

OFFICE SPACE FOR LEASE

SECOND &ND SPRING

1100 SECOND AVE · SEATTLE





THE JEWEL BOX

of downtown Seattle

Constructed in 1906, Second & Spring has the coveted combination of timeless architecture and modern infrastructure.

Soaring ceilings, open, airy spaces and ornate detailing spark the imagination and inspire bold thinking and big ideas at Second & Spring. The building's location brings a perfect balance of convenience to the work day – at the nexus of the CBD, Pioneer Square, and the iconic redeveloping waterfront, all the perks of downtown Seattle are right at your doorstep.



Create your **CULTURE**

Early twentieth century design outside and cutting-edge space inside – Second & Spring offers a unique canvas to craft your company's image.

The classic building has been fully revitalized with new systems to suit the demands of today's tech-oriented culture and has already been the home to home-grown tech titans.



Large, efficient
±25,000 SF floor plates



Convenient
on-site parking



Access to the lively Second
& Third Ave corridors and
redeveloping waterfront



Distinctive
architectural
detailing

Inspired **INTERIORS**

Tall exposed ceilings

Bright natural light

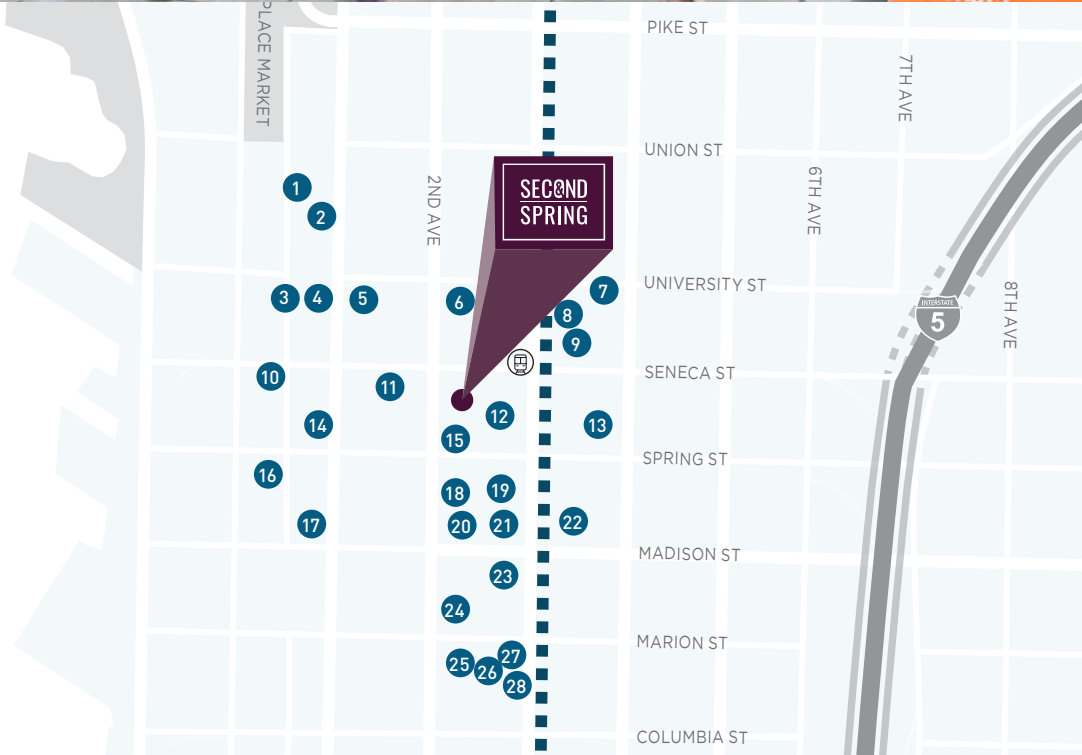
Creative buildout
opportunities





A portal to Seattle CITY LIFE

Second & Spring is in the heart of the best amenities of downtown, the waterfront, and historic Pioneer Square. *Boasting a transit score of 100*, the building sits just across the street from the University Street light rail stop, walking distance to the Sounder, and is further connected to the greater Seattle area through bus and ferry options.



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|---|---------------------------|----------------------------|------------------------|
| 1. Noi Thai Cuisine | 7. Purple Cafe & Wine Bar | 15. BB's Teriyaki Grill | 23. Starbucks |
| 2. Starbucks | 8. Sweet Iron | 16. Nijo Sushi Bar & Grill | 24. Homegrown |
| 3. Lecosho | 9. Pokeworks | 17. Storyville Coffee | 25. Metropolitan Grill |
| 4. Von's 1000Spirits | 10. Post Alley Pizza | 18. Poke Alice | 26. Cafe Pho |
| 5. Ancient Grounds | 11. Starbucks | 19. Peet's Coffee and Tea | 27. Evergreens Salad |
| 6. The Brooklyn Seafood, Steak & Oyster House | 12. Great State Burger | 20. Blue Water Taco Grill | 28. Cafe Zum Zum |
| | 13. Outlier | 21. joybento | |
| | 14. Heartwood Provisions | 22. Mel's Market | |



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