

17TH AVE

Premier Class A+
Office Tower in
Downtown Seattle

CLISE
PROPERTIES



NEWMARK



1700 7TH AVENUE — SEATTLE, WA



THE BUILDING

Developed in 2001, 1700 7th is one of Seattle's Premier Class A+ office towers in Seattle.

At 24-stories with prominent street level retail, you are steps away from Nordstrom's flagship store, Pacific Place, and Seattle's retail core. 1700 7th is the perfect combination of access to amenities, the Washington State Convention Center, transportation and Seattle's lifestyle. With floorplates of 32,000 RSF on floors 3-9 and 21,000 RSF on floors 10-18, 1700 7th has the unique opportunity to accommodate Tenants' seeking large floor plates not often seen in the downtown core.



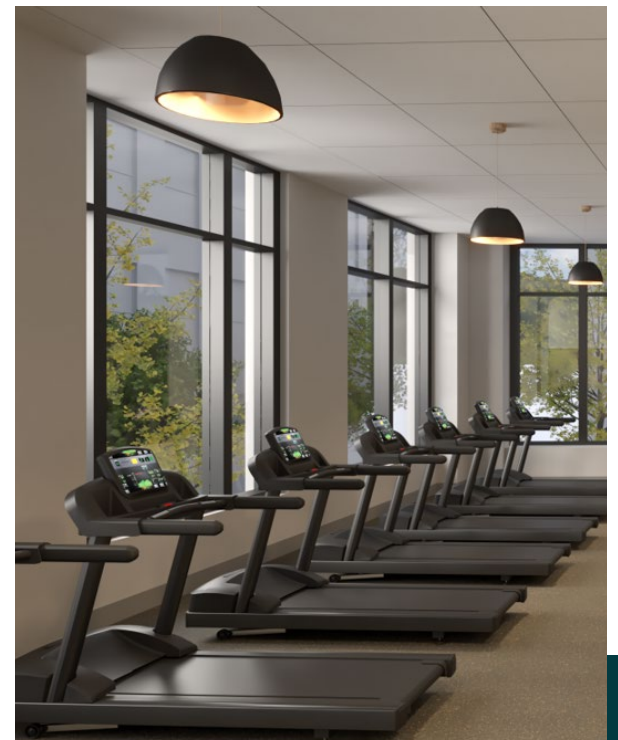
NEW BIKE ROOM EXTERIOR



NEW 10TH FLOOR TENANT RESTAURANT



NEW 10TH FLOOR TENANT DECK



NEW 3RD FLOOR FITNESS CENTER



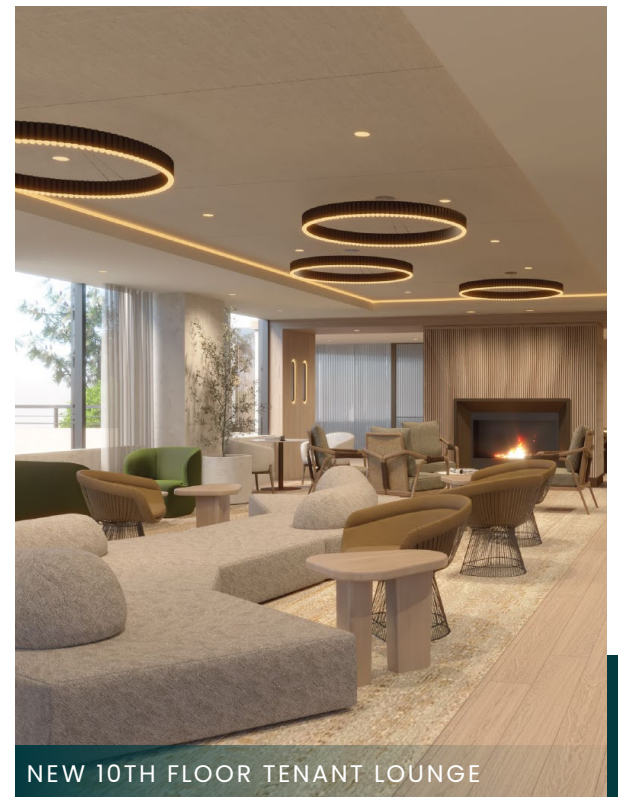
NEW 10TH FLOOR CONFERENCE CENTER



NEW 10TH FLOOR TENANT LOUNGE AND COLLABORATION SPACE



NEW 10TH FLOOR TENANT DECK



NEW 10TH FLOOR TENANT LOUNGE

BUILDING AMENITIES

- 10th floor Café & Amenity space leading to a 10,000 SF private tenant and guest only deck for employee enjoyment
- Floor to ceiling windows providing 25% more natural light
- Seattle-based, best-in-class on-site ownership and management
- Starbucks & UPS Store on-site
- Building concierge & security guard in main lobby
- Building Disaster Response Center-telecommunications and connectivity capabilities
- On-site storage
- Underground, attended, access-controlled parking garage with 591 stalls, including an executive level reserved parking with a dedicated exit.

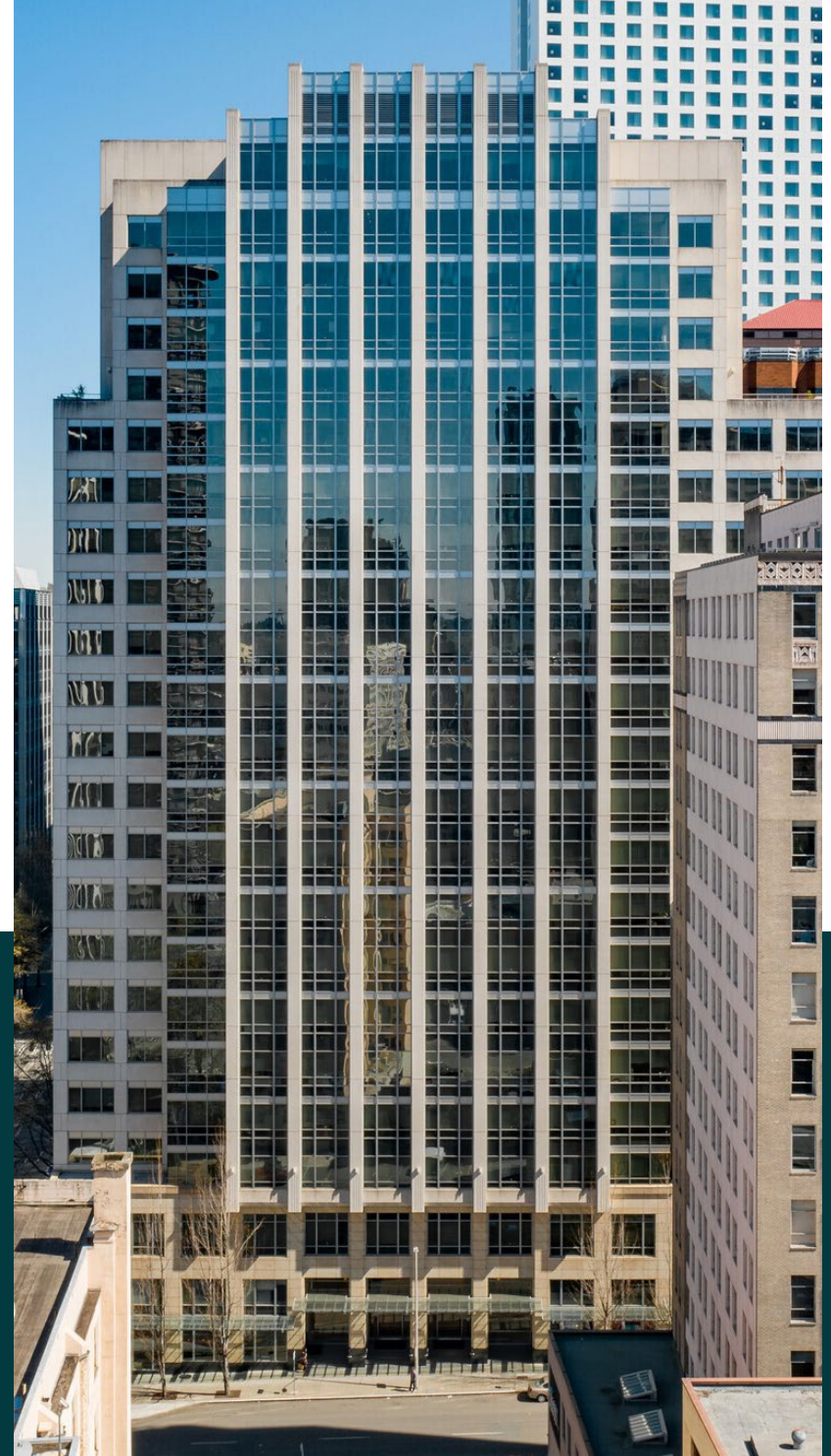
UPCOMING RENOVATIONS

FLOOR 10 AMENITIES:

- New fitness center
- New conference center
- New tenant lounge
- New food operator
- Updated patio and outdoor event area

GROUND LEVEL BIKE STORAGE:

- New locker rooms
- New showers
- Drying room
- Electric vehicle charging stations





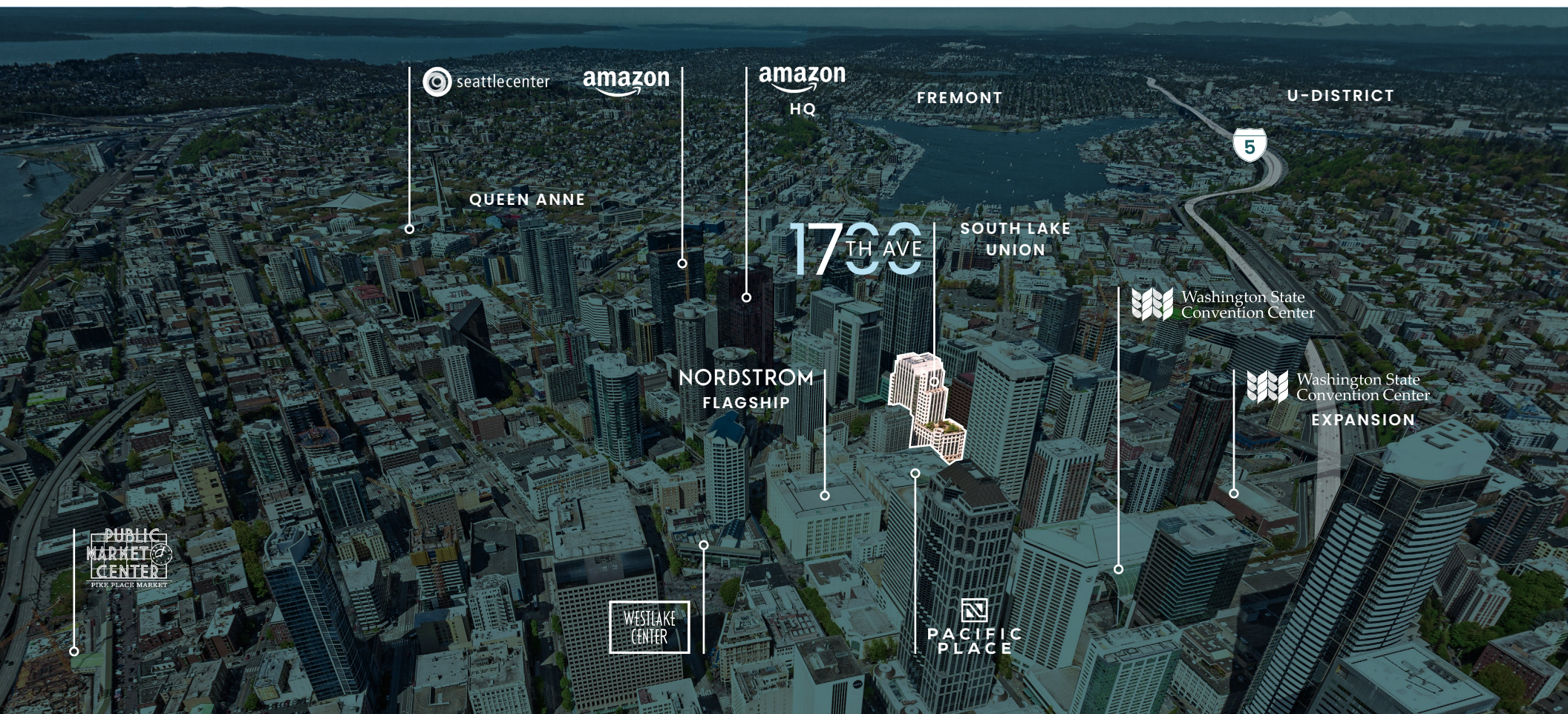
AVAILABILITIES

| FLOOR | SIZE | FLOORPLATES | AVAILABILITY |
|-------|--------------|-------------|--------------|
| 3-9 | ±231,000 | ±32,000 | Now |
| 10 | 8,738 | ±21,000 | Now |
| 11-17 | ±155,000 | ±21,000 | Now |
| 3-17 | ±382,500 RSF | | Now |
| 22 | 3,444 RSF | ±12,500 | Now |

THE NEIGHBORHOOD

Located on 7th Avenue between Olive and Stewart, 1700 7th offers one of Seattle's best office locations between growing South Lake Union and the Seattle Retail district.

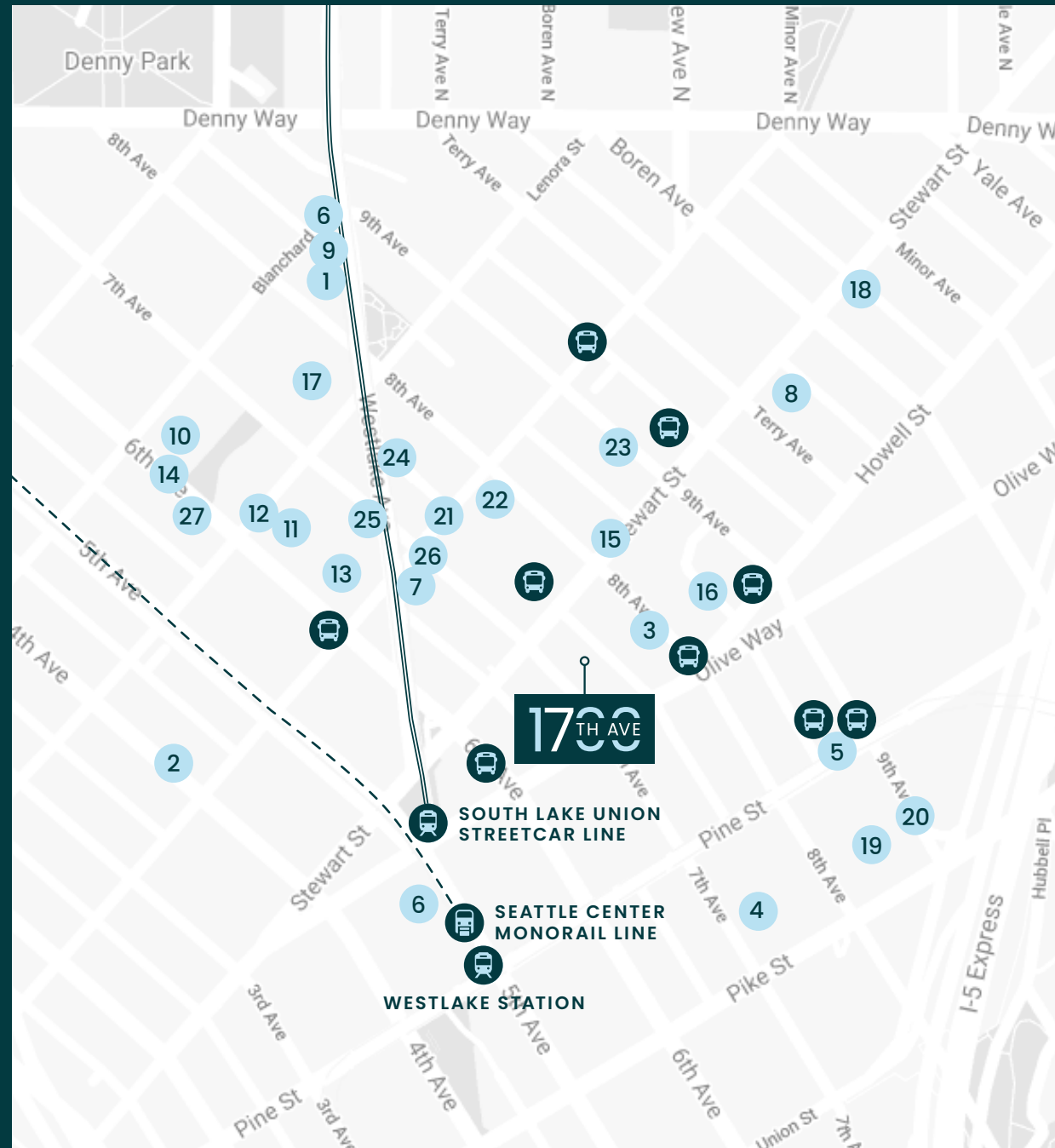
With growth from Amazon and other Tech companies to the North creating some of Seattle's best restaurants, bars and retail, and its close proximity to the downtown core and historic Pike Place Market, 1700 7th offers Tenant's the best mix of both areas in one. Nearby hotels include The Westin, Elliott Grand Hyatt, The Sheraton, Hotel Max, and The Paramount Hotel. 1700 Seventh Avenue is just two blocks west of the newly expanded Washington State Convention Center, across the street from the United States Federal Court House, one block south of Amazon's World Headquarters, two blocks east of the Westlake Center Light Rail Station and two blocks east of the SLU Street Car. Easy I-5 North & South access is provided via Stewart St. & Olive Way.



AMENITIES & TRANSPORTATION MAP

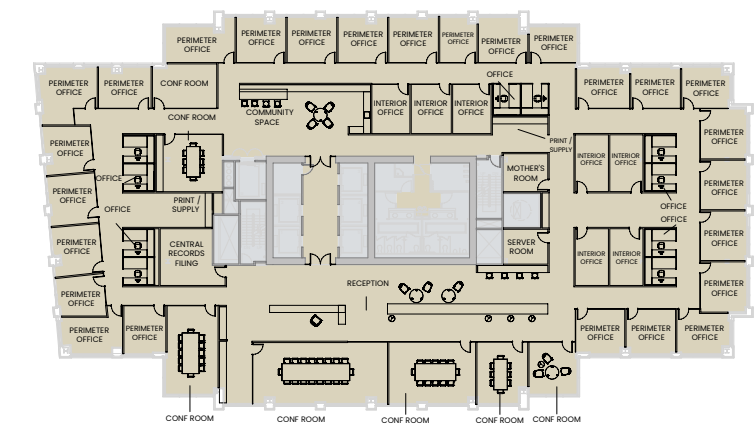
FOOD & DRINKS

1. Shake Shack
2. Serious Pie Downtown
3. Mr. West Cafe Bar - Downtown
4. The Cheesecake Factory
5. Dough Zone™ Dumpling House
6. Mom's Kitchen-Indian Food
7. Barolo Ristorante
8. Nana's Green Tea
9. The Butcher's Table
10. 2120
11. Skillet Regrade
12. Evergreens Salad
13. Marination
14. The Victor Tavern
15. Daniel's Broiler - Downtown
16. Rickhouse Whiskey Bar
17. Casco Antiguo SLU
18. Mighty-O Donuts
19. Audacity Wine Bar
20. Daawat Indian Grill & Bar
21. US Courthouse Café
22. Cafe Madeline
23. Subway
24. Café Suisse
25. Cinque Terre Ristorante
26. Pho Bac
27. Rubinstein Bagels (South Lake Union)

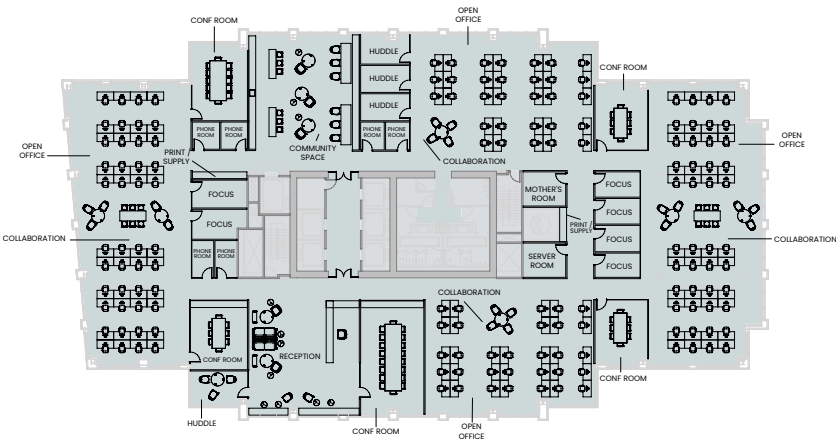


1700 SEVENTH TEST-FITS

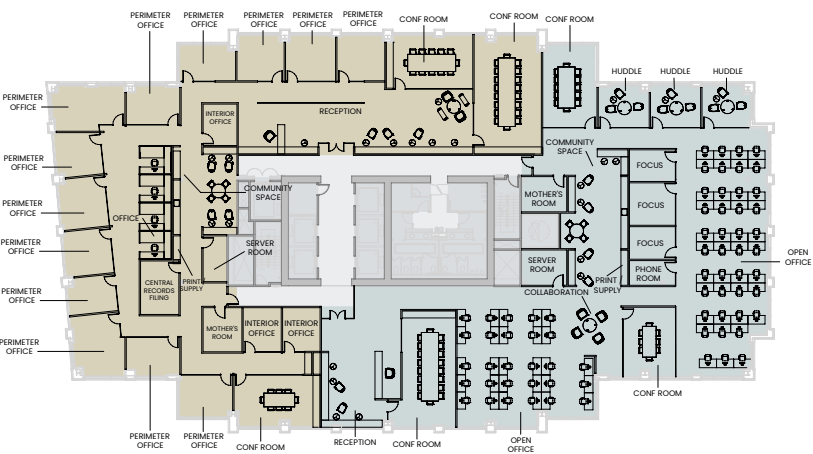
Professional Services Tenant



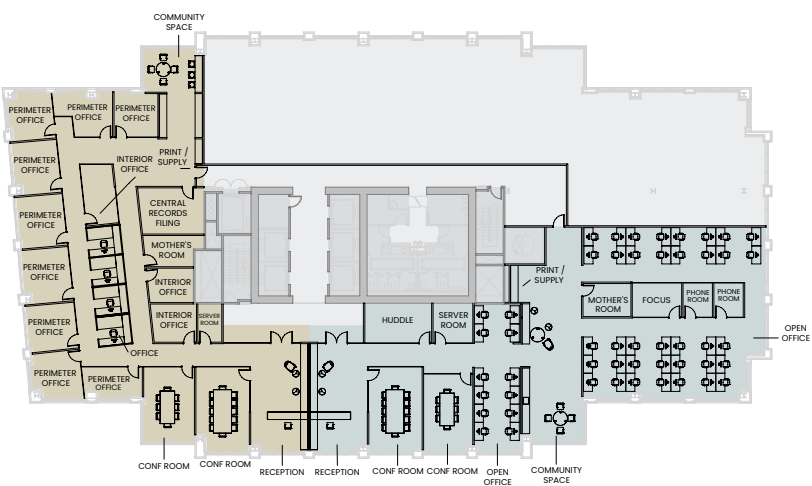
Tech Tenant



Tech & Professional Services Tenants



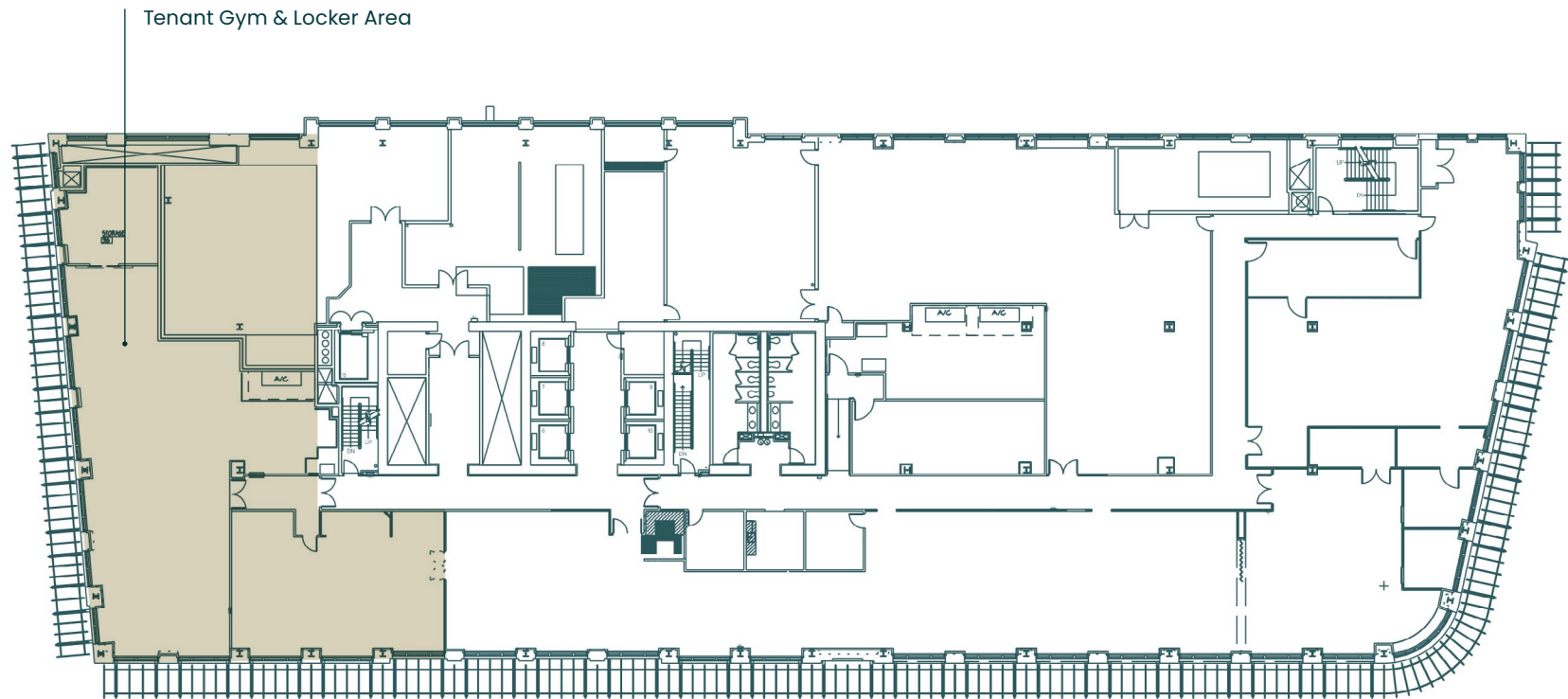
Tech & Professional Services Tenants



FLOOR 3

26,067 RSF

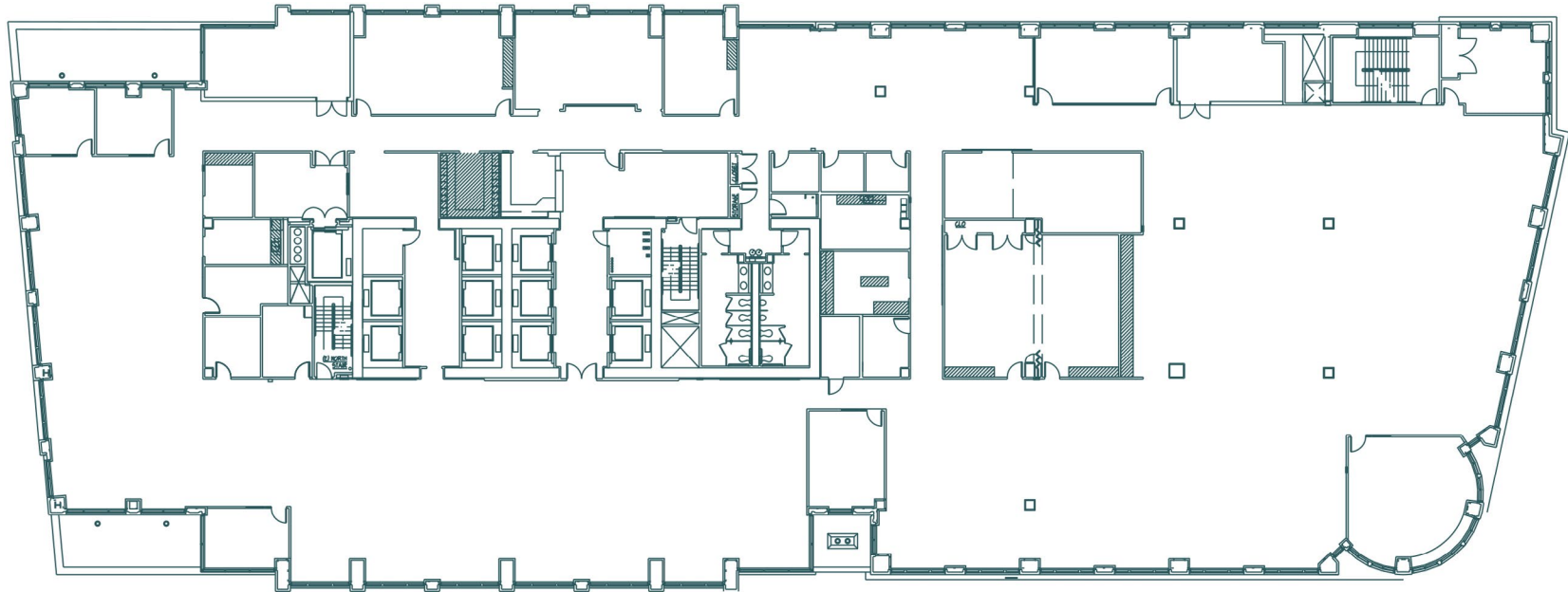
Available Now



FLOOR 4

32,021 RSF

Available Now



FLOOR 5

32,021 RSF

Available Now



FLOOR 6



MATTERPORT VIRTUAL TOUR

32,021 RSF

Available Now



1700 7TH AVENUE — SEATTLE, WA

FLOOR 7



MATTERPORT VIRTUAL TOUR

32,021 RSF

Available Now

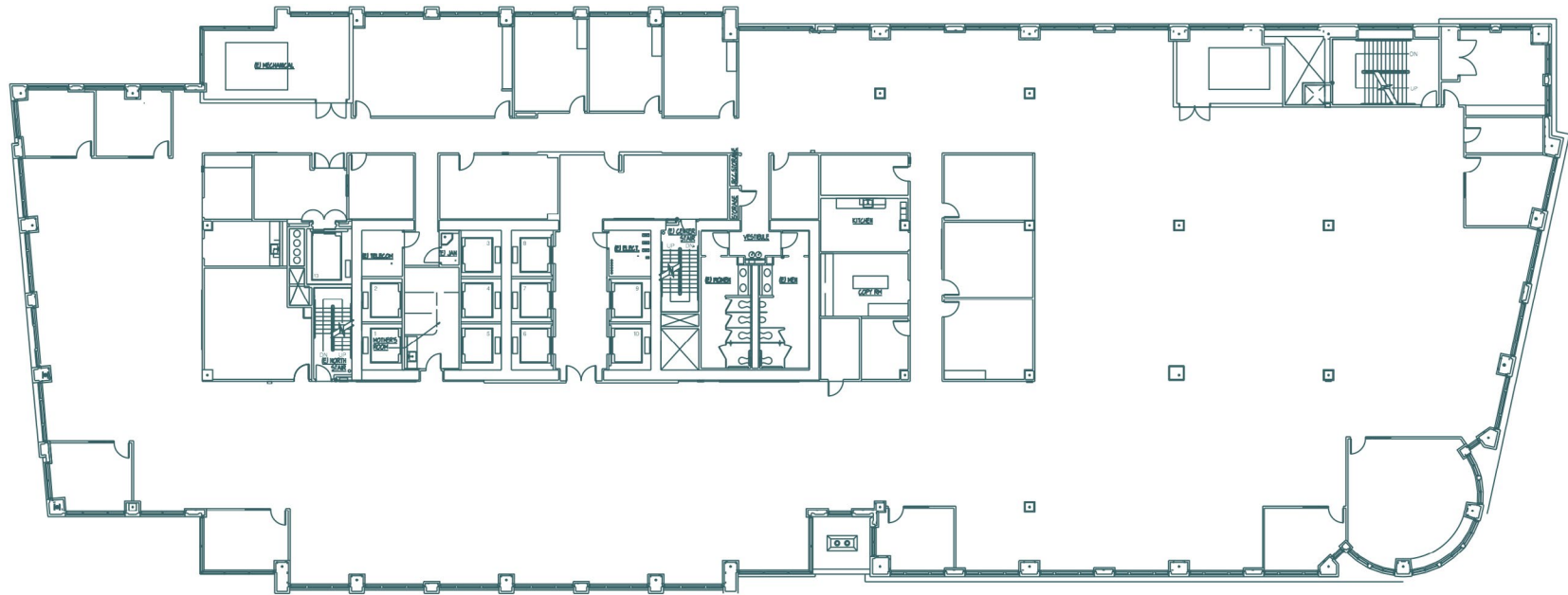


1700 7TH AVENUE — SEATTLE, WA

FLOOR 8

32,021 RSF

Available Now



FLOOR 9

31,956 RSF

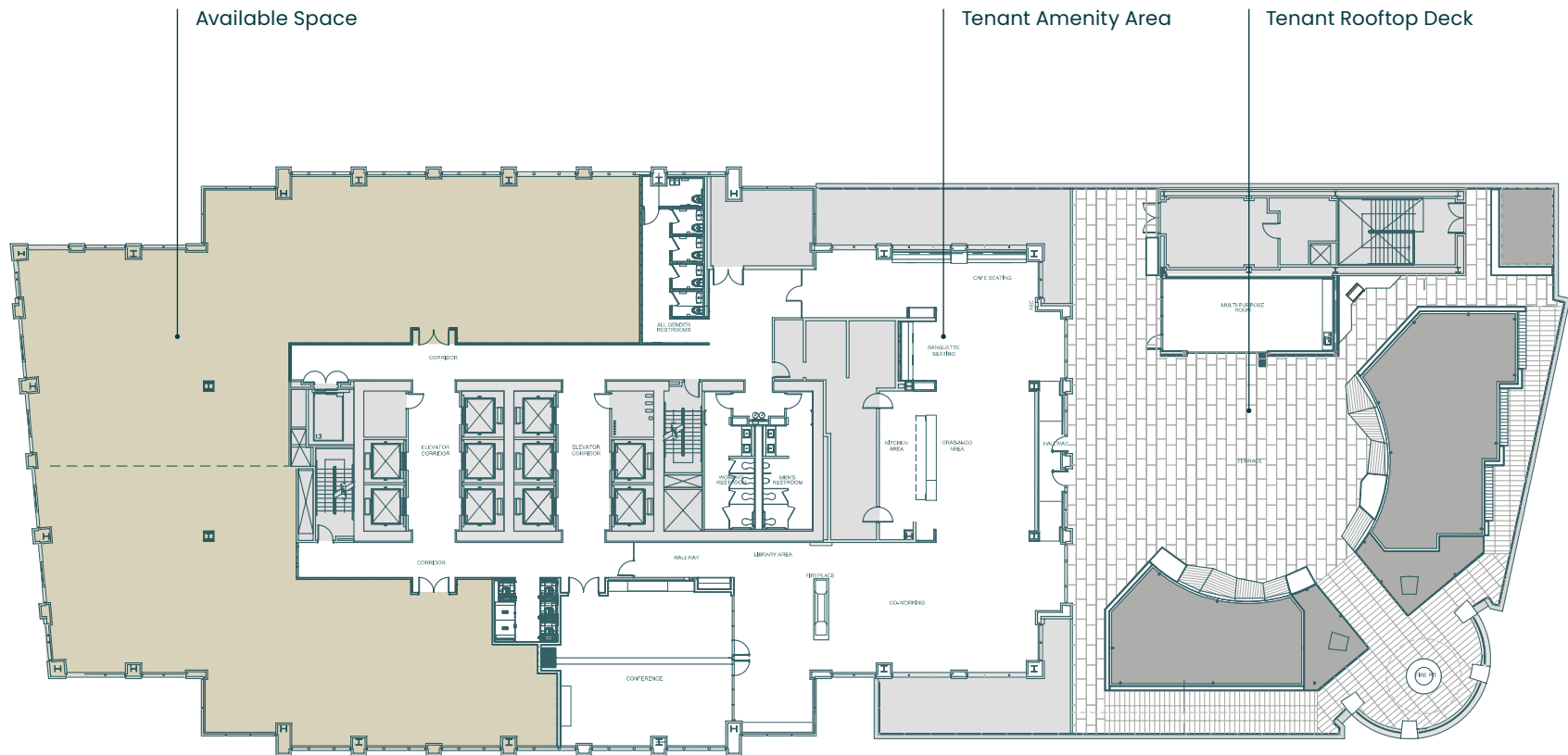
Available Now



FLOOR 10

8,738 RSF

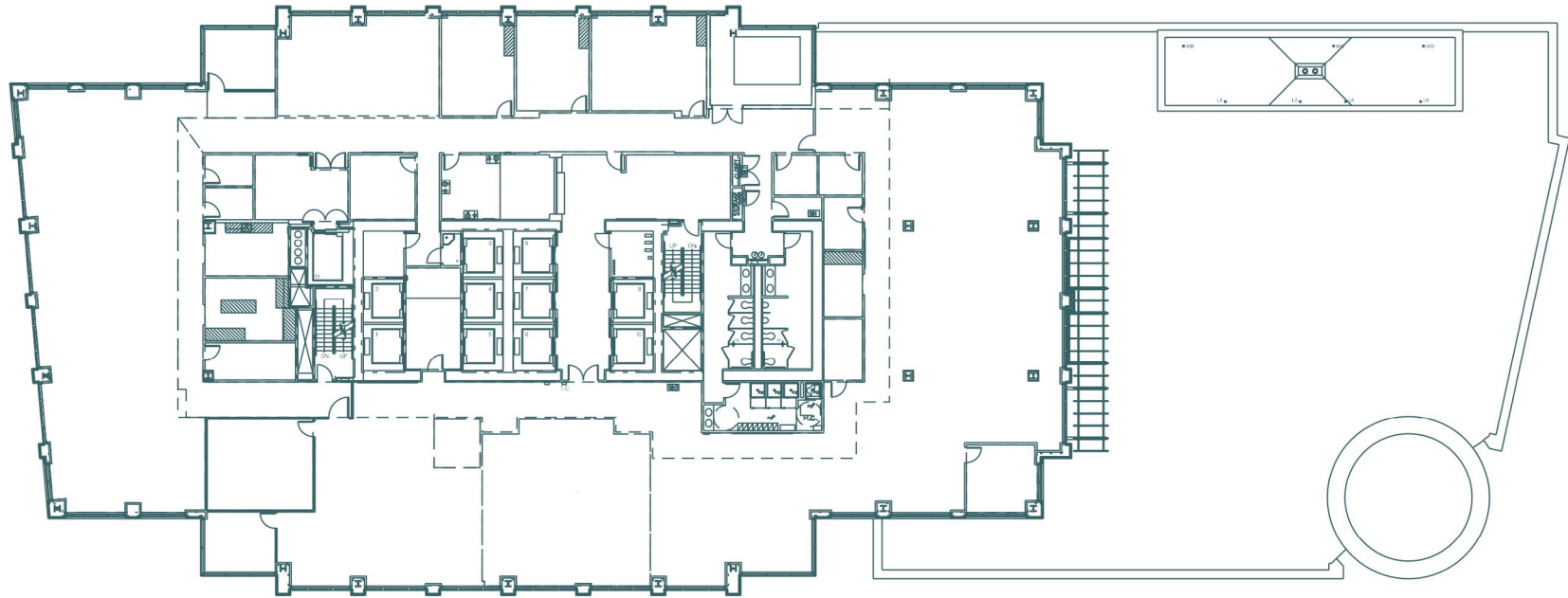
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FLOOR 11

20,586 RSF

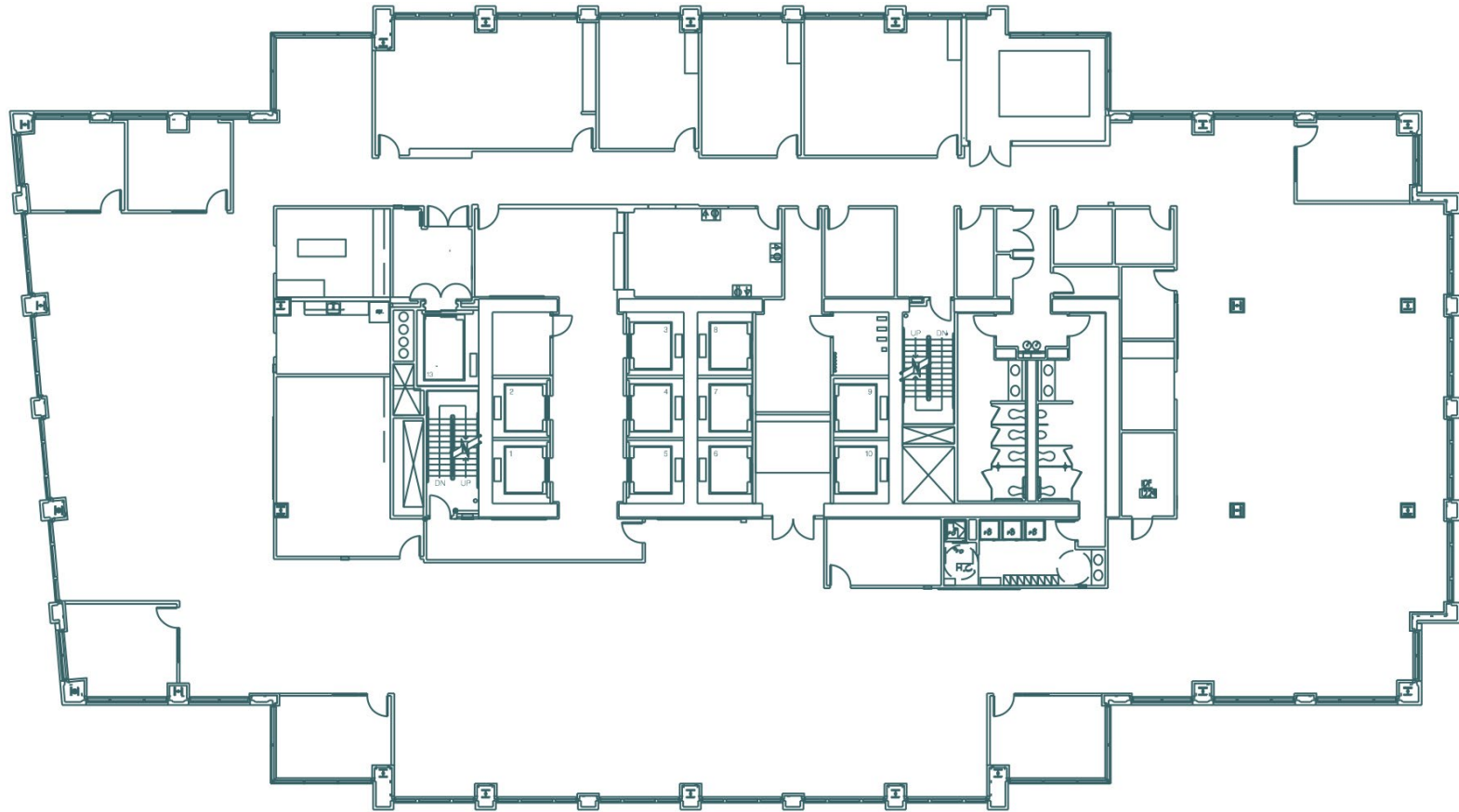
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FLOOR 12

20,217 RSF

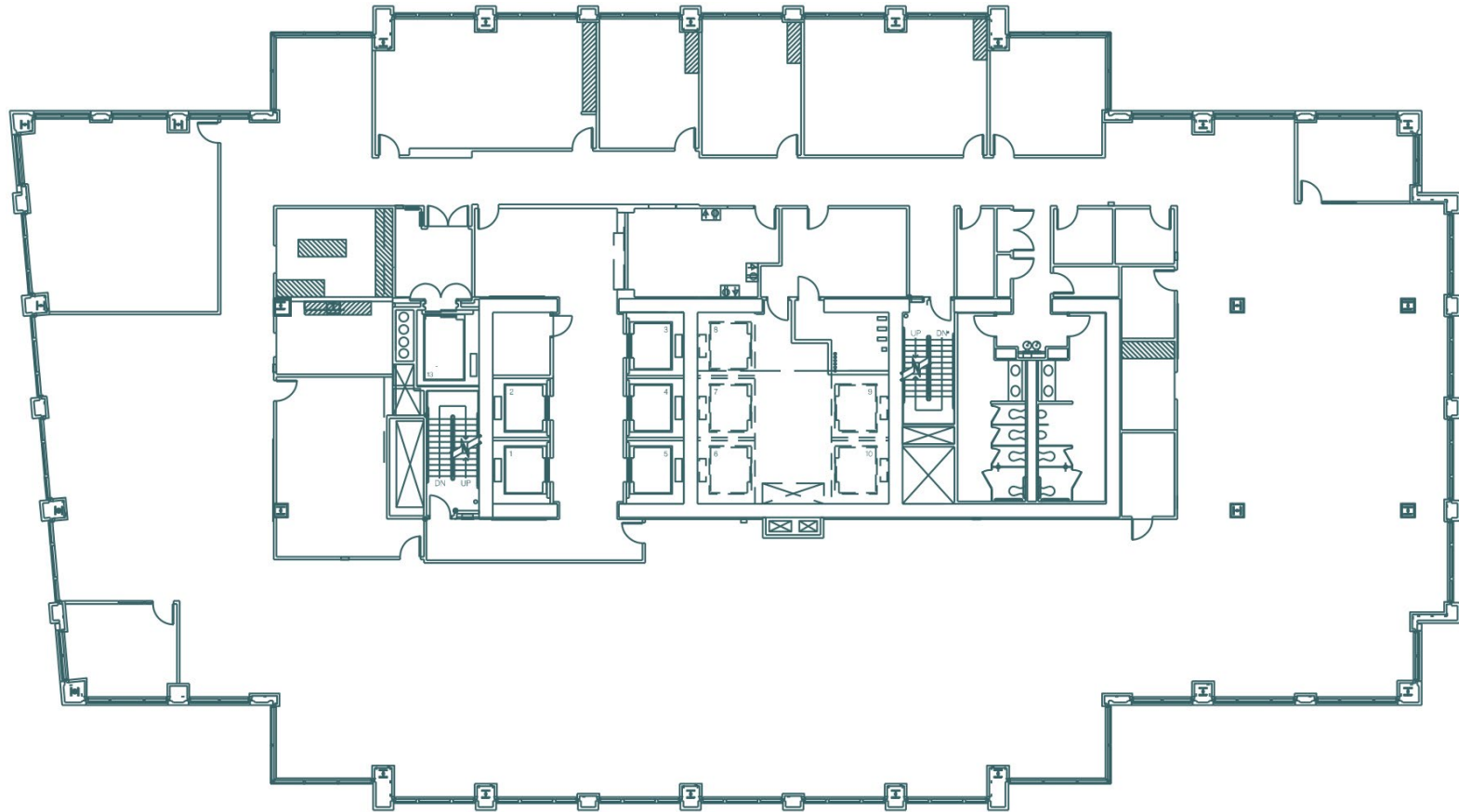
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FLOOR 13

20,036 RSF

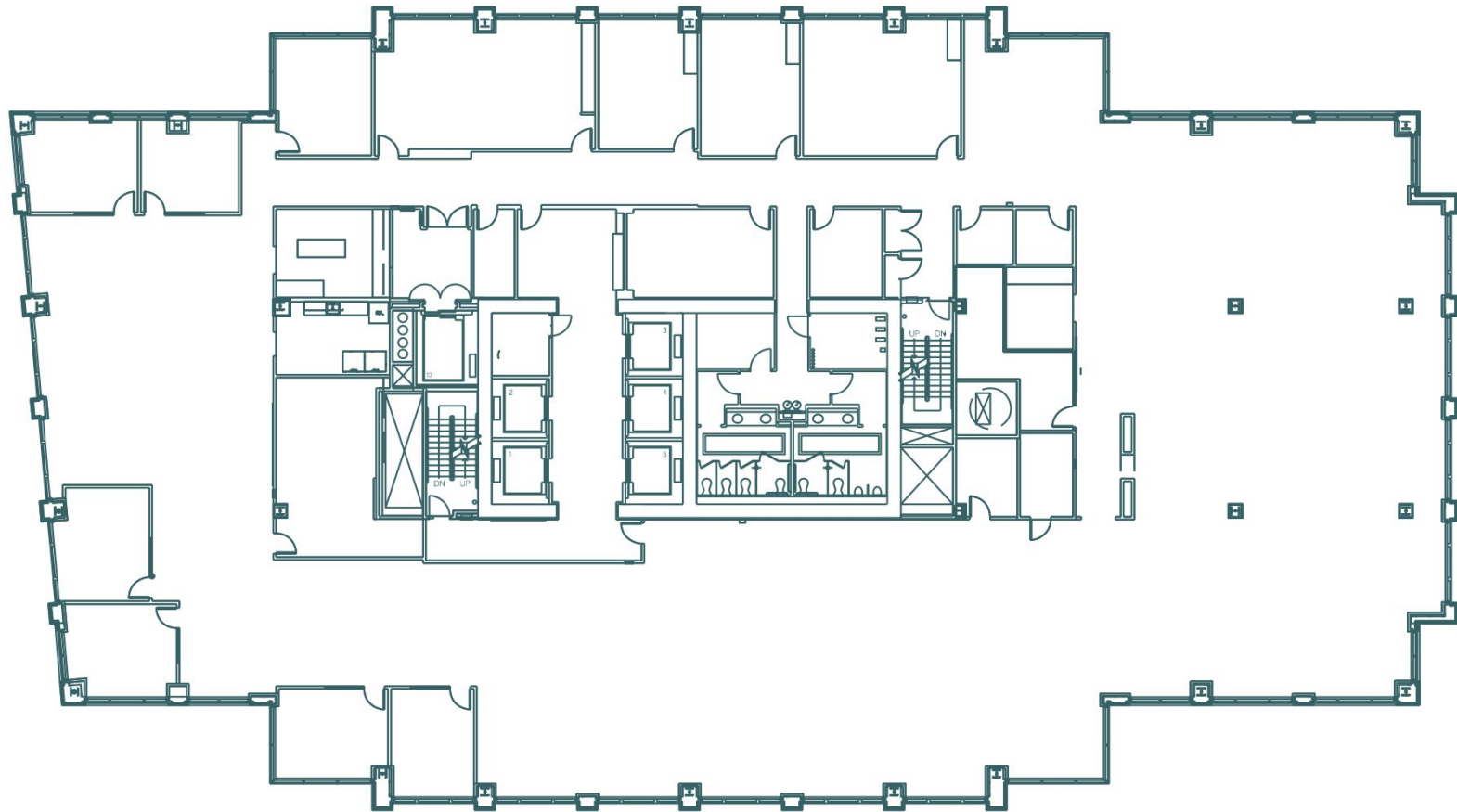
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FLOOR 14

20,810 RSF

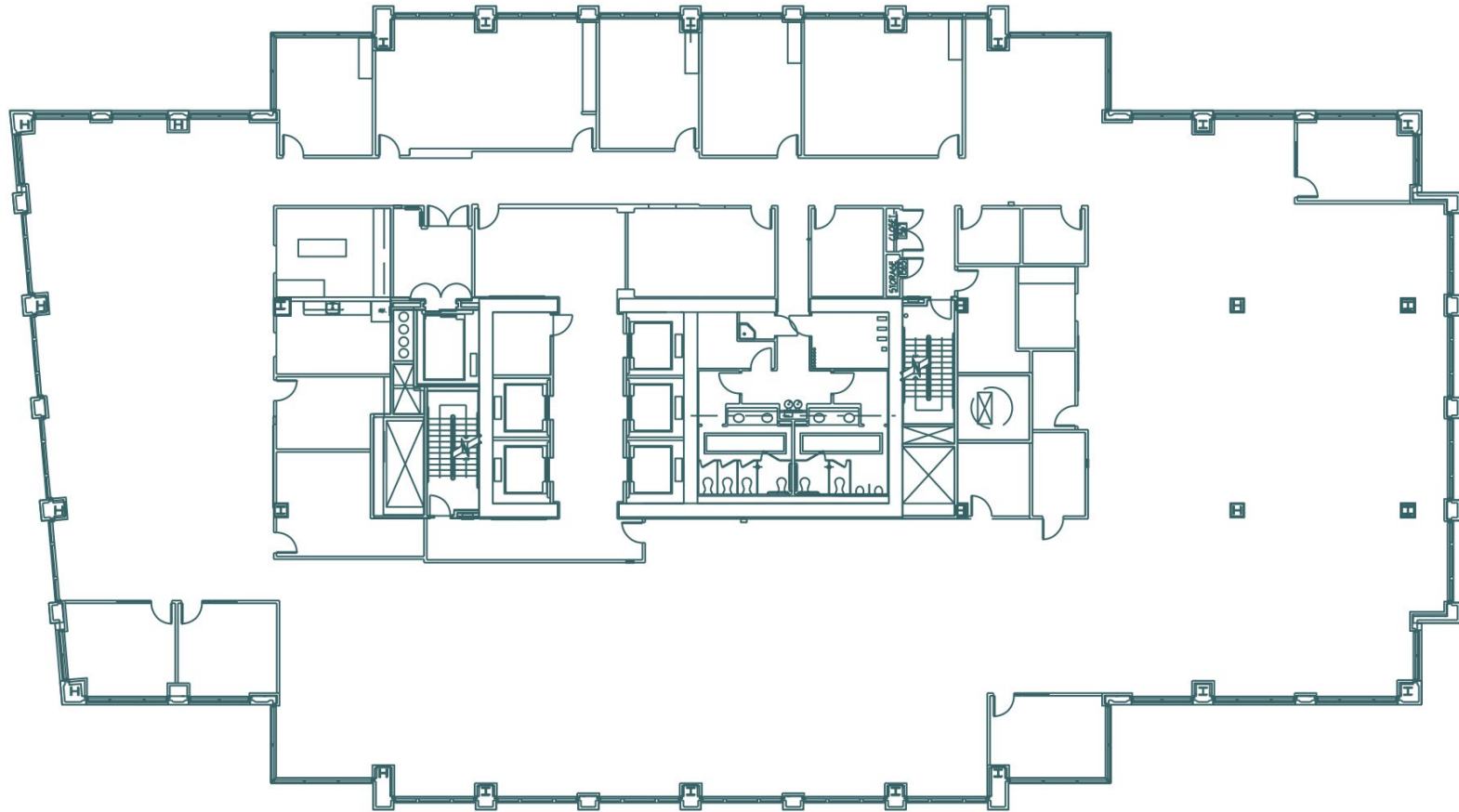
Available Now



FLOOR 15

20,794 RSF

Available Now



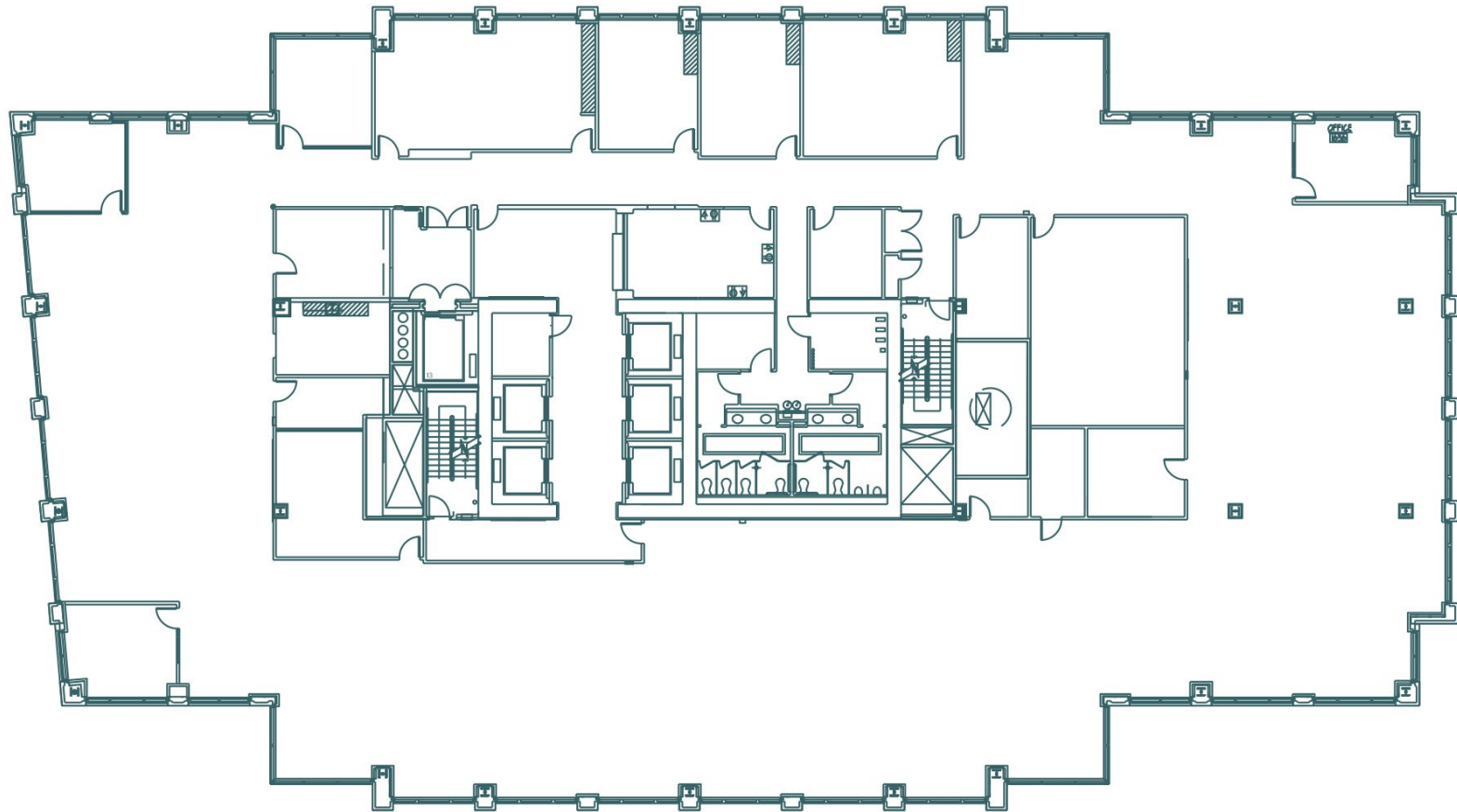
FLOOR 16 | SPEC SUITE



MATTERPORT VIRTUAL TOUR

20,761 RSF

Available Now

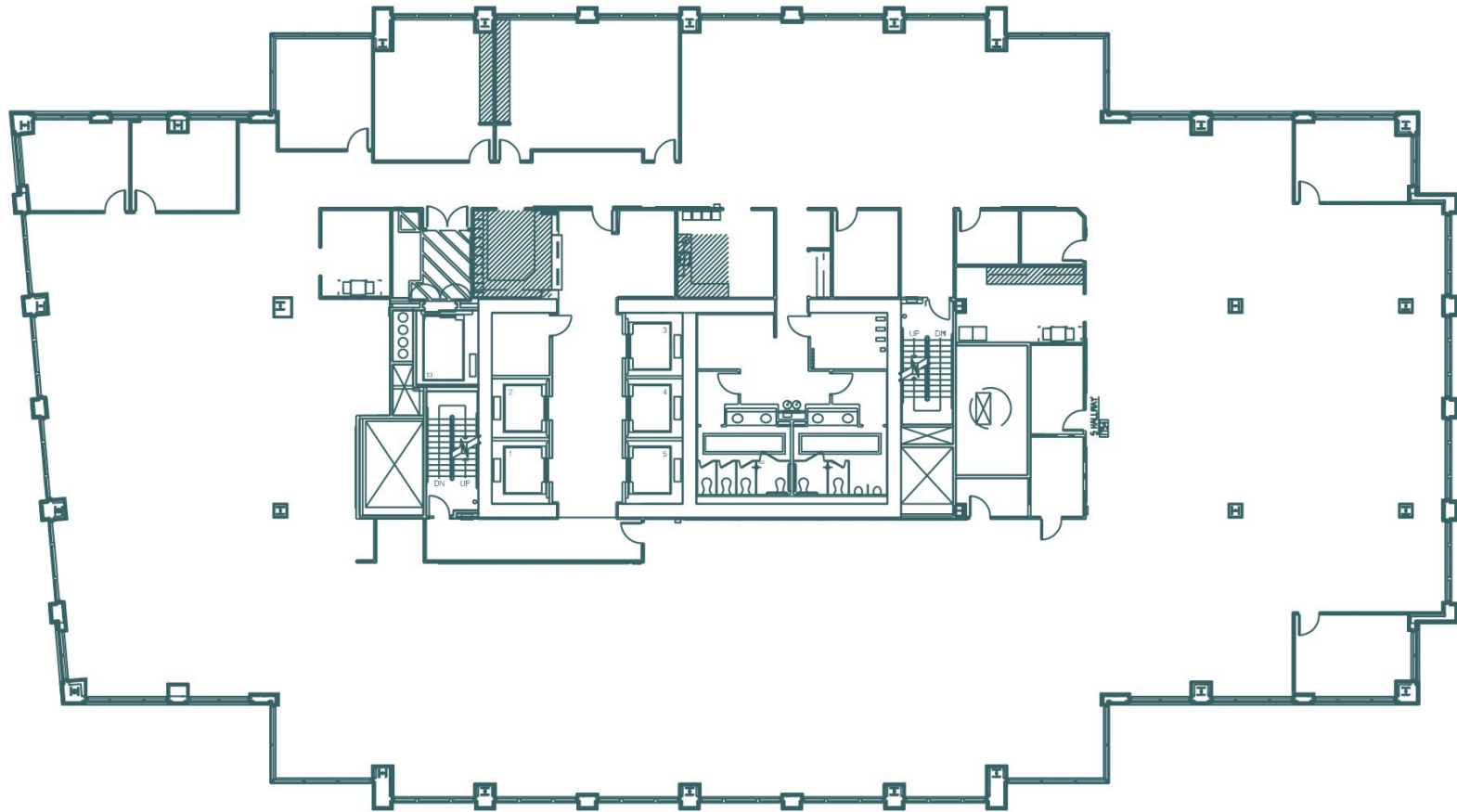


1700 7TH AVENUE — SEATTLE, WA

FLOOR 17

20,761 RSF | Divisible to 5,000 RSF

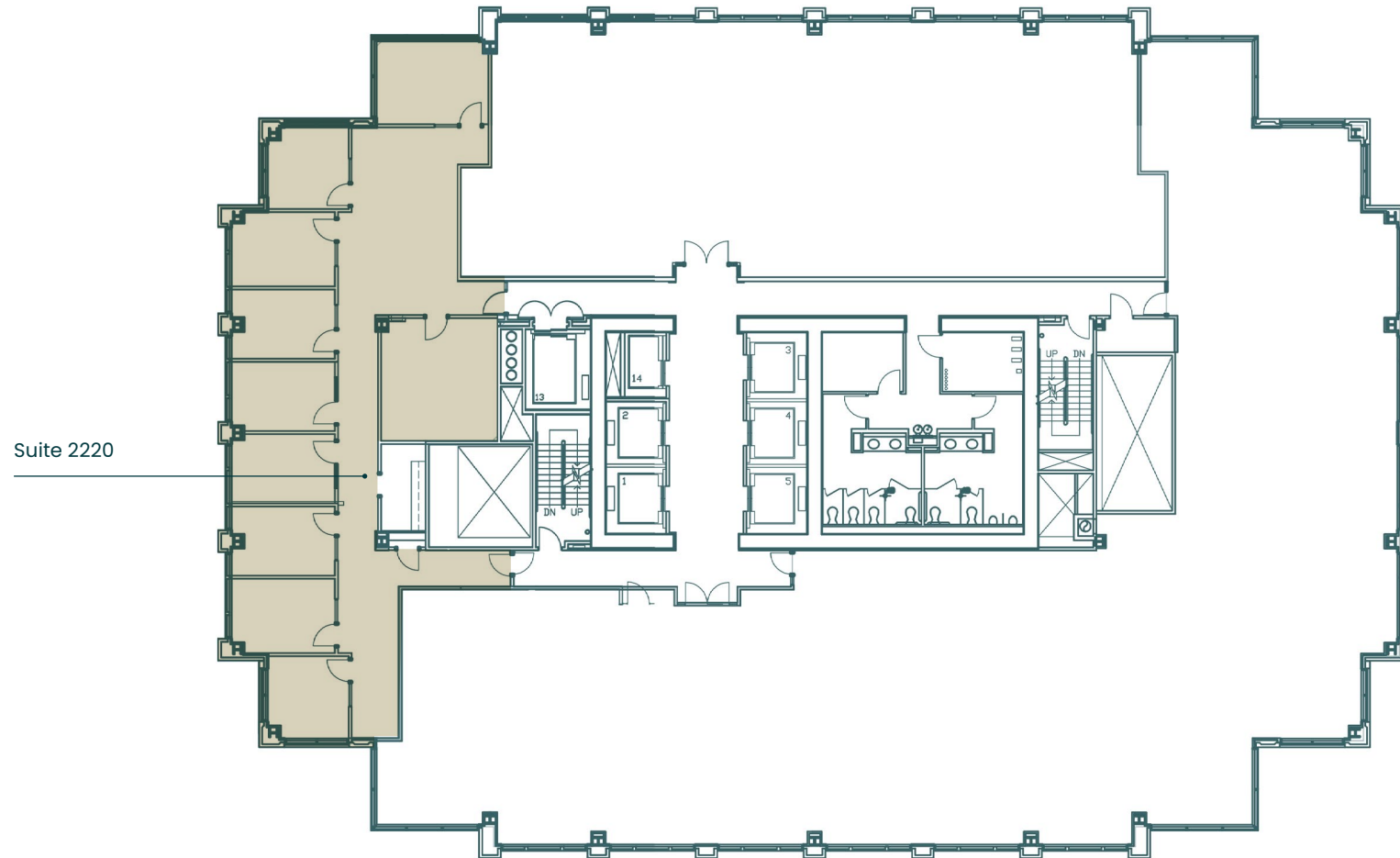
Available Now



FLOOR 22

Suite 2220 | 3,444 RSF

Available Now



17TH AVE

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