



BRODERICK BUILDING

619 2ND AVE
SEATTLE, WA 98104

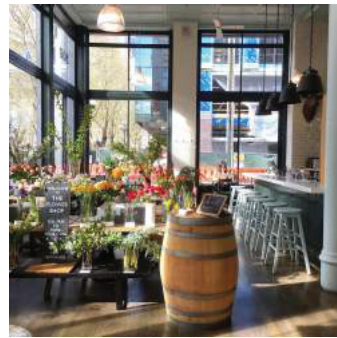
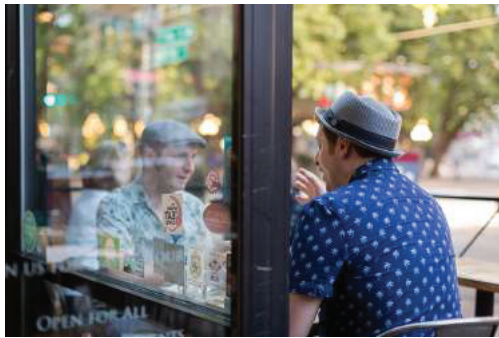
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Project Details

This historic building is in the business district of Pioneer Square on the corner of 2nd & Cherry, and adjacent to the iconic Smith Tower.

The building is located two blocks from the Seattle Ferry Terminal and the Water Taxi, which provide high foot traffic from commuters and tourists. Neighborhood co-tenants include London Plane, Damn the Weather, Good Bar, and Flatstick Pub. Pioneer Square continues to grow and gain Seattle's reputation as a serious food, drink and retail destination, with award-winning restaurants setting more tables.

AVAILABLE SPACE

■ Location:	621 2nd Ave (Corner)	113-115 Cherry St	117 Cherry St
■ Retail SF:	2,169 SF	923 - 2,962 SF	1,868 SF
■ Rate:	Call for rates	Call for rates	Call for rates
■ NNN's:	\$8.94 PSF	\$8.94 PSF	\$8.94 PSF
■ Delivery:	Immediate	Immediate	Immediate

* Suites 113, 115 and 117 can be used as office space

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Pioneer Square is one of the most well-connected neighborhoods thanks to public transit. The neighborhood continues its upswing as companies including Weyerhaeuser, Saltchuk, and Big Fish Games have moved their headquarters to join Intel, Uber, Lyft, PayScale, Socrata, Deloitte Digital, and more. The Broderick Building offers an excellent location to capture the area's day-time population of 97,412 within half a mile of the site.



	0.5 mile	1 mile
Population	14,305	47,350
Households	7,983	28,635
Avg. Household Income	\$ 82,863	\$ 79,209
Total Employees	97,412	176,002

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- ① WA State Boat Landing
- ② Habitat Beach
- ③ Marion St. Pedestrian Bridge
- ④ Colman Dock
- ⑤ Waterfront Promenade
- ⑥ Pier 58
- ⑦ Seattle Aquarium Expansion
- ⑧ Overlook Walk
- ⑨ Piers 62 & 63 Phased Rebuild
- ⑩ Pike/Pine Corridor
- ⑪ Lenora St. Pedestrian Bridge



THE SEATTLE WATERFRONT REDEVELOPMENT EXTENDS UP ALASKAN WAY FROM LUMEN FIELD TO BELL STREET, WITH SIGNIFICANT IMPROVEMENTS MADE TO CREATE CONNECTIONS BETWEEN NEW AND OLD PARK SPACES, RESTAURANTS, SHOPS AND NEIGHBORHOODS WITH RAISED STREET CROSSINGS AND WIDENED SIDEWALKS FOR PEDESTRIANS. THE WATERFRONT PROJECT STARTED CONSTRUCTION IN 2020 AND IS EXPECTED TO DELIVER THE FINAL PHASES IN 2025.



\$1.07B
REDEVELOPMENT PROJECT

\$400M
ANNUAL BUSINESS REVENUE

8-12M
PROJECTED ANNUAL VISITORS

10M
ANNUAL PASSENGERS - COLMAN DOCK

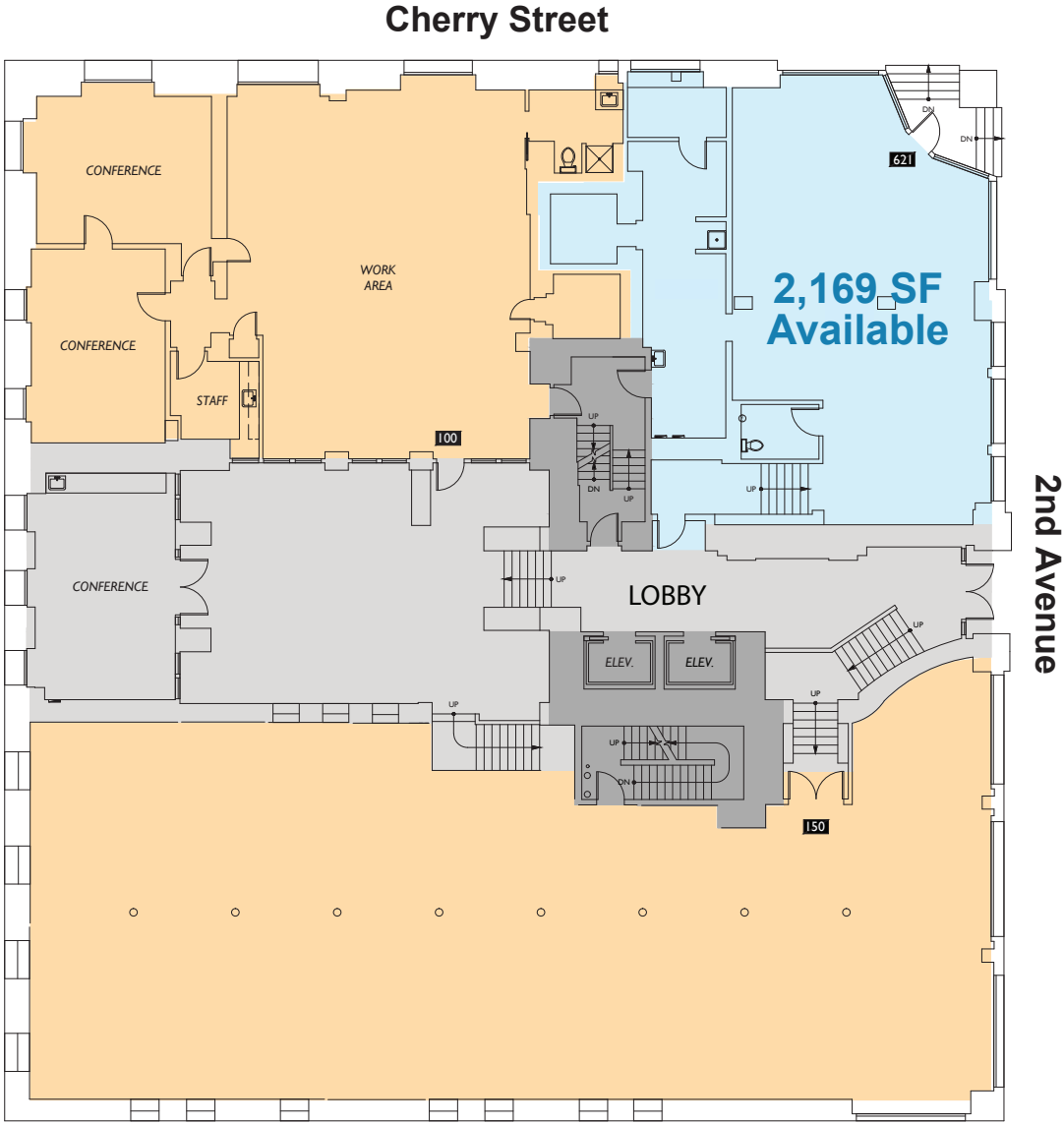


KEY

- 1 Top Pot
- 2 Ferry Noodle House
- 3 Owl N' Thistle
- 4 Café Hitchcock
- 5 Metropolitan Grill
- 6 Local Coffee Spot
- 7 Pegasus
- 8 Piroshki
- 9 Evergreens
- 10 Einstein Bros Bagels
- 11 City Grind Espresso
- 12 84 Yesler
- 13 Señor Carbón
- 14 Radmor Golf
- 15 Magic Mouse Toys
- 16 Diva Dollz
- 17 Cocoa Banana
- 18 The Stop
- 19 Little Owl Collection
- 20 Hill's Barbershop
- 21 The Bistro
- 22 Seattle Flowers
- 23 Hole In the Wall BBQ
- 24 King's Den Barbershop
- 25 Rojos Mexican
- 26 Gary Manuel Salon
- 27 Collins Pub
- 28 The Works Seattle
- 29 Yellow Butterfly Coffee
- 30 Shawn O'Donnell's
- 31 Diva Espresso
- 32 Pioneer Square Saloon
- 33 Millheads Barbershop
- 34 Café Paloma
- 35 Caffe D'arte
- 36 Numero Uno Pizza
- 37 Lune Cafe
- 38 Falafel's
- 39 Underbelly
- 40 Jimmy John's
- 41 The Halal Guys
- 42 Merchant's Café
- 43 I Heart Sushi
- 44 Domino's Pizza
- 45 Saveway Market
- 46 Dead Line
- 47 Damn the Weather
- 48 The Meyer
- 49 Bon Voyage Vintage
- 50 Lady Yum
- 51 TAT'S Delicatessen
- 52 Nirmal's
- 53 Ember Hookah Lounge
- 54 Alal Cafe
- 55 Artist Lofts
- 56 Emerald City Guitars
- 57 Altstadt Bierhalle & Brathaus
- 58 Central Saloon
- 59 Luigi's Eatery & Cantina
- 60 Mediterranean Mix
- 61 Ohsun
- 62 I-5 Pho Seattle
- 63 Etta and Billie
- 64 Mod Pizza
- 65 Muse Lounge & Restaurant
- 66 McCoy's Firehouse Bar & Grill
- 67 Asia Ginger Teriyaki
- 68 Good Bar
- 69 Elm Coffee Roasters
- 70 Flatstick Pub
- 71 Main Street Gyros
- 72 Peter Miller Architecture
- 73 Counter Culture Coffee
- 74 Arundel Books
- 75 Frederick Holmes and Company
- 76 Locus Wines
- 77 The Pharmacy
- 78 The Pastry Project
- 79 Clementines
- 80 LEICHT
- 81 Caffe Umbria
- 82 Xtadium
- 83 Pioneer Square D&E
- 84 Fat Shack
- 85 Flora And Henri
- 86 General Porpoise
- 87 Il Terrazzo Carmine
- 88 Browne Family Vineyards
- 89 Hoot Beerdega
- 90 Gallery IMA
- 91 Heard Coffee
- 92 Stonington Gallery
- 93 Fruitsuper
- 94 Salumi
- 95 Taylor Shellfish
- 96 Intrigue Chocolate
- 97 Zeitgeist Coffee
- 98 King Street Bar & Oven
- 99 SEA Crab House
- 100 Armoire
- 101 LT Denny Jewelers
- 102 Burbs Burgers
- 103 Cone & Steiner
- 104 Velouria
- 105 Matsu
- 106 13 Coins
- 107 Foundry Vineyards
- 108 Sluggers
- 109 Elysian Fields

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Available Retail
 Lobby
 Office

2nd Avenue



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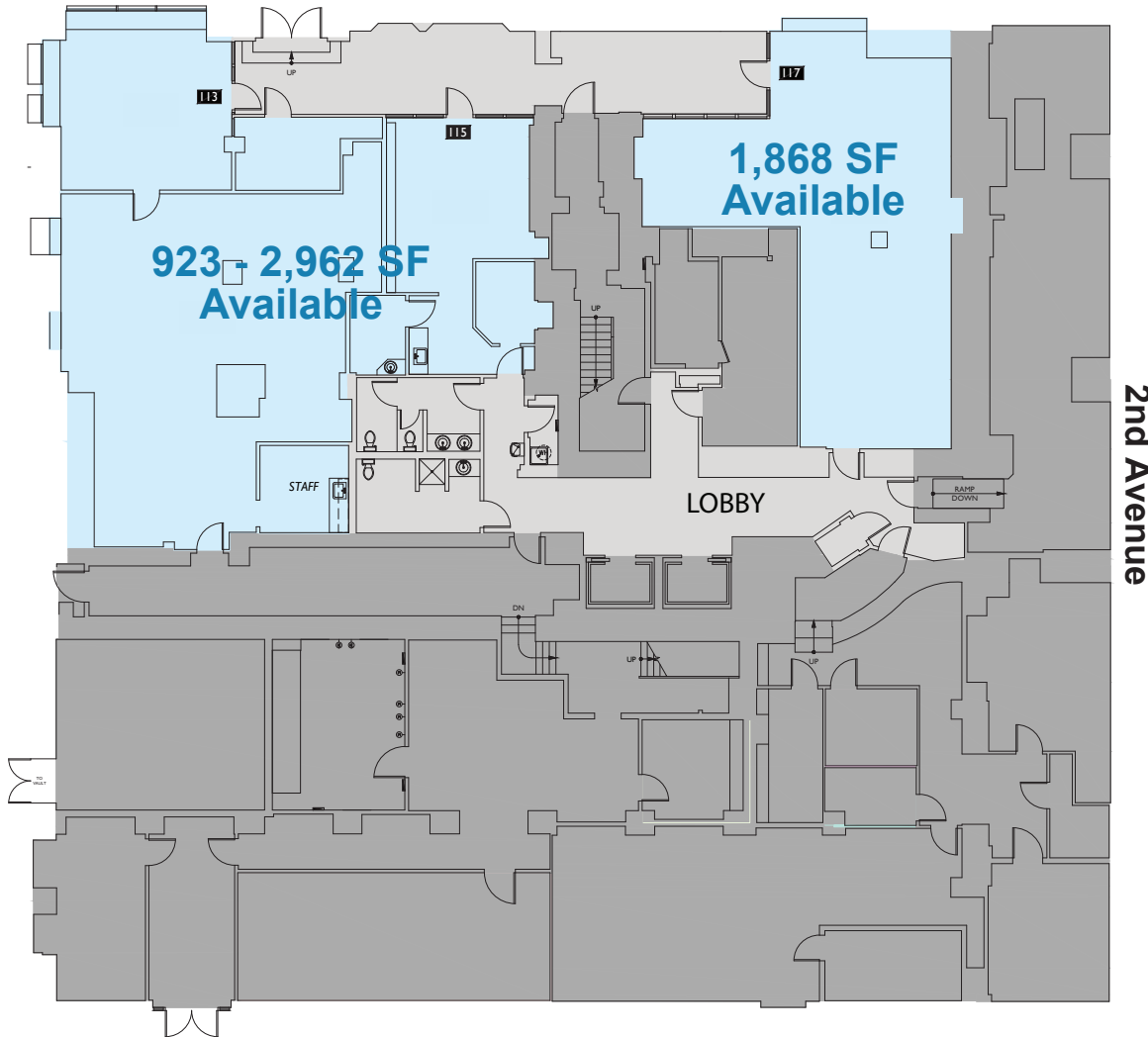
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Cherry Street



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Available Retail Lobby Office



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