

1904 THIRD AVENUE | SEATTLE, WASHINGTON

SECURITIES BUILDING  
EST. 1917

CLISE  
PROPERTIES



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**





## BUILDING AMENITIES

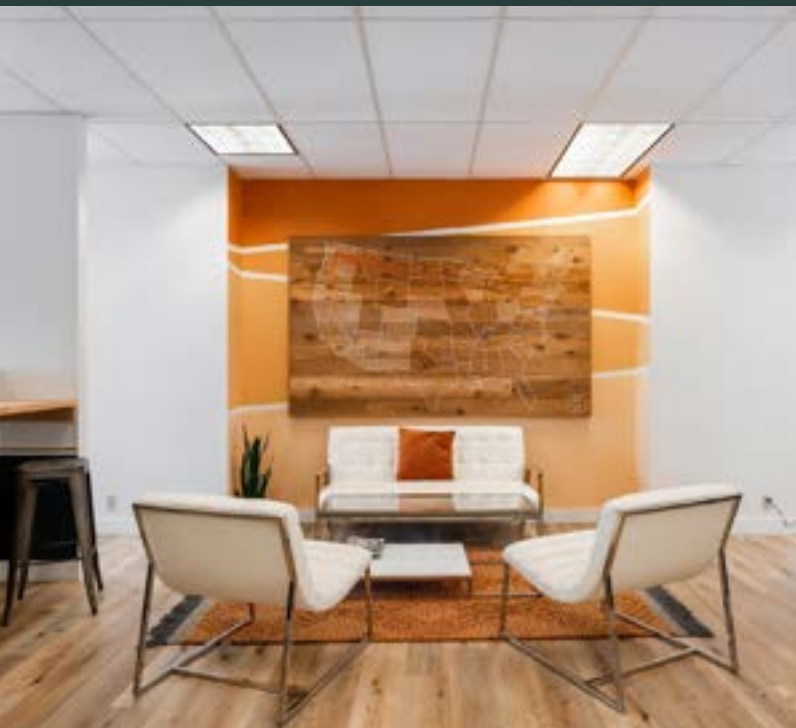
- 554 parking stalls in two attached garages
- Concierge/security guard reception station in the Third Avenue lobby
- Access-controlled card key entry system
- Security personnel patrol during/after business hours and on weekends
- CCTV cameras throughout the property
- Street level retail offerings
- 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



# 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.





# THOUGHTFULLY RESTORED

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.







CLIMATE  
PLEDGE  
ARENA



MoPOP  
MUSEUM OF  
POP CULTURE

CHIHULY  
GARDEN  
AND GLASS

SPACE NEEDLE



OLYMPIC  
SCULPTURE  
PARK

PUBLIC  
MARKET  
CENTER  
PIKE PLACE MARKET

MOORE  
THEATRE



PACIFIC  
PLACE

WESTLAKE  
CENTER

SEATTLE  
AQUARIUM

BENAROYA  
HALL

SAM SEATTLE  
ART MUSEUM

SEATTLE FERRY  
TERMINAL



ELLIOTT BAY

# SEATTLE

LUMEN  
FIELD



T-MOBILE PARK

## WITHIN A 5-MIN WALK

- Fitness
- Food and Beverage
- Shopping
- Arts & Culture



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

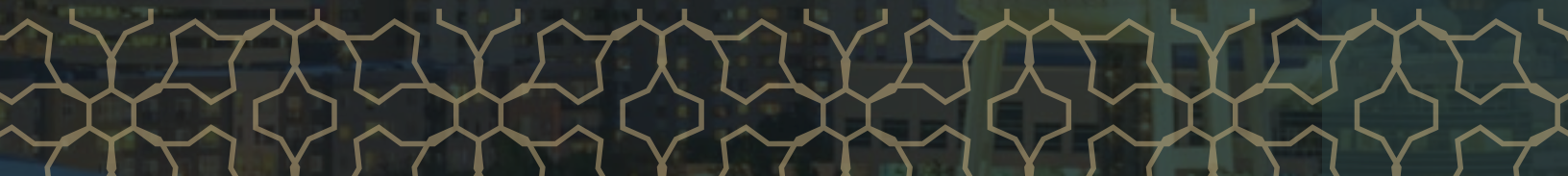
WALK  
SCORE

100

TRANSIT  
SCORE

77

BIKE  
SCORE





# BUILDING SEATTLE'S FUTURE SINCE 1889

**CLISE**  
PROPERTIES



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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