



# COLUMBIA

## CENTER

701 5TH AVENUE  
SEATTLE, WA 98104



GAW CAPITAL

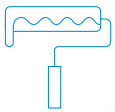
**CBRE**



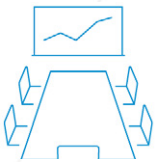
# THE NEW SKY LOBBY

## Putting the Lift in Face Lift

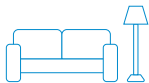
OUR 40TH FLOOR SKY LOBBY HAS BEEN FULLY RENOVATED WITH A FRESH NEW LOOK AND ADDITIONAL AMENITIES



Newly updated common spaces throughout the floor



An all-new conference center capable of seating up to 135, complete with new FFE and A.V. systems



A newly created private lounge designed for tenants, accessible by key card



High-end boardroom designed to accommodate 25-30 guests



# PREMIER AMENITIES



Our three-floor atrium, offering gathering spaces for large and small teams, a fireplace hangout area, and an open, terraced staircase with seating for smaller groups



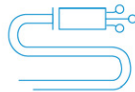
Excellent outdoor spaces, including a covered patio great for lunches or small meetings, an outdoor fireplace alcove, cornhole and foosball games, and west-facing stadium seating with loads of sunlight



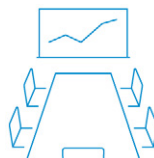
More than a dozen on-site food and beverage options, including Juicy Cafe, Jack's BBQ, Monorail Espresso, Evergreens, Starbucks, and Jimmy John's



Convenient on-site services, including custom printing, auto detailing, optometrist, group fitness classes, and on-site property management



Excellent connectivity with redundant fiber access points to minimize network downtime



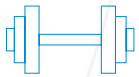
Sky Lobby on Floor 40, featuring a private tenant lounge, boardroom and conference center; all with sweeping views. Full renovation completed and recently reopened.



Key card-accessed bike storage, convenient locker rooms and showers make Columbia Center ideal for bike commuters. Traditional bike racks also available for electric bikes



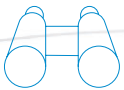
# PREMIER AMENITIES



Fitness center staffed by EXOS, a premier operator of corporate/onsite fitness facilities, providing daily classes and education on the state of the art Precor equipment. Full locker rooms, showers and towel service available for tenant use only



The Columbia Tower Club, Seattle's prime business and social club, located on Floors 75 and 76, with sports casual chic interiors, excellent food and beverages, and spectacular views



The SkyView Observatory on Floor 73 with a full bar and light snacks, is open to tenants and their guests with discounted admissions



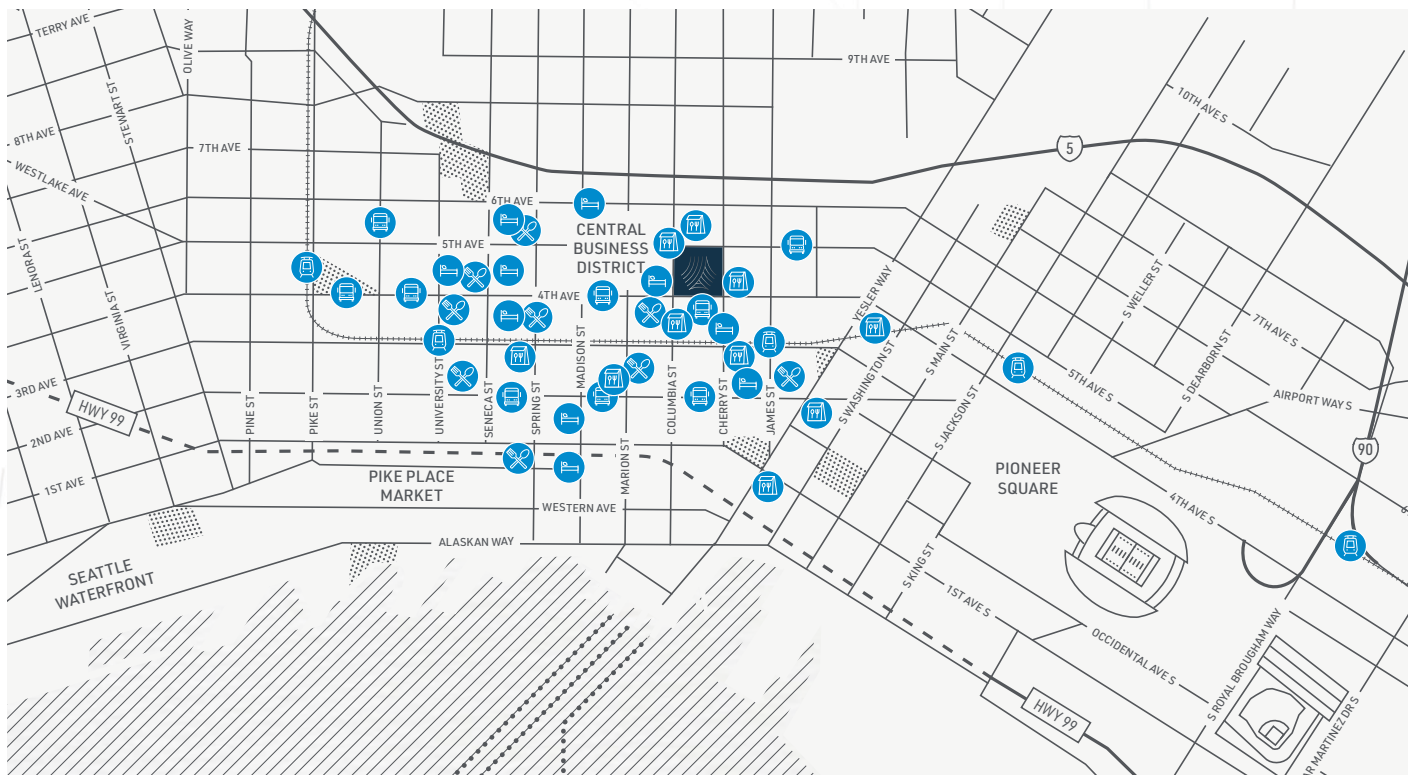
Over 700 spaces in the underground parking garage, including designated Zip Car stalls and EV charging stations



# PRIME LOCATION

Columbia Center's location is ideally situated between Pioneer Square and the Central Business District. Headquarters for many leading west coast companies, this landmark address in the city's core offers close proximity to Seattle's dynamic business community, hotels, restaurants, entertainment and the hub for City and County government.

Convenient access to public transportation and the freeway system keeps business moving while saving valuable time and resources.



Hotels



Dining



Food To Go

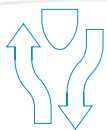


Bus Stop



Light Rail Station

## Unparalleled Access



Direct HOV access to the express lanes across Fifth Avenue



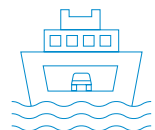
Three blocks to the entrances to I-5 and I-90



Eight major bus lines within one block



Two blocks to the light rail station and metro bus tunnel

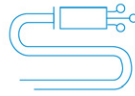


Commuter train station and ferry dock access are nearby

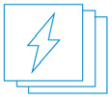
## Building Facts



With each floor served with it's own fresh air intake / exhaust fan system and digital controls, the HVAC system provides comfort and efficiency for all tenants; ancillary cooling systems can accommodate high-density areas and server rooms



Fiber service is available from multiple providers including AT&T, CenturyLink, Comcast, Wave, XO Communications and Zayo. Columbia Center is capable of full redundancy with multiple points of entry for providers, minimizing network downtime in case of an outage.



Redundant power sources and energy management systems ensure maximum efficiency and productivity



48 OTIS elevators service the building, each bank of passenger cars accesses seven to ten floors, and all floors are accessed by two freight elevators



24-hour security guard patrols and guard stations offer controlled building access



LEED Silver Certification

# SUSTAINABILITY

Columbia Center holds LEED Silver® certification and is ENERGY STAR® rated, resulting in lower operating expenses.

Energy efficient upgrades to building systems improve building operations and reduce expenses.

Progressive green cleaning program provides a safe and sustainable work environment.

On-site recycling and composting programs divert more than 50% of building waste.



Flexible floorplates,  
stunning spaces,  
and awesome  
amenities, all ready  
for you

A revolution in modern workspace design, Columbia Center offers open floor plates with an expansive windowline that embrace unrivaled views of Seattle and the Puget Sound region. The building's continuous glass line lets in the light and views, providing a sense of comfort and wellbeing for tenants. Unique floor plates provide a canvas for dramatic space designs that lift brands, encourage encounters, discussion and collaboration, and promote recruitment and retention of talent.





Suite	SF	Comments
400	7,475	Two-floor space with multiple conference rooms, kitchenette, large private patio, and in-suite elevator and restrooms. High ceilings throughout, private exterior entrance and Columbia Center lobby exposure.
900	23,534	Full floor; multiple private offices, conference rooms, and open work area.
1000	23,547	Full floor with thirteen exterior, private offices, three conference rooms, multiple workrooms, kitchenette, and open workspace.
2120	2,366	Three exterior offices, one conference room, open work area and kitchenette. Great natural light and views of Mt. Rainier.
2170	2,551	Two exterior offices and open workspace.
2200	23,898	Full floor with private offices and conference rooms along the perimeter. Multiple interior breakrooms, workrooms, and private offices. Available 10/23.
2470	7,980	Twelve private offices, four conference rooms, two workrooms, breakroom, and storage room.
2800	3,976	Law firm buildout with two conference rooms, nine exterior offices, two interior offices, break room, copy room, and storage.
2810	8,730	Tech suite with open plan for benches, five exterior offices, large kitchen, conference room, server room, and storage. Plug n Play with existing cabling and existing furniture available.
2820	2,746	Mid-size suite with great natural light and fantastic views of Mt. Rainier.
2830	2,915	Four private offices, conference room, break room and open workspace.
2900	24,215	Full floor availability with multiple private offices, conference rooms, break rooms and workrooms.
3100	24,200	Full floor with high-end tech buildout. Large conference room, break area, five private, exterior offices, multiple interior call rooms and storage.
3200	24,569	Full floor with high-end tech buildout. Mix of private offices and open workspace. Multiple conference rooms, kitchen, and large break/lounge space.
3400	3,644	Tech suite with open workspace, one conference room, two call rooms, kitchenette, and storage closet.
3530	1,650	Small office buildout with one exterior office, one interior office, storage closet, and open space for workstations.
3570	4,900	Northwest corner with views of Puget Sound. Mix of private offices and open workspace.
3860	5,606	Northwest corner with views of Puget Sound. Eleven private offices, two conference rooms, reception, kitchenette and open workspace for interior workstations.
4310	2,300	Northeast corner suite with seven exterior private offices and open workspaces.

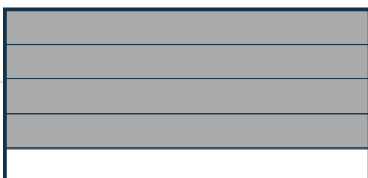


# CURRENT AVAILABILITIES

Suite	SF	Comments
4350	9,450	Sweeping southern views of Puget Sound, Mt. Rainier, and Lake Washington. 13 private offices, three conference rooms, copy room, break room, three phone rooms, open workspace, and elevator lobby exposure.
4400	21,209	Full floor law firm buildout. Stellar views of Mt. Rainier, Lake Washington, and Puget Sound.
4500	14,690	Elevator lobby exposure with views of the Cascades, Lake Washington, and Puget Sound. Space in a warm shell condition ready for construction of TI's.
4600	9,866	Western-facing location with sweeping views of Puget Sound. Open plan with new ceiling system and lighting installed throughout.
4630	4,033	Tech suite with kitchenette, storage, and open workspace. Great views of the city.
4700	3,872	Five private offices, conferene room, and breakroom. Views of Lake Washington and the Cascades. Can be combined with 4750 for a full floor of 21,122 RSF.
4750	17,250	Law firm buildout with multiple conference rooms, private offices, copy and break areas. Can be combined with Suite 4700 for a full floor of 21,122 RSF. Available 9/1/2023.
5600	21,559	Full floor space with beautiful law firm buildout. High-end finishes throughout.
5800	21,011	Full floor with panoramic views, multiple conference rooms and private offices. New ceiling system and lighting installed throughout.
7100	6,951	Beautiful, open plan, new ceiling and lights with elevator lobby exposure and incredible views of Puget Sound and downtown.

## Columbia House

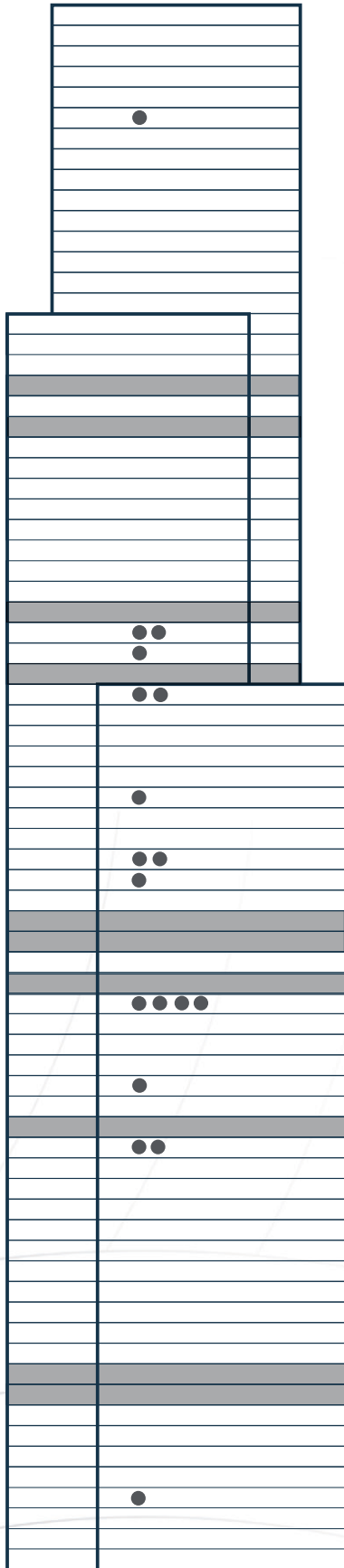
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SEATTLE, WA 98104



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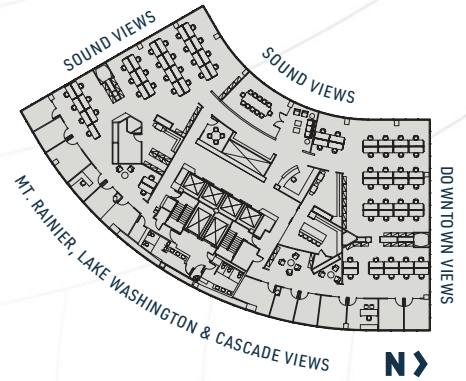
Suite	SF	Comments
200/ 300	8,975	Two full floors; six private offices, two conference rooms, and open workspace. Beautiful brick and beam space. Internal stair connecting both suites. Available Q4 2024.
400	5,320	Full floor; Excellent natural light, new restrooms and direct access to main lobby of Columbia Center. Available Q4 2024.
500	4,445	Full floor; ten private offices, two conference rooms, restrooms, kitchenette, and workroom. Excellent natural light. Available Q4 2024.



## HIGH RISE | FLOORS 61-76

Floor 74 sample layout  
13,646 SF  
164 rsf per person

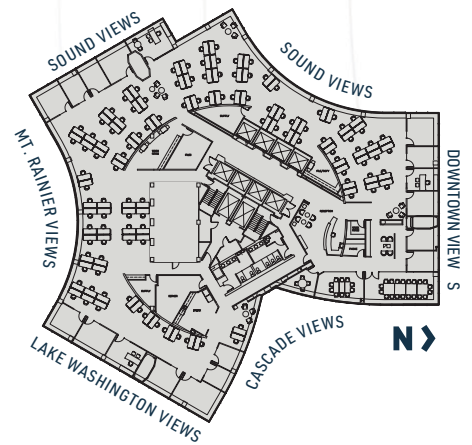
Offices	13
Work Stations	69
Conference Rooms	3
Total Head Count	83



## MID RISE | FLOORS 43-60

Floor 57 sample layout  
20,895 SF  
167 rsf per person

Offices	18
Work Stations	105
Conference Rooms	3
Total Head Count	123



## LOW RISE | FLOORS 5-42

Floor 19 sample layout  
23,729 SF  
167 rsf per person

Offices	14
Work Stations	126
Conference Rooms	4
Total Head Count	140



Key:  Full floor availability  Partial floor availability

# COLUMBIA CENTER

## BRINGING COMMUNITY TO THE CENTER

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