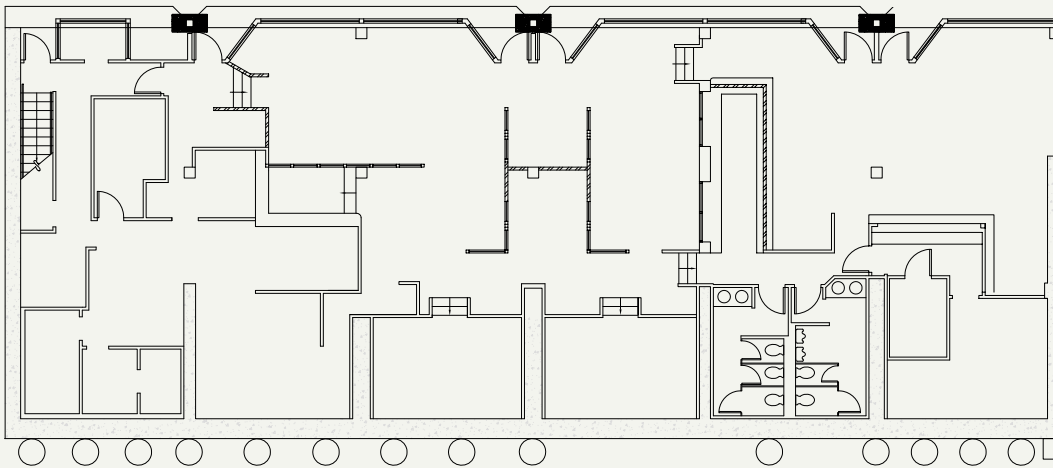
# Restaurant Corner Location on 4th Avenue

## HIGHLIGHTS

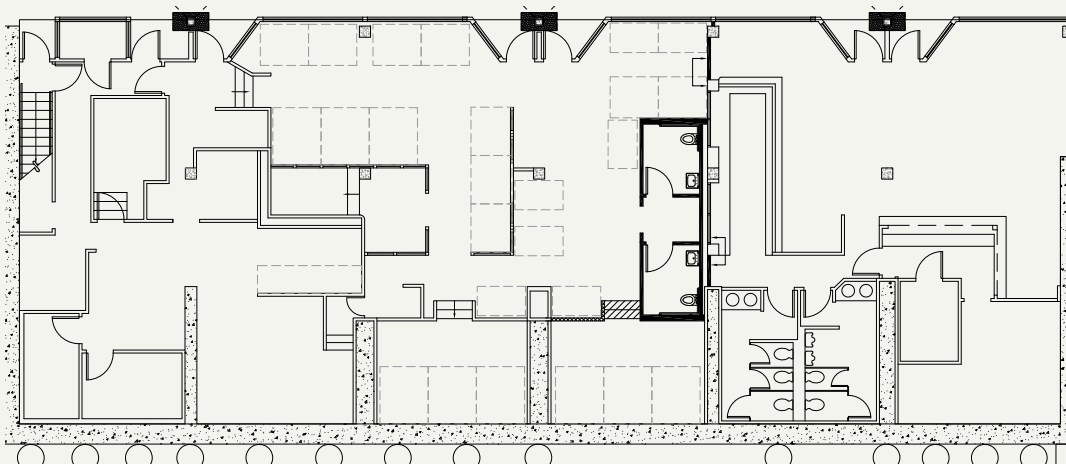
- » Incredible restaurant opportunity in Seattle's iconic Columbia Center
- » Walk score: 98
- » Thousands of daytime workers come to the Columbia Center for breakfast, lunch, and happy hour
- » Across the street from the new F5 headquarters, which consists of 500,000 sf adding an estimated 2,500 employees to the immediate neighborhood
- » 5,362 rsf available
- » Call for details



## OPTION 1



## OPTION 2



WELCOME NEW TENANTS



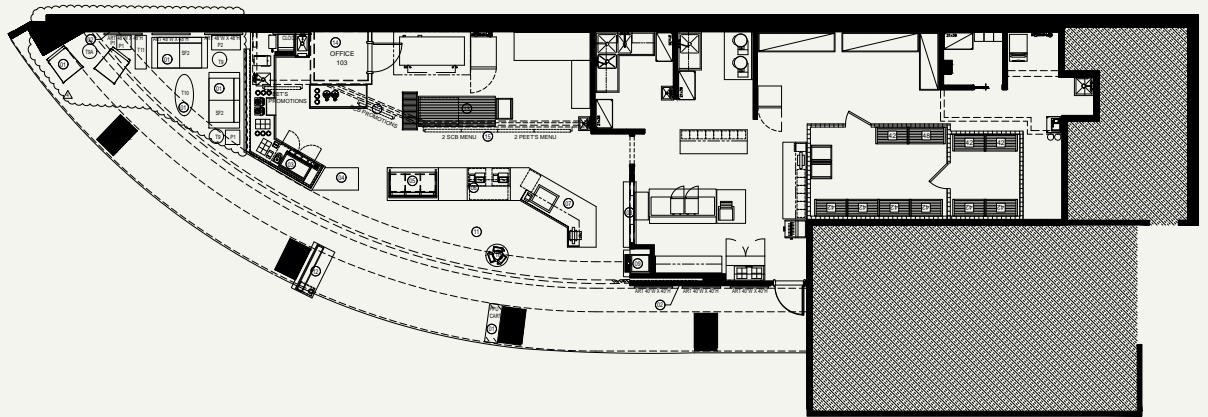
## 1st Floor Availability





## SUITE 101

- » Turnkey cafe
- » Type 2 hood
- » High visibility
- » 2,388 RSF



## JOIN 1ST FLOOR RETAILERS

- |                   |                     |                      |
|-------------------|---------------------|----------------------|
| » Asian Express   | » Gyro Express      | » Ray's Gourmet Deli |
| » Basil Box       | » Jack's BBQ        | » Specialty's        |
| » Manu's Bodega   | » Market Fresh      | » Starbucks          |
| » Bowls & Noodles | » Moghul Express    | » Sushi Kudasai      |
| » Froyo Fresh     | » Organic Coup      | » Mr. Saigon         |
| » Fiesta Fiesta   | » Piroshky Piroshky |                      |

# WELCOME NEW TENANTS



Direct access to the 800 5th Avenue Building and the Seattle Municipal Tower via the 2nd floor concourse. This tunnel connects the retail atrium to an additional 2,000,000 SF of office space with another 10,000 employees.



SALAD



## JOIN 2ND FLOOR RETAILERS



- » Just Poke
- » Leather Care Shoe Shine
- » Evergreens
- » Jimmy John's
- » Juicy Cafe

# WORKOUT

POWERED BY EXOS

## 2nd Floor Availability

### SUITE 213

- » 1,000 sf private patio with southwest views
- » Excellent restaurant and/or bar location
- » Well-positioned next to exterior entrance to Cherry St
- » 2,118 RSF



## JOIN 3RD FLOOR RETAILERS

- » Columbia Vision Care
- » Elemental Wood Fired Pizza
- » Kigo Kitchen
- » Vogue Dry Cleaning
- » Women Painters of Washington



## 3rd Floor

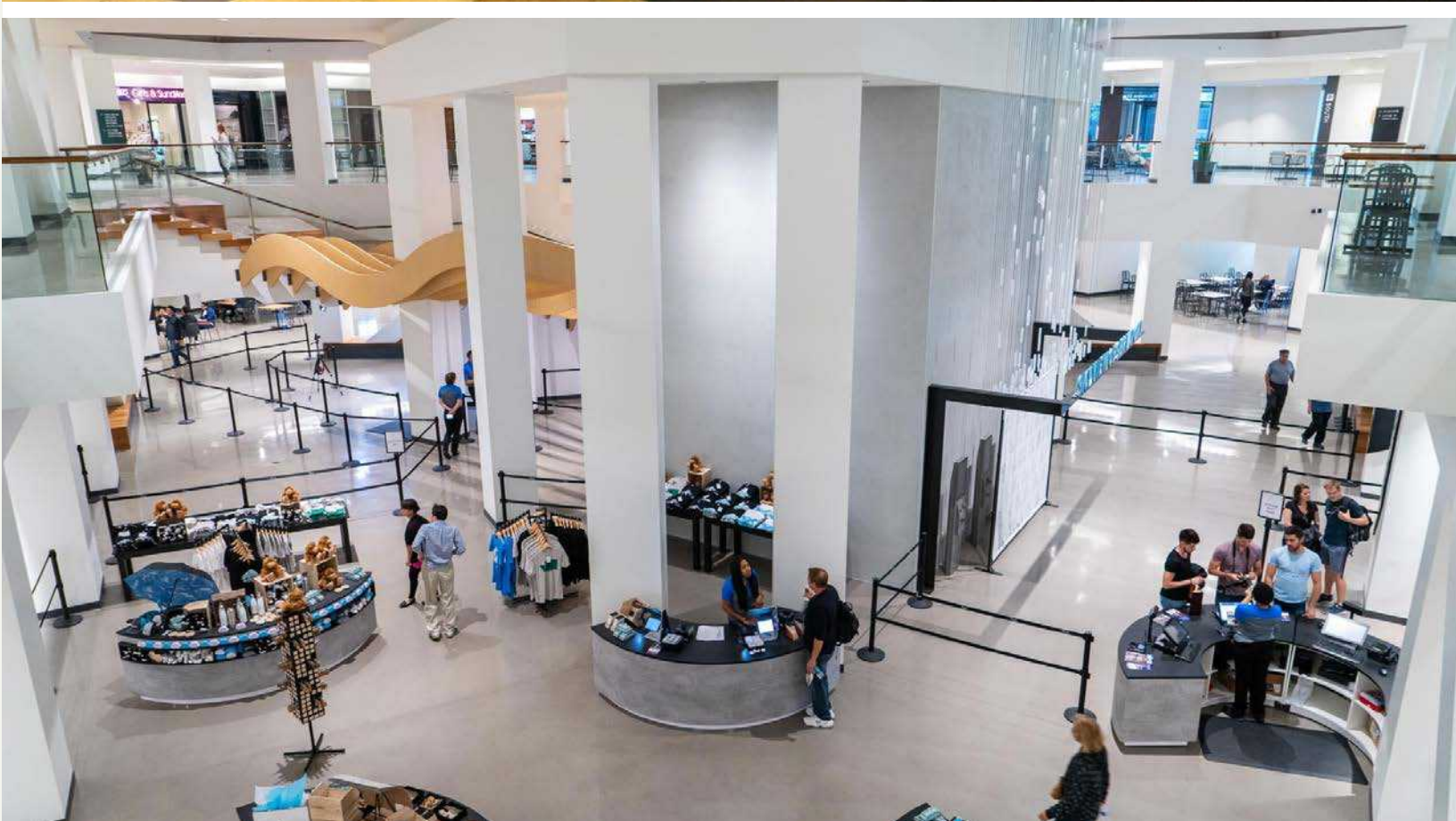




# WELCOME NEW TENANTS

Elemental  
wood fired pizza

K!GO  
KITCHEN



# Demographics

	1/4 MILE	1/2 MILE	1 MILE
Population	4,796	16,100	48,940
Daytime Population	47,719	92,504	178,540
Average Income	\$70,695	\$70,585	\$76,078
College (1-4)+	62%	71%	77%
Average Age	45	45	40
Households	2,123	9,220	29,206

## WALK SCORE

98

## TRANSIT SCORE

100



Direct HOV access to the express lanes across the street



Eight major bus lines within one block



Two blocks to the light rail station and metro bus tunnel



Commuter train station and ferry dock access are nearby



Exclusively listed by

Jason Miller  
Vice President  
206.296.9649  
jason.miller@kidder.com

