



520 PIKE



For leasing inquiries, please contact:

LARRY ALMELEH

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CHANGE HAS ARRIVED

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PREMIER LOCATION

At the corner of Pike Street and Sixth Avenue in Seattle's downtown central business district, the property is easily accessible by freeway, public transit, bike and ferry. 520 Pike is located within a rich amenity base, adjacent to diverse hotel, dining and retail options, as well as the Washington Athletic Club.

PANORAMIC VIEWS

520 Pike boasts some of the most striking views in Seattle, framing water, city and mountain views with efficient floor plates and a continuous glass façade.

EXCLUSIVE AMENITIES

Tenant-only amenities at 520 Pike include ample parking with eight EV charging stations, secure, card-accessed bike storage, a conference center and state-of-the-art fitness center with shower facilities and complimentary towel service.

SUSTAINABILITY

520 Pike is LEED® Gold (EB) certified and Fitwel certified.

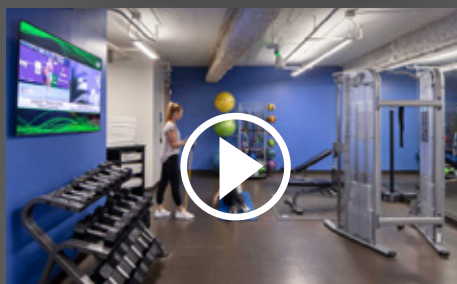
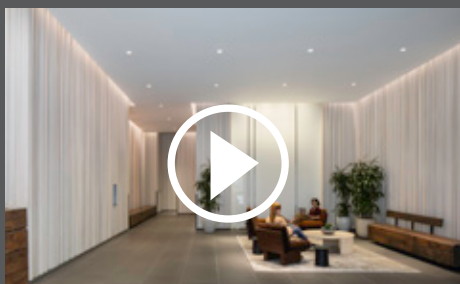
TRANSFORMATIVE RENOVATION

We completed a transformative renovation of 520 Pike in 2018. Designed by Olson Kundig, paying homage to the Pacific Northwest.

520 Pike is a 29-story, Class A office building offering industry-leading tenants over 396,000 RSF of world-class workspace.



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TISHMAN SPEYER

The information contained herein has been given to us by the owner or sources that 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.

NOVEMBER 2025

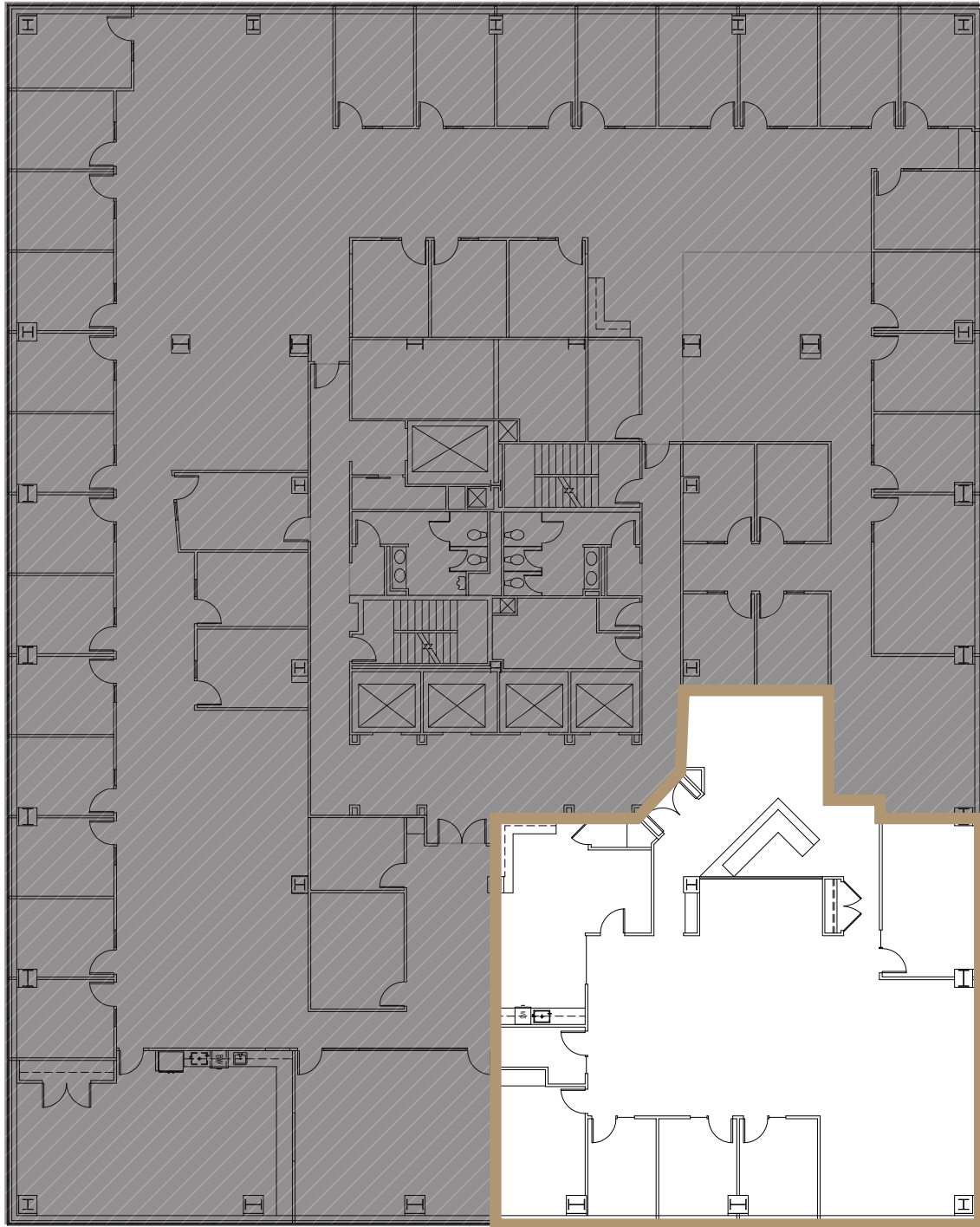
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Suite	RSF	Availability	Comments
<u>1900 + 2000</u>	36,401	Immediately	Two full contiguous floors with interstitial stair.
<u>2800</u>	18,612	Immediately	Full floor with mix of private offices and open areas. Exposed ceiling in portion of suite. Beautiful top of building views. VIRTUAL TOUR
<u>2000</u>	18,218	Immediately	Full floor, beautiful views. Mix of private offices and open areas. VIRTUAL TOUR
<u>1900</u>	18,183	Immediately	Full floor, beautiful views. Mix of private offices and open areas. VIRTUAL TOUR
<u>900</u>	11,460	1/1/2026	Elevator lobby exposure. Direct access to lobby/garage shuttle elevators. Mostly open with interior private offices.
<u>2550</u>	9,695	7/1/2026	Upgraded improvements. Mix of private offices and open areas. Elevator lobby exposure.
<u>1150</u>	7,798	Immediately	Fully furnished, mostly open with numerous conference rooms and large kitchen. VIRTUAL TOUR
<u>1420+1440</u>	7,154	Immediately	Combined suites.
<u>1400</u>	6,340	Immediately	Mostly open with interior private offices, large conference rooms on window, elevator lobby exposure. Plug and play - furnished. VIRTUAL TOUR
<u>2600</u>	5,368	Immediately	Elevator lobby exposure. Great mix of private offices and open areas. Eastern facing including northeast corner. VIRTUAL TOUR
<u>2750</u>	4,352	Immediately	Elevator lobby exposure. Great mix of private offices and open areas. Eastern facing including northeast corner. VIRTUAL TOUR
<u>2900</u>	3,919	Immediately	Top of building. Mix of open space and private offices.
<u>1420</u>	3,870	Immediately	Northwest corner suite with conference room. VIRTUAL TOUR
<u>1375</u>	3,708	Immediately	Nine perimeter private offices and large open area. VIRTUAL TOUR
<u>1005</u>	3,528	Immediately	Northwest corner suite with five private offices, conference room, kitchen, and open area. VIRTUAL TOUR
<u>985</u>	3,401	1/1/2026	Southeast corner suite with elevator lobby exposure. Mostly open with two private offices and a kitchen.
<u>1440</u>	3,285	Immediately	Northeast corner. Mix of private offices, conference rooms, and open space. VIRTUAL TOUR
<u>1010</u>	2,262	Immediately	Northeast corner suite with upgraded improvements. Five perimeter private offices, large conference room on the perimeter, and kitchen. VIRTUAL TOUR
<u>1250</u>	1,636	Immediately	Fully furnished. Elevator lobby exposure. Two private offices, conference room, kitchen and bullpen. VIRTUAL TOUR
<u>1305</u>	842	Immediately	Open work space, one private office and kitchen. VIRTUAL TOUR

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FLOOR 29 | SUITE 2900
3,919 RSF

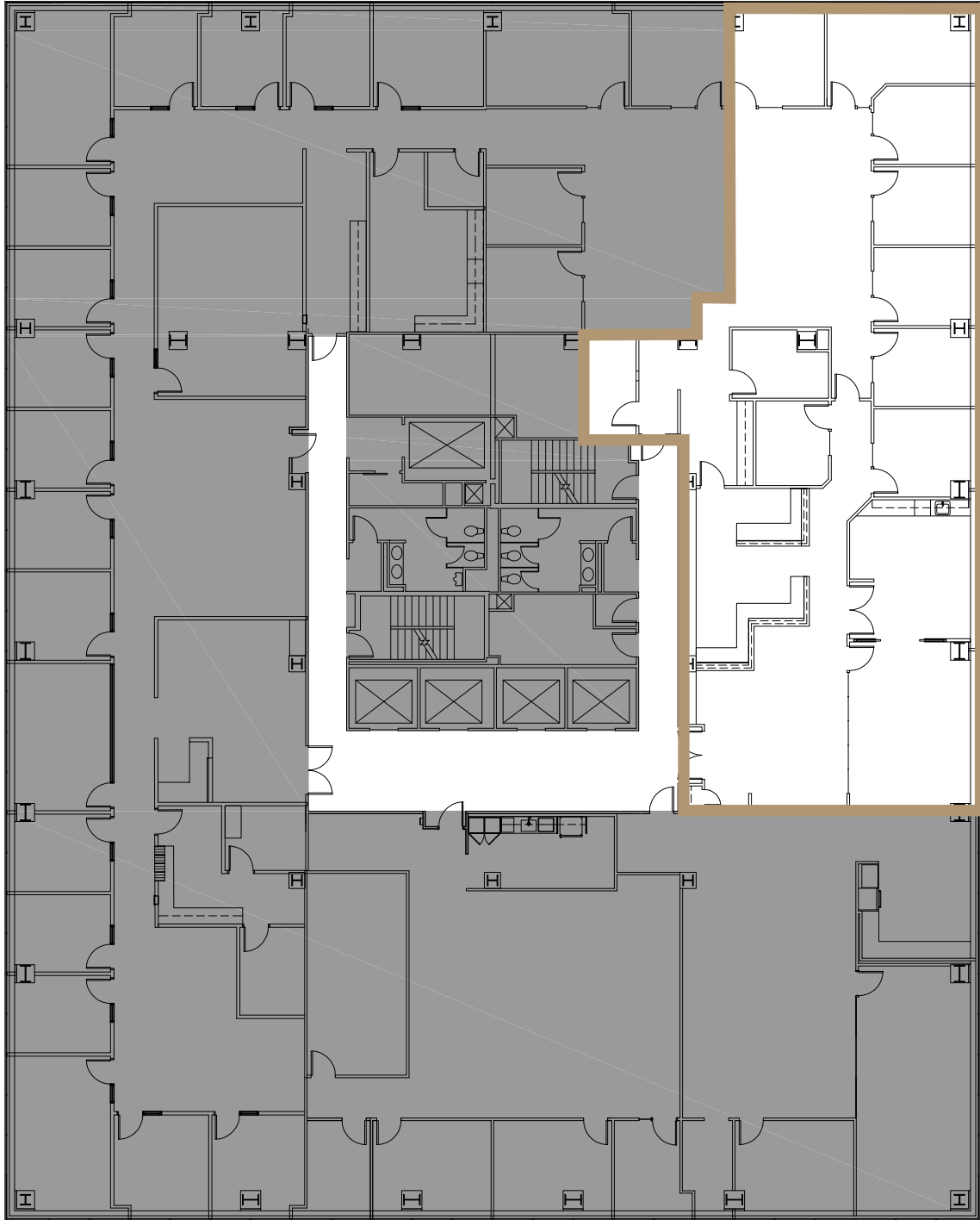


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FLOOR 27 | SUITE 2750

4,352 RSF

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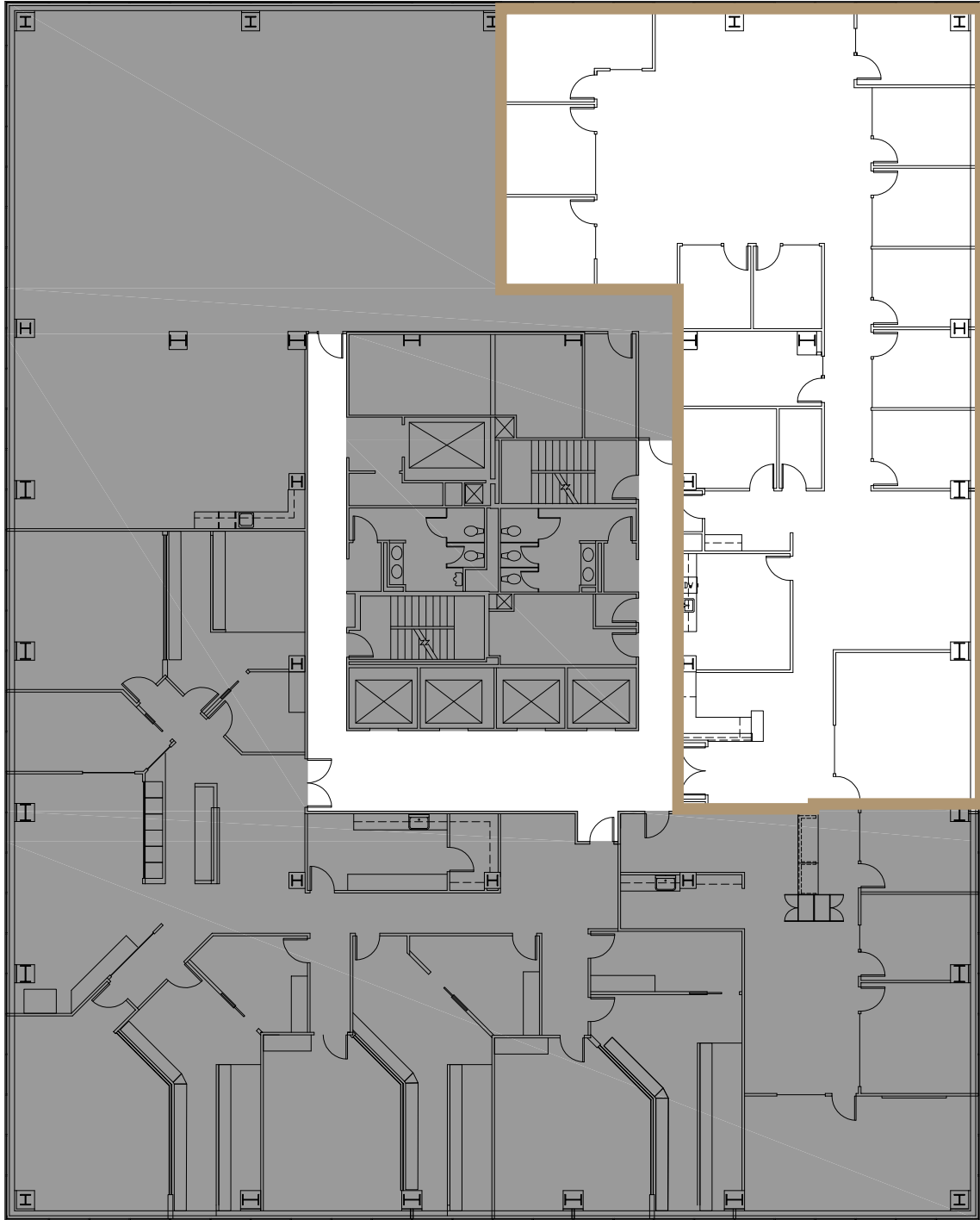


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FLOOR 26 | SUITE 2600

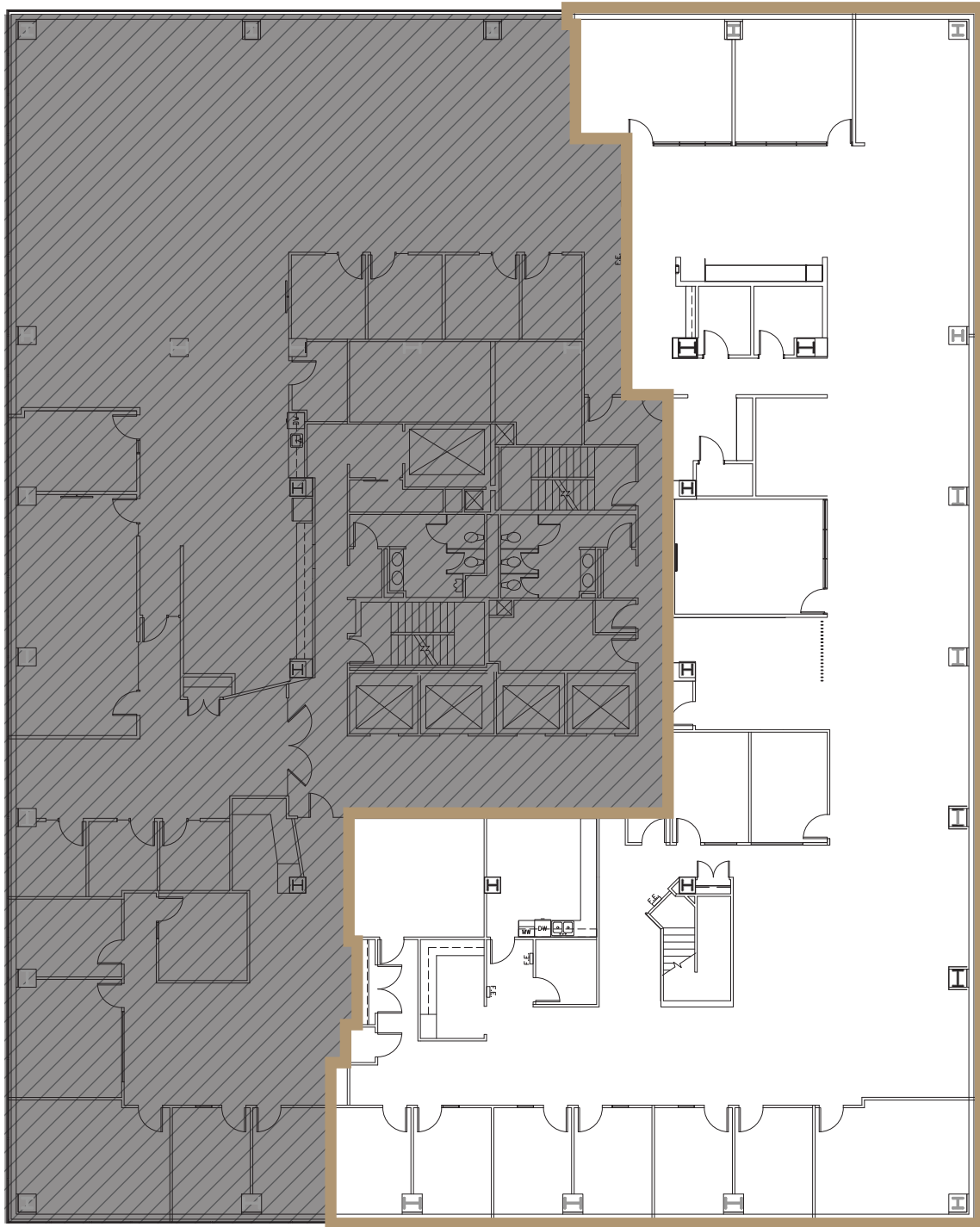
5,368 RSF

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FLOOR 25 | SUITE 2550
9,695 RSF

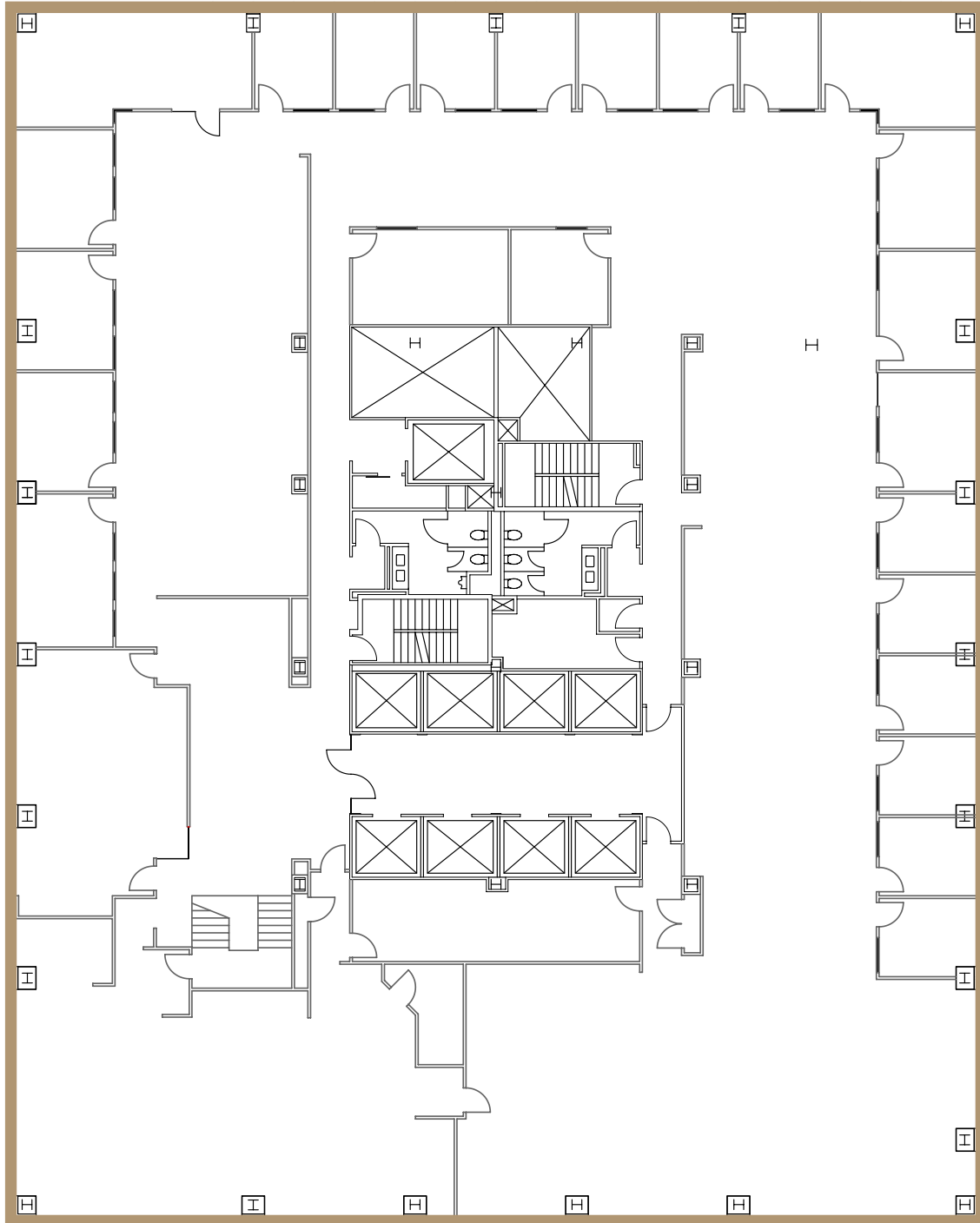


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FLOOR 20 | SUITE 2000

18,218 RSF

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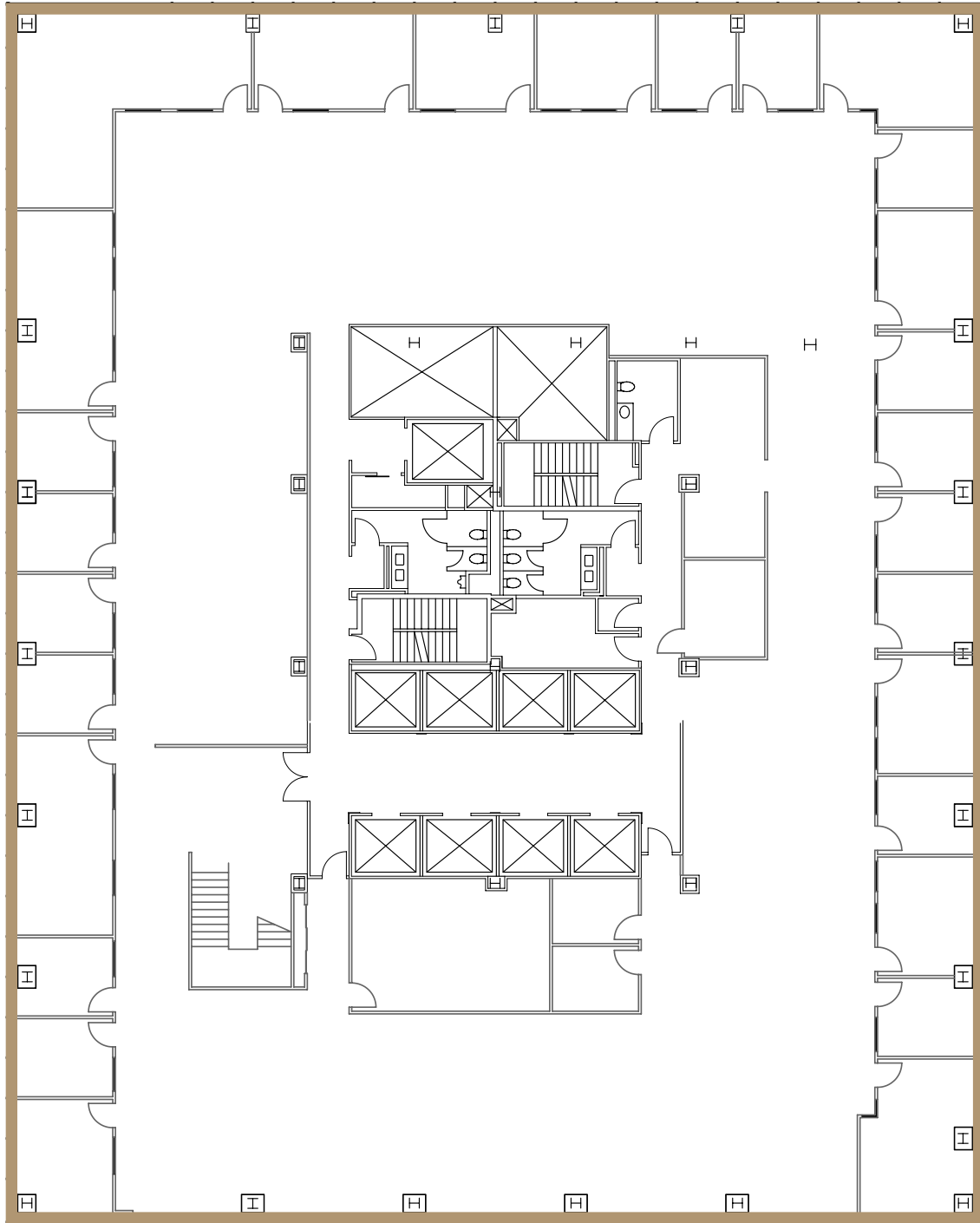


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FLOOR 19 | SUITE 1900

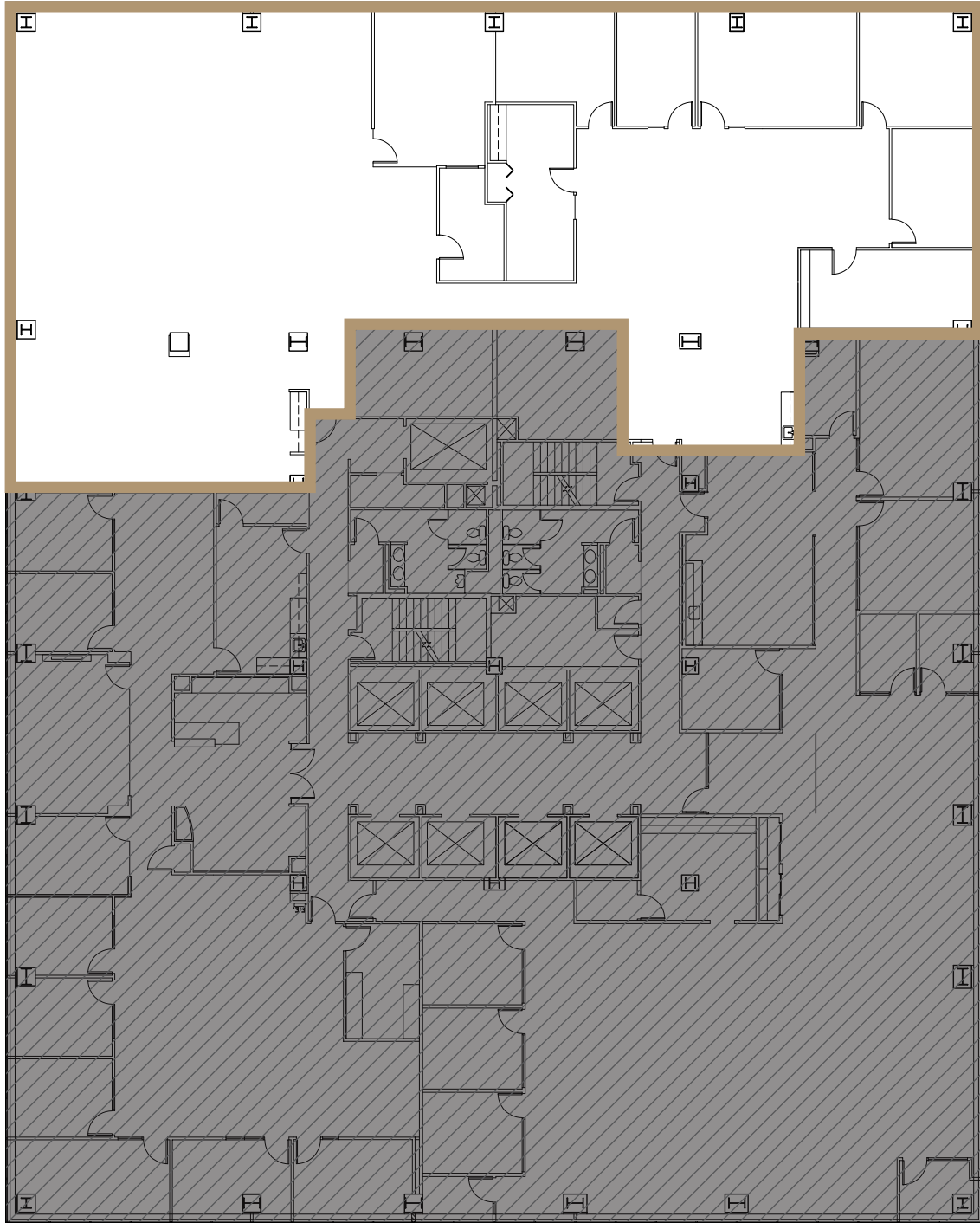
18,183 RSF

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FLOOR 14 | SUITE 1420 + 1440
7,154 RSF

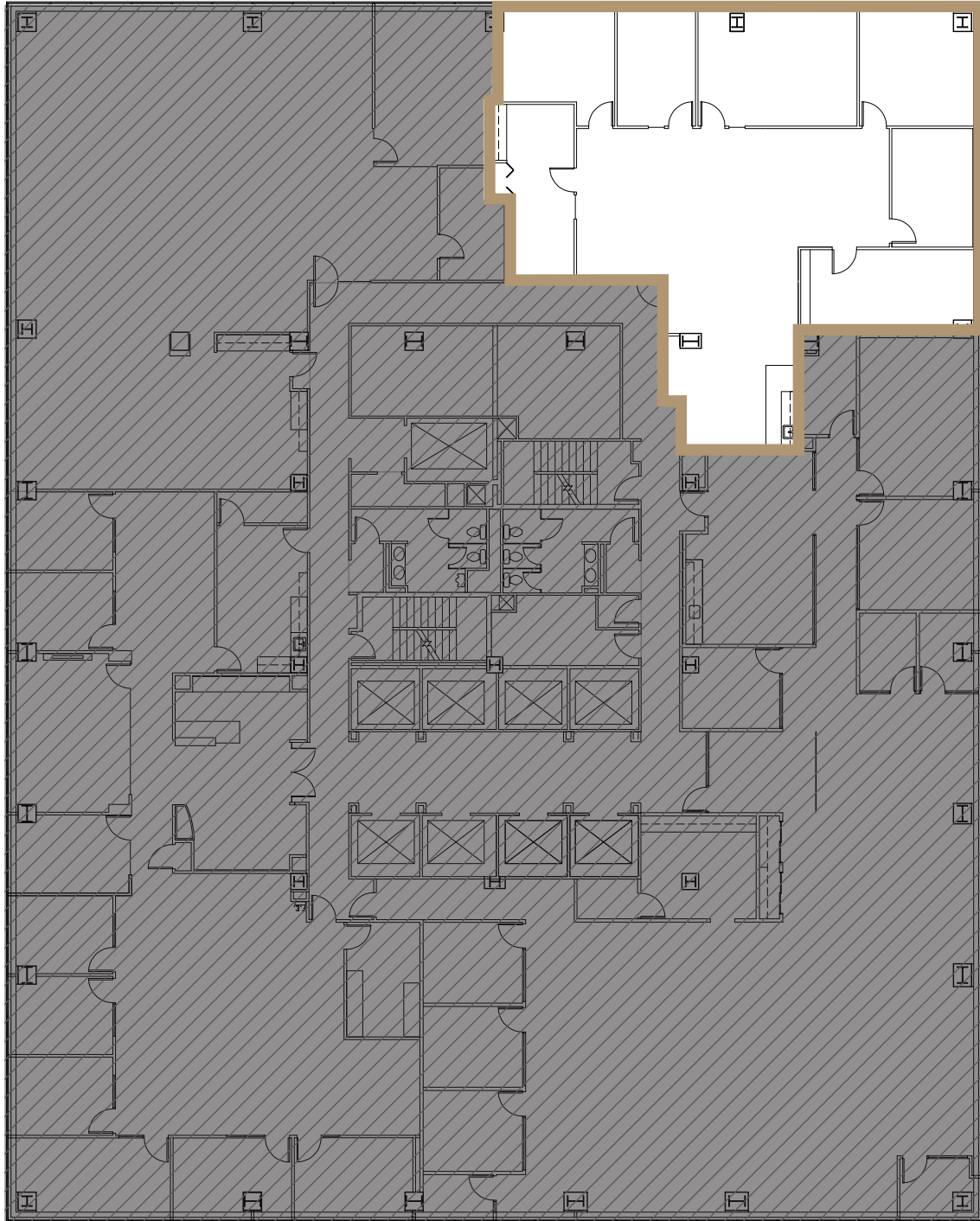


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FLOOR 14 | SUITE 1440

3,285 RSF

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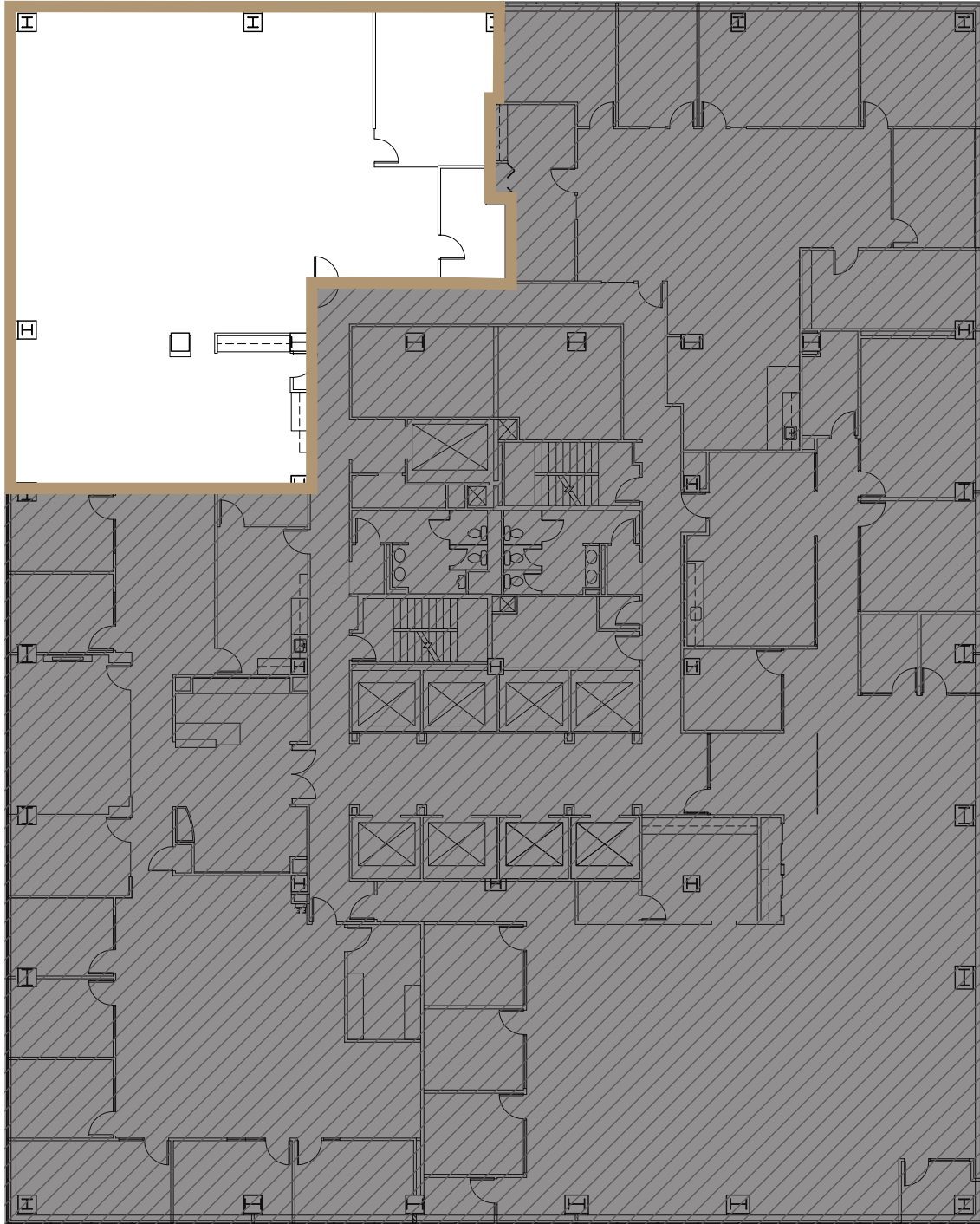


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FLOOR 14 | SUITE 1420

3,870 RSF

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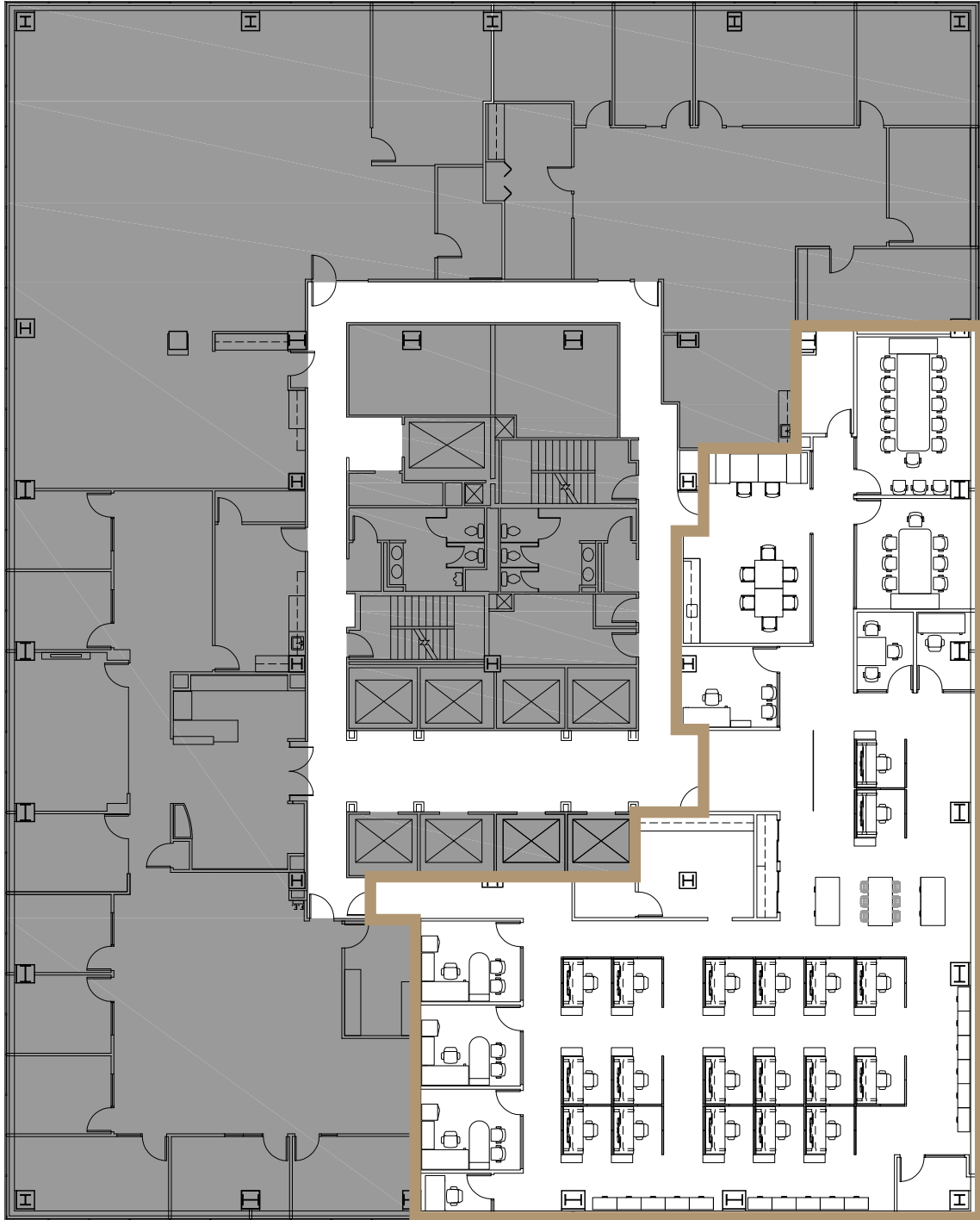


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FLOOR 14 | SUITE 1400

6,340 RSF

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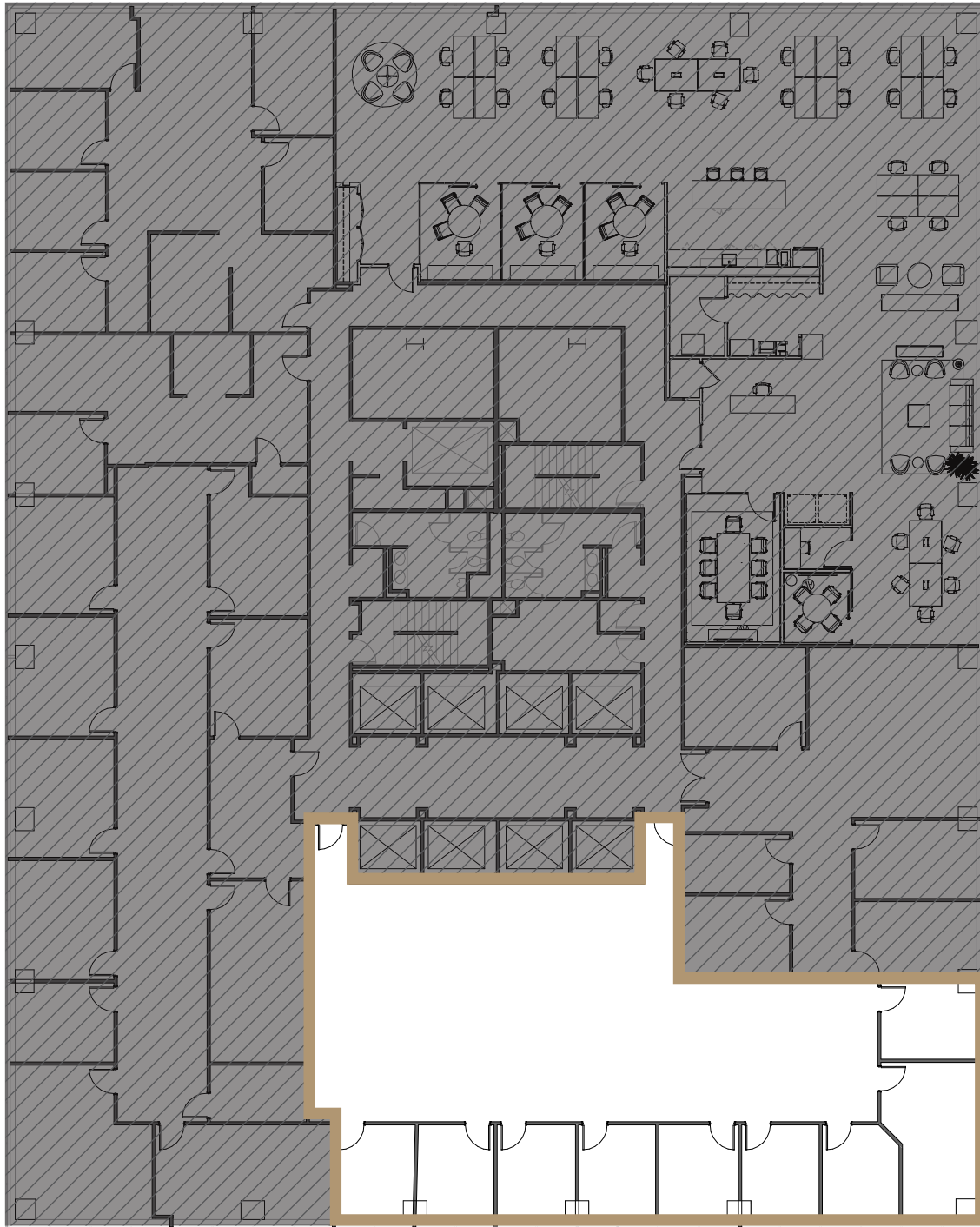


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FLOOR 13 | SUITE 1375

3,708 RSF

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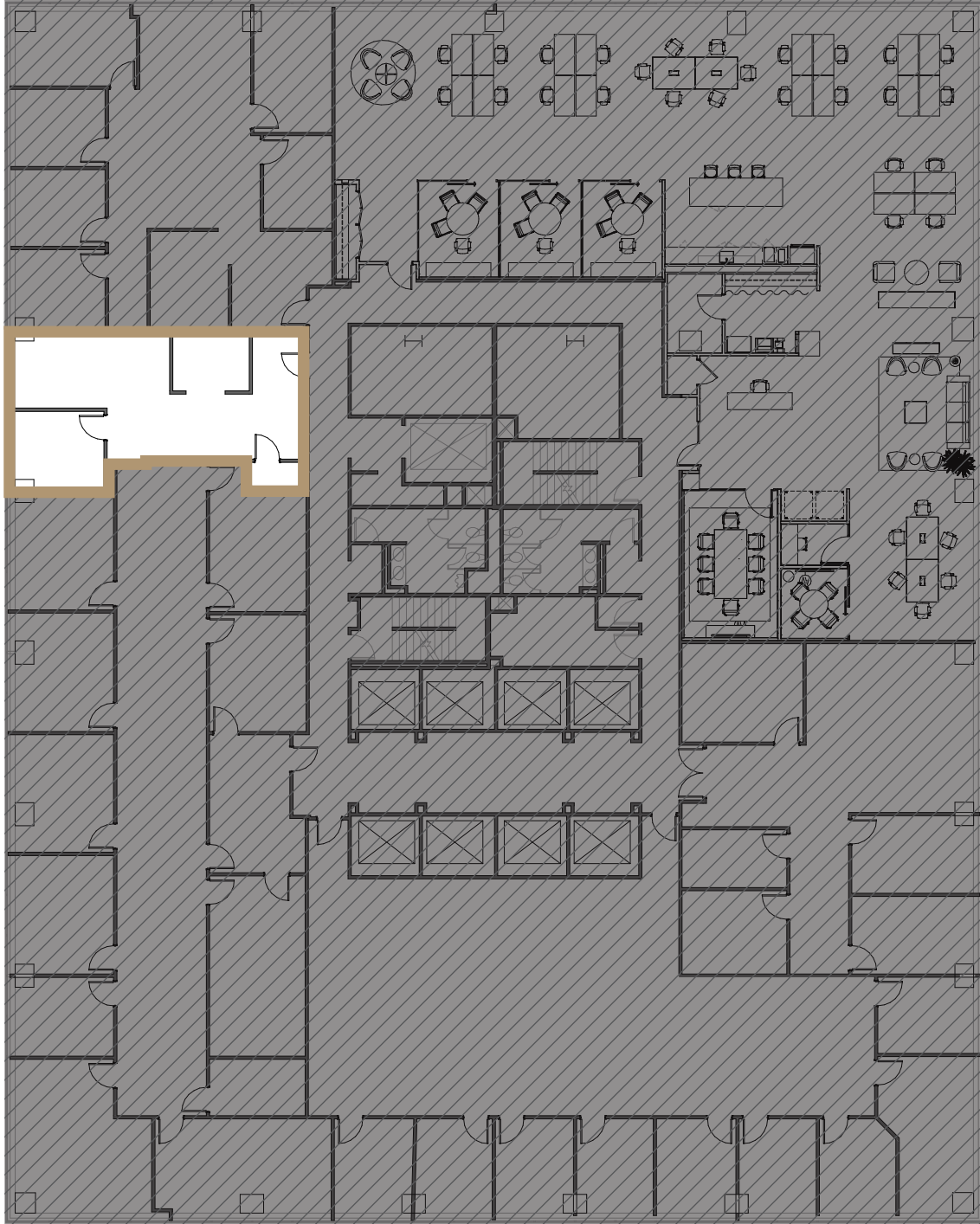


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FLOOR 13 | SUITE 1305

842 RSF

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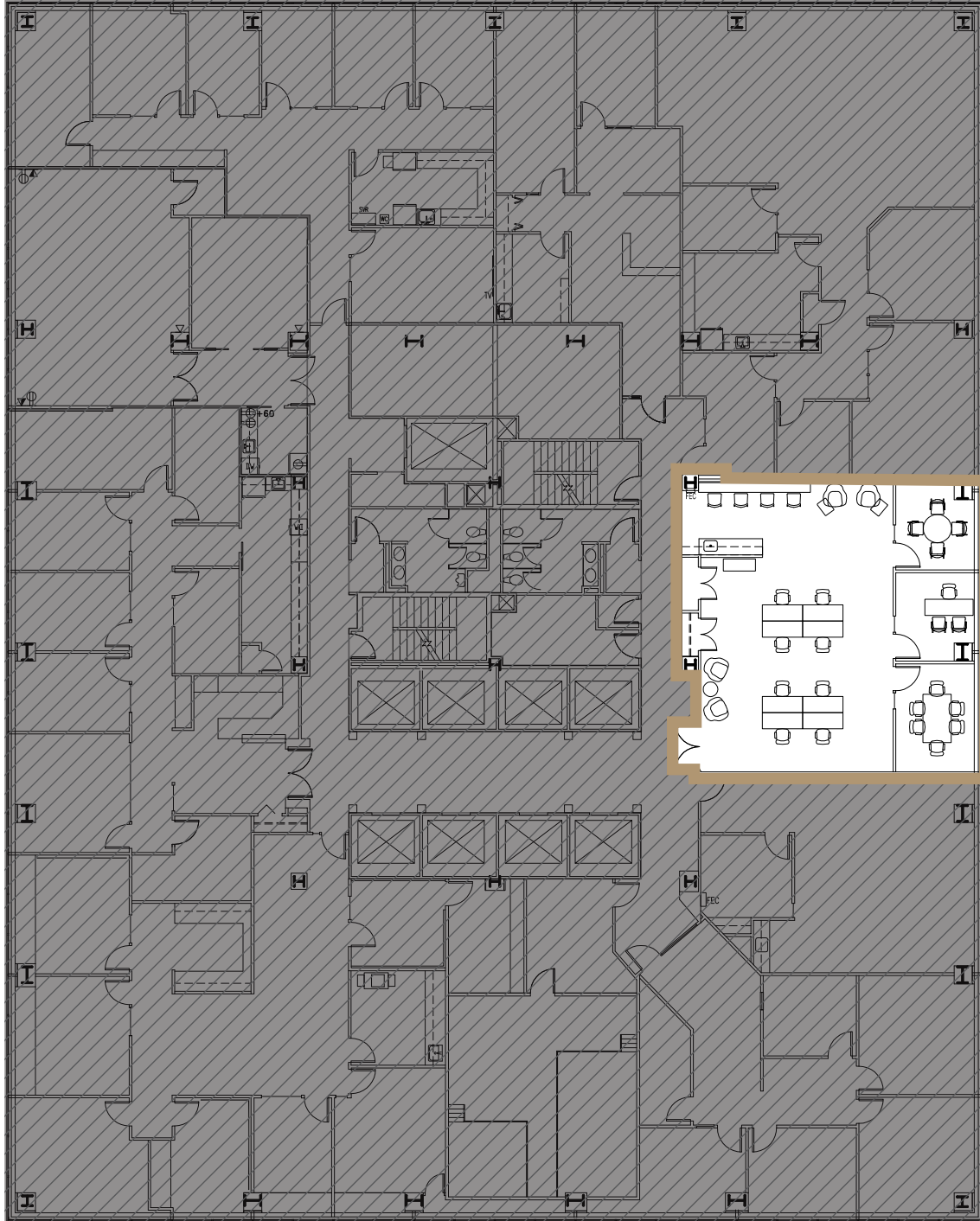


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FLOOR 12 | SUITE 1250

1,636 RSF

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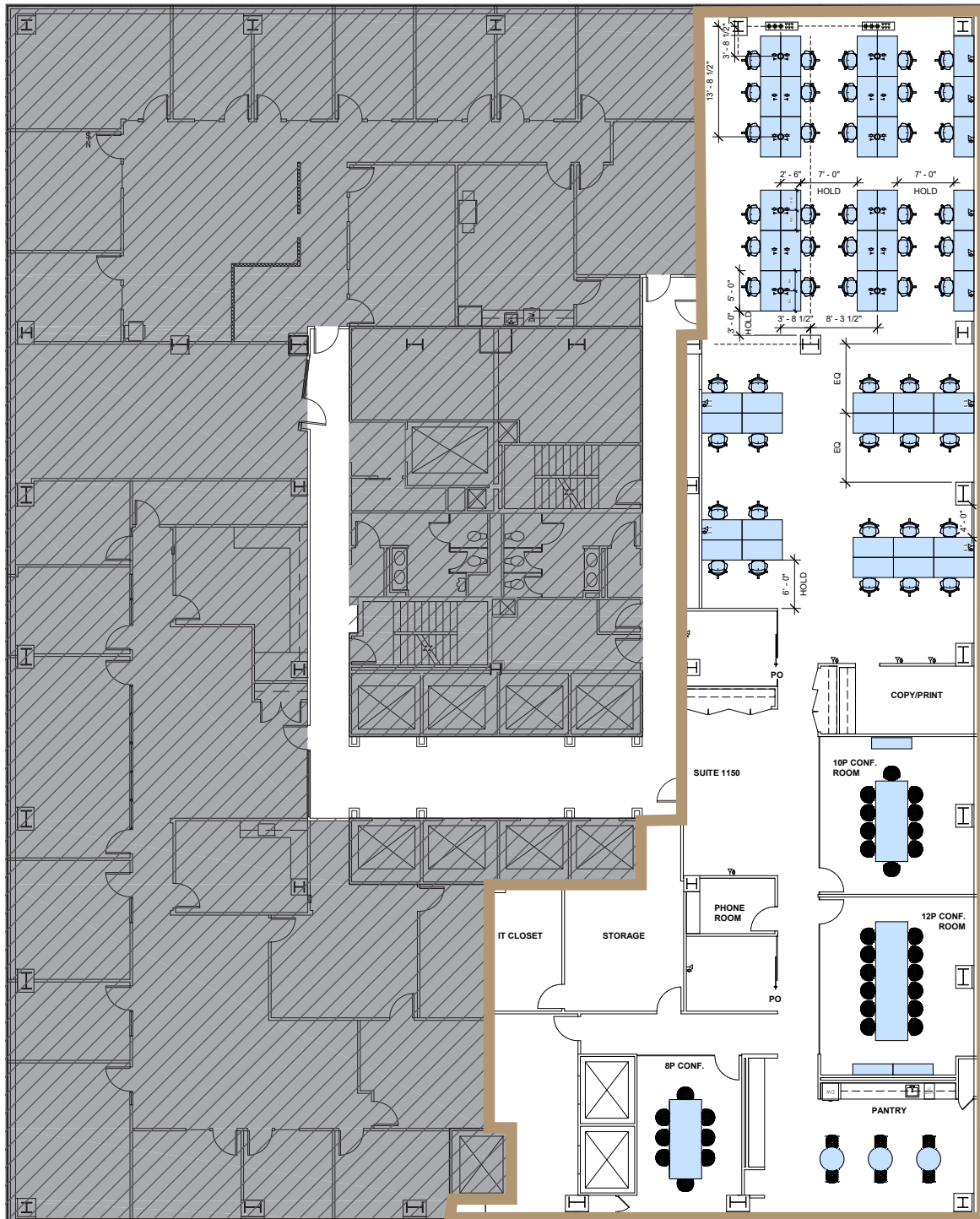


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FLOOR 11 | SUITE 1150

7,798 RSF

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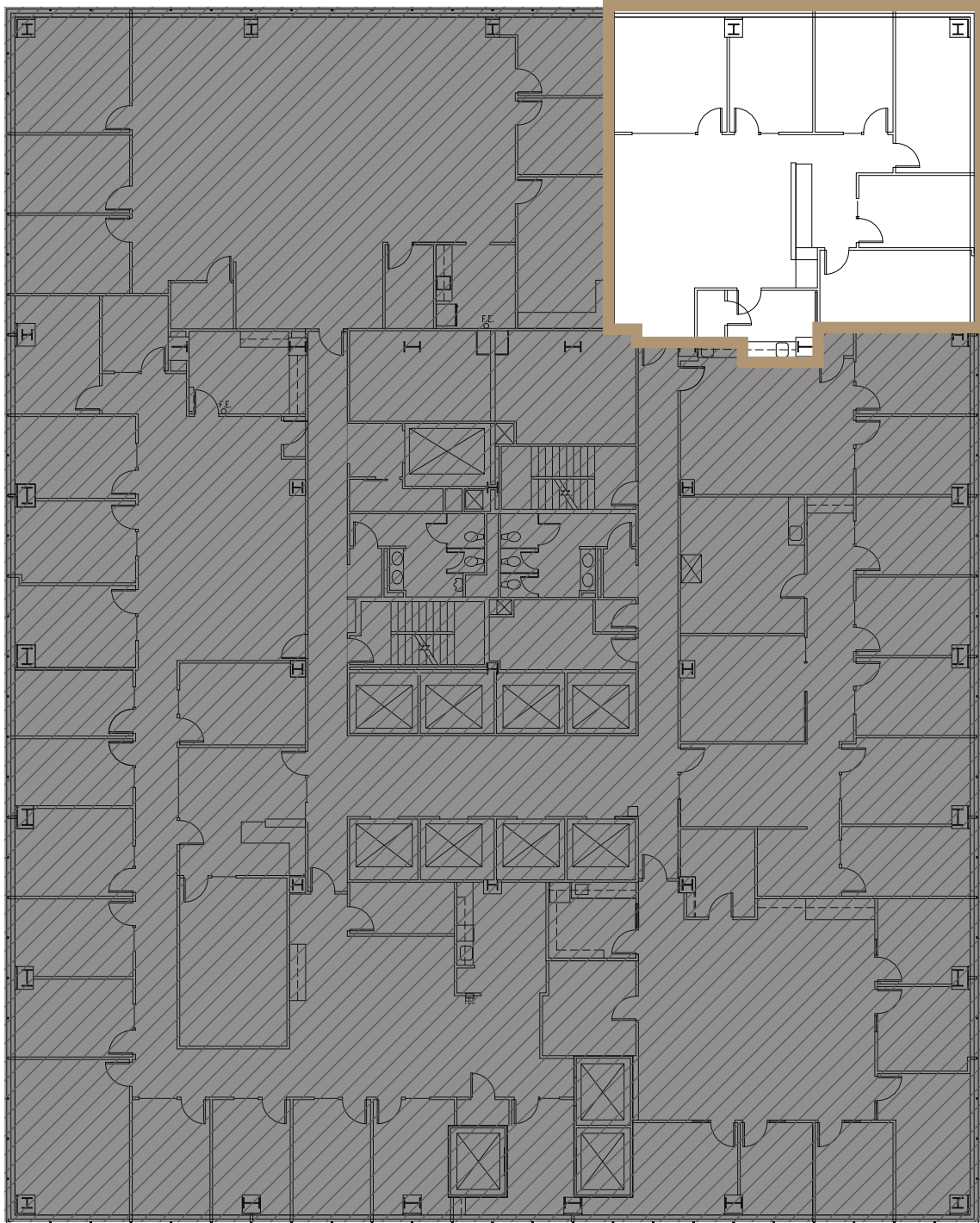


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FLOOR 10 | SUITE 1010

2,262 RSF

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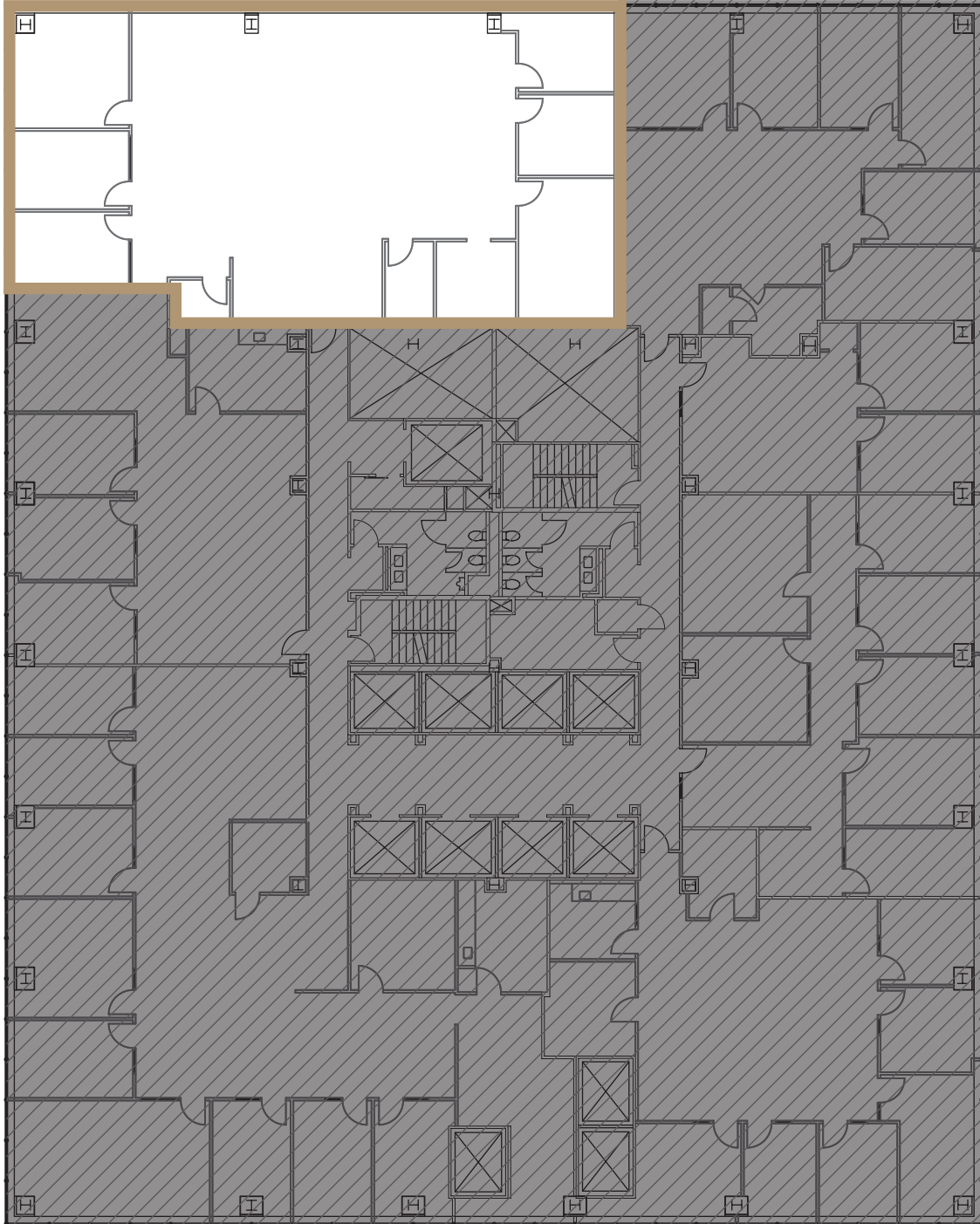


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FLOOR 10 | SUITE 1005

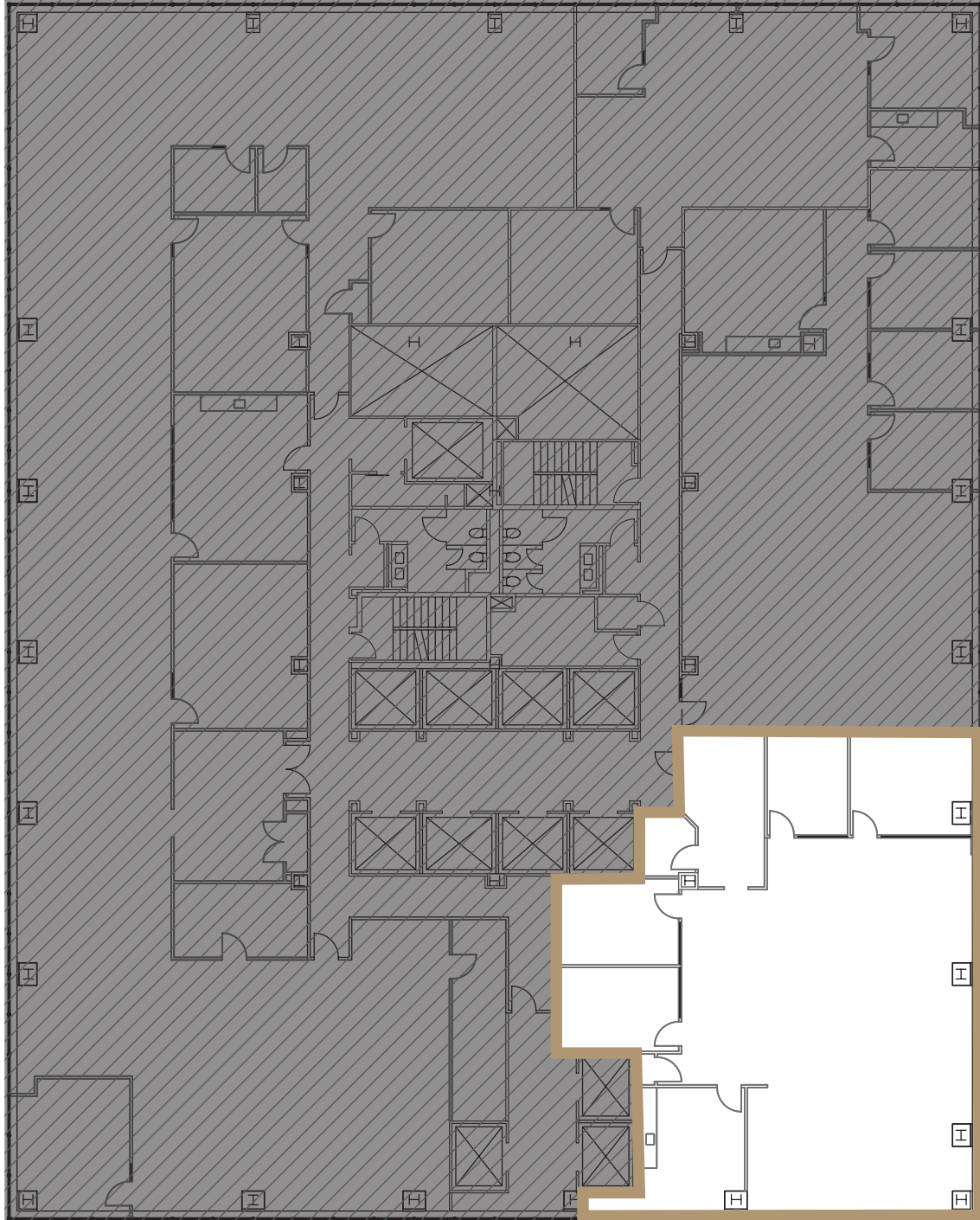
3,528 RSF

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FLOOR 9 | SUITE 985
3,401 RSF



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FLOOR 9 | SUITE 900
11,460 RSF

