

*Smith  
Tower*

ANNEX

# FLORENCE BUILDING

512 2ND AVENUE  
SEATTLE, WA 98104

**BRODERICK**  
• GROUP •



**FULL BUILDING, FREE STANDING  
OFFICE OR RETAIL OPPORTUNITY**



# BUILDING HIGHLIGHTS



**CREATIVE OFFICE SPACE WITH HIGH CEILINGS, NATURAL LIGHT AND HARDWOOD FLOORS**



**ACCESS TO THE SHARED AMENITIES AT THE ADJACENT SMITH TOWER**



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



**IMMEDIATE ACCESS TO RESTAURANTS AND RETAIL AMENITIES**



**FURNITURE AVAILABLE**

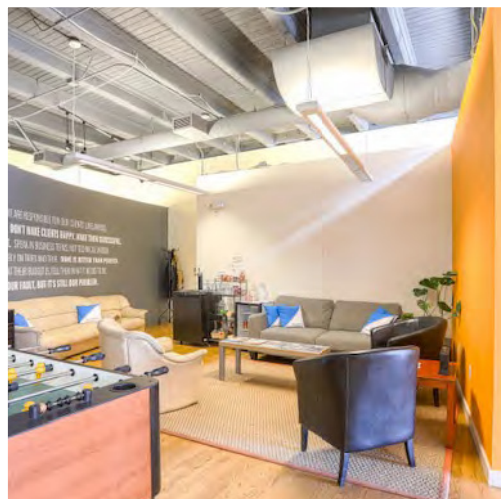
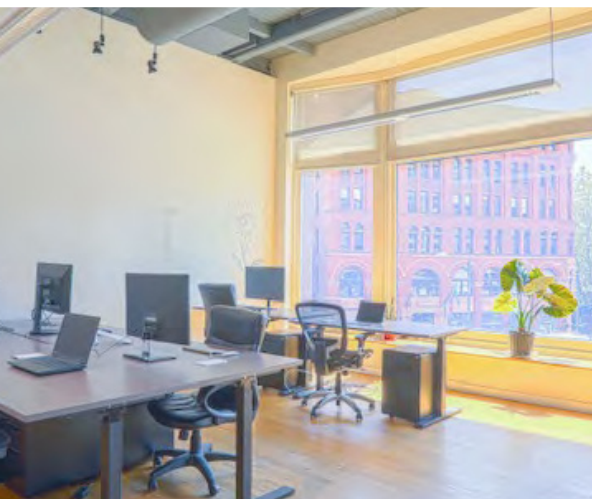


**OPEN SPACE WITH A CONFERENCE ROOM, ONE PRIVATE OFFICE AND KITCHENETTE**

## AVAILABLE SPACE

SUITE	RSF	AVAILABLE
100	2,680	NOW
200	2,169	WITH 90 DAYS' NOTICE
<b>TOTAL</b>	<b>4,849</b>	

*Can be leased combined or as two separate suites*





# BEST-IN-CLASS AMENITIES

## 22ND FLOOR – TENANT LOUNGE

- ▶ 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
- ▶ Upscale kitchen ideal for hosting company events featuring bar seating area, beer kegs, and dual refrigerators

## BIKE ROOM & FITNESS CENTER

- ▶ Cardio/weight room, fitness studio including On Demand Fitness classes, Peloton bikes, and more
- ▶ Full service locker rooms including showers, towel service, lockers and hair dryers
- ▶ Secured bike room with maintenance table

## BUILDING CONFERENCE CENTER

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

## 35TH FLOOR OBSERVATORY BAR

- ▶ All Smith Tower and Florence Building 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.

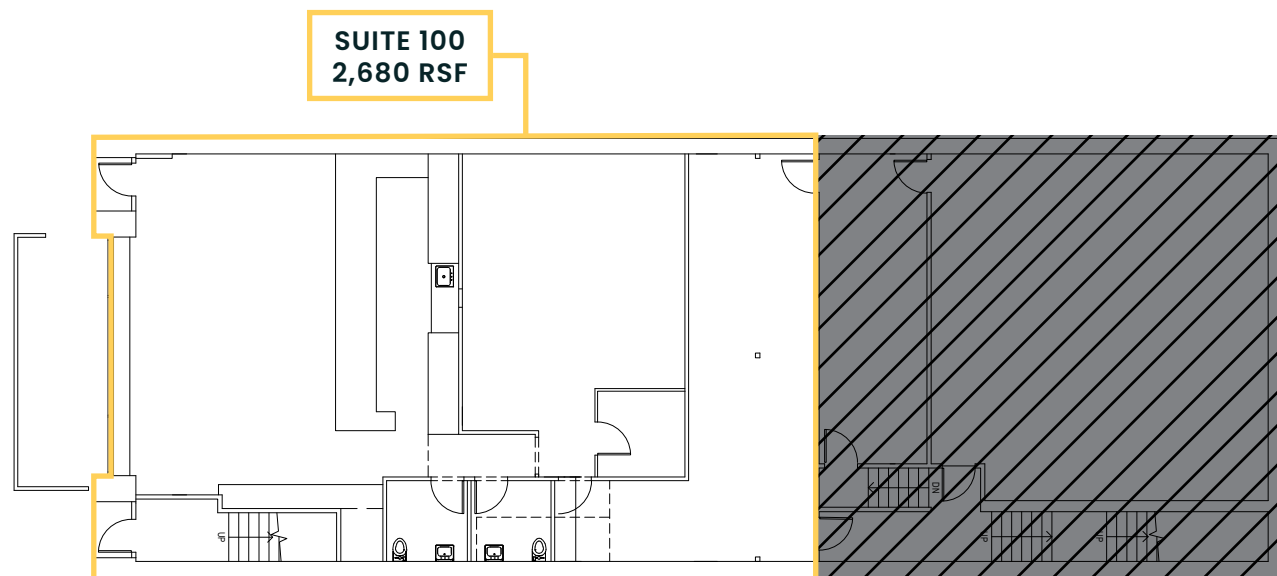
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SUITE 100

2,680 RSF  
AVAILABLE NOW



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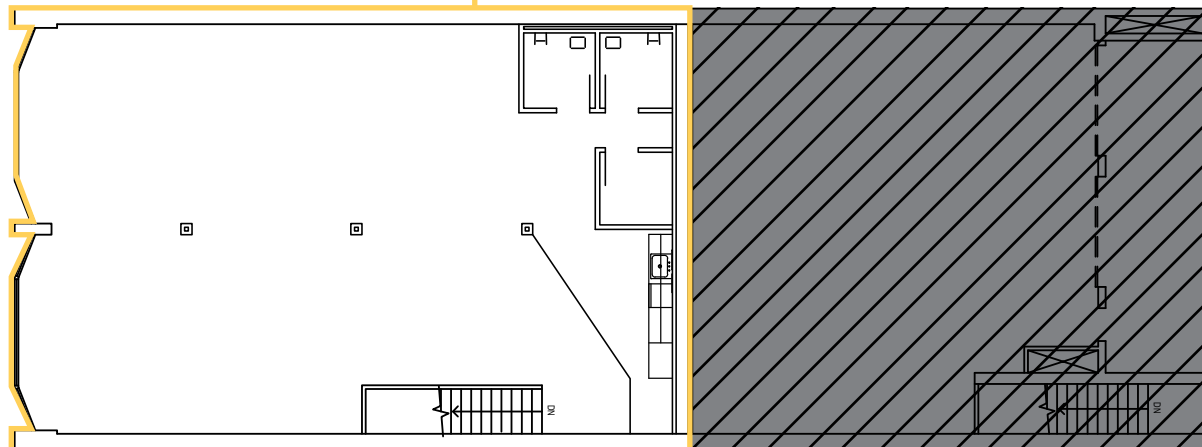
FLORENCE  
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## SUITE 200

2,169 RSF

AVAILABLE WITH  
90 DAYS' NOTICE

SUITE 200  
2,169 RSF



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# FLORENCE BUILDING

## FOOD

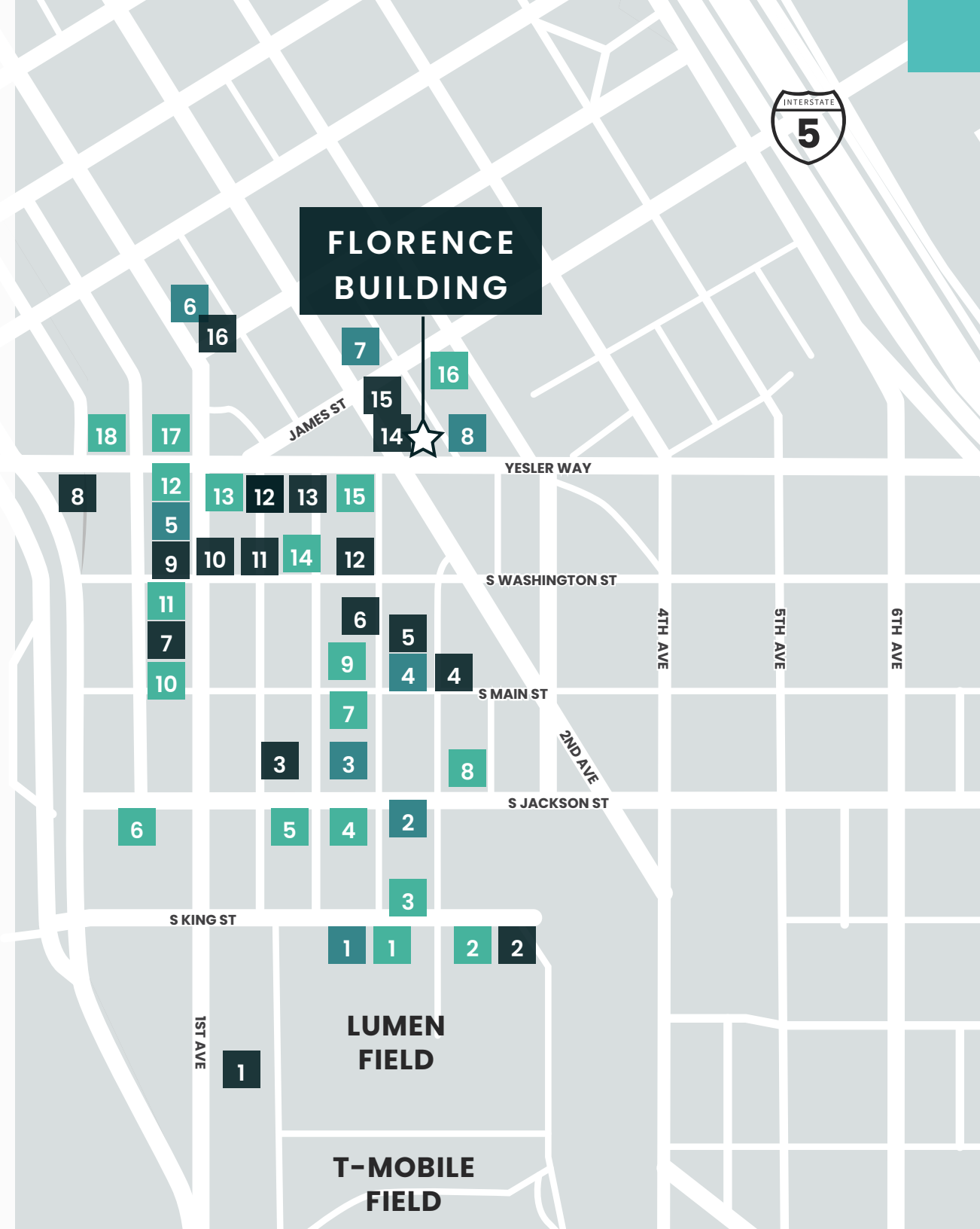
- |                        |                                      |
|------------------------|--------------------------------------|
| 1. Matsu               | 10. OHSUN Banchan Deli & Cafe        |
| 2. 13 Coins Seattle    | 11. Luigi's Italian Eatery & Cantina |
| 3. SuperKim Crab House | 12. Cafe Paloma                      |
| 4. Salumi              | 13. The Halal Guys                   |
| 5. Tacolisto           | 14. Golden Roosters                  |
| 6. General Porpoise    | 15. TAT'S Deli                       |
| 7. Darkalino's         | 16. Rojo's Mexican Food              |
| 8. Fat Shack           | 17. Tapas Angel                      |
| 9. Muse                | 18. 84 Yesler                        |

## COFFEE

- |                     |                     |
|---------------------|---------------------|
| 1. Cone & Steiner   | 5. Lune Cafe        |
| 2. Zeitgeist Coffee | 6. Cherry Street    |
| 3. Caffè Umbria     | 7. Foggy Tea        |
| 4. Elm Coffee       | 8. Cedar River Cafe |

## 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        |
| 5. Good Bar              | 13. The Meyer         |
| 6. McCoy's               | 14. Shawn O'Donnell's |
| 7. Central Saloon        | 15. Collin's Pub      |
| 8. Pioneer Square Saloon | 16. Bad Bishop        |







ANNEX

# FLORENCE 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



FLORENCE  
BUILDING

JAMES ST

YESLER WAY

SWASHINGTON ST

PIONEER  
SQUARE

S MAIN ST

S JACKSON ST

OCCIDENTAL  
AVENUE

S KING ST

1ST AVE

CRUISE SHIP  
FACILITY

WATERFRONT

STADIUM  
DISTRICT

2ND AVE

4TH AVE

5TH AVE

6TH AVE



INTERNATIONAL  
DISTRICT

# PARKING FACILITY

# MONTHLY

# SECURED GARAGE

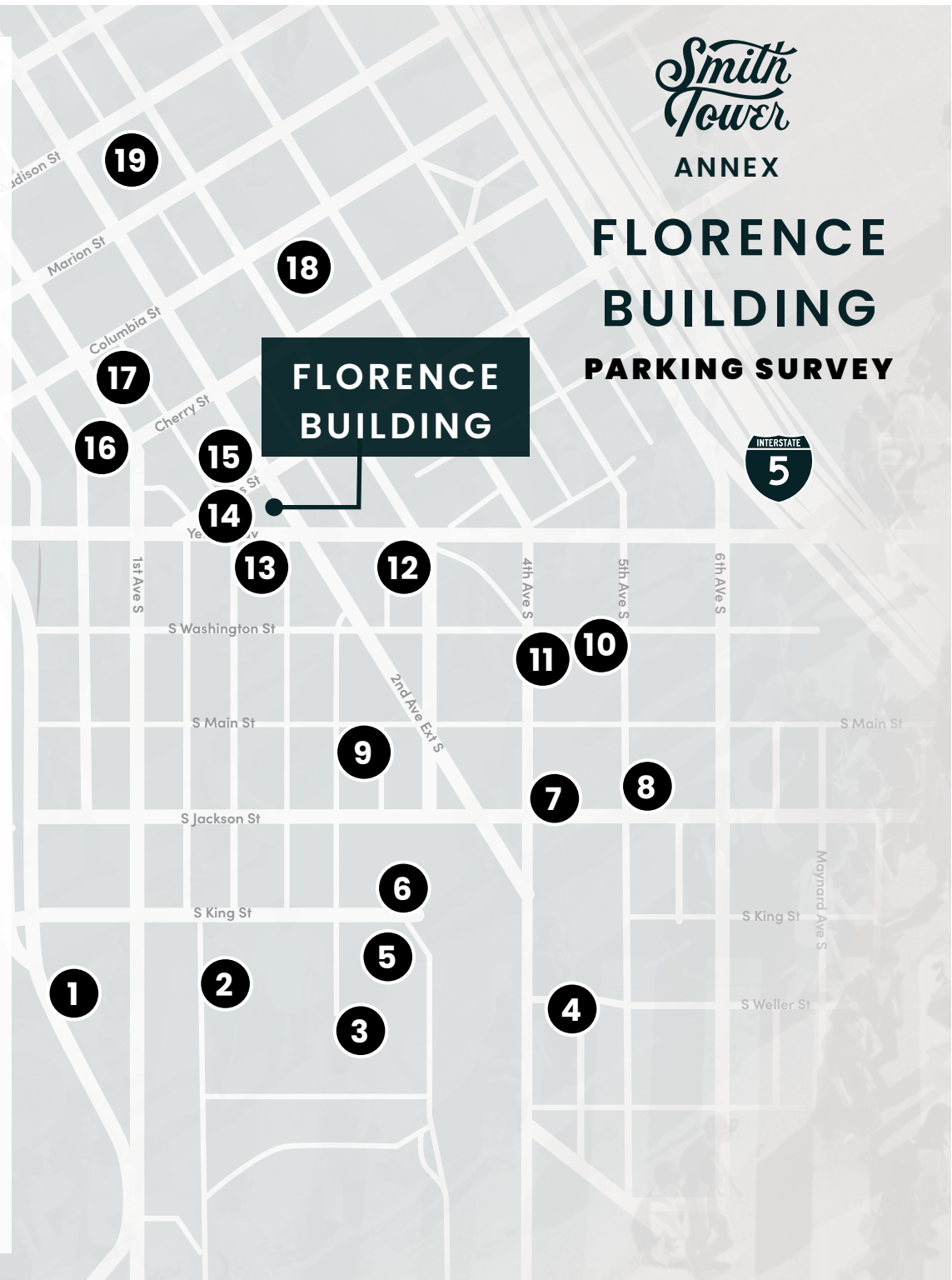
1	505 First Avenue Garage 505 First Ave South	No Monthly Available \$10 Early Bird	Yes
2	Stadium Place Parking Garage 530 Occidental Ave South	No Monthly Available \$3/Hour	Yes
3	CenturyLink Field North Lot 201 South King St	No Monthly Available \$16/Daytime	No
4	Union Station Garage 600 Fifth Ave South	\$210/Month \$14 Early Bird	Yes
5	Avalara Hawk Tower Garage 255 S King St	No Monthly Available \$16 Early Bird	Yes
6	King Street Center Garage 248 S King St	No Monthly Available \$28/Daytime	Yes
7	Diamond Garage 400 S Jackson	\$250/Month	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 \$17.50/Daytime	No
10	U-Park Surface Lot 425 South Washington St	\$301.16/Month \$15/Daytime	No
11	Diamond Surface Lot 210 Fourth Ave	No Monthly Available \$15.25/Daytime	No
12	Frye Garage 117 Third Ave South	\$300/Month \$16/Daytime	Yes
13	Diamond Surface Lot 112 Occidental Ave	No Monthly Available \$17.50 Early Bird	No
14	Sinking Ship Garage 515 Second Ave	\$215/Month \$9 Early Bird	No
15	Butler Garage 114 James St	\$300/Month \$16 Early Bird \$45 / 24 Hours	Yes
16	1st & Columbia Garage 721 First Ave	\$10 Early Bird \$33 / 24 Hours	No
17	Impark Parking 714 First Ave	\$215/Month \$13.87 Early Bird	Yes
18	SP+ Parking 901 Fifth Ave	\$370/Month	Yes
19	ACE Parking 999 3rd Ave	\$34 / 24 Hours	Yes

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# FLORENCE BUILDING

# PARKING SURVEY







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