

# Smith Tower

EST.

1914

SEATTLE'S ORIGINAL  
SKYSCRAPER

RARE CREATIVE CLASS A OFFICE SPACE  
IN PIONEER SQUARE

Now Available

506 2ND AVENUE ♦ SEATTLE, WASHINGTON 98104  
[SMITHTOWER.COM](http://SMITHTOWER.COM)

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# Smith Tower

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SMITHTOWER.COM

In the heart of Pioneer Square lies Smith Tower, a striking example of neoclassical architecture that remains one of the most well known office towers in Seattle. Built in 1914, the iconic tower has been associated with innovation and prestige for over 100 years. Recent state-of-the-art infrastructure and seismic improvements, coupled with fantastic views and direct access to transportation make Smith Tower an ideal choice for companies looking for a memorable and convenient location. In the past few years, Smith Tower has drawn in creative firms, marketing and consulting agencies and start-ups. And with the recent flurry of activity in Pioneer Square, the building has become the go-to symbol of the new tech renaissance.



## BUILDING FEATURES

- ♦ 1/1,000 RSF parking ratio in adjacent garage
- ♦ State-of-the-art fitness center and studio available exclusively to tenants
- ♦ On-site management and 24 hour, 365 security staff
- ♦ Building conference room available exclusively to tenants
- ♦ On-premises retail includes Diva Espresso, Observatory, Sprouts Good Greens, and Shawn O'Donnell's American Grill & Irish Pub
- ♦ 22nd floor indoor/outdoor tenant amenity space





# HIGHLIGHTS



Excellent views of Elliott Bay, Mount Rainier and the Olympic and Cascade Mountain ranges



New tenant amenity floor with kitchen, seating area, panoramic views, and outdoor deck on Floor 22



Secure, upgraded bicycle room with excellent surrounding bicycle access



Stunning 360-degree views, from the Observatory's viewing deck, with a speakeasy-inspired bar and historic exhibit



Transit Score® of 100: unparalleled access to Link Light Rail, Metro Buses, Sounder Trains, Colman Ferry Terminal, SR-99, I-5 and I-90



Walk Score® of 98: 85+ restaurants and shops within four blocks and over 700 within a mile



## AVAILABILITY

| SUITE | RSF    | COMMENTS                               |
|-------|--------|--|
| 210   | 4,321  | Available 9/2018                       |
| 630   | 1,912  | Efficient layout; available 3/2018     |
| 730   | 2,092  | Efficient open space on northeast side |
| 800   | 11,351 | Full floor; available 10/2018          |
| 930   | 2,193  | Open space with three private offices  |

The bar at the Smith Tower Observatory



# Smith Tower

## TENANT AMENITY SUITE

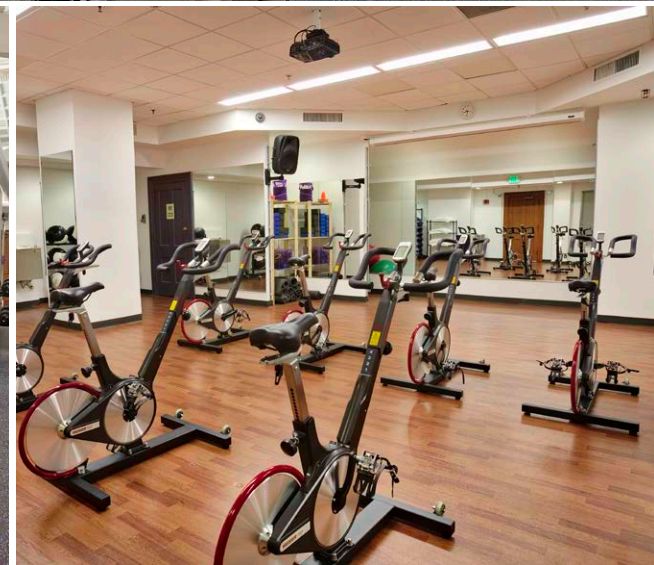
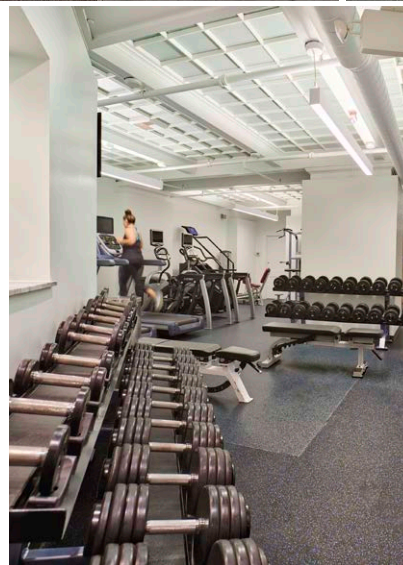
22ND FLOOR



### AMENITY SUITE FEATURES

- ◆ Full floor interior space offering table seating as well as additional collaboration and conversational areas
- ◆ 1,500 SF exterior deck with sweeping views of the Puget Sound and Seattle skyline
- ◆ Can be reserved for private events (evenings only)
- ◆ Programmable music and sound system for events
- ◆ Upscale kitchen ideal for hosting company events featuring bar seating area, beer kegs, and dual refrigerators
- ◆ Free Wi-Fi throughout





## NEW BIKE ROOM AND FITNESS CENTER

- ♦ Cardio/Weight room and fitness studio
- ♦ Fitness On Demand: features a variety of classes including cycling, yoga, kick boxing and much more! All available on demand and go-at-your-own pace.
- ♦ Full service locker rooms including showers, towel service, lockers and hair dryers
- ♦ Cardio equipment, core strengthening equipment, rowing machines, free weights and weight machines

# Smith Tower



**LEGEND**

- Gallery
- Waterfront Revitalization Project Area





## PIONEER SQUARE AMENITIES

- |   |                           |                        |                                   |
|---|---------------------------|------------------------|-----------------------------------|
| 1. Café Bengodi   | 13. Pho Downtown          | 27. Merchant's Café    | 41. Pho Fuschia                   |
| 2. Bakeman's  | 14. Al Boccilino          | 28. Saveway Market     | 42. The Berliner Doner Kebab      |
| 3. Cherry Street Coffee House   | 15. Pioneer Square Saloon | 29. BRGR Bar           | 43. Grand Central Bakery & Café   |
| 4. Tig Restaurant & Bar   | 16. Best Western          | 30. Casco Antiquo      | 44. Zocalo                        |
| 5. Marcela's Cookery  | 17. Planet Java Diner     | 31. TAT's Delicatessen | 45. Farmer's Market               |
| 6. Courtyard by Marriott  | 18. Sake Nomi             | 32. Pizza Pro          | 46. McCoy's Firehouse Bar & Grill |
| 7. Trabant Coffee & Chai  | 19. Delicatus             | 33. Fuel Sports Bar    | 47. Good Bar                      |
| 8. Seattle Flowers  | 20. Maharaja              | 34. Double Header      | 48. Pizzeria Gabbiano             |
| 9. Collins Pub  | 21. Taco Del Mar          | 35. La Bodega          | 49. Elm Coffee Roasters           |
| 10. Sprout Good Greens, Diva Espresso, Shawn O'Donnell's American Grill & Irish Pub | 22. Starbucks             | 36. Caffe Vita         | 50. Main Street Gyros             |
| 11. Hole in the Wall BBQ  | 23. Cow Chip Cookies      | 37. J&M Café           | 51. The London Plane              |
| 12. Il Corvo  | 24. Jimmy John's          | 38. Mediterranean Mix  | 52. Salumi                        |
|   | 25. Subway                | 39. Central Saloon     | 53. Gary Manuel Salon             |
|   | 26. Damn the Weather      | 40. Altstadt           | 54. Che Sara Sara Italian Kitchen |

## NEIGHBORHOOD HIGHLIGHTS



Daily food trucks nearby



Weekly events at Occidental Park hosted by the Downtown Seattle Association



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