

# FIRST LIGHT

2000 3rd Ave  
Seattle, Washington

**BRODERICK**  
• GROUP •





F I R S T  
L I G H T

Collaboration space that  
will inspire your team to  
come together and create





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## Property Details

### Office Area:

114,740 SF

### Typical Floorplate Size:

19,871 SF

### Slab to Slab Height:

Levels 2-5: 12'-3"

Level 6: 13'-8"

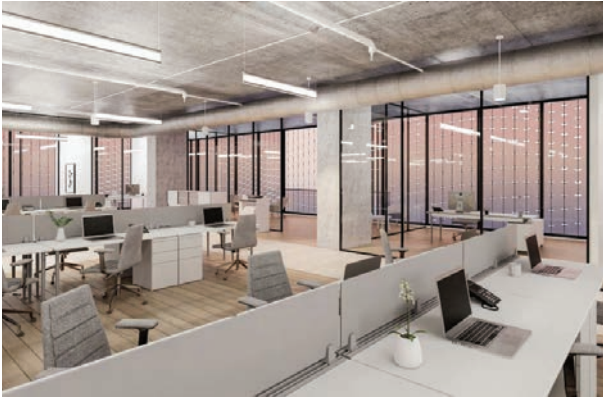
Level 7: 12'-4"

### Parking:

0.68 Stalls/1,000 SF



# F I R S T L I G H T



**Inspiring,  
sustainable  
collaboration  
space**



# F I R S T L I G H T



## Amenities

### Westbank Cycle Club

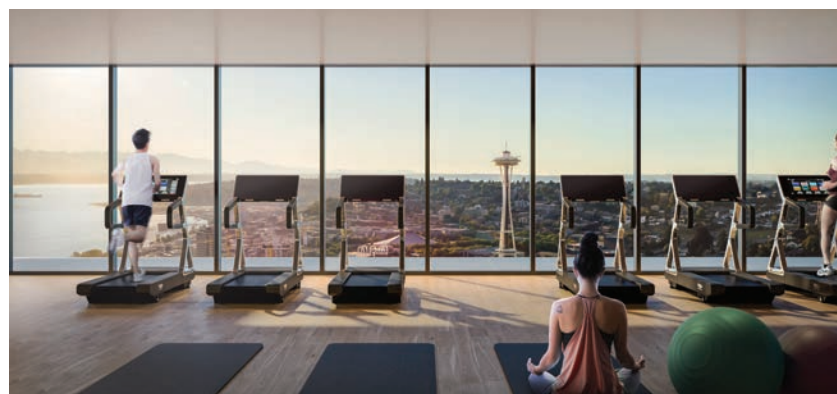
Westbank Cycle Club e-bike share program and amenity lounge for workspace tenants

### The Orchard

Level 7 outdoor amenity space for individual and group meetings under an orchard

### Sky Pool / Wellness Center

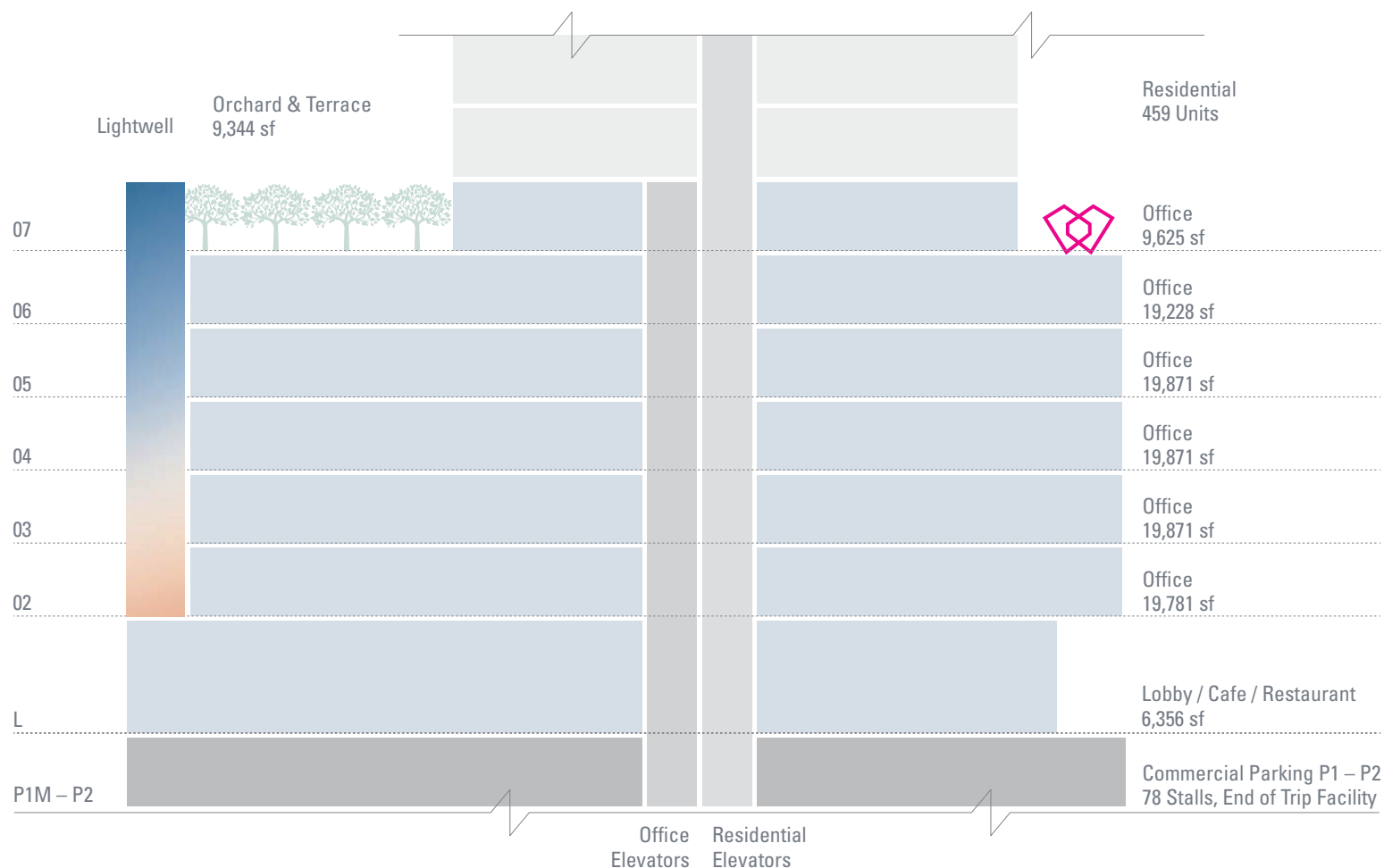
Active recreation of the lap and spa pool areas, with the entire floor below devoted to the aerobic and weights room



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## Stacking Plan



**DAMON MCCARTNEY**

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**DAVID GREENWOOD**

206-512-7386

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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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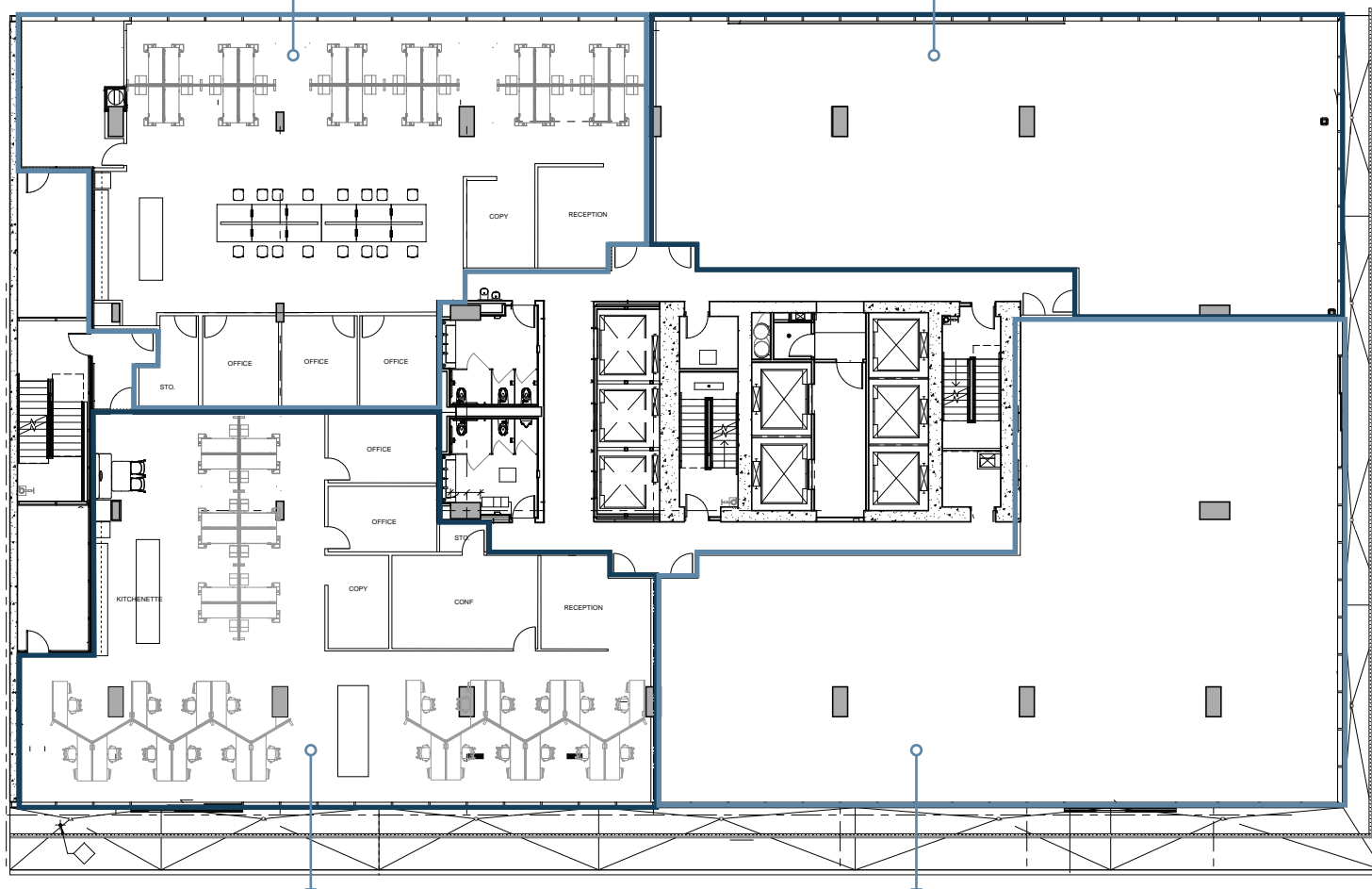


**Spec Suite 201 D**  
4,657 RSF

**Suite 201 C**  
4,388 RSF

## Demised Suites | Level 2

Available Q2 2025



**Spec Suite 201 A**  
4,778 RSF

**Suite 201 B**  
5,877 RSF



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## Test Fit 1 | Levels 3 - 5

### Traditional Office Layout

19,871 SF/Person  
108 Workstations  
16 Private Offices  
4 Private Conference Rooms  
13 Collaboration Spaces  
3 Offices



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## Test Fit 2 | Levels 3 - 5

### Traditional Office Layout

19,871 SF/Person

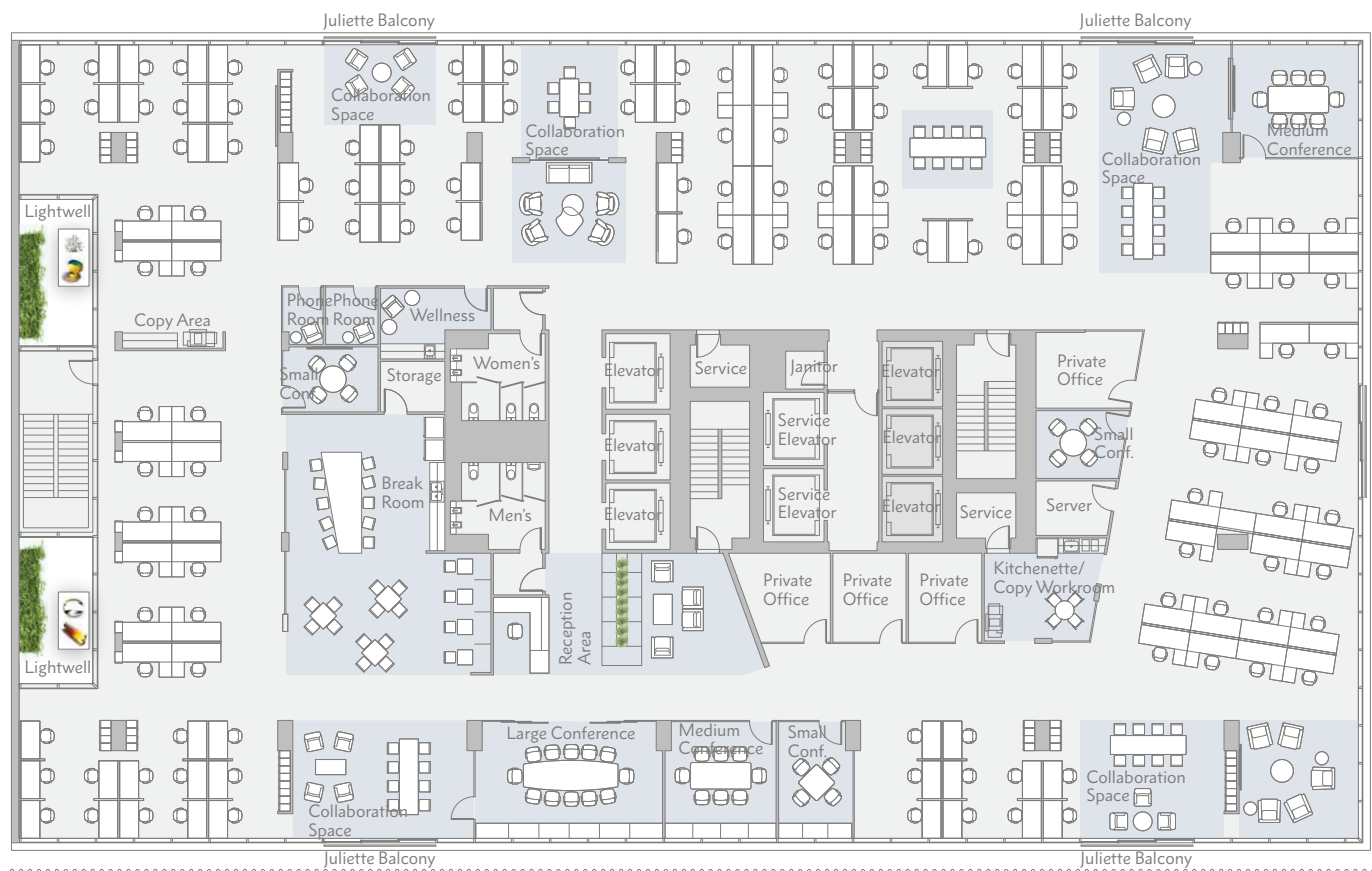
128 Workstations

4 Private Offices

6 Private Conference Rooms

8 Collaboration Spaces

3 Office Elevators



Virginia Street  
↑

3rd Avenue  
↔



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# Nearby Amenities

## Restaurants

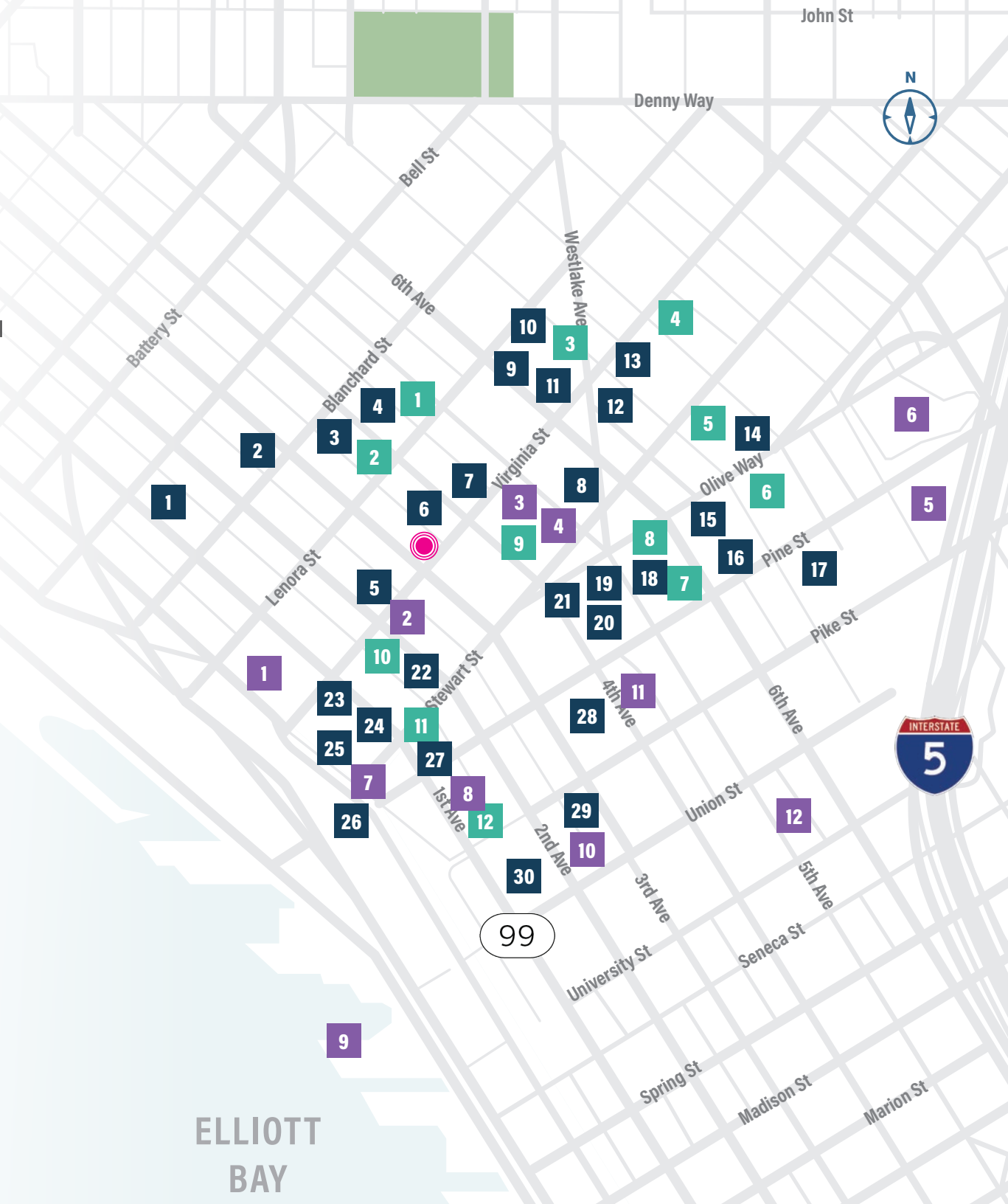
1. Umi Sake House
2. FOB Poke Bar
3. FOB Sushi Bar
4. Currant Bistro
5. Shaker + Spear
6. Serious Pie
7. Lola
8. Relish Bistro
9. Skillet Counter
10. Great State Burger
11. Marination
12. Petra Cafe
13. Seoul Bowl
14. Mr West Cafe
15. Pike Place Chowder
16. Din Tai Fung
17. Ruth's Chris
18. Nordstrom Grill
19. Xi'an Noodles
20. Asean Streat Food Hall
21. Andaluca
22. Ludi's
23. Le Pichet
24. Kells Irish Pub
25. The Pink Door
26. Old Stove Brewing Co
27. Verve Bowls
28. Yard House
29. Wild Ginger
30. Japonessa

## Coffee

1. Herkimer Coffee
2. Coffee TAB
3. Starbucks
4. Fonte Coffee
5. Starbucks
6. Anchorhead Coffee
7. Nordstrom Ebar
8. Cherry Street Coffee
9. Urban Coffee House
10. Moore Coffee Shop
11. Artly Coffee
12. Storyville Coffee

## Lifestyle

1. Seattle Athletic Club
2. Moore Theatre
3. RowdyBox
4. Urban Yoga Spa
5. Paramount Theatre
6. WA Convention Center
7. Pike Place Market
8. The Showbox
9. Seattle Great Wheel
10. Benaroya Hall
11. Westlake Park
12. 5th Ave Theatre





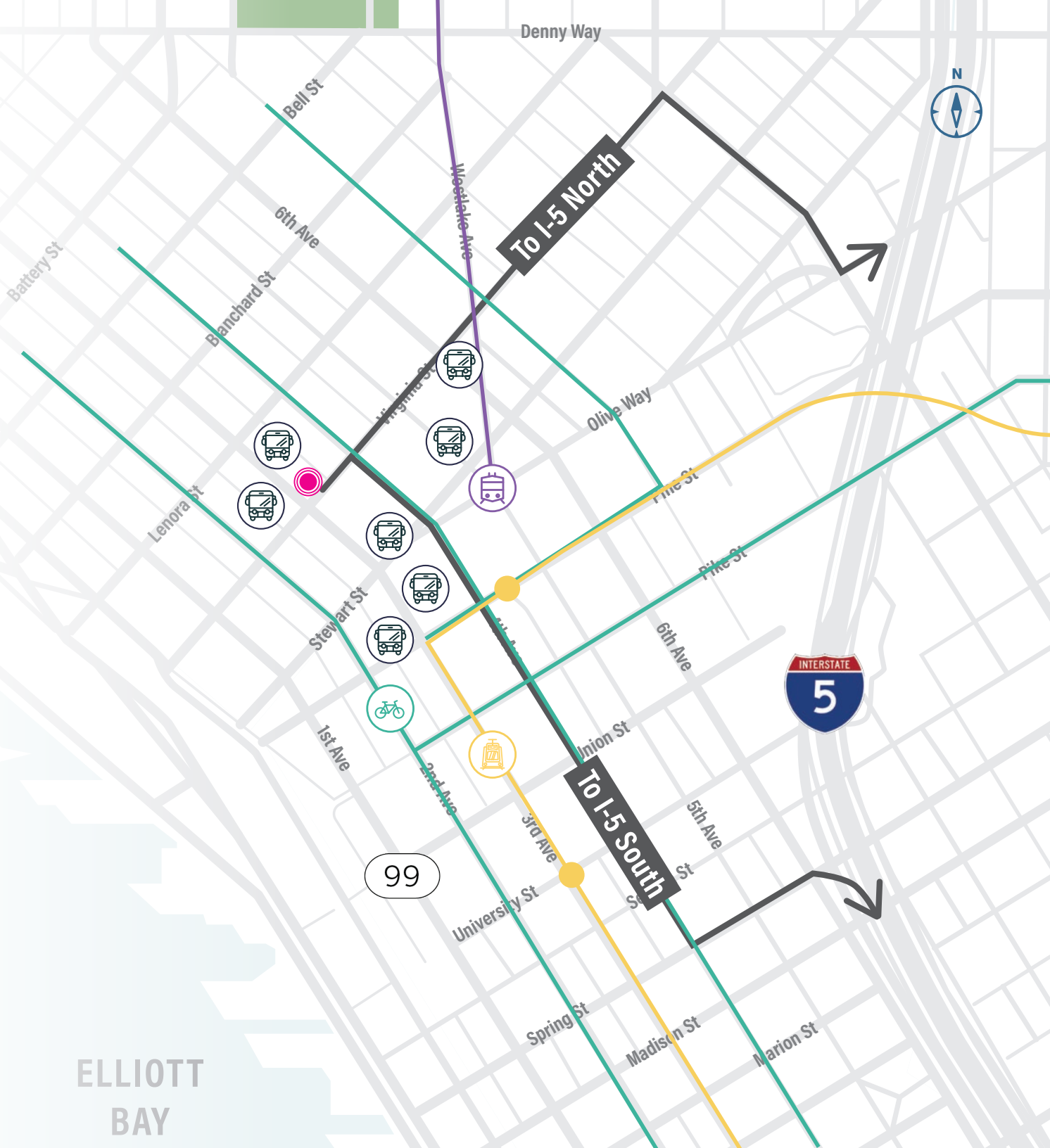
# Transit Map

-  Link Light Rail
-  SLU Street Car
-  Sound Transit Stop
-  Bike Path

**5 MINUTES**  
to I-5 North & South

**15 MINUTES**  
to Downtown Bellevue

**15 MINUTES**  
to Seatac Airport





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