



# LOWMAN & HANFORD BUILDING

616-620 First Avenue  
Seattle, Washington

Rent-ready office  
space available for  
immediate occupancy





# LOWMAN & HANFORD BUILDING

The Lowman & Hanford Building is part of the original historic Pioneer Square. It was commissioned in 1890 by James Lowman and Clarence Hanford, whose business, the Lowman & Hanford Stationary & Printing Company, was burned to the ground in the Great Fire of June 1889.

## BUILDING INFORMATION

Building Size	Total of 26,769 Square Feet consisting of 24,747 SF of rent ready office space and 2,022 SF of retail space. Basement storage connected to Seattle underground consisting of 2,795 SF.
Year Built	7 stories with 4 stories completed in 1892 and 3 upper stories completed in 1902.
Year Renovated	Fully renovated in 2018 with new full seismic, HVAC, lobbies, restrooms, plumbing, electrical, elevator, and brand new rent ready finishes throughout the building.
Typical Floor	~4,000 SF. All floors in rent-ready condition.
Amenities	High ceilings, bike storage, showers, building conference room, basement storage
Internet Providers	CenturyLink Comcast Integra

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.

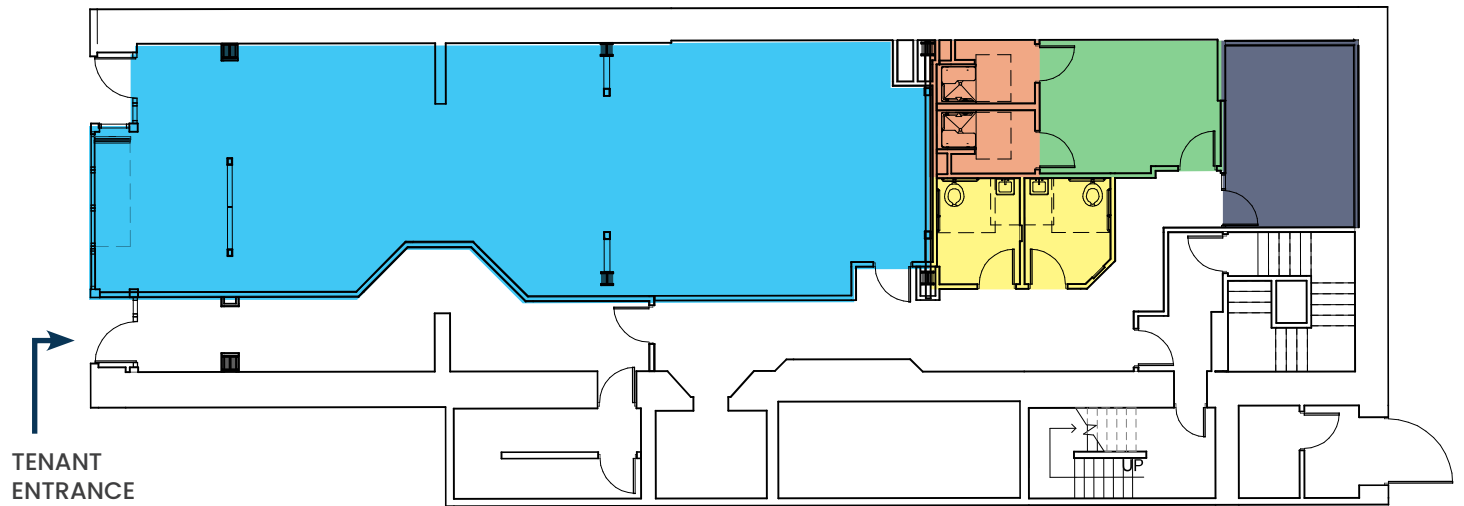




# LOWMAN & HANFORD BUILDING

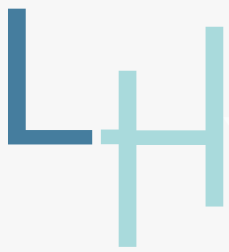
616-620 First Avenue  
Seattle, Washington

## FLOOR 1 TENANT AMENITIES



-  Retail
-  Showers
-  Bike Storage
-  Building Conference Room
-  Bathrooms

[▶ CLICK TO VIEW WALKTHROUGH OF BUILDING](#)



# LOWMAN & HANFORD BUILDING

## FOOD

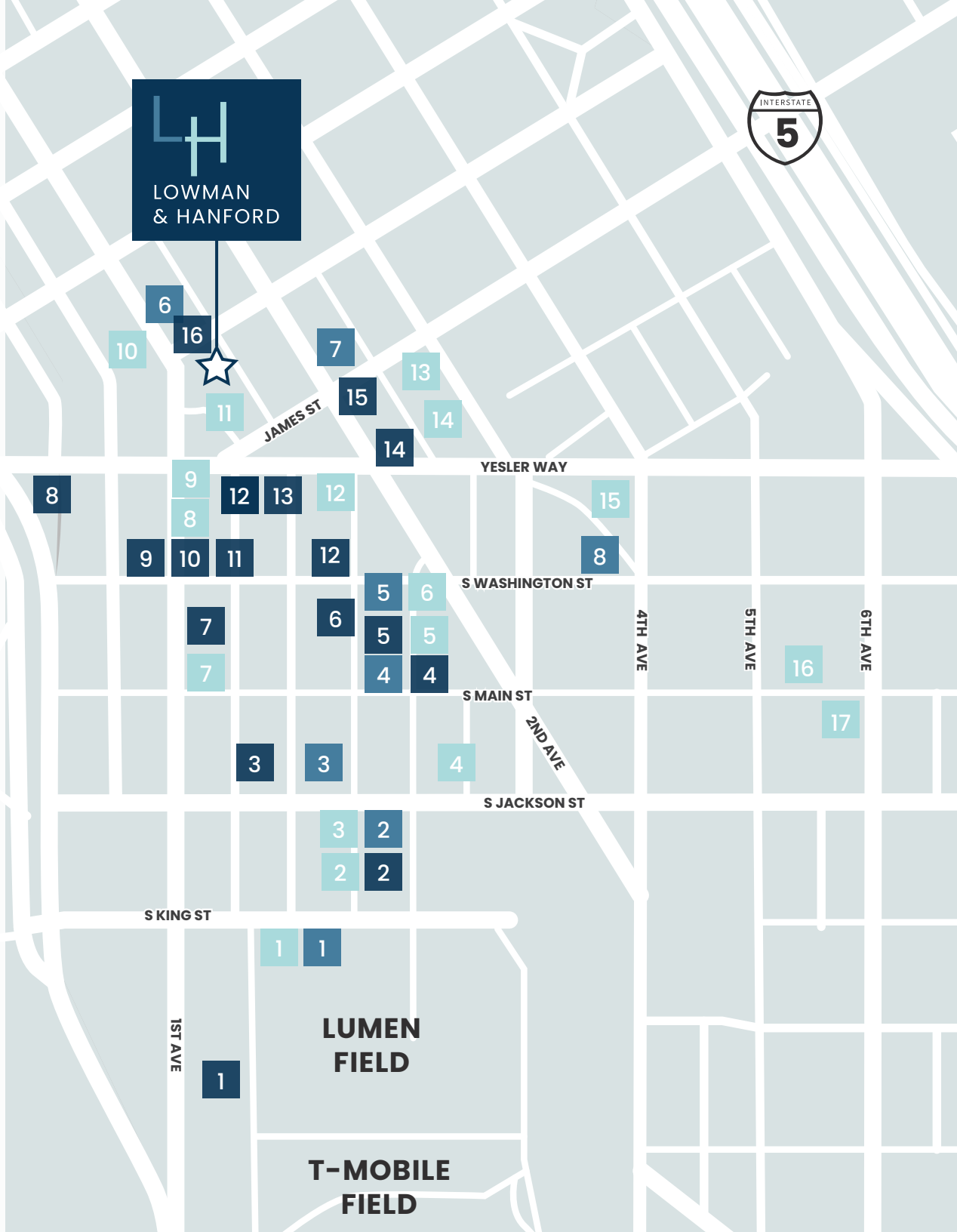
- |                              |                               |
|------------------------------|-------------------------------|
| 1. Quality Athletics / Girin | 10. Luigi's Italian Eatery    |
| 2. Taylor Shellfish          | 11. The Stop                  |
| 3. Salumi                    | 12. Tat's                     |
| 4. D&E Famous Fried Chicken  | 13. Il Corvo                  |
| 5. Main Street Gyros         | 14. Commissary Korean Kitchen |
| 6. Asia Ginger Teriyaki      | 15. Manu's Bodega             |
| 7. i5 Pho Seattle            | 16. Fuji Sushi                |
| 8. Dead Line                 | 17. Tsukushinbo               |
| 9. The Halal Guys            |                               |

## COFFEE

- |                     |                  |
|---------------------|------------------|
| 1. Cone & Steiner   | 5. Convoy Coffee |
| 2. Zeitgeist Coffee | 6. Cherry Street |
| 3. Caffe Umbria     | 7. Slate Coffee  |
| 4. Elm Coffee       | 8. Caffe Vita    |

## DRINKS

- |                          |                       |
|--------------------------|-----------------------|
| 1. Sluggers              | 9. Underbelly         |
| 2. Lodge                 | 10. Damn The Weather  |
| 3. Temple Billiards      | 11. Casco Back Bar    |
| 4. Flatstick Pub         | 12. Merchant's        |
| 5. Good Bar              | 13. Bar Shoppe        |
| 6. McCoy's               | 14. Shawn O'Donnell's |
| 7. Swannies Sports Bar   | 15. Collin's Pub      |
| 8. Pioneer Square Saloon | 16. Bad Bishop        |





# LOWMAN & HANFORD BUILDING



LINK LIGHT RAIL



STREETCAR LINES

MULTI-USE TRAIL



SOUND TRANSIT STOP



SEATTLE FERRY TERMINAL

NEIGHBORHOOD GREENWAY



KING STREET STATION  
SOUNDER & AMTRAK

BIKE PATH

99

SEATTLE FERRY TERMINAL



YESLER WAY

SWASHINGTON ST

S MAIN ST

S JACKSON ST

S KING ST

PIONEER SQUARE

OCCIDENTAL AVENUE

STADIUM DISTRICT

2ND AVE

4TH AVE

5TH AVE

6TH AVE



INTERNATIONAL DISTRICT

CRUISE SHIP FACILITY

WATERFRONT

1ST AVE





# LOWMAN & HANFORD BUILDING

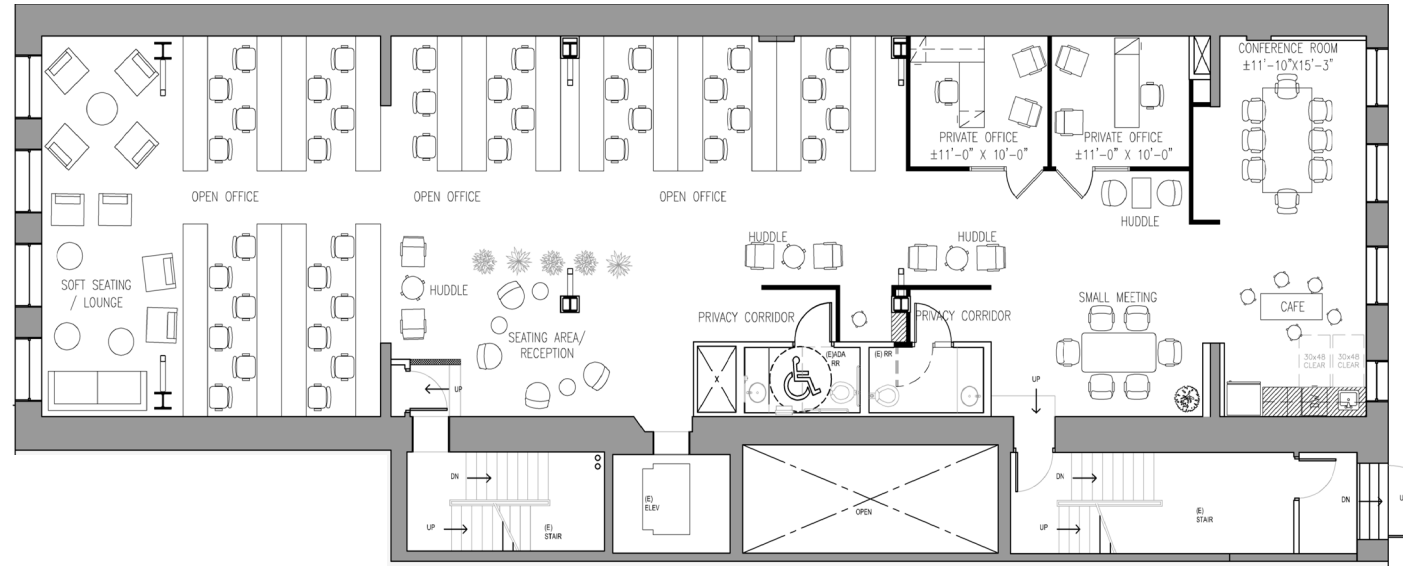
616-620 First Avenue  
Seattle, Washington

FOR LEASE

## FLOOR 2 3,990 SF

AVAILABLE NOW

**RENT-READY - \$20/SF, GROSS**



[▶ CLICK TO VIEW VIRTUAL TOUR](#)

**BRODERICK**  
GROUP

**DAMON MCCARTNEY** | (206) 838-7633 | [mccartney@broderickgroup.com](mailto:mccartney@broderickgroup.com)  
**LAUREN HALLGRIMSON** | (206) 948-4440 | [hallgrimson@broderickgroup.com](mailto:hallgrimson@broderickgroup.com)



# LOWMAN & HANFORD BUILDING

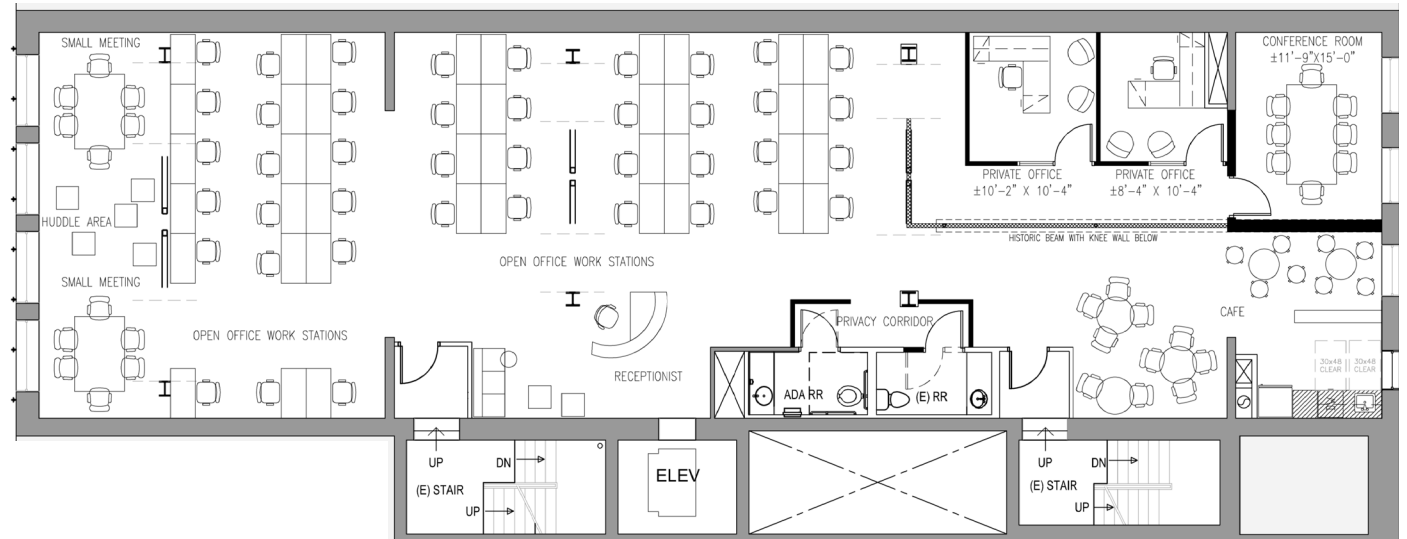
616-620 First Avenue  
Seattle, Washington

FOR LEASE

## FLOOR 3 4,249 SF

AVAILABLE NOW

**RENT-READY - \$15/SF, GROSS**



[▶ CLICK TO VIEW VIRTUAL TOUR](#)

**BRODERICK**  
GROUP

**DAMON MCCARTNEY** | (206) 838-7633 | [mccartney@broderickgroup.com](mailto:mccartney@broderickgroup.com)

**LAUREN HALLGRIMSON** | (206) 948-4440 | [hallgrimson@broderickgroup.com](mailto:hallgrimson@broderickgroup.com)



# LOWMAN & HANFORD BUILDING

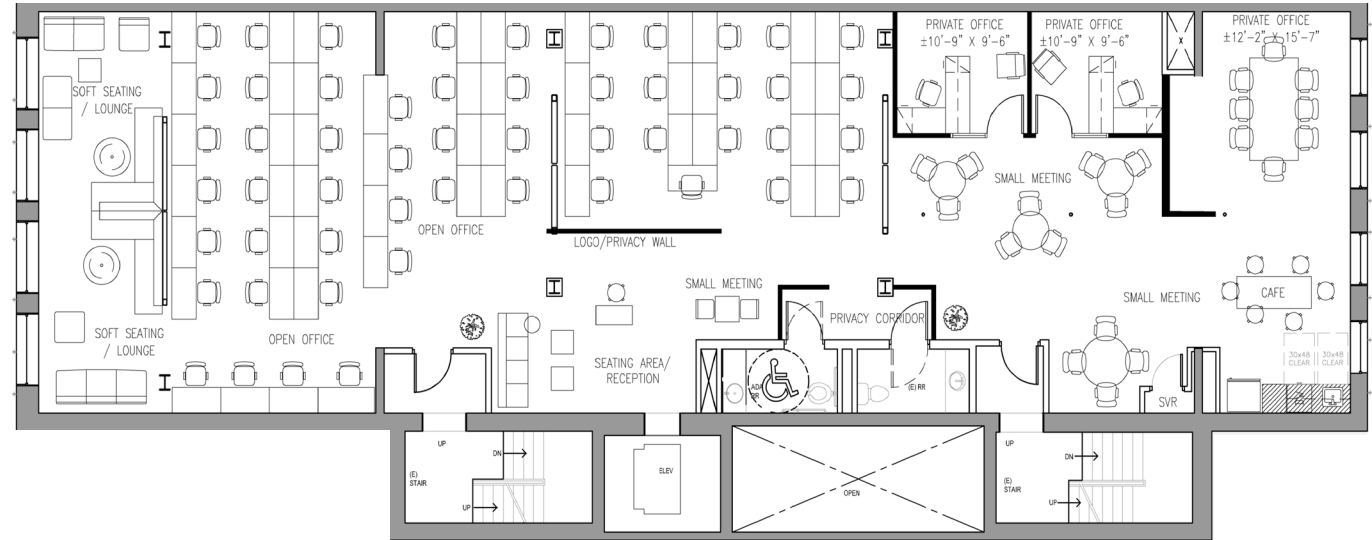
616-620 First Avenue  
Seattle, Washington

FOR LEASE

FLOOR 4  
4,311 SF

AVAILABLE NOW

RENT-READY - \$20/SF, GROSS



[▶ CLICK TO VIEW VIRTUAL TOUR](#)



DAMON MCCARTNEY | (206) 838-7633 | [mccartney@broderickgroup.com](mailto:mccartney@broderickgroup.com)

LAUREN HALLGRIMSON | (206) 948-4440 | [hallgrimson@broderickgroup.com](mailto:hallgrimson@broderickgroup.com)



# LOWMAN & HANFORD BUILDING

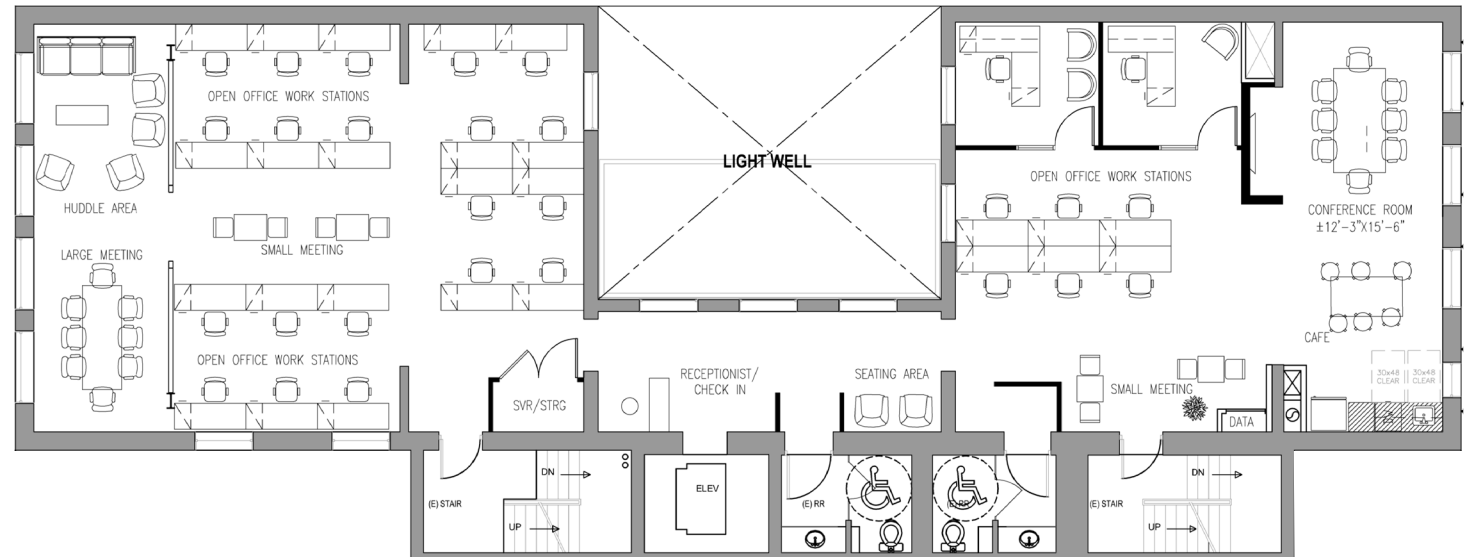
616-620 First Avenue  
Seattle, Washington

FOR LEASE

**FLOOR 6**  
3,783 SF

AVAILABLE NOW

**RENT-READY - \$22/SF, GROSS**



[▶ CLICK TO VIEW VIRTUAL TOUR](#)



**DAMON MCCARTNEY** | (206) 838-7633 | [mccartney@broderickgroup.com](mailto:mccartney@broderickgroup.com)  
**LAUREN HALLGRIMSON** | (206) 948-4440 | [hallgrimson@broderickgroup.com](mailto:hallgrimson@broderickgroup.com)



# LOWMAN & HANFORD BUILDING

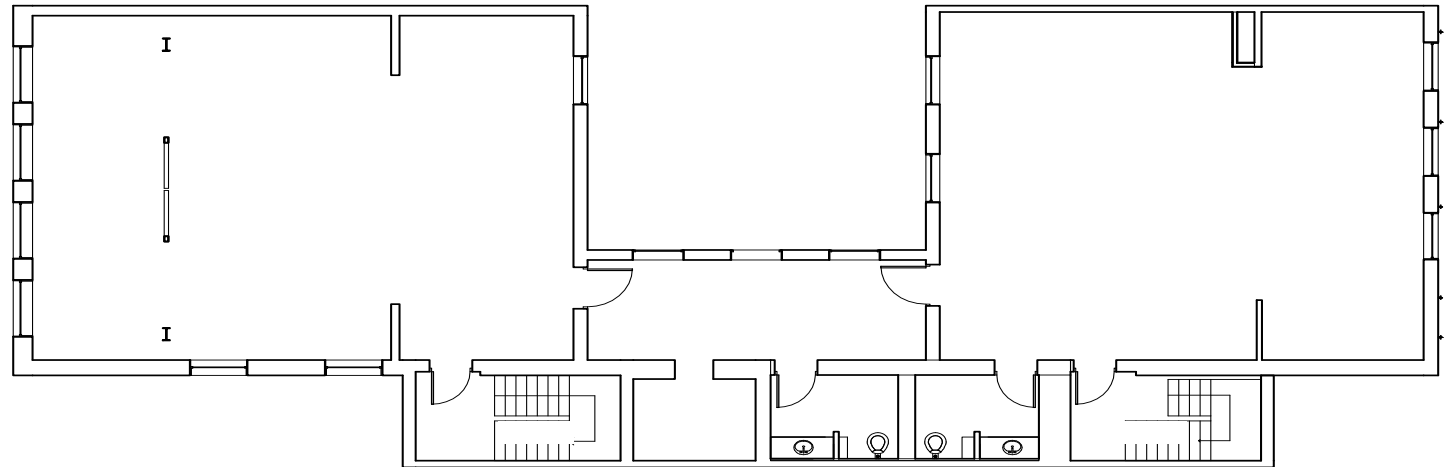
616-620 First Avenue  
Seattle, Washington

FOR LEASE

**FLOOR 7**  
3,474 SF

AVAILABLE NOW

**RENT-READY - \$22/SF, GROSS**



**DAMON MCCARTNEY** | (206) 838-7633 | [mccartney@broderickgroup.com](mailto:mccartney@broderickgroup.com)

**LAUREN HALLGRIMSON** | (206) 948-4440 | [hallgrimson@broderickgroup.com](mailto:hallgrimson@broderickgroup.com)



# LOWMAN & HANFORD BUILDING

616-620 First Avenue  
Seattle, Washington

**DAMON MCCARTNEY**  
(206) 838-7633  
[mccartney@broderickgroup.com](mailto:mccartney@broderickgroup.com)

**LAUREN HALLGRIMSON**  
(206) 948-4440  
[hallgrimson@broderickgroup.com](mailto:hallgrimson@broderickgroup.com)

**BRODERICK**  
• GROUP •