

COLUMBIA CENTER

701 5TH AVENUE » SEATTLE, WA 98104

COMING SOON



NEW RENOVATIONS ARE UNDERWAY AT COLUMBIA CENTER!

New renovations are underway at Columbia Center that will position The Atrium as a community hub for the neighborhood.

- » Exterior improvements to increase vibrancy and usability of main patio
- » New expansive staircase connecting levels 1 & 2, featuring small collaboration areas while improving flow between floors
- » New lounge areas on levels 1–4 create perfect spaces for small meetings, and collaborations
- » Well considered amenity spaces extend the vibrant life of the Atrium from indoors to outdoors





PREMIER AMENITIES



New and improved Atrium with indoor and outdoor gathering spaces, a grand staircase, and fireside lounge coming soon



More than two dozen on-site food and beverage options, including Juicy Cafe, Specialty's, Monorail Espresso, Kigo Kitchen, and Elemental Pizza



On-site services include dry cleaning, shoeshine, a physical therapist, printing, an optometrist, a salon, a sundries shop, and more



Excellent connectivity with a Certified Platinum Wired Score and redundant fiber to minimize network downtime



Fitness center with state of the art Precor equipment, full locker rooms, showers and towel service available for tenant use only



The Sky Lobby on Floor 40 features a conference center and Starbucks, both with sweeping views



Bike storage, locker rooms and showers make Columbia Center ideal for bike commuters



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



Over 700 spaces in the underground parking garage, Zip Cars, EV charging stations, and vehicle detailing service



The SkyView Observatory on Floor 73 is open to tenants and their guests with no admission fee, and serves beer, wine and light snacks

SKY VIEW
OBSERVATORY
SECURITY DES
FLOORS 37-76
NORTH

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 Financial District offers close proximity to Seattle's City Hall, financial institutions, hotels, restaurants and entertainment venues.

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

UNPARALLELED ACCESS



Direct HOV access to the express lanes across the street



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



Eight major bus lines within one block



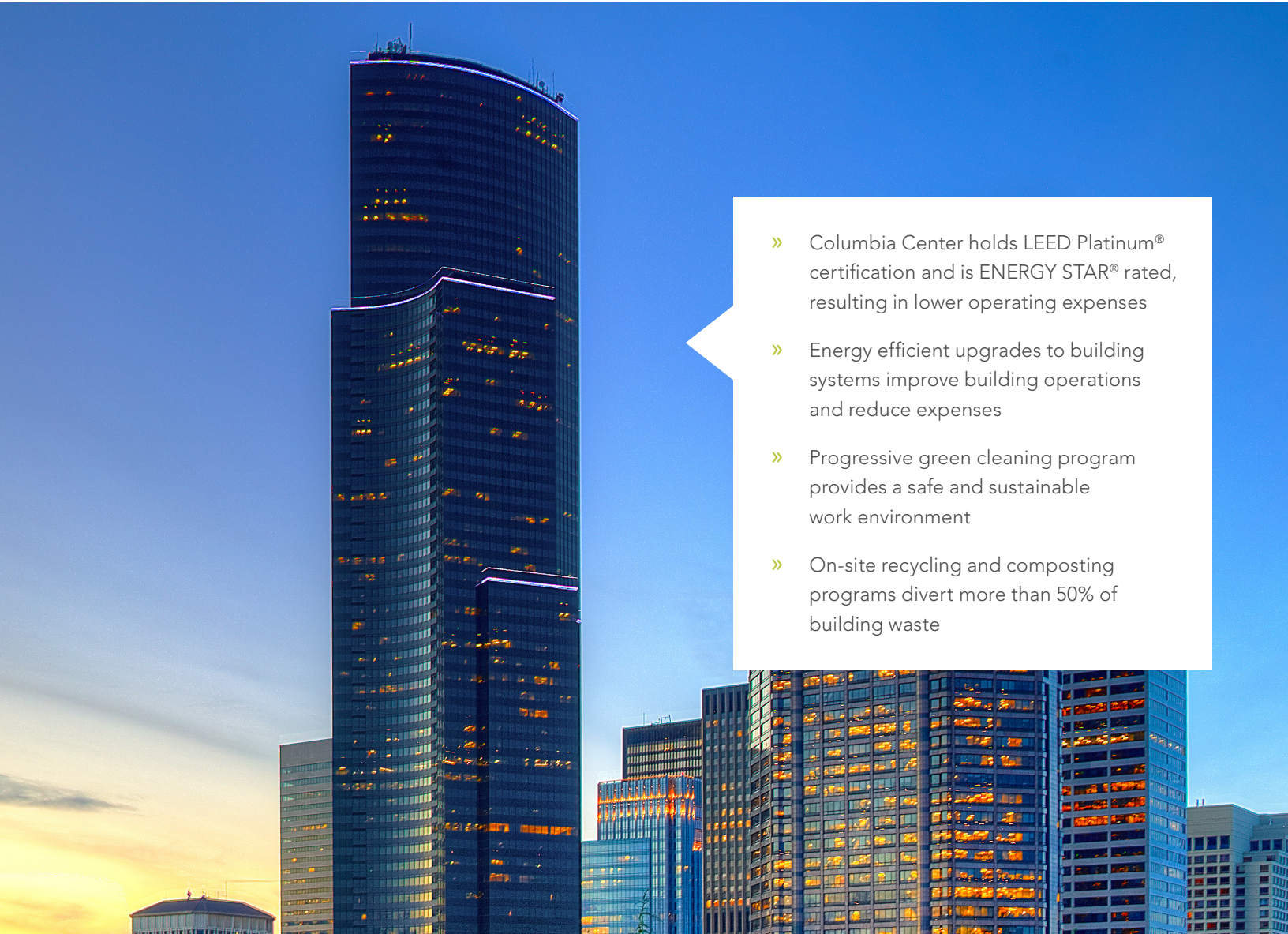
Two blocks to the light rail station and metro bus tunnel



Commuter train station and ferry dock access are nearby

BUILDING FACTS

- » HVAC system is operated by digital controls and provides comfort and efficiency for all tenants; ancillary cooling systems can accommodate high-density areas and server rooms
- » Redundant power sources and energy management systems ensure maximum efficiency and productivity
- » 24-hour security guard patrols and guard stations offer controlled building access
- » 48 OTIS elevators service the building, each bank of cars accesses seven to ten floors, and two freight elevators
- » SONET fiber service provides full redundancy to minimize network downtime in the case of an outage. Fiber providers include CenturyLink, Verizon, Cogent, TW Telecom, Integra, AT&T, AboveNet, Accel Net, and Level 3
- » Certified Platinum Wired Score

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- » Columbia Center holds LEED Platinum® 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

SUSTAINABILITY

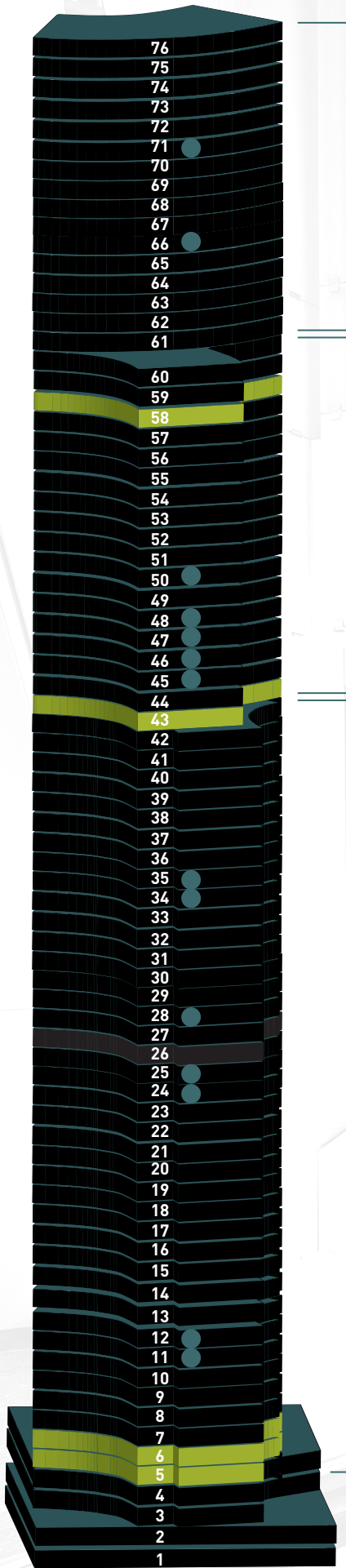
DISCERNING DESIGN

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. High ceilings and large windows let in abundant natural light, 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.



CURRENT AVAILABILITIES

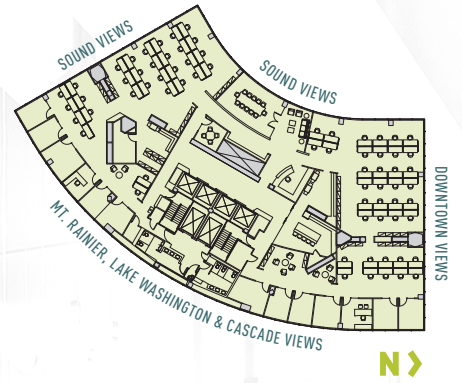
Suite	SF	Comments
500	23,044	Full floor opportunity; can be combined with Suite 600 for 46,088 RSF
600	23,044	Full floor, can be combined with Suite 500 for 34,864 SF
1150	1,841	Corner location, open suite with good natural light, warm shell condition ready for construction
1200	15,725	Half Floor opportunity with mix of exterior offices and an open internal working area. Great views of the Sound and Downtown.
2460	1,999	Five private offices, an open area for reception, and a kitchenette, with Cascade and Lake Washington views
2500	8,608	Open floor plan with western views of the Puget Sound, can be combined with Suite 2550 for 18,020 SF
2550	9,412	Spec suite with open ceiling, exposed concrete and great views, can be combined with Suite 2500 for 18,020 SF
2820	2,847	Mid-sized suite with fantastic views of Mount Rainier
3420	3,899	Mid-size suite with a mix of exterior offices, copy/file area, and conference room; available 10/1/19
3520	1,831	Small office buildout with one exterior and two interior offices, open space for workstations, and excellent views of Mt. Rainier and the Stadium District
3545	1,406	Small Law Firm build out with reception, two interior offices, and two exterior offices with Lake Washington views; available 1/1/19
4300	20,008	Full floor with exterior private offices; available 5/1/19
4500	14,346	Puget Sound views; recently demo'd back to warm shell
4650	7,394	High end law firm build out with Puget Sound views
4700	3,817	Corner suite with office intensive buildout; available 3/1/19
4850	4,470	Excellent views of Lake Washington, Mount Rainier & the Cascade Mountains. Law firm build out with 9 offices on the glass & 2 internal conference rooms; available 11/1/18
4860	1,689	Three exterior offices, a conference room, and three work stations. Can be combined with Suite 4850 for 6,159 RSF; available 2/1/19
5010	5,007	Ten exterior private offices, kitchenette, conference room, and open internal working area; available 5/1/18
5800	20,576	Full floor law firm build out with great views, multiple conference rooms, high end finishes; available 5/1/19
6630	3,039	Four spacious private offices with reception desk; available 10/1/18
7100	3,847	Great mid-size, corner suite with six exterior private offices, reception, and excellent views of Downtown and the Sound; available 11/1/19



HIGH RISE | FLOORS 61-76

Floor 74 sample layout
13,603 SF; 164 rsf per person

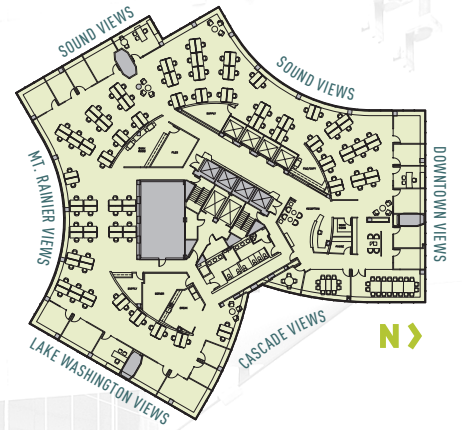
Offices	13
Work Stations	69
Conference Rooms	3
Total Head Count	83



MID RISE | FLOORS 43-60

Floor 57 sample layout
20,576 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
23,372 SF; 167 rsf per person

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



KEY: ■ Full floor availability ● Partial floor availability





LANDMARK

BUILDING

EPIC

WORKSPACE

COLUMBIA CENTER

701 FIFTH AVENUE » SEATTLE, WA 98104

www.columbiacenterseattle.com

For more information:

JOHN HANSEN

+1 206 386 5385

john.hansen2@cbre.com

WILL ROBERTS

+1 206 386 5364

will.roberts@cbre.com

CBRE, Inc.

1420 5th Avenue, Suite 1700

Seattle, WA 98101



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CBRE

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