



DEXTER HORTON BUILDING

710 2ND AVENUE | SEATTLE, WA

A HISTORIC ICON FOR MODERN BUSINESS





a legacy of

STYLE

Distinguish your business at The Dexter Horton Building, where historic charm meets modern elegance. Built in 1924, this 15-story office building retains its original grandeur while offering updated amenities for today's forward-thinking leaders. Located between Seattle's historic Pioneer Square and the newly revitalized waterfront, this iconic property sits just steps from the light rail and Colman Dock, offering easy access for your daily commute.

PROPERTY HIGHLIGHTS

±335,000 SF

AVG. FLOOR SIZE ±22,500 SF

- Built in 1924, fully renovated 2015
- 15 floors served by 6 high speed elevators and 1 freight elevator
- Preserved architectural details from Seattle's iconic past (received landmark status in 1992)
- Updated infrastructure for modern office needs
- 24/7 onsite security
- Access controlled card access system for all tenant suites and amenities
- Onsite property management team
- Strong stable long term ownership:



adapting to your **VISION**

Contiguous for a total of 27,214 SF

Contiguous for a total of 23,047 SF

Contiguous for a total of 39,676 SF

| SUITE | SF | NOTES | FLOOR PLANS |
|-------|--------|---|--------------------------|
| 300 | 7,221 | Available now. Creative space with 16ft ceiling heights and 3rd Ave lobby presence. | Download |
| 410 | 19,993 | Available now. Build to suit space. | Download |
| 600 | 6,230 | Available now. Furnished creative move-in ready space. | Download |
| 620 | 5,942 | Available now. Move-in ready, creative space with polished concrete floors. | Download |
| 640 | 6,090 | Available now. Great natural light and efficient buildout. | Download |
| 660 | 4,785 | Available now. Move-in ready, creative space with high open ceilings. | Download |
| 800 | 22,957 | Available now. Full floor opportunity. Creative office space with exposed ceilings and potential furniture available. | Download |
| 950 | 7,125 | Available now | Download |
| 1200 | 6,943 | Available now. Great water and stadium views. Efficient buildout. | Download |
| 1210 | 4,799 | Available now. Creative office space with exposed ceilings and excellent elevator exposure. | Download |
| 1300 | 27,934 | Available now. Interstitial staircase connecting floors 12 & 13. Amazing views and flexible buildout. | Download |





a better way to **WORK**

Work-life balance thrives at The Dexter Horton Building, where bike lockers, modern conference rooms, and the convenience of Pegasus Coffee Bar - Seattle's oldest coffee shop - are all at your fingertips. Whether you're collaborating or taking a coffee break, this iconic space is built to keep you energized and productive.



LEED Gold Certified



South facing design for excellent natural light



Tenant conference room with kitchenette on 3rd floor



Penthouse tenant lounge with kitchenette including outdoor deck and seating



Secure bike storage center for up to 70 bikes with onsite lockers & shower facilities



Onsite Retail: Pegasus Coffee – Opened in 1983 as Seattle's first coffee bar!

HISTORIC CHARM

MEETS MODERN ELEGANCE





connected by

DESIGN

Whether you're commuting by light rail, bus, foot, or ferry, The Dexter Horton Building offers exceptional accessibility. With a light rail station just adjacent to the building, Pioneer Square station half a block away, and a quick walk to the newly renovated ferry terminal, getting to and from work has never been easier.

- One block from the Pioneer Square Link Station
- Immediate access to major King County Metro bus routes
- Three blocks from the newly renovated ferry terminal at Pier 52
- Direct access to the new Seattle Waterfront
- Excellent freeway access
- Walkable to top restaurants, hotels and retail

WALK SCORE

98

BIKE SCORE

91

TRANSIT SCORE

100

- Bus Stops**
- Bus Lane**
- Bike Lane**
- Light Rail Station**
- Link Light Rail**
- Train Station**
- First Hill Street Car**





ownership you can
TRUST

The Dexter Horton Building is proudly owned by King County, offering tenants the stability and reliability of a trusted government entity. With a focus on reintroducing and enhancing the building, King County is committed to providing a seamless experience for tenants, making every deal seamless and straightforward. Their hands-on approach and easy-to-work-with team ensure a strong, dependable partnership for businesses seeking a prime location.



STRONG STABLE LONG TERM OWNERSHIP:



King County

DEXTER HORTON

BUILDING

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