



COLMAN BUILDING

811 FIRST AVENUE
SEATTLE, WASHINGTON

www.colmanbuilding.com

Cavan O'Keefe

206.395.2903

cavan.okeefe@ngkf.com

David Marks

425.753.6759

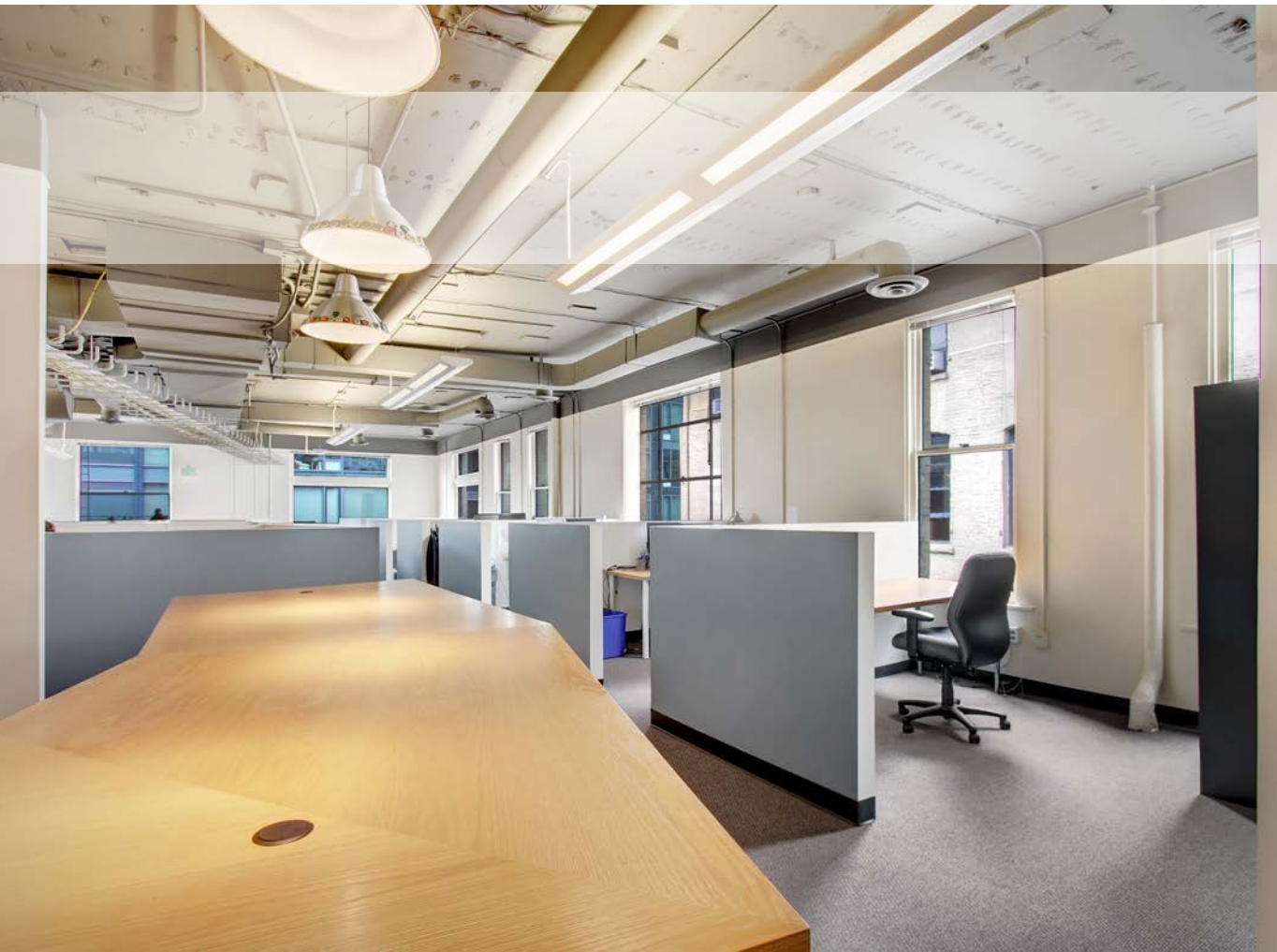
david.marks@ngkf.com



**Newmark
Knight Frank**

BUILDING HIGHLIGHTS

- ◆ Historic building updated with modern conveniences
- ◆ Common kitchen facility
- ◆ Operable windows throughout
- ◆ Excellent access to I-5, Metro buses and Water taxi
- ◆ Direct access to the Colman ferry dock via skybridge
- ◆ Numerous restaurants and retail amenities within walking distance
- ◆ Direct access to the revitalized waterfront
- ◆ On-site building management
- ◆ Building conference room
- ◆ Showers & secure bike storage
- ◆ Starbucks, Quiznos, and UPS Store on site



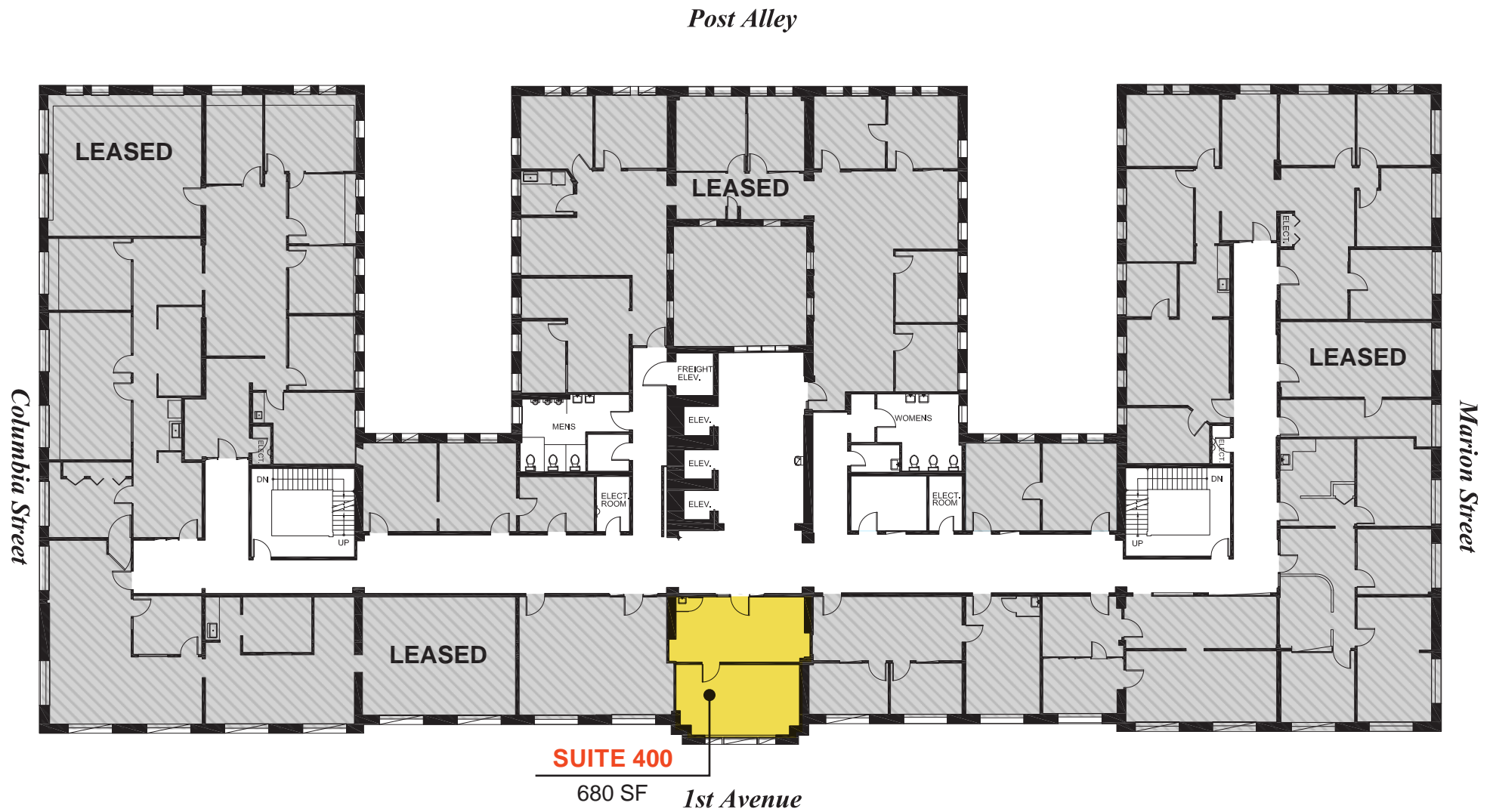
CURRENT AVAILABILITIES

SPACE	SIZE	AVAILABILITY
Suite 200	2,682 SF	Available 7/1/2020
Suite 201	1,465 SF	Available 6/1/2020
Suite 224	525 SF	Available now
Suite 400	680 SF	Available now
Suite 640	1,439 SF	Available now

BUILDING FLOORPLANS



BUILDING FLOORPLANS



BUILDING FLOORPLANS



TRANSPORTATION & AMENITIES MAP

WATERFRONT REVITALIZATION

Est. completion
2022-2023



50+

RESTAURANTS
within 3 blocks



10+

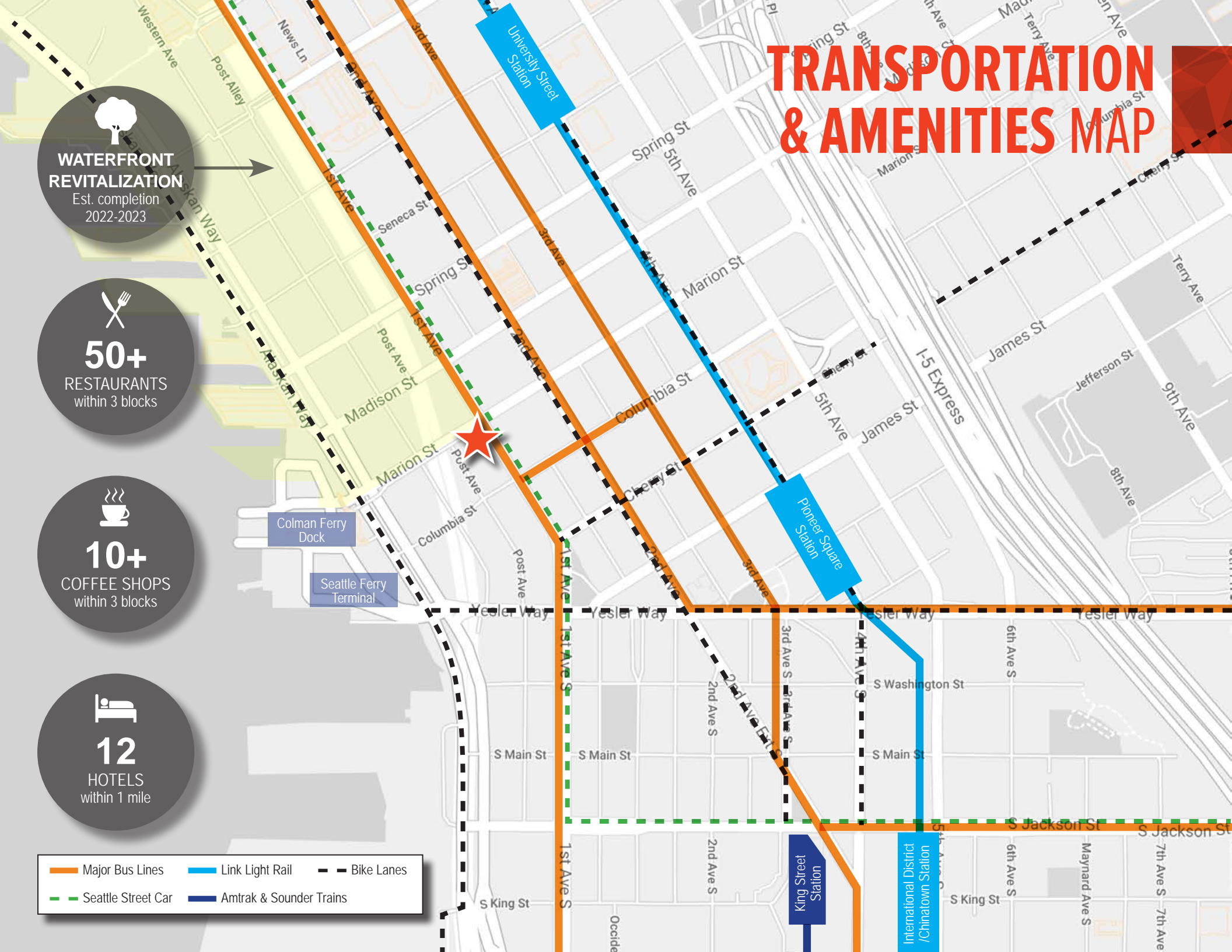
COFFEE SHOPS
within 3 blocks



12

HOTELS
within 1 mile

Major Bus Lines Link Light Rail Bike Lanes
Seattle Street Car Amtrak & Sounder Trains



www.colmanbuilding.com

COLMAN BUILDING

811 FIRST AVENUE
SEATTLE, WASHINGTON



Cavan O'Keefe
206.395.2903
cavan.okeefe@ngkf.com

David Marks
425.753.6759
david.marks@ngkf.com

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 18-1023_5/19