

1904 THIRD AVENUE | SEATTLE, WASHINGTON

SECURITIES BUILDING
EST. 1917

CLISE

CUSHMAN &
WAKEFIELD



A LANDMARK

OPPORTUNITY

Built in 1917, the Securities Building was one of Seattle's first office buildings, marking the beginning of the city's downtown commercial expansion. Today, the prestigious tower is still considered one of the grandest in Seattle, ushering in a new generation of forward-thinking business leaders.

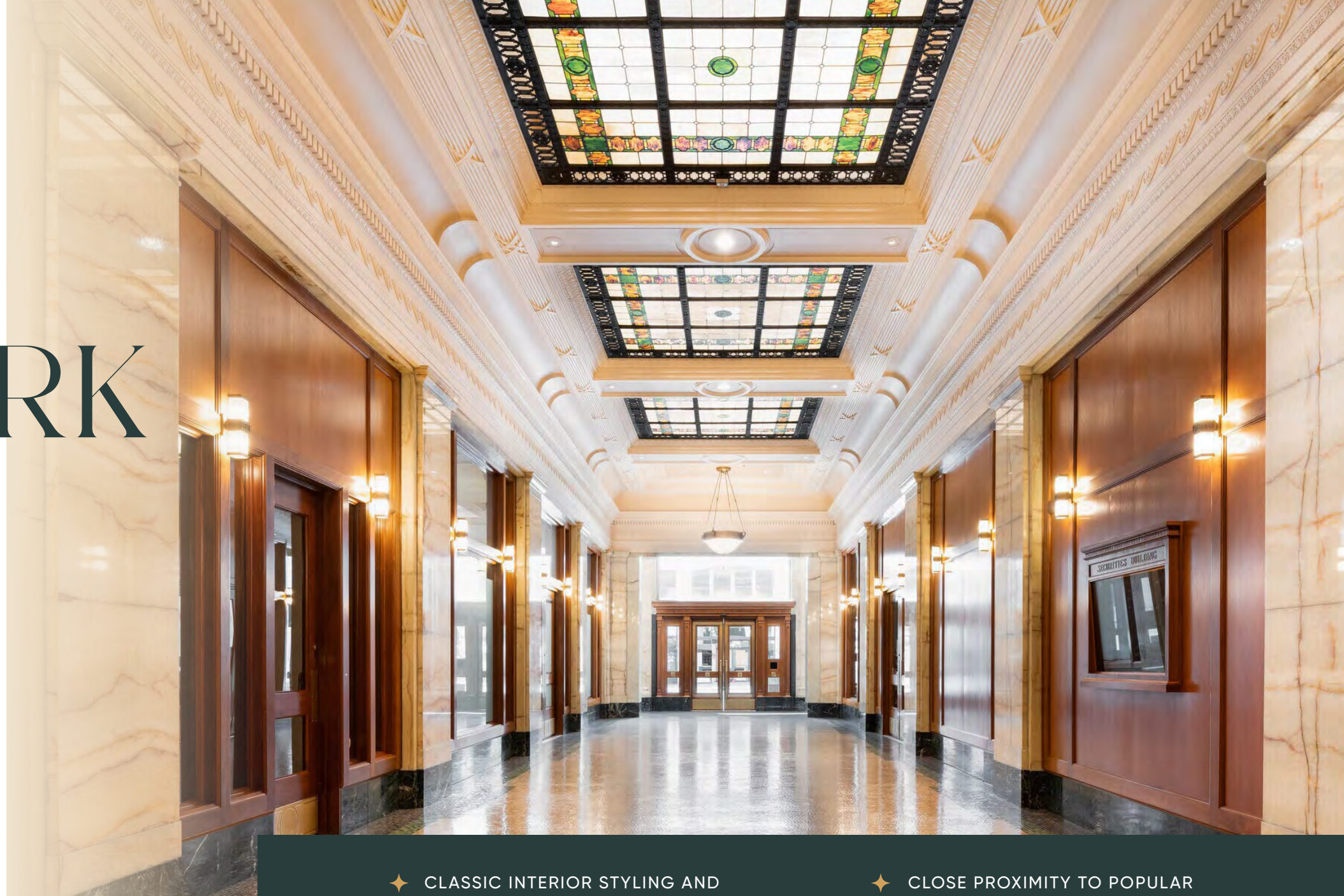
The Securities Building is conveniently situated on the southern edge of Belltown, across from Westlake Center, blocks from Pike Place Market, in Seattle's Downtown core, offering great access to shops, restaurants, hotels, city transit and major area roadways.

230,000 RSF

OFFICE SPACE

10 FLOORS

OF OFFICES &
LOWER-LEVEL RETAIL



✦ CLASSIC INTERIOR STYLING AND ORIGINAL FINISHES THROUGHOUT

✦ A GENEROUS HOST OF ON-SITE TENANT AMENITIES

✦ FLEXIBLE ±12,000 RSF FLOOR PLATES THAT DEMISE WELL FOR SMALL TENANTS BUT CAN ACCOMMODATE TENANTS OF ALL SIZES

✦ CLOSE PROXIMITY TO POPULAR SHOPPING, DINING, HOTELS, AND MORE

✦ QUICK ACCESS TO NORTH AND SOUTH-BOUND I-5 AND SR-99

✦ WALKING DISTANCE TO THE WESTLAKE TRANSIT STATION, SOUTH LAKE UNION STREETCAR AND BUS ROUTES ALONG THE THIRD AVENUE TRANSIT CORRIDOR

**CLICK HERE TO
VIEW AVAILABILITIES**



TIMELESS STYLE

MEETS MODERN CONVENIENCE

Although the Securities Building is one of the city's oldest buildings, it offers a highly-amenitized experience that includes conference rooms, access-controlled entryways and fiber optic connectivity.

BUILDING AMENITIES

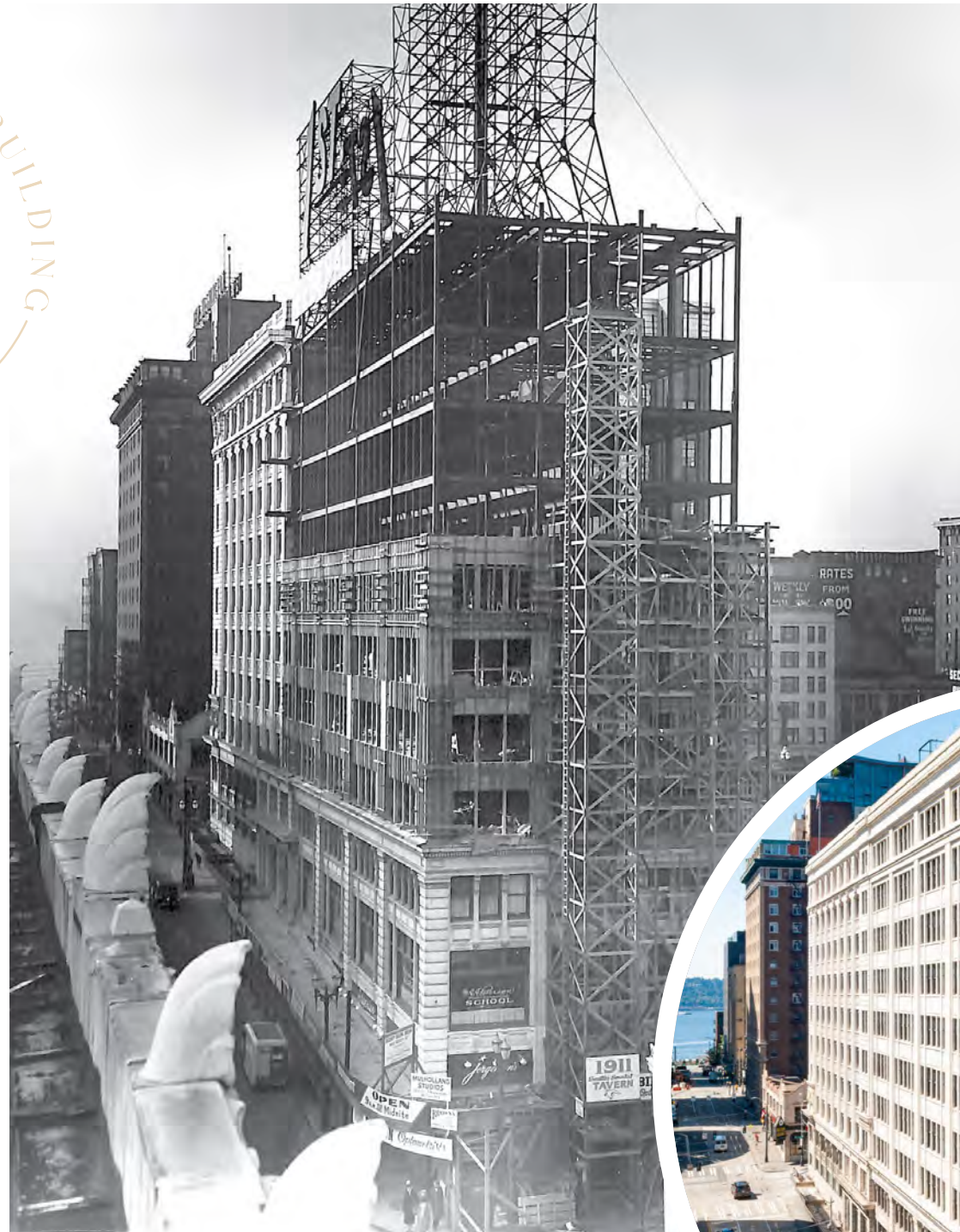
- 554 parking stalls in two attached garages
- Concierge/security guard reception station in the Third Avenue lobby
- Access-controlled card key entry system
- Security personnel patrol during/after business hours and on weekends
- CCTV cameras throughout the property
- Street level retail offerings
- Gender neutral restrooms
- EV charging stations
- Large building conference room
- Third Avenue Café with breakfast, lunch, and catering options
- Building shower facilities
- On-site storage, including bike storage
- Fiber optic telecommunication and connectivity
- On-site building engineer
- Mother's room



THOUGHTFULLY RESTORED

SECURITIES BUILDING
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This landmark building offers an elegant blend of Classical architecture and Art Deco design that features a stunning two-story grand lobby with onyx columns, mahogany detailing, sand-cast bronze fixtures and elevator doors, a stained-glass ceiling and a beautiful mosaic tile floor. Double-hung mahogany windows are all operable and are maintained true to their original condition to maximize fresh air and cityscape views.



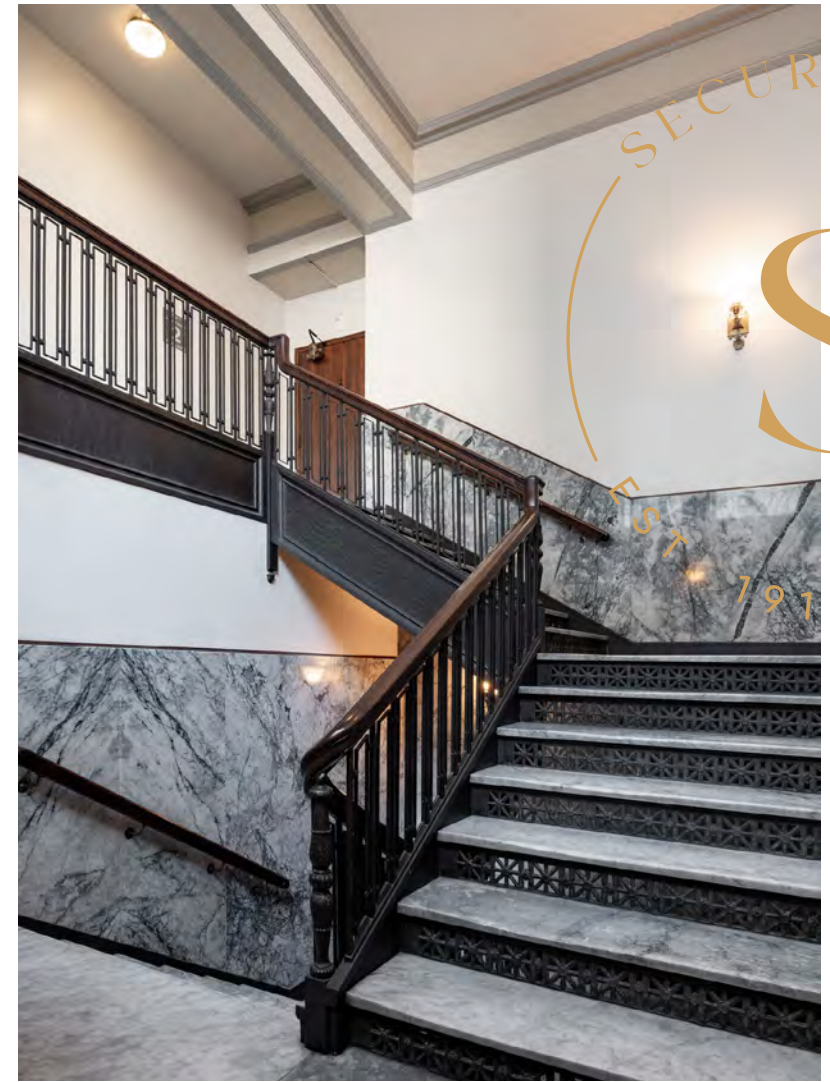


EMBRACE THE SEATTLE EXPERIENCE

Located in Seattle's downtown core, between bustling Pike Place Market and the city's vibrant retail district, the Securities Building is just steps away from restaurants, shops, attractions, hotels and many more of the Emerald City's most popular destinations.

The Securities Building's central location also puts tenants in close proximity to Interstate 5 and Highway 99, while offering easy access to Westlake Center Transit Station, the Monorail, Seattle ferry terminals, and more transit options.

99	100	77
WALK SCORE	TRANSIT SCORE	BIKE SCORE



BUILDING SEATTLE'S FUTURE SINCE 1889

CLISE

Founded by JW Clise in the aftermath of the Great Seattle Fire, Clise Properties boasts a legacy marked by resilience and vision. Across four generations of leadership, the company has played a pivotal role in rebuilding the city from the ground up. Today, the Clise portfolio encompasses a collection of classic and contemporary assets across Seattle and the Pacific Northwest.



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EST. 1917



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