

FOR LEASE

BRODERICK
• GROUP •

OLYMPIC TOWER

217 PINE STREET | SEATTLE, WA 98101



BUILDING FEATURES



ICONIC HISTORIC
BUILDING WITH
BEAUTIFUL ART DECO
ARCHITECTURAL DETAILS



EXPOSED CONCRETE
CEILINGS, PENDANT
LIGHTING AND
ABUNDANT NATURAL
LIGHT



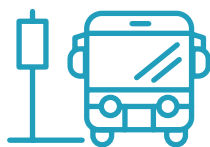
SECURE PARKING AND
BIKE STORAGE AVAILABLE
IN ON-SITE GARAGE



IDEALLY LOCATED
BETWEEN PIKE PLACE
MARKET AND SEATTLE'S
RETAIL DISTRICT; WALKING
DISTANCE TO CAFES,
RESTAURANTS, BARS AND
SHOPPING



CREATIVE AND
TRADITIONAL OFFICE
BUILD-OUTS AVAILABLE



ACROSS THE STREET
FROM WESTLAKE TRANSIT
CENTER



FIBER INTERNET SERVICE
AVAILABLE THROUGH
ZAYO OR CENTURYLINK;
FIBER LINES INSTALLED ON
EACH FLOOR



ON-SITE BUILDING
MANAGEMENT



AVAILABILITIES

VIRTUAL TOUR	SUITE	RSF	COMMENTS
	<u>300</u>	12,314	FULL FLOOR SUITE - AVAILABLE NOW \$20.00/RSF, FSG, ASKING RATE Contiguous option with suite 200 for a total of 24,581 RSF
	<u>500</u>	2,236	AVAILABLE 1/1/2026 Combination of six suites and shared kitchen
	<u>550</u>	2,608	AVAILABLE 1/1/2026 Open work space, conference room, and shared kitchen
	<u>600</u>	5,185	FULL FLOOR SUITE - AVAILABLE NOW Furniture Available
	<u>700</u>	5,185	FULL FLOOR SUITE - AVAILABLE NOW \$20.00/RSF, FSG, ASKING RATE
	<u>1000</u>	5,185	FULL FLOOR SUITE - AVAILABLE NOW Contiguous option with suite 1100 for a total of 10,370 RSF connected with an internal staircase
	<u>1100</u>	5,185	FULL FLOOR SUITE - AVAILABLE NOW Contiguous option with suite 1000 for a total of 10,370 RSF connected with an internal staircase

NEARBY AMENITIES

OLYMPIC TOWER

CBD



LIFESTYLE

1. Regal Cinemas
2. Westlake Park
3. Home Street Bank
4. 5th Avenue Theater
5. U.S. Post Office
6. Key Bank
7. Benaroya Hall
8. Seattle Art Museum
9. Queen Bee Nail Spa
10. American West Bank
11. UPS Store
12. Union Bank
13. Seattle Infant Development Center
14. Banner Bank
15. Bank of America
16. Seattle Public Library
17. Samir's Salon
18. Silicon Valley Bank
19. Downtown Dentistry
20. Capelli's Barbershop
21. Northwest Bank
22. YMCA – Facility / Child Care
23. Equinox Gym
24. Graham Rehabilitation and Wellness Center, Inc.

RESTAURANT / BAR

1. Cheesecake Factory
2. SPIN Seattle
3. Ben Paris
4. Hard Rock Café
5. Blarney Stone Pub
6. Japonessa
7. Wild Ginger
8. Elephant & Castle
9. Ruth's Chris Steak House
10. Cortina
11. Goldfinch Tavern
12. Post Alley Pizza
13. Purple Café & Wine Bar
14. Outlier
15. Lobby Court
16. Tulio
17. Charlotte Restaurant & Lounge
18. Schuckers
19. Capital Grille

COFFEE HOUSE

1. Starbucks
2. Fonte
3. Pegasus Coffee Bar
4. Vovito
5. Retro Coffee
6. Café Sive
7. Cafe Miglore

HOTEL

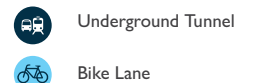
1. Grand Hyatt Hotel
2. Sheraton Hotel
3. Hilton Seattle
4. Hotel Vintage Seattle
5. W Seattle
6. Hotel 1000
7. Renaissance Seattle Hotel

DELI / GRAB & GO

1. McDonald's
2. Pho 25
3. Chipotle
4. Gelatiamo
5. Sushi Kudasai
6. Jimmy John's
7. Subway
8. MOD Pizza
9. Melange Market
10. The Deli
11. Potbelly Sandwich Shop
12. Blue Water Taco Grill
13. Homegrown Sustainable Sandwich Shop
14. Evergreens Salad
15. Market Fresh
16. PCC Market (NEW)
17. Kudedon Noodles

RETAIL

1. H&M
2. Banana Republic
3. Nordstrom Rack
4. ZARA
5. Target
6. Nordstrom
7. Ross Dress for Less
8. Urban Outfitters
9. Ben Bridge Jeweler
10. Watson Kennedy Fine Home
11. Bartell Drugs



HISTORICAL OVERVIEW

85 YEARS WORTH OF HISTORY



LISTED ON THE
NATIONAL REGISTER
OF HISTORIC PLACES

DESIGNED AS A UNIQUE
RETAIL CENTER WITH
**SPECIALTY SHOPPING ON
EACH FLOOR**

INTERNET SERVICE PROVIDERS: OLYMPIC TOWER
CURRENTLY OFFERS TWO CHOICES FOR FIBER
INTERNET SERVICE:

- ZAYO (FORMERLY ELECTRIC LIGHTWAVE/INTEGRA)
- CENTURYLINK.

I am proud of my work on the Shopping Tower, for it is one of the most unusual structures in the country. The idea of 'vertical shopping' is somewhat new, but I believe the idea will become very popular in all cities during the next few years.

- Henry W. Bittman, Seattle Times

Originally known as the United Shopping Tower, Olympic Tower was built in 1929

1929

Due to the Great Depression, the once uniquely designed retail shopping center was converted into offices

1932

In the early 1980's, the building was renamed Olympic Tower

1980

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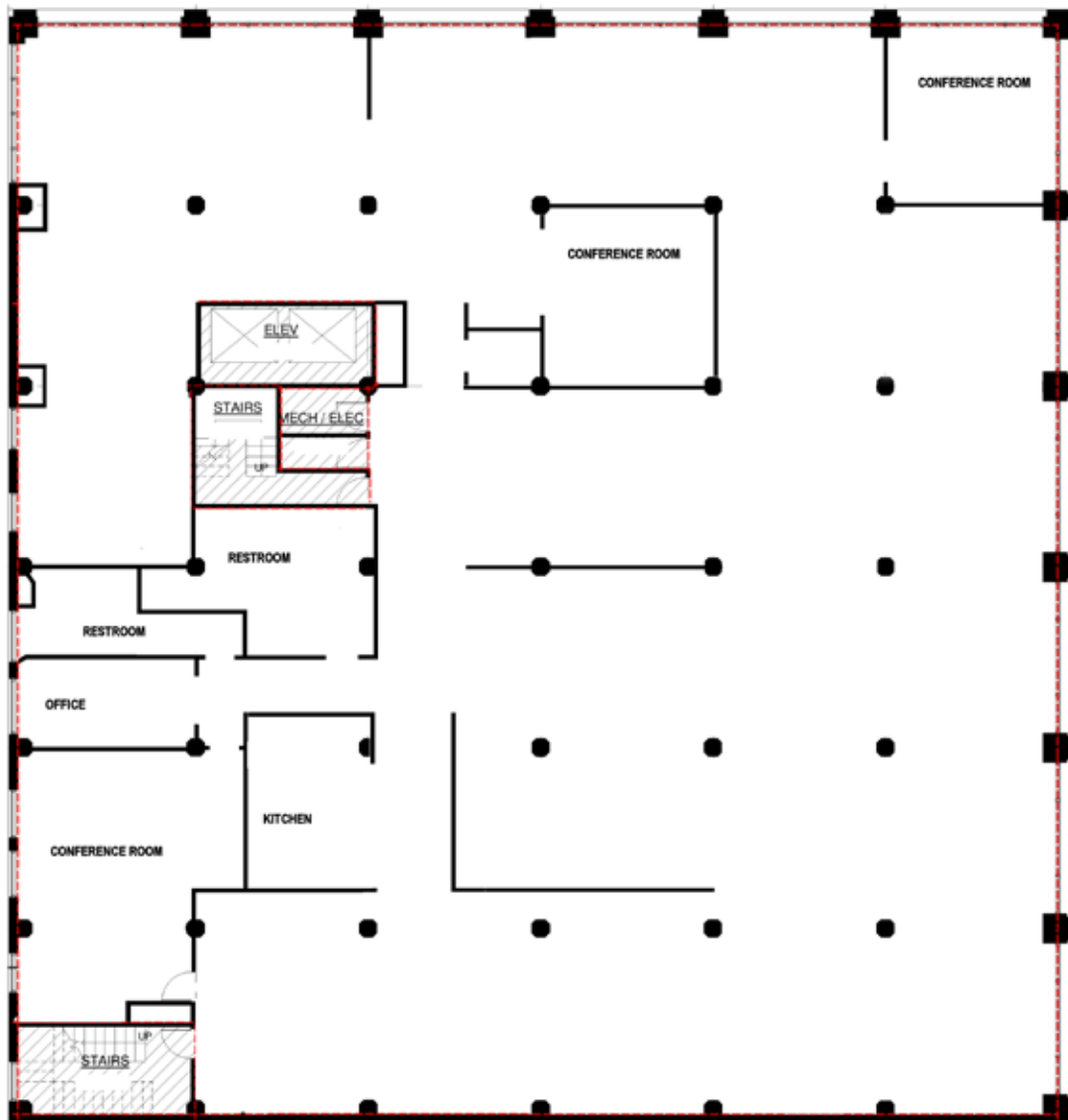


CLICK TO VIEW
VIRTUAL TOUR

SUITE 300 | 12,314 RSF

AVAILABLE NOW

CONTIGUOUS OPTION WITH SUITE 200 FOR A TOTAL OF 24,581 RSF



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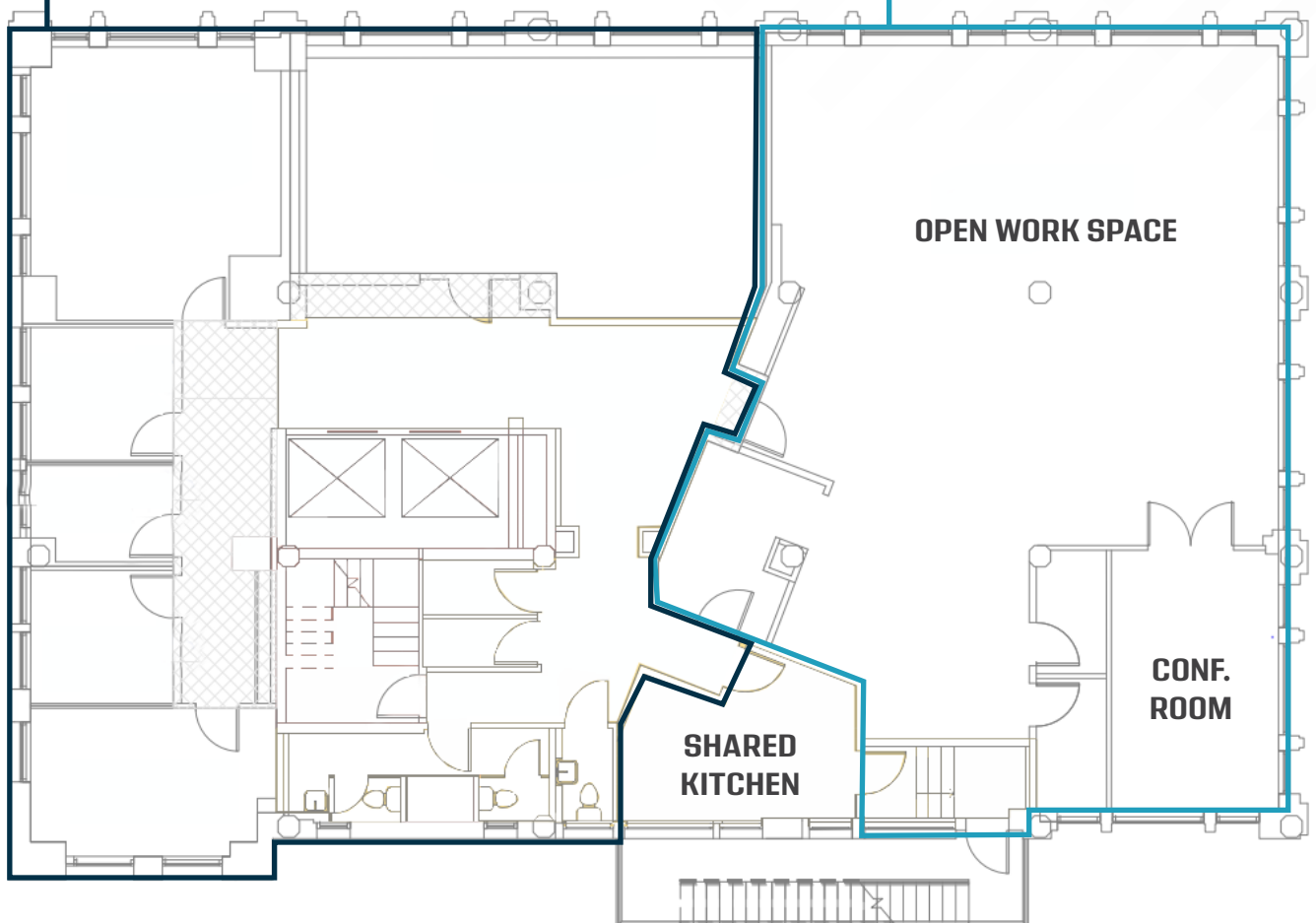
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FLOOR 5 | 4,844 RSF
AVAILABLE 1/1/2026

SUITE 500 | 2,236 RSF
AVAILABLE 1/1/2026

SUITE 550 | 2,608 RSF
AVAILABLE 1/1/2026



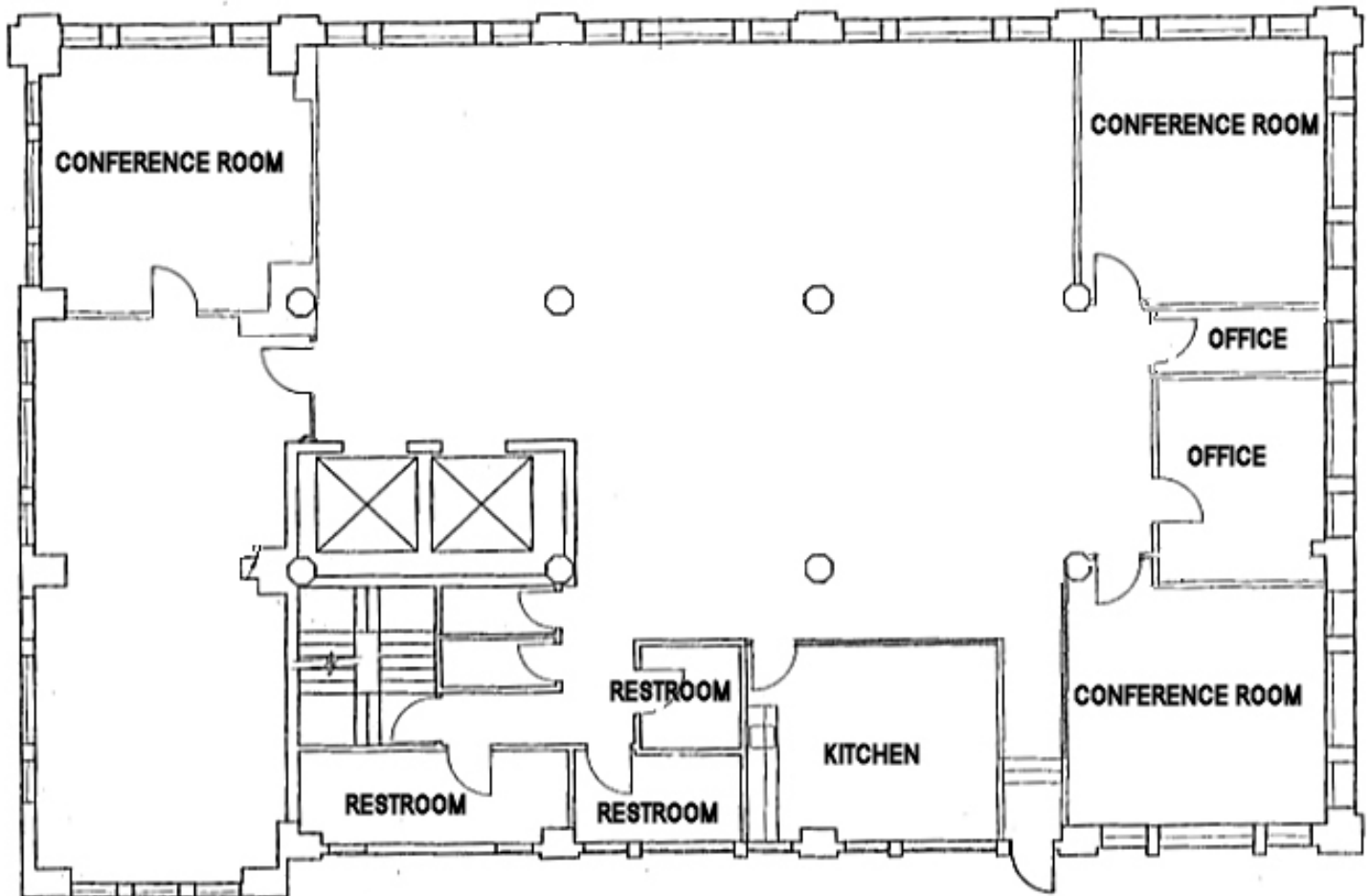
FOR LEASE

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SUITE 600 | 5,185 RSF
AVAILABLE NOW

FURNITURE AVAILABLE



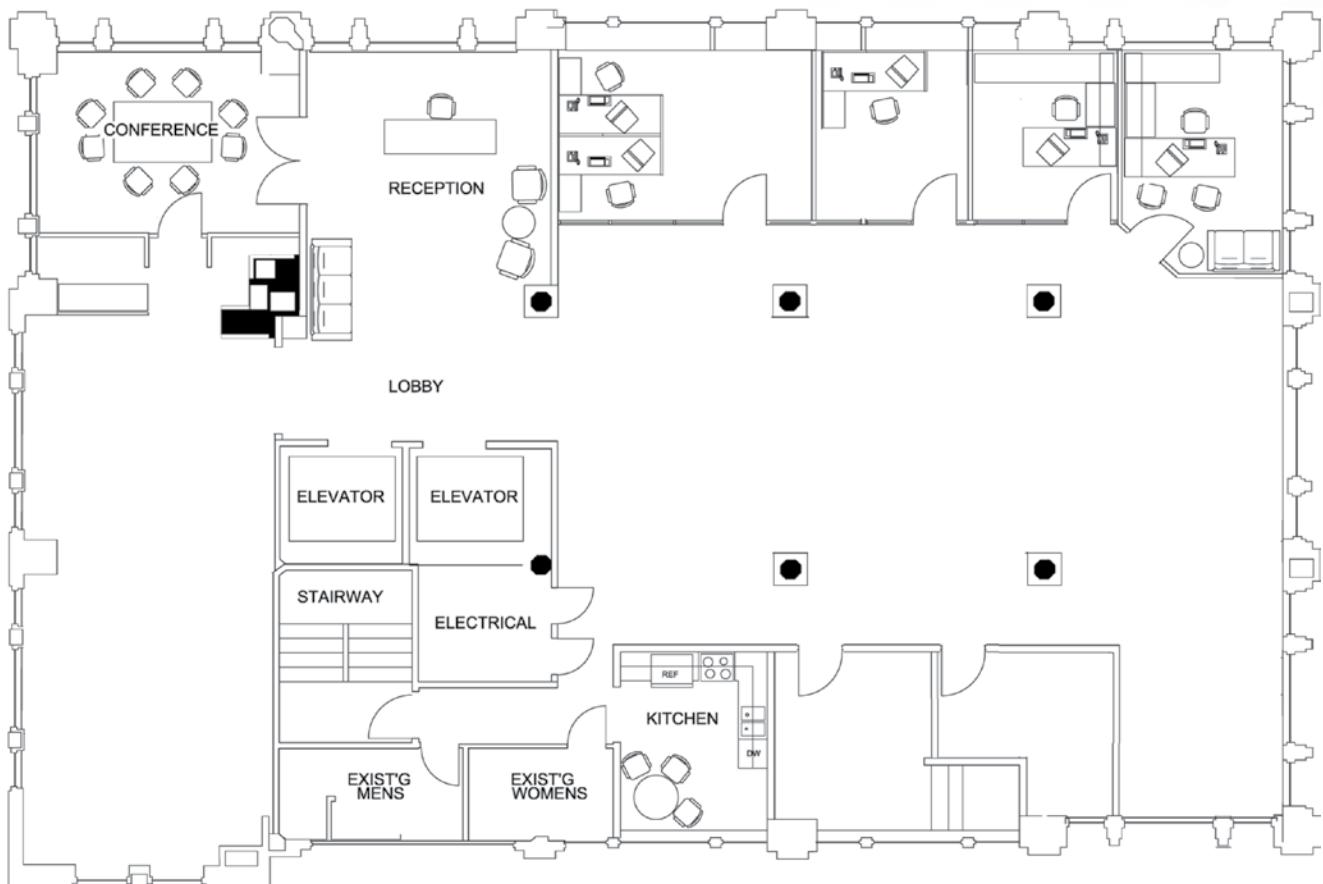
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\$20.00/RSF, FSG, ASKING RATE

SUITE 700 | 5,185 RSF
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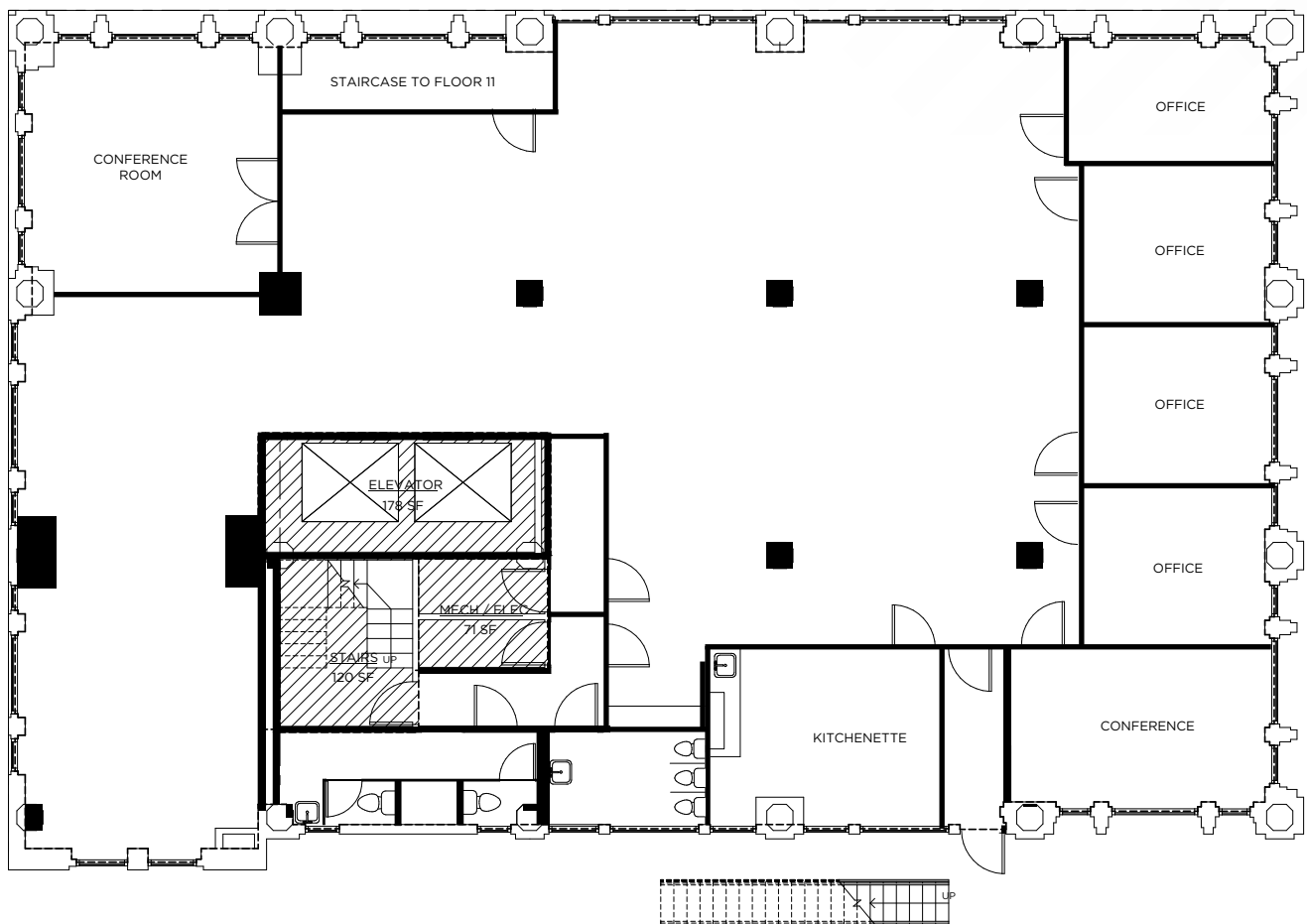


CLICK TO VIEW
VIRTUAL TOUR

SUITE 1000 | 5,185 RSF

AVAILABLE NOW

CONTIGUOUS OPTION WITH SUITE 1100 FOR A TOTAL
OF 10,370 RSF CONNECTED WITH AN INTERNAL STAIRCASE



FOR LEASE

OLYMPIC TOWER

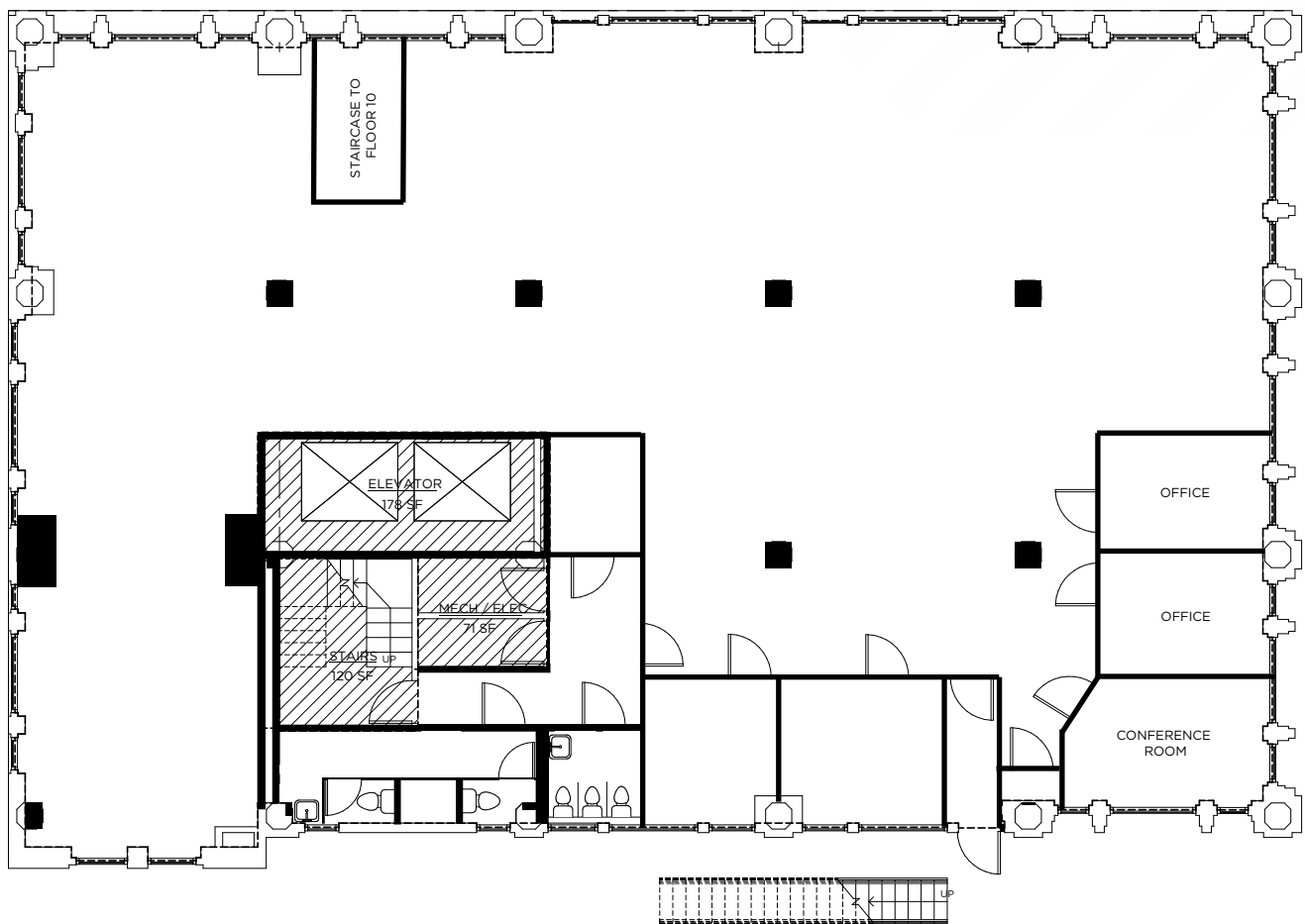
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CLICK TO VIEW
VIRTUAL TOUR

SUITE 1100 | 5,185 RSF AVAILABLE NOW

CONTIGUOUS OPTION WITH SUITE 1000 FOR A TOTAL
OF 10,370 RSF CONNECTED WITH AN INTERNAL STAIRCASE



OLYMPIC TOWER BUILDING DATA SHEET

The building is owned by Olympic Tower LLC, a Washington limited liability corporation, locally based in Seattle. Olympic Tower is professionally managed on-site by Center Seattle Management LLC.



BUILDING DETAILS

Address: 217 Pine Street

Construction: Reinforced steel and concrete

Year constructed: 1929



HISTORY

- Built in 1929, the Olympic Tower is listed on the National Register of Historic Places. Originally known as the United Shopping Tower, the building was designed as a unique retail center with specialty shopping on each floor.
- After the Great Depression, the tower was converted into offices and renamed the Northwestern Mutual Insurance Building.
- The third floor was expanded and the floors above were extended to the west in the early 1940s.
- In the early 1980s, the building became headquarters for Olympic Savings and was renamed Olympic Tower.
- The terra cotta building has been designated a City of Seattle Landmark, recognized as a classic example of Art Deco architecture.



LOAD FACTOR

- We have used a 18.5% market load factor over the last BOMA measurements. For multi-tenant spaces (4th and 5th floors only), the common areas are split proportionately before the market load is added.



PARKING

- Olympic Tower has an underground parking garage accessible by access card off the alley between Pike and Pine Streets.
- Subject to availability, each tenant may rent either:
 - (i) one full-sized parking stall at \$320/month
 - (ii) two tandem stalls which fit two compact cars no to exceed 29' at \$450/month
 - or (iii) two full-sized tandem stalls that fits two standard cars in tandem at \$560/month.
- Macy's garage, directly across the street, offers convenient parking on a monthly basis. Additional private parking facilities can be found within one block of Olympic Tower.



HVAC

- Olympic Tower features a computerized central heating, ventilation and air conditioning (HVAC) system on a hydronic loop.
- Tenant may specify a schedule of up to 45 hours per week for full-floor HVAC service.
- Each floor has at least six heat pumps zones connected to the central system, and each zone may be manually adjusted by Tenant at no additional charge to temporarily raise or lower temperature settings, or to temporarily activate local HVAC service for occasional off-hours use.
- Additional hours of regularly scheduled full-service HVAC service is available at \$7.00 per additional hour, subject to annual adjustment.



POWER

- Each floor is served by its own transformer providing 120v and 277v service.

OLYMPIC TOWER

BUILDING DATA SHEET (CONT.)



SECURITY/ACCESS

- Access to the Olympic Tower lobby, bike storage, garage and each floor is controlled by a computerized Honeywell proximity key card access system, giving tenants access to the Premises seven days a week, 24 hours per day.
- Tenants are issued the first 25 key cards with a deposit charge only (\$20 each) and no additional charge.
- Replacement cards are available for \$40 each, subject to annual adjustment.
- As a default, individual floors are locked and accessible by key card only, but tenants who have their own attendant supervising floor access may elect to have their floor programmed open for public access during certain hours.
- The Olympic Tower lobby on Pine Street is open and unlocked during weekday business hours, excluding bank holidays.
- A lobby attendant at key hours provides extra assistance to visitors and tenants.
- In the Olympic Tower lobby, visitors may call tenants directly via Ring video doorbells giving tenants the ability wherever they have Web access to remotely see and talk on their smartphones with visitors in the lobby.



DELIVERIES

- The U.S. Postal Service delivers mail to locked boxes in the basement lobby.
- Other deliveries such as FedEx and UPS use the Ring doorbells in the lobby to contact tenants directly to arrange delivery.



CEILING HEIGHT

- Typical floor (floors 3-11) to pan-deck: 11'
- Typical floor (floors 3-11) to beam: 10'6"



PREFERRED CONTRACTORS

- Electrical: PK Electric, Mercer Island, pkelectric.net, 206-230-9100; Prime Electric, Bellevue, primeelectric.com, 425-747-5200
- Painting: Interland Design, Everett, interlanddesign.com, 425-290-9639
- Disposal: Junk-B-Gone, Seattle, 206-231-5330



INTERNET SERVICE

- Gigabit fiber internet service is available through Zayo and Centurylink.
- Olympic Tower currently offers two choices for fiber internet service.
- Tenant may contract directly with Zayo (formerly Electric Lightwave/Integra) or CenturyLink.
- Landlord has pre-installed fiber lines to each floor; Tenant is responsible for terminating connections on each end depending on provider chosen.



ELEVATORS

- Olympic Tower has two passenger elevators with extended 10' ceiling heights; there is no freight elevator.
- 24/7 key card access is provided to each floor.
- Elevator dimensions 5' x 6'.

OLYMPIC TOWER

BUILDING DATA SHEET (CONT.)



BICYCLE PARKING

- A bicycle storage room is located in the basement garage. Employees with bicycles may lock their bikes to the racks provided and are granted keycard access to the room at no charge.
- Third Avenue Metro bus stops are one block from the building.
- Additionally, the downtown Westlake light rail station and tunnel entrance is directly across the street.
- There is no additional storage available in the building.



SHOWER FACILITIES

- There currently is no common building shower facility.



MAIL SERVICE

- U.S. Postal Service mail is delivered to a facility in the lobby of the basement garage.
- Other delivery personnel contact tenants directly from the Ring system in the first-floor lobby.



PET POLICY

- Tenants submit pet policies for approval by Landlord.
- Olympic Tower's pet policy allows dogs subject to certain restrictions including breed restrictions, registration and a limit of two permitted dogs per floor per day.



GREEN INITIATIVES

- Janitorial service provided five days a week includes paper and plastic recycling, composting and use of recycled paper products.
- Olympic Tower runs natural gas boilers and an efficient hydroponic loop controlled by a state-of-the-art Alerton computer system controlling HVAC zones throughout the building.



CONTACT

- Center Seattle Management is located on the fifth floor of Olympic Tower.



SIGNAGE

- Tenants are listed on an electronic tenant directory located in the lobby of Olympic Tower.



MAINTENANCE

- Tenants are granted access to an online portal to check their accounts, make rental payments and request maintenance.



EARLY ACCESS

- Access may be available prior to occupancy, subject to availability.



Commercial Real Estate Service

DAMON MCCARTNEY

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