

*Smith
Tower*

ANNEX

FLORENCE BUILDING

512 2ND AVENUE
SEATTLE, WA 98104

BRODERICK
• GROUP •



**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



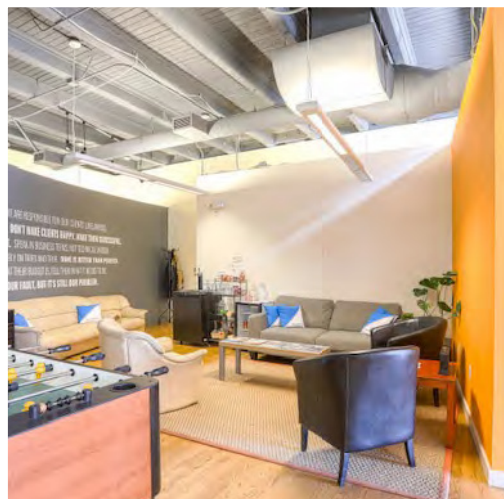
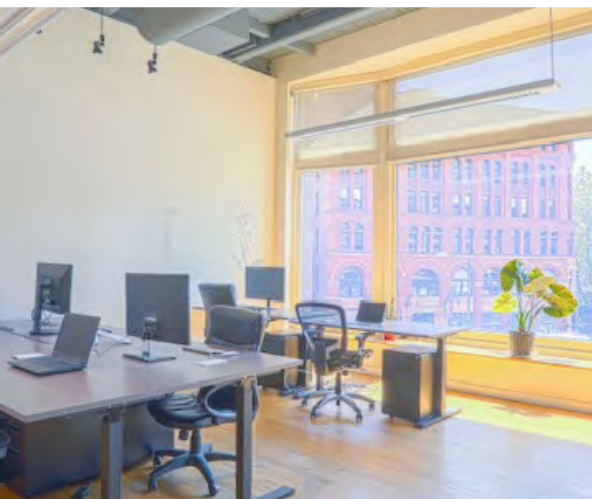
FURNITURE AVAILABLE



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

AVAILABLE SPACE

SUITE	RSF	AVAILABLE
200	2,169	90 DAYS' NOTICE



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.

HOST YOUR EVENT AT SEATTLE'S MOST ICONIC VENUE

FLORENCE ROOM

A refined and inviting venue for any occasion, this hidden gem showcases charm and sophistication. Expansive windows fill the space with natural light, highlighting a beautifully crafted built-in bar and offering sweeping views of Elliott Bay.

- **Specs:**
Floor Level: 21
Size: 2,800 SF
Capacity: 150 people

LOOKOUT LOUNGE

The Lookout Lounge and Deck offers a sophisticated indoor-outdoor experience, featuring a modern lounge equipped with a full kitchen. This stylish space seamlessly extends to a spacious rooftop deck, providing panoramic views of Seattle.

- **Specs:**
Floor Level: 22
Size: 1,300 SF
Capacity: 65 people

THE ATRIUM

Tucked away on the 21st floor, this small, light-filled, and versatile space offers an intimate, serene setting—perfect for private dinners or small business meetings.

- **Specs:**
Floor Level: 21
Size: 1,078 SF
Capacity: 40 people

THE OBSERVATORY BAR

A hidden gem high above the city — this speakeasy-style bar blends vintage charm with panoramic, 360° views of Seattle and exclusive access to the open-air Observation Deck.

- **Specs:**
Floor Level: 35
Size: 1,000 SF
Capacity: 80 people

EXECUTIVE BOARDROOM

A sophisticated, fully equipped meeting room featuring high-speed internet, a flat-screen TV, and 360° Owl video conferencing—ideal for all meeting types and seamless virtual collaboration.

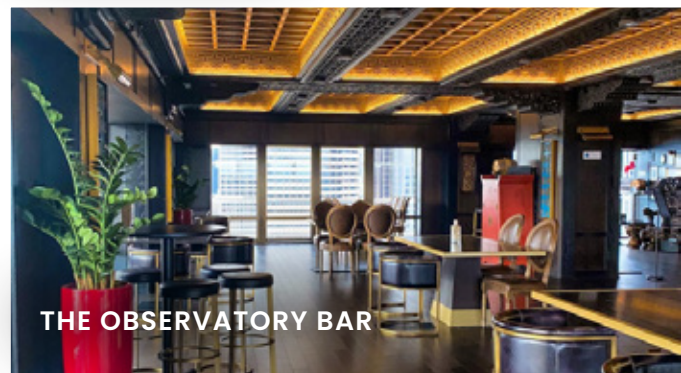
- **Specs:**
Floor Level: 2
Size: 765 SF
Capacity: 14 people



**FOR MORE INFORMATION
ON EVENTS CLICK HERE
TO VISIT THE WEBSITE**



FLORENCE ROOM



THE OBSERVATORY BAR



LOOKOUT LOUNGE



THE ATRIUM

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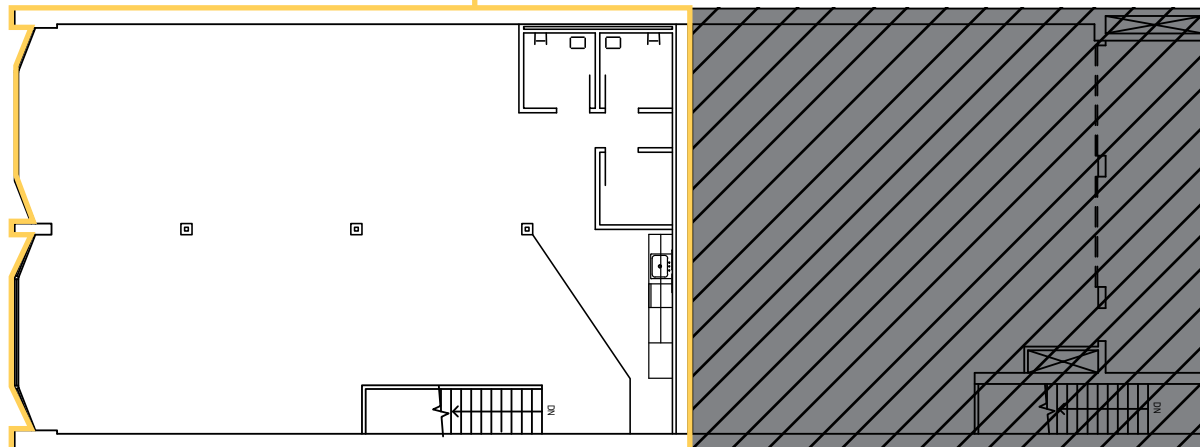
FLORENCE
BUILDING

SUITE 200

2,169 RSF

AVAILABLE WITH
90 DAYS' NOTICE

SUITE 200
2,169 RSF



BRODERICK
• GROUP •

DAMON MCCARTNEY | 206.838.7633
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ANNEX

FLORENCE BUILDING

FOOD

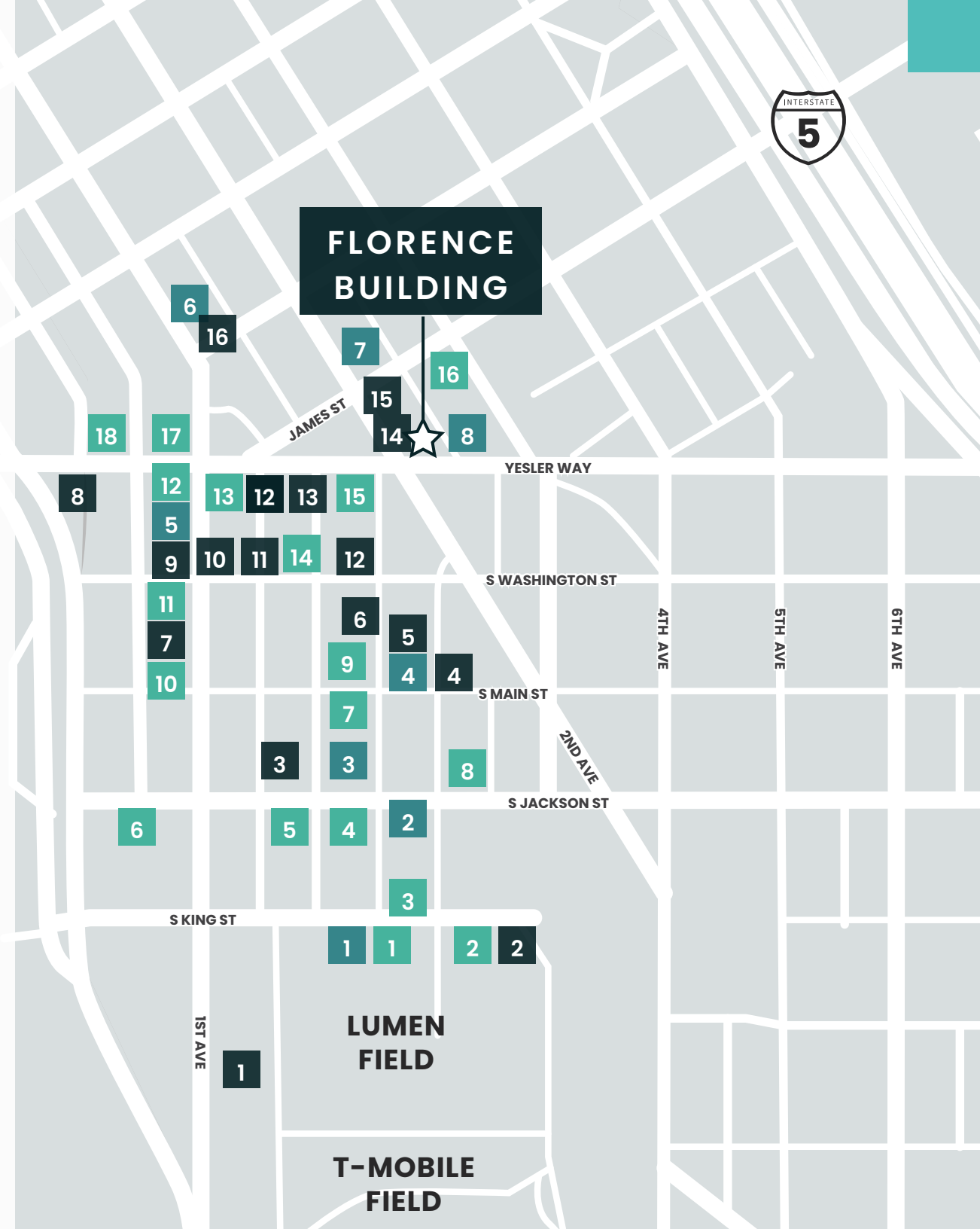
- | | |
|------------------------|--------------------------------------|
| 1. Matsu | 10. OHSUN Banchan Deli & Cafe |
| 2. 13 Coins Seattle | 11. Luigi's Italian Eatery & Cantina |
| 3. SuperKim Crab House | 12. Cafe Paloma |
| 4. Salumi | 13. The Halal Guys |
| 5. Tacolisto | 14. Golden Roosters |
| 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 |



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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



INTERNATIONAL
DISTRICT

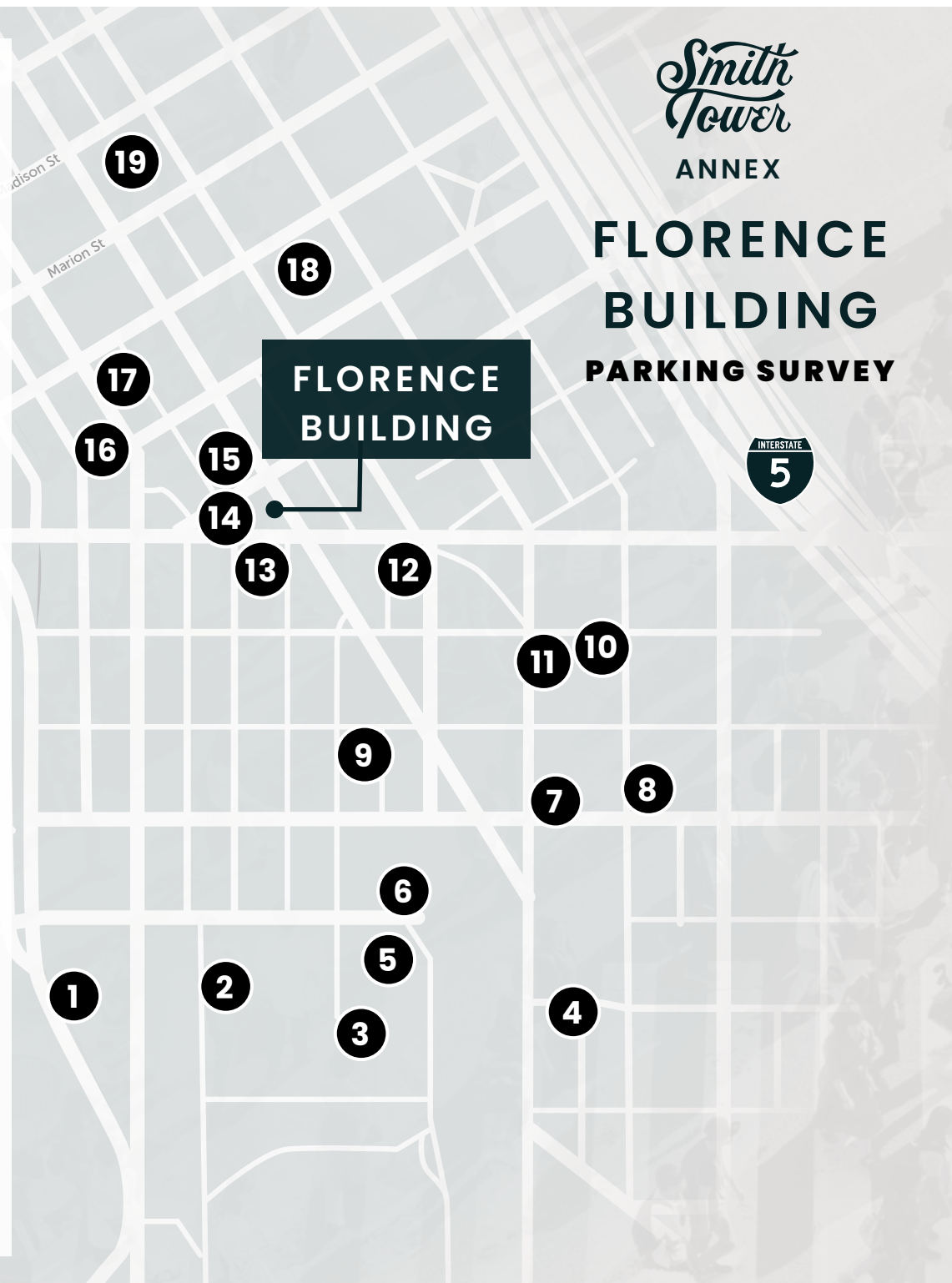
2ND AVE

4TH AVE

5TH AVE

6TH AVE

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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