

The Atrium

at Columbia Center

COLUMBIA CENTER

SKY VIEW OBSERVATORY





Premier Retail Space Available

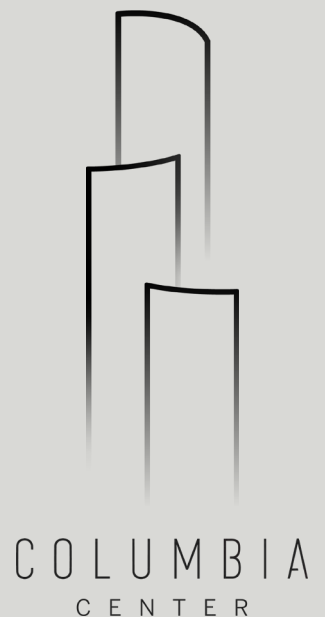
A landmark address at the confluence of Seattle's financial district and its historical Pioneer Square district. Featured within the tallest building in the state of Washington, The Atrium at Columbia Center is an alluring place to be, offering high visibility for tenants by attracting thousands of visitors per day.

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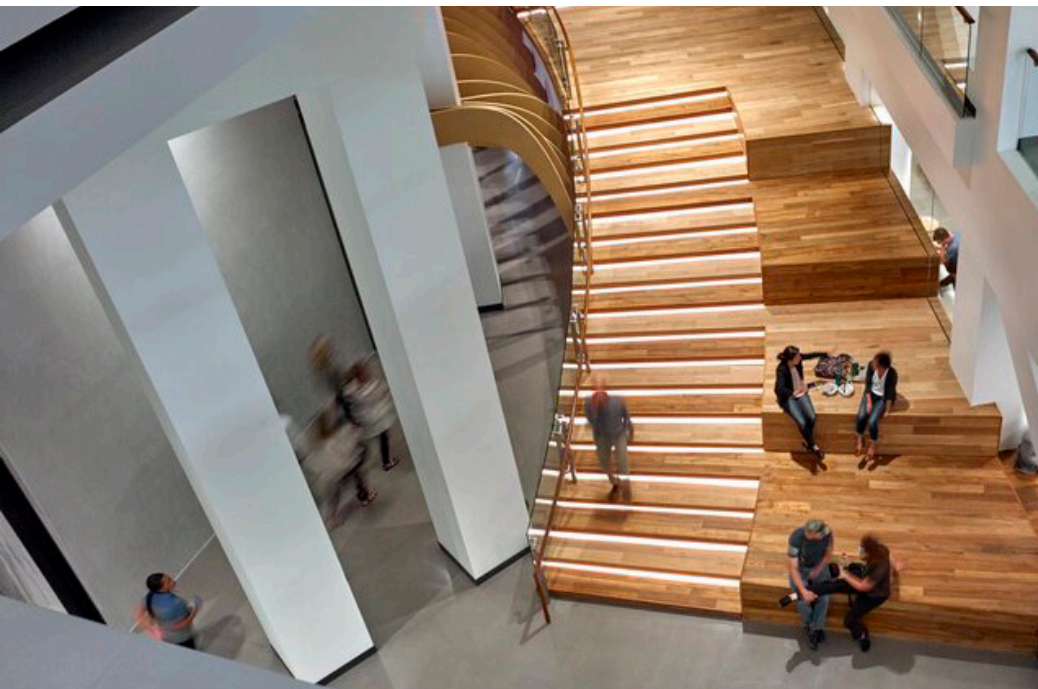
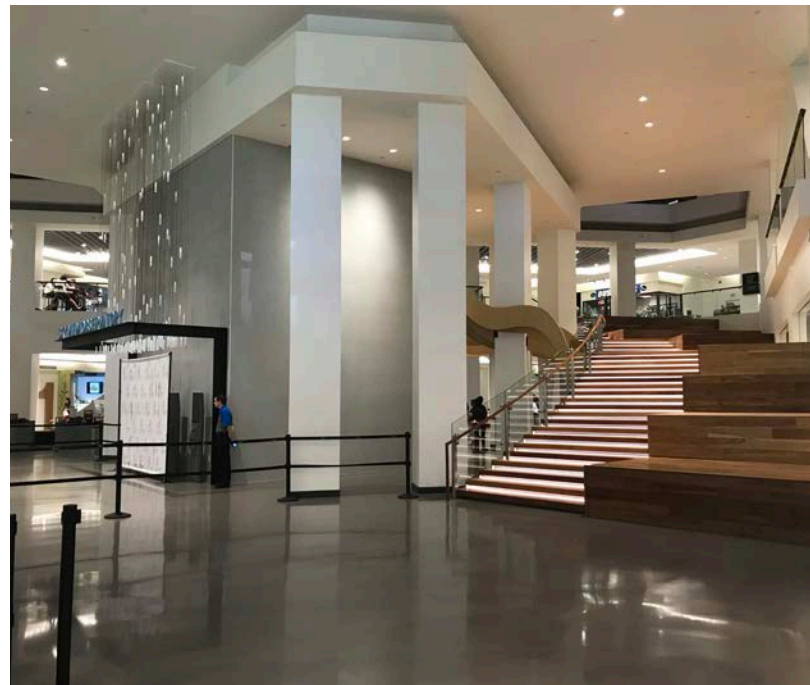




Tallest building in Seattle with 1.5 million SF of office & more than 4,000 employees.



The 4th Avenue entrance, between Columbia & Cherry streets, extends toward the street with a 3-story glass curtain wall to bring in more light



The 58,000 sf retail atrium features a grand staircase between the 1st & 2nd floors with new lighting, furnishings, acoustical baffles & wood-slat ceilings.

Customers and employees alike love the sense of security in the enclosed atrium. This added feature has been known to create a more captive audience with office tenants on premises as well as assist with employee retention for food and beverage tenants.

Restaurant Corner

Location on 4th Avenue

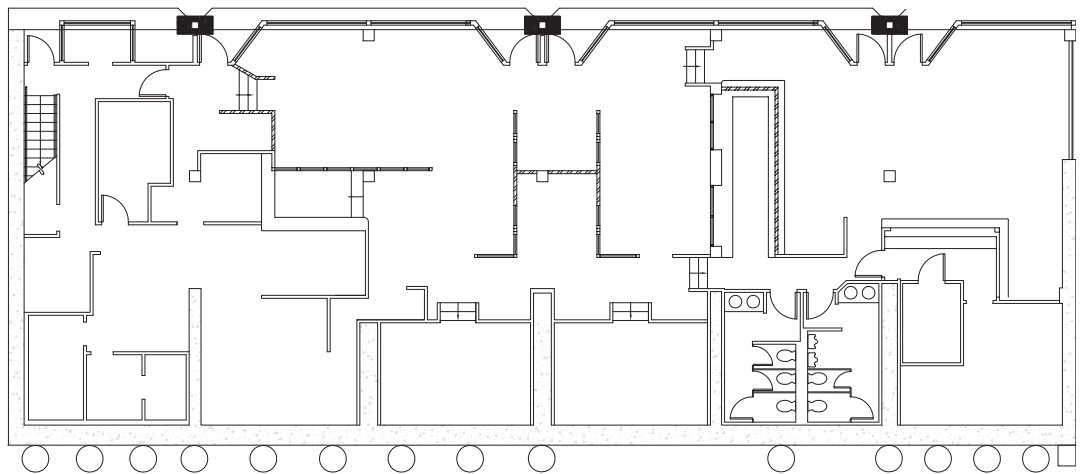
HIGHLIGHTS

- » Incredible restaurant opportunity in Seattle's iconic Columbia Center on the exterior of the atrium on the corner of 4th & Columbia
- » Walk score: 98
- » Thousands of daytime workers come to the Columbia Center for breakfast, lunch, and happy hour
- » Across the street from F5 headquarters, which consists of 500,000 sf adding an estimated 2,500 employees to the immediate neighborhood
- » 5,362 rsf available
- » Type 1 Hood
- » Call for details



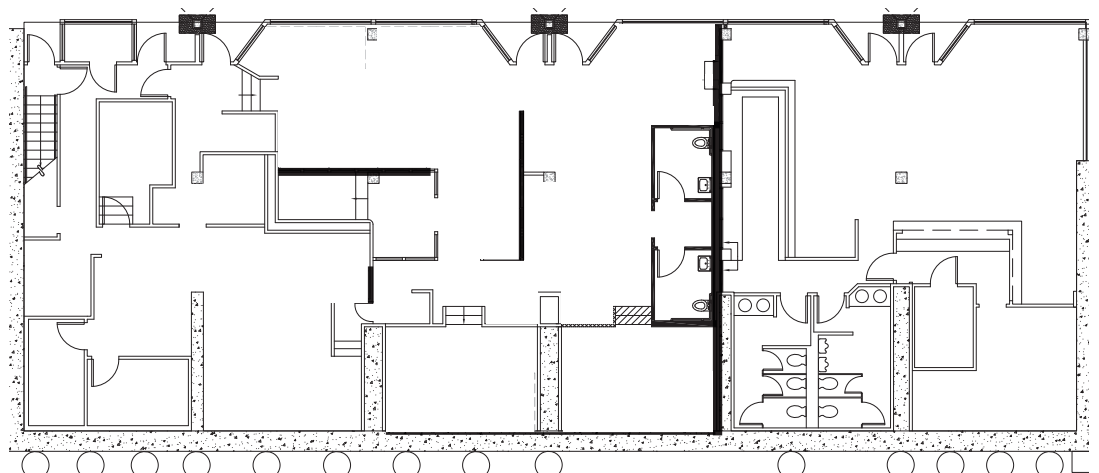
OPTION 1

5,362 SF



OPTION 2

1,890 SF
+
3,472 SF



1st Floor Availability

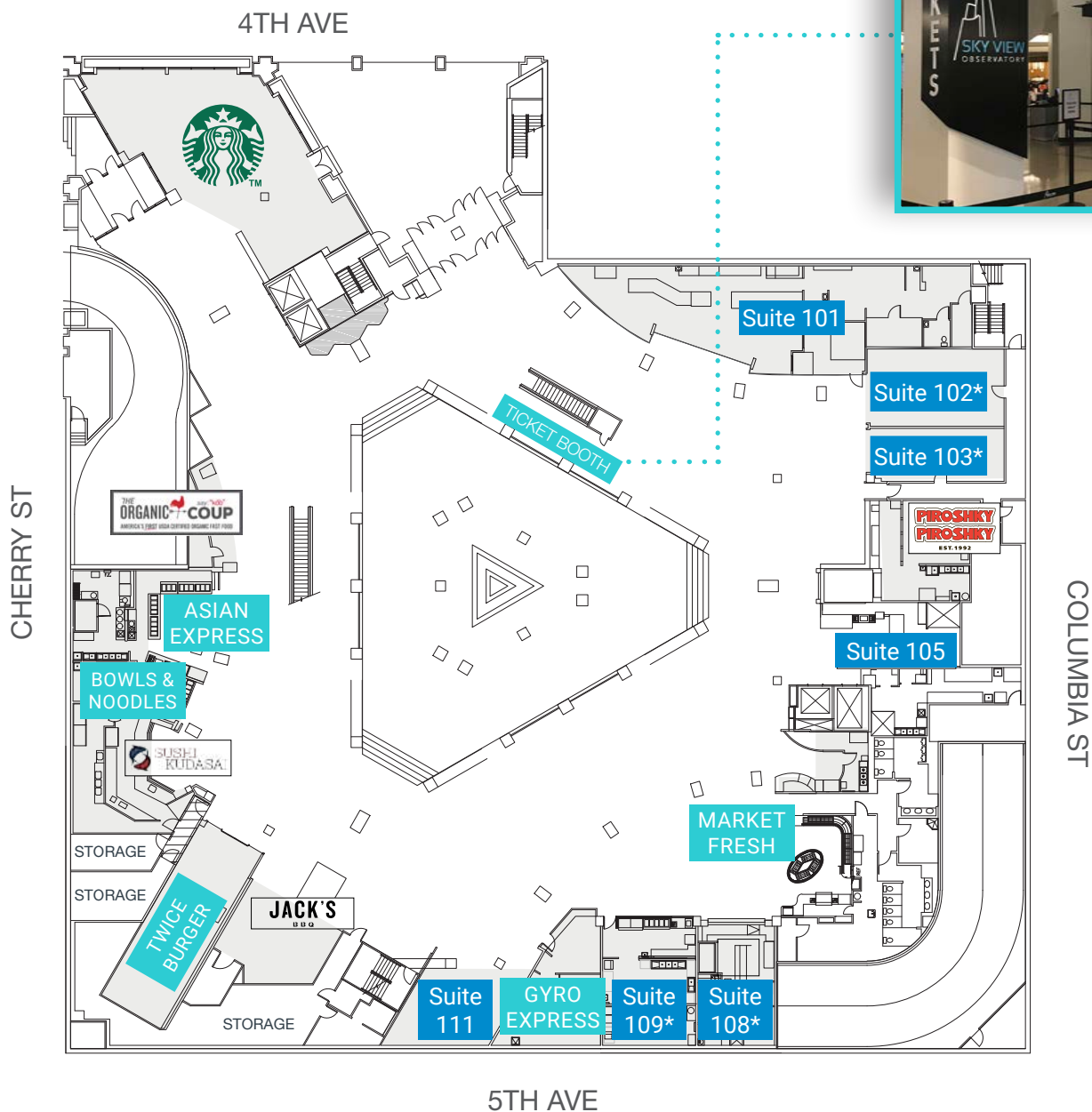
Space	Suite	RSF	Hood (Yes/No)
Vacant Space	101	2,434	Yes - Type 2
Vacant Space	102*	743	No
Vacant Space	103*	504	Yes - Type 2
Vacant Space	105	1,173	Yes - Type 1
Vacant Space	108*	716	Yes - Type 2
Vacant Space	109*	858	Yes - Type 2
Vacant Space	111	813	Yes - Type 2

*Can be combined

The Sky View Observatory

Is located on the 73rd floor of Columbia Center. At 902 ft, it offers the tallest public viewing area in the Pacific Northwest; showcasing 360 degree panoramic views of Mt. Rainier, Bellevue, the Cascade Mountains, Mt. Baker, Elliott Bay, the Olympic Mountains, the Space Needle and the city of Seattle.

The Sky View Observatory attracts numerous tourists each year to enjoy all the Atrium has to offer.



Direct access to the 800 5th Avenue Building and the Seattle Municipal Tower via the 2nd floor concourse. This tunnel connects the retail atrium to an additional 2,000,000 SF of office space with another 10,000 employees.

2nd Floor Availability

Space	Suite	RSF	Hood (Yes/No)
Vacant Space	202 A	280	No
Vacant Space	213	2,249	No

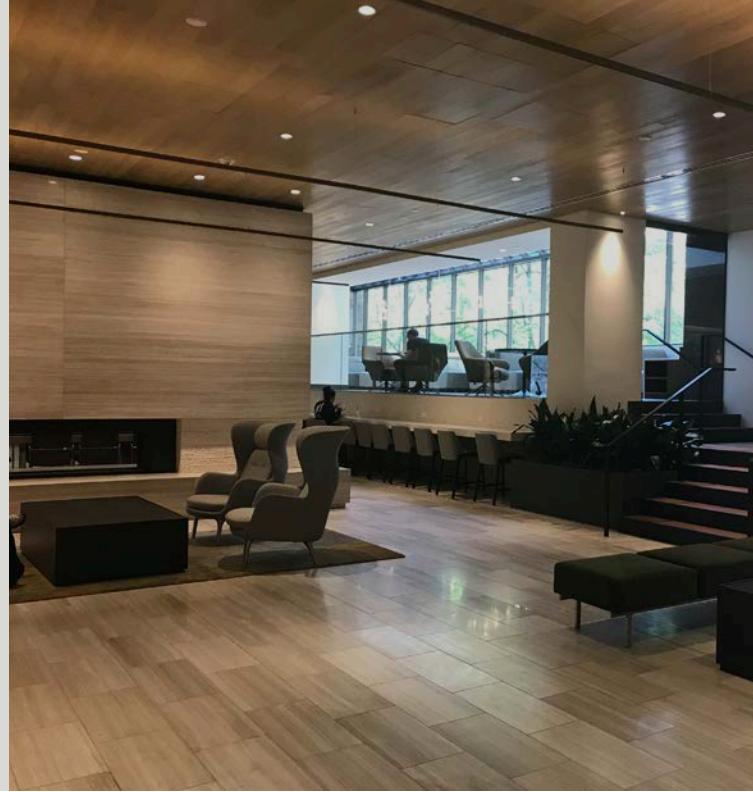
SUITE 213

- » 1,000 sf dedicated outdoor patio with southwest views
- » Interior and exterior access to the suite



3rd Floor Availability

Space	Suite	RSF	Hood (Yes/No)
Vacant Space	300	1,015	Yes - Type 1
Vacant Space	303	802	No
Vacant Space	304	458	No
Vacant Space	306	706	No
Vacant Space	308	761	No
Vacant Space	314	728	No



Demographics

	1/4 MILE	1/2 MILE	1 MILE
Population	4,796	16,100	48,940
Daytime Population	47,719	92,504	178,540
Average Income	\$70,695	\$70,585	\$76,078
College (1-4)+	62%	71%	77%
Average Age	45	45	40
Households	2,123	9,220	29,206

WALK SCORE

98

TRANSIT SCORE

100



Direct HOV access to express lanes across the street



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

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