

2505 SECOND

SEATTLE, WASHINGTON



RENT-READY OFFICE SUITES FOR IMMEDIATE OCCUPANCY

CBRE

EXCELLENT LOCATION

Featuring sweeping views of Elliott Bay and Downtown Seattle, the 73,604 sf office building at 2505 Second Avenue is well located in Seattle’s Belltown neighborhood.

The seven-story building offers rent-ready suites that are ideal for small to mid-size tenants, garage parking and easy access to Highway 99 and Interstate 5.

2505 Second also enjoys immediate ground-floor retail services and proximity to Belltown’s many restaurants, hotels and shopping venues.

PROJECT HIGHLIGHTS



Extensive lobby and common area renovation completed in 2018



Secure garage parking ratio of one stall per 1,000 sf



Bike Storage



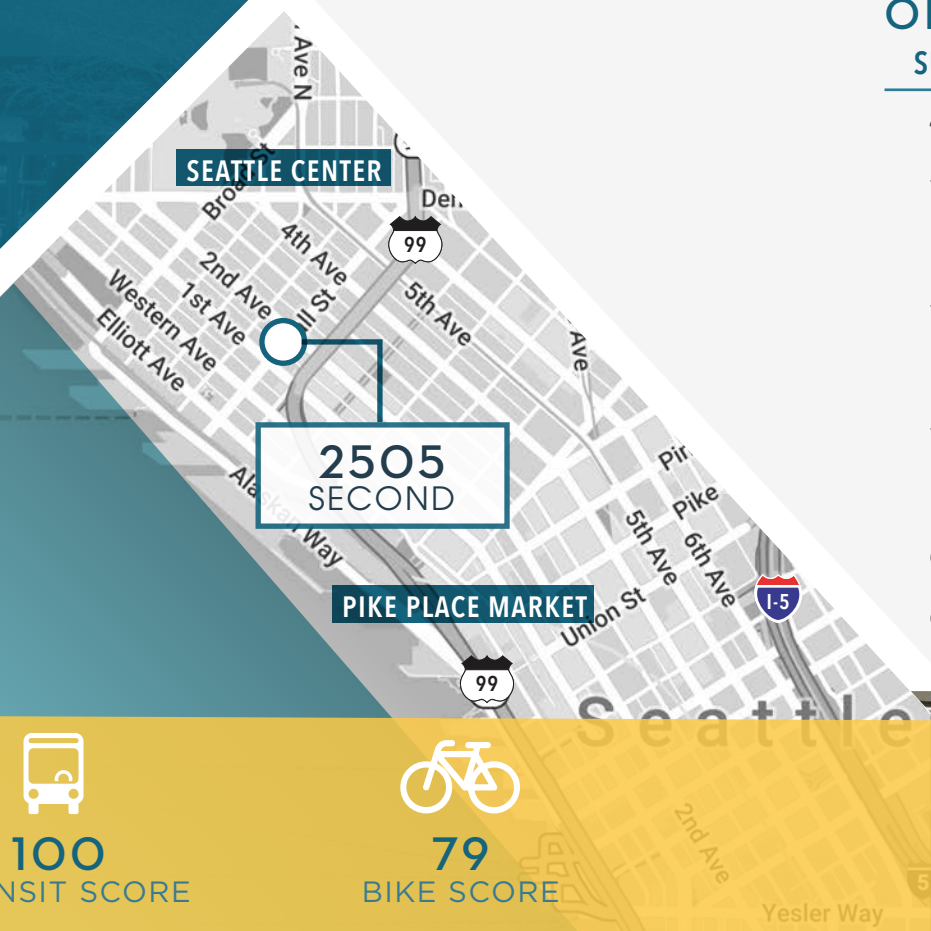
Market-ready space



Onsite Café, Restaurant & Lounge



Spectacular Views





97
WALK SCORE



100
TRANSIT SCORE



79
BIKE SCORE



OFFICE SPACE

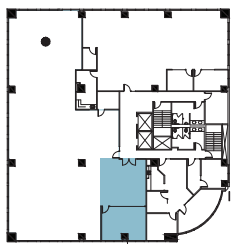
SUITE	SF	AVAILABLE	DESCRIPTION/FEATURES
405	957	Now	Open space with conference room.
500	3,492	Available with 30 days' notice	North facing suite with reception area, perimeter private offices and kitchen. Can be combined with Suites 505, 515 and 520 for a full floor up to 10,988 SF.
505	3,300	Now	Mix of private offices and open space with kitchenette. Can be combined with Suites 500, 515 and 520 for a full floor up to 10,988 SF.
515	2,103	Now	Open space with reception, conference room, one private office and break/copy room. Can be combined with Suites 500, 505 and 520 for a full floor up to 10,988 SF.
600	6,283	January 1, 2022	Exterior private offices with interior open space and kitchenette.
620	1,763	May 1, 2022	Five perimeter private offices, open space, kitchen and copy room with great natural light.



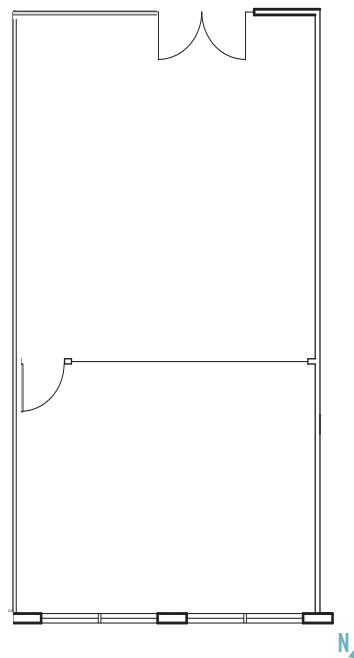
2505 SECOND

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OFFICE SUITE 405 | 957 SF



SEE ENLARGED
FLOOR PLAN



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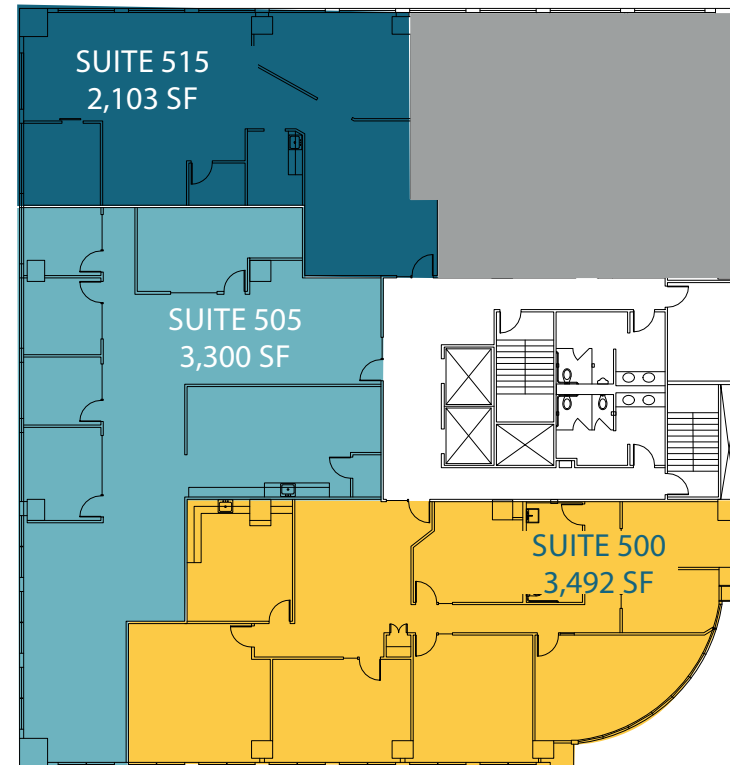
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5TH FLOOR | CAN BE COMBINED FOR A TOTAL OF 8,895 SF



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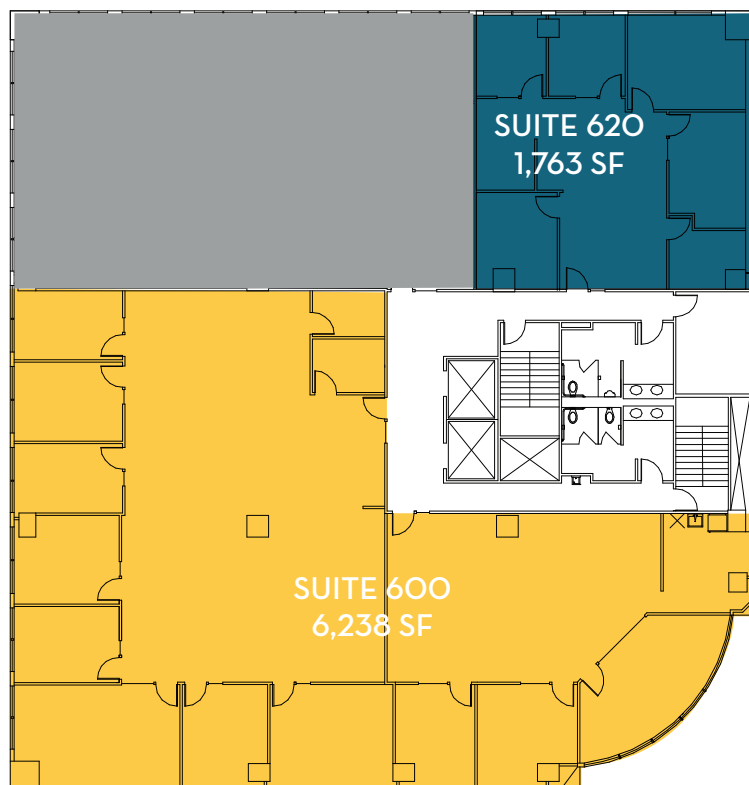
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SUITE 600 | 6,238 SF

SUITE 620 | 1,763 SF



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