

17TH AVE

1700 7TH AVENUE — SEATTLE, WA

Premier Class A+
Office Tower in
Downtown Seattle


CLISE

NEWMARK



1700-seventh.com



BUILDING OVERVIEW

Featuring 23 stories of office space, ample amenities, and prominent street-level retail, 1700 Seventh is steps from Nordstrom's flagship store and a wide array of dining and retail options in South Lake Union. The property offers excellent connectivity, with nearby light rail access and convenient ingress and egress to I-5, making commuting seamless for tenants and visitors alike. Its proximity to public transportation, the Washington State Convention Center, and Seattle's retail core further enhances its convenience and appeal. With floorplates of 32,000 RSF on floors 3-9 and 21,000 RSF on floors 10-18, 1700 Seventh provides a rare opportunity to accommodate tenants seeking large floor plates not often found in the downtown core.

Developed in 2001, 1700 Seventh
is one of Seattle's Premier
Class A+ office towers.



Collaboration Area



Tenant Lounge



Bike Room



Fitness Center



Tenant Restaurant



Conference Room



Tenant Deck

BUILDING AMENITIES



10th floor Amenity space, including a 10,000 SF private tenant and guest-only deck. Floor to ceiling windows provide 25% more natural light



Seattle-based, best-in-class, on-site ownership and management



Starbucks, Bank of America & UPS Store on-site



Building concierge & security officer in main lobby with 24/7 security



On-site storage, large loading dock & freight elevator



Attended, access-controlled, underground parking garage with 591 stalls, including executive level reserved parking with a dedicated exit



BUILDING RENOVATIONS

- Fitness center
- Conference center
- Food operator
- Updated patio and outdoor event area
- Premium bike parking with drying room
- Locker rooms
- Showers
- Electric vehicle charging stations

BUILDING AVAILABILITIES

FLOOR	SIZE	DIVISIBLE TO	FLOORPLATES	AVAILABLE
3	20,689	10,000	±32,000	Now
4	32,669	10,000	±32,000	Now
5	32,691	10,000	±32,000	Now
6	32,739	10,000	±32,000	Now
7 (Spec Suites)	3,248 - 13,576		±32,000	Q1 2027
8	32,739	10,000	±32,000	Now
12	20,591	3,500	±21,000	Now
13	20,797	3,500	±21,000	Now
14	5,285		±21,000	Now
15 (Spec Suite)	2,537		±21,000	Q1 2027
16 (Spec Suite)	6,555		±21,000	Q1 2027
Penthouse (Floor 23)	6,846		6,846	Jan 2027

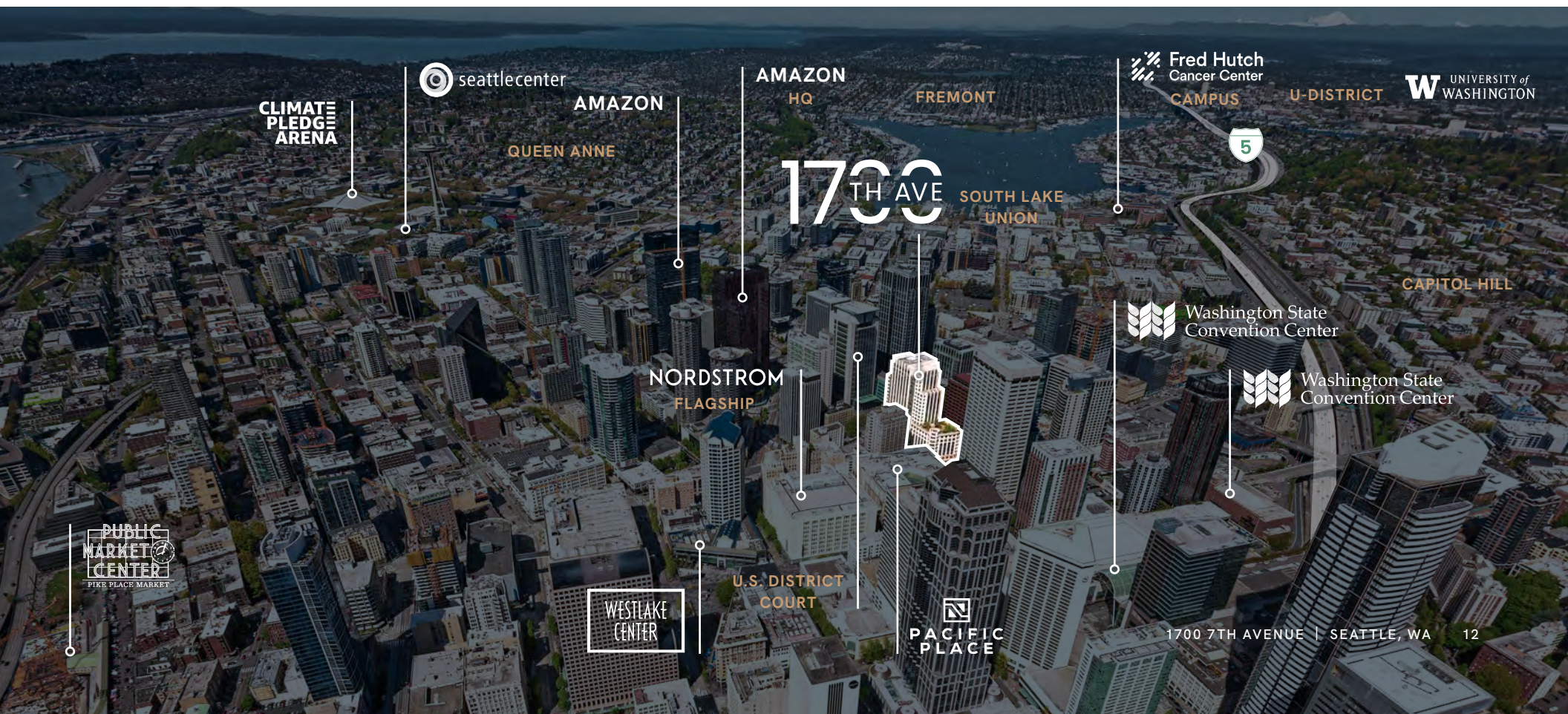


THE NEIGHBORHOOD

Located on 7th Avenue between Olive and Stewart, 1700 7th offers one of Seattle's best office locations between bustling South Lake Union and Seattle's downtown core.

Industry giants like Amazon, Microsoft, and Boeing have contributed to a booming neighborhood dining and shopping scene. Nearby arts and culture venues are plentiful, and iconic Pike Place Market is minutes away.

Commuters enjoy easy access to I-5 North & South via Stewart Street & Olive Way, as well as Westlake Center Light Rail Station and the SLU Streetcar. Nearby hotels include The Westin, Elliott Grand Hyatt, The Sheraton, Hotel Max, and The Paramount Hotel. 1700 7th is just two blocks west of the newly expanded Washington State Convention Center, across the street from the United States Federal Court House, one block south of Amazon's World Headquarters, two blocks east of the Westlake Center Light Rail Station and two blocks east of the SLU Streetcar.



Amenities Map

FOOD

- Tower Deli
- Evergreens
- Thai Ginger
- Jimmy John's
- Barolo Ristorante
- Din Tai Fung
- Taco Del Mar
- Made Coffee
- Ruth's Chris Steak House
- Dough Zone
- Saigon Vietnamese Restaurant
- Pizza Mart
- Cafe Yumm!
- The Hat
- P.F. Chang's
- CaliBurger
- Gyo Gyo En Seattle
- SUBWAY
- X'ian Noodles
- Willmott's Ghost
- Metropolitan Deli Cafe
- Joe & the Juice
- Taco Del Mar
- Shake Shack
- Mendocino Farms
- Yard House
- Neb Wine Bar
- Vinason Pho & Grill
- McDonald's
- Top Pot Doughnuts
- Retro Restaurant & Lounge
- Veggie Grill
- Chipotle Mexican Grill
- Piroshky Piroshky
- Ristorante Machiavelli
- Sugarfina
- The Butcher's Table
- Palace Kitchen
- Lola
- BERRY MUCH
- Urban Sushi Kitchen
- Cinque Terre Ristorante
- Potbelly
- Mamnoon Street
- Marination
- Petra Mediterranean Bistro
- Phở Bắc
- Daniel's Broiler Downtown
- Slices Micro Pizzeria
- Qiao Lin Hotpot - Seattle
- Daawat Indian Grill & Bar
- The Carlile Room
- Piroshky Piroshky
- Craft Bar + Kitchen
- Nohm sushi bar & kaisendon
- Elephant & Castle
- Carmine's - 5th Avenue
- 2120
- Casco Antiguo
- Supreme Dumplings
- Alder & Ash
- Relish Bistro
- Poke Alice 2
- House of Eve
- Just Poke Olive Way
- Assaggio Ristorante
- Seoul Bowl Westlake
- Wild Rye Bakery
- Cut Club by Ethan Stowell (Coming Soon)

DRINKS

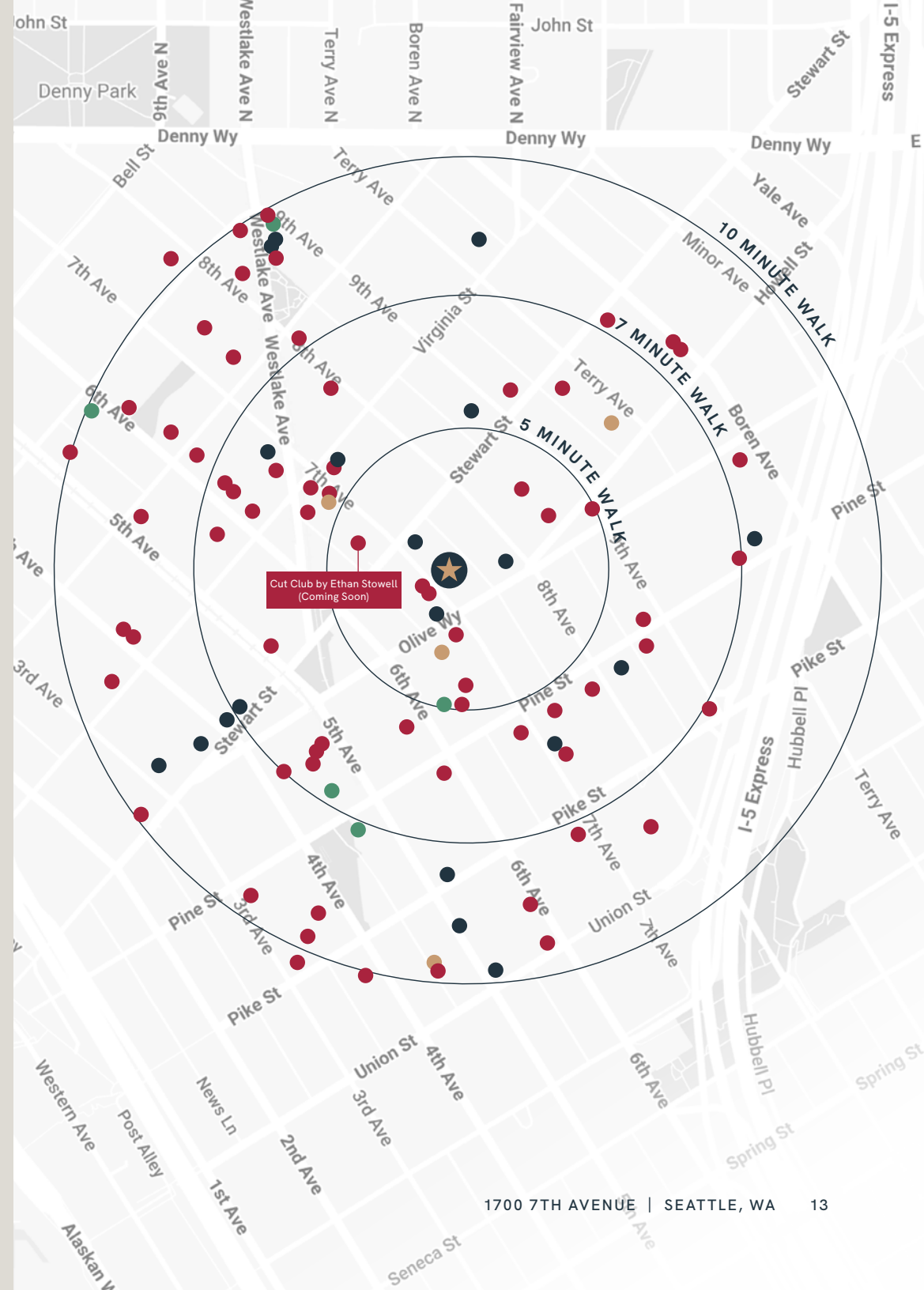
- Le Caviste
- Tower Bar
- Frolik Kitchen + Cocktails
- Eighteen15 Bar & Restaurant

BEAUTY

- The Body Shop
- Lush Cosmetics
- Sephora
- Brow Arc Threading Salon
- Rudy's

COFFEE & TEA

- Starbucks
- Taz Matcha & Bar
- Mr West Cafe Bar Downtown
- Vale Matcha & Coffee
- Starbucks Coffee Company
- Olympia Coffee Roasting
- Freya Bakery & Cafe Downtown
- Monorail Espresso
- Caffe Ladro
- Nana's Green Tea
- Chai Sutra
- Xing Fu Tang
- Urban Coffee House
- Caffe Umbria Olive Way
- Caffe Ladro
- Monorail Espresso
- Starbucks Coffee Company
- Third Avenue Cafe
- Cafe Madeline
- Monorail Espresso
- The Moo Bar

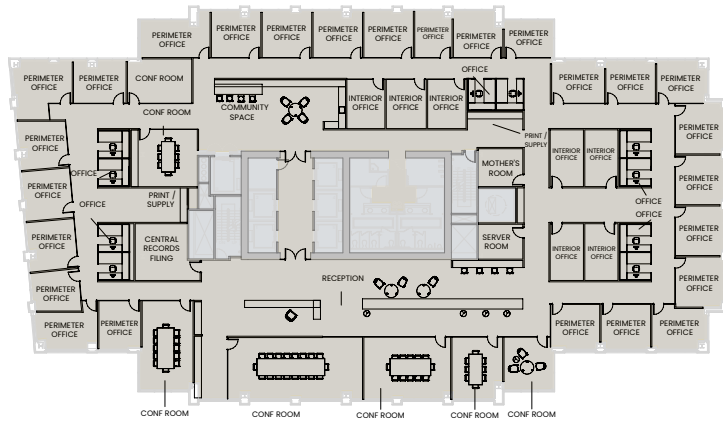


Transportation Map

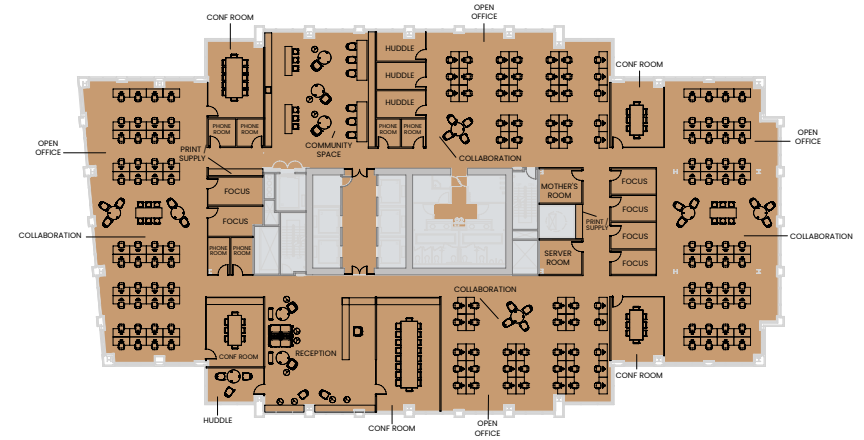


1700 Seventh Test-Fits

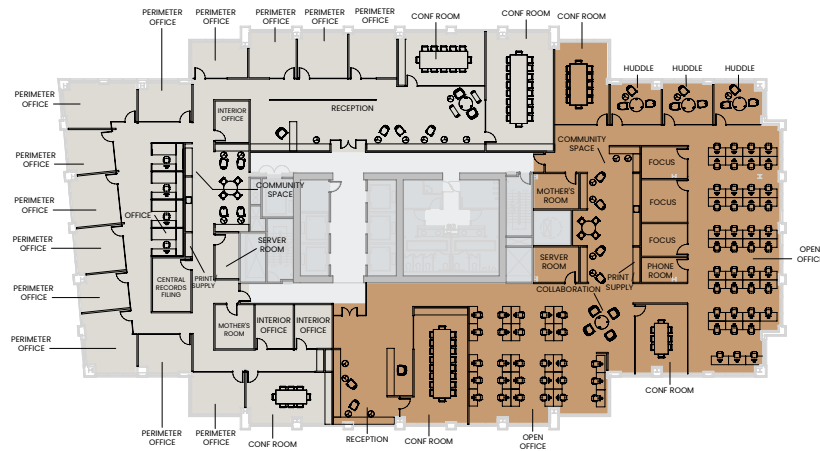
Professional Services Tenant



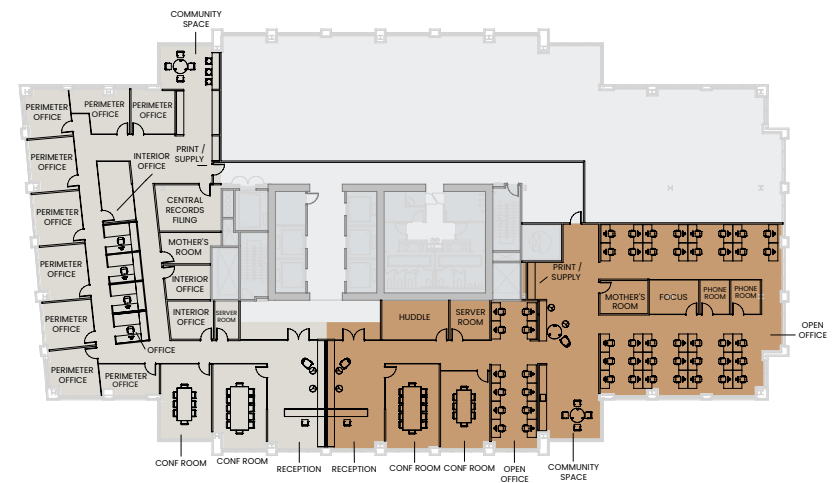
Tech Tenant



Tech & Professional Services Tenants



Tech & Professional Services Tenants



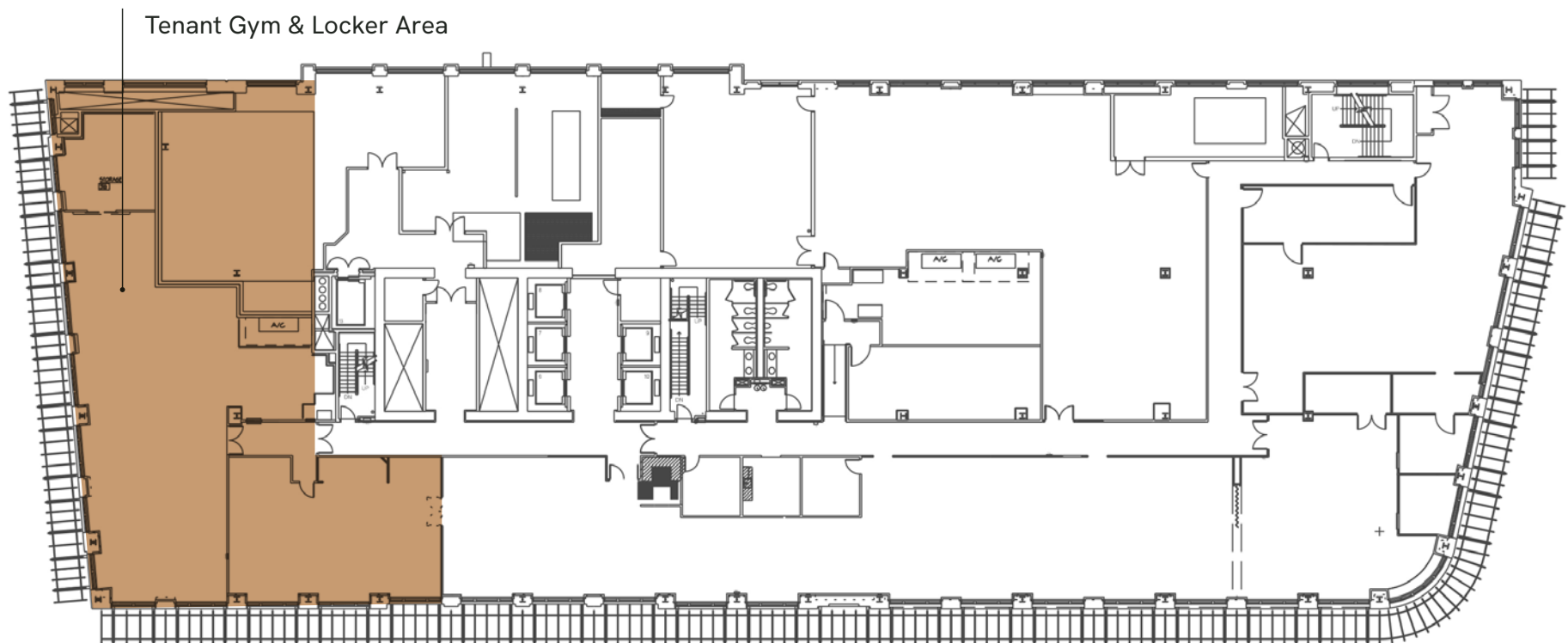
FLOOR 3



AVAILABILITIES PAGE

20,689 RSF

Available Now



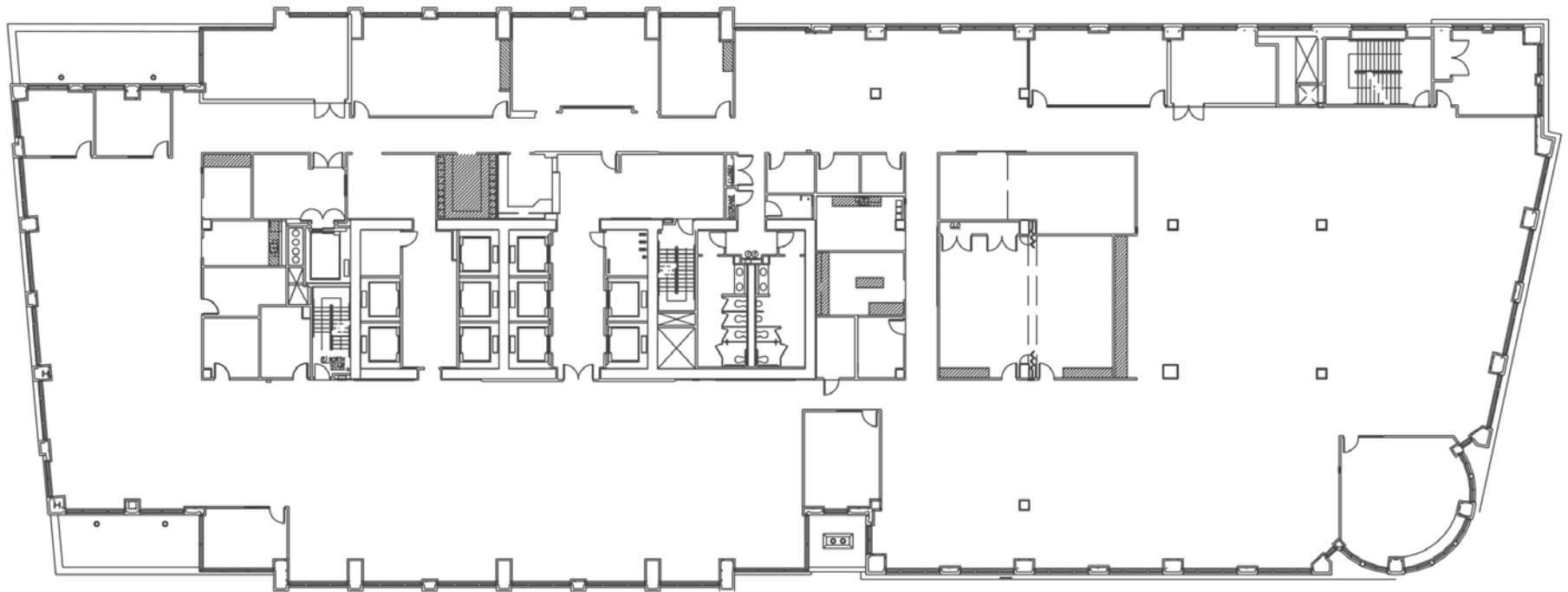
FLOOR 4



AVAILABILITIES PAGE

32,669 RSF

Available Now



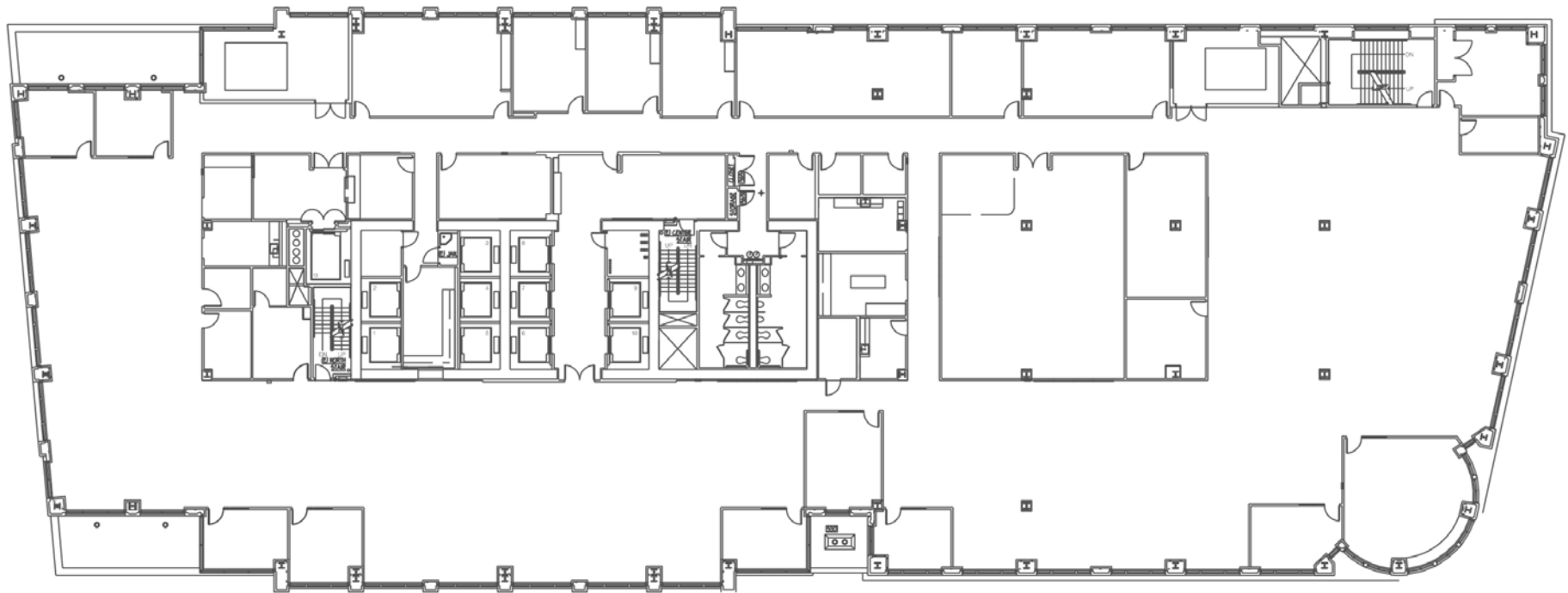
FLOOR 5



AVAILABILITIES PAGE

32,691 RSF

Available Now



FLOOR 6



AVAILABILITIES PAGE

32,739 RSF

Available Now



FLOOR 7

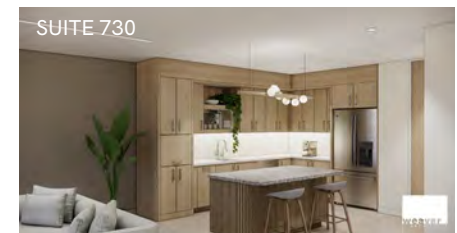
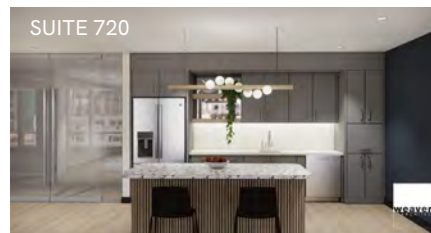
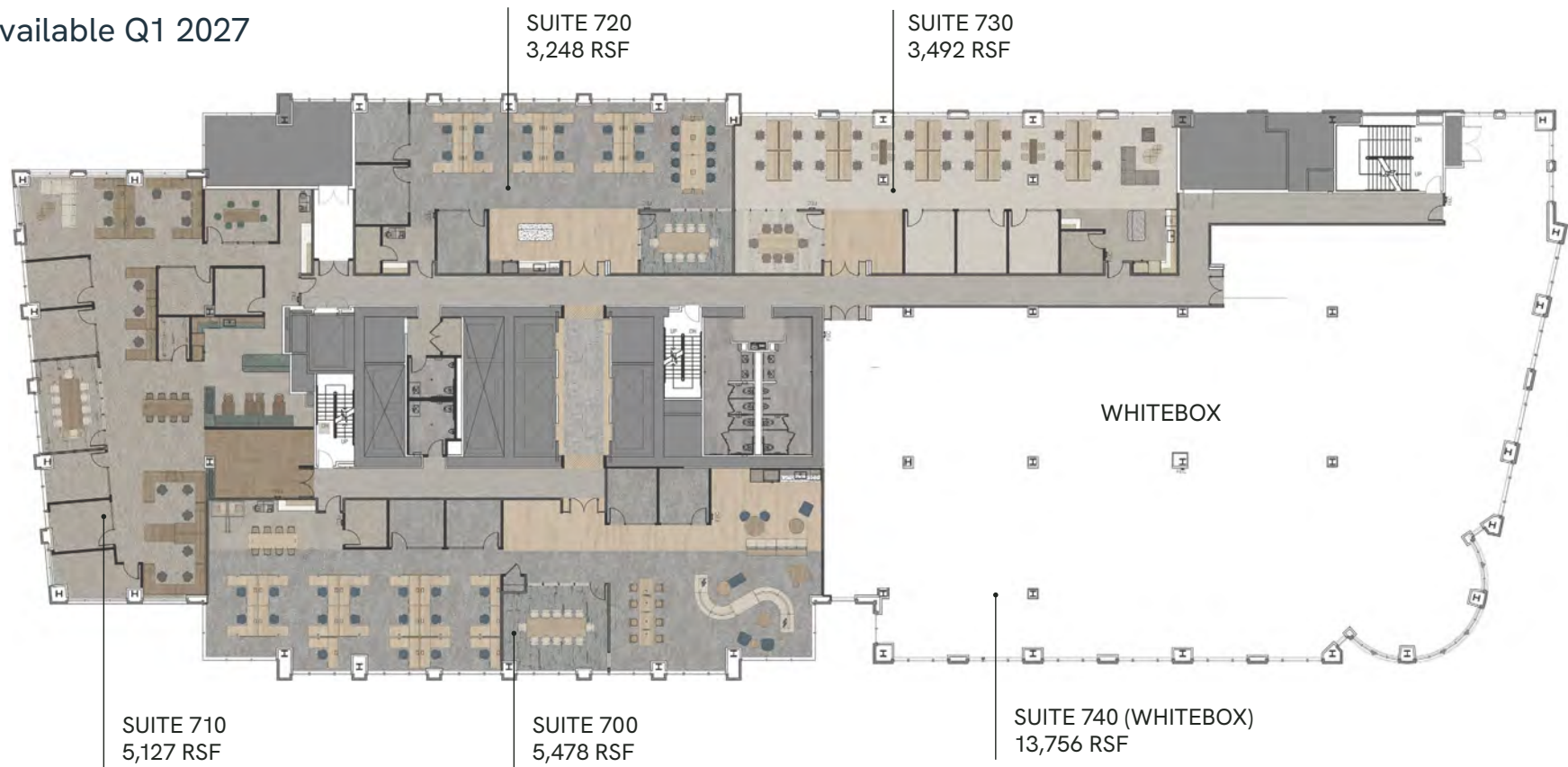


AVAILABILITIES PAGE

Spec Suites

3,248 - 13,756 RSF

Available Q1 2027



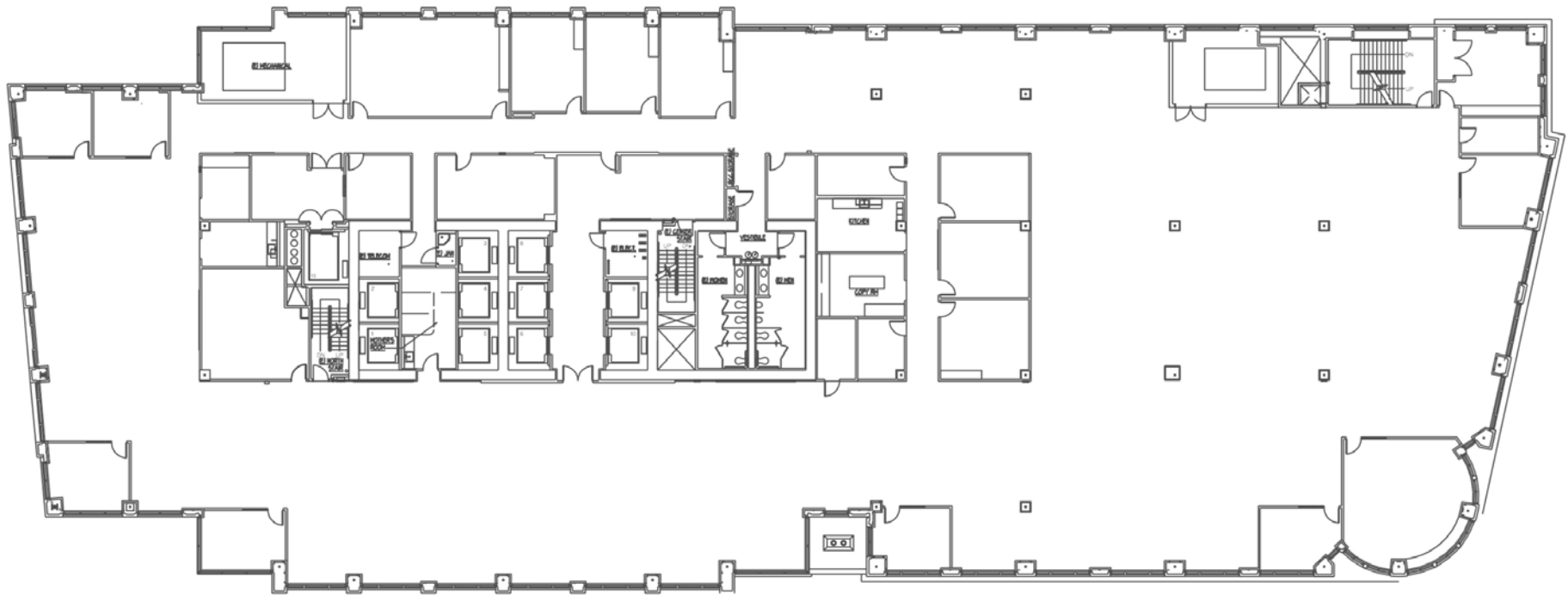
FLOOR 8



AVAILABILITIES PAGE

32,739 RSF

Available Now



FLOOR 12



AVAILABILITIES PAGE

20,591 RSF

Available Now



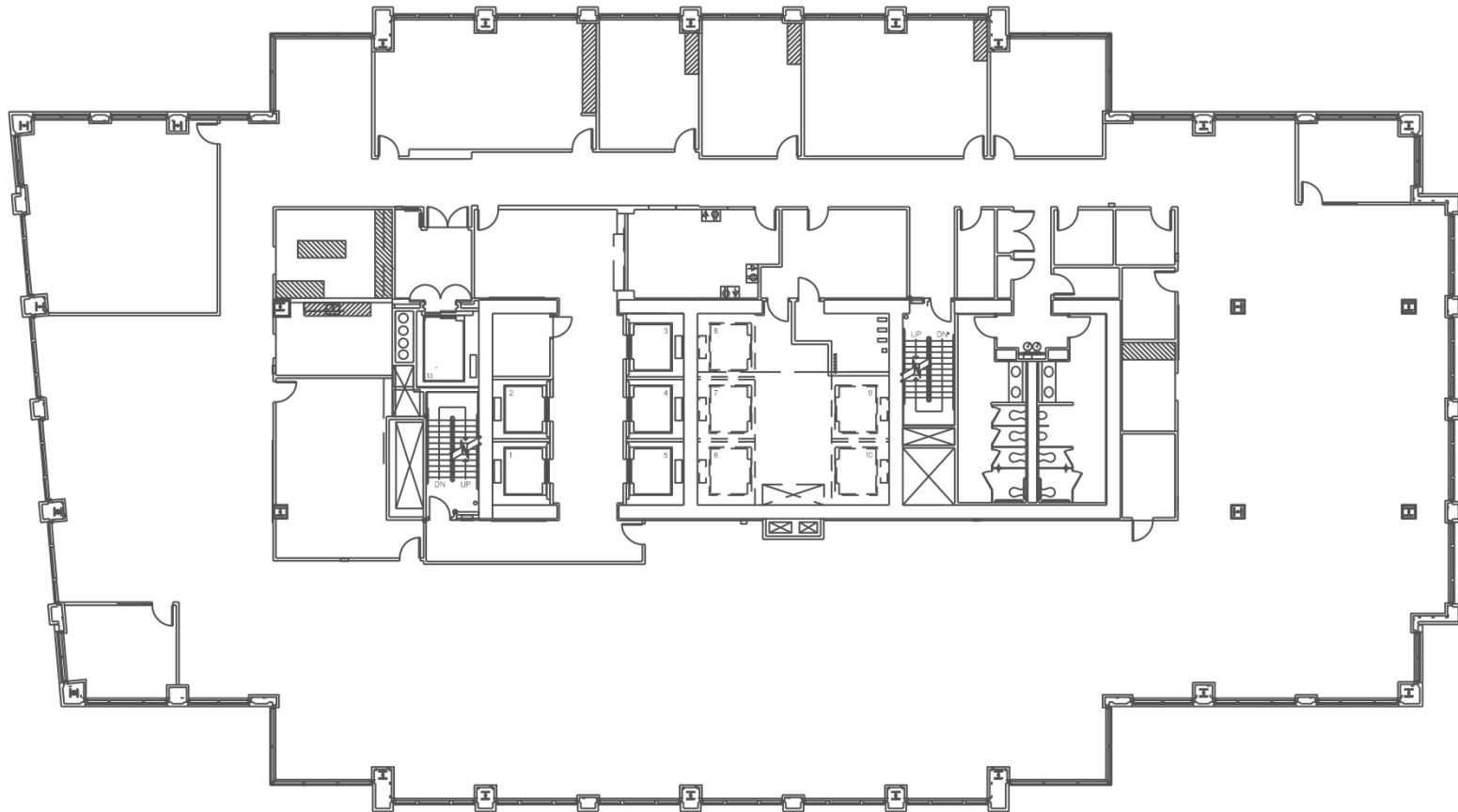
FLOOR 13



AVAILABILITIES PAGE

20,797 RSF

Available Now



FLOOR 14

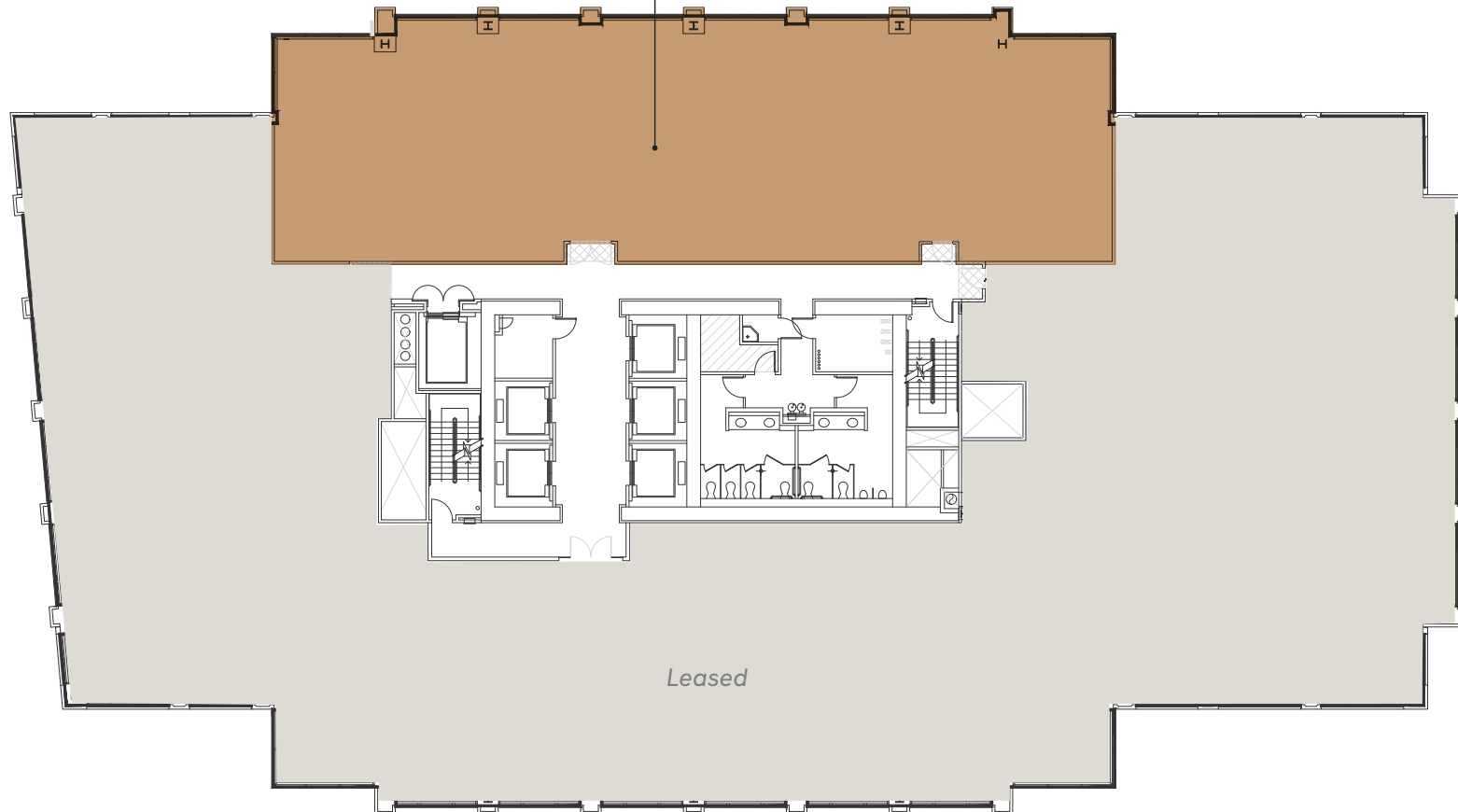


AVAILABILITIES PAGE

5,285 RSF

Available Now

Available Space



FLOOR 15

Spec Suite

2,537 RSF

Available Q1 2027



AVAILABILITIES PAGE

Available Space



FLOOR 16

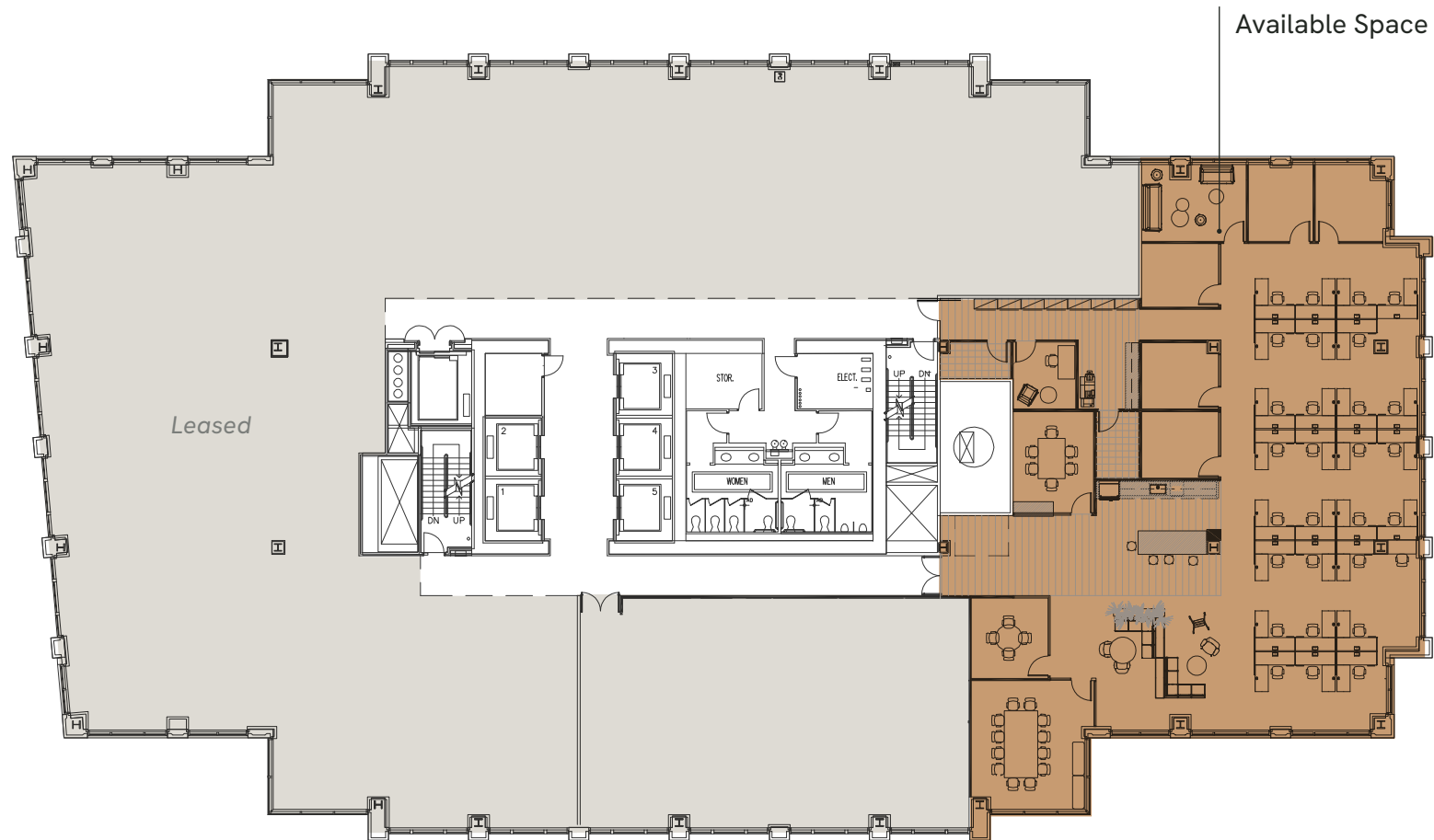


AVAILABILITIES PAGE

Spec Suite

6,454 RSF

Available Q1 2027



PENTHOUSE (FLOOR 23)

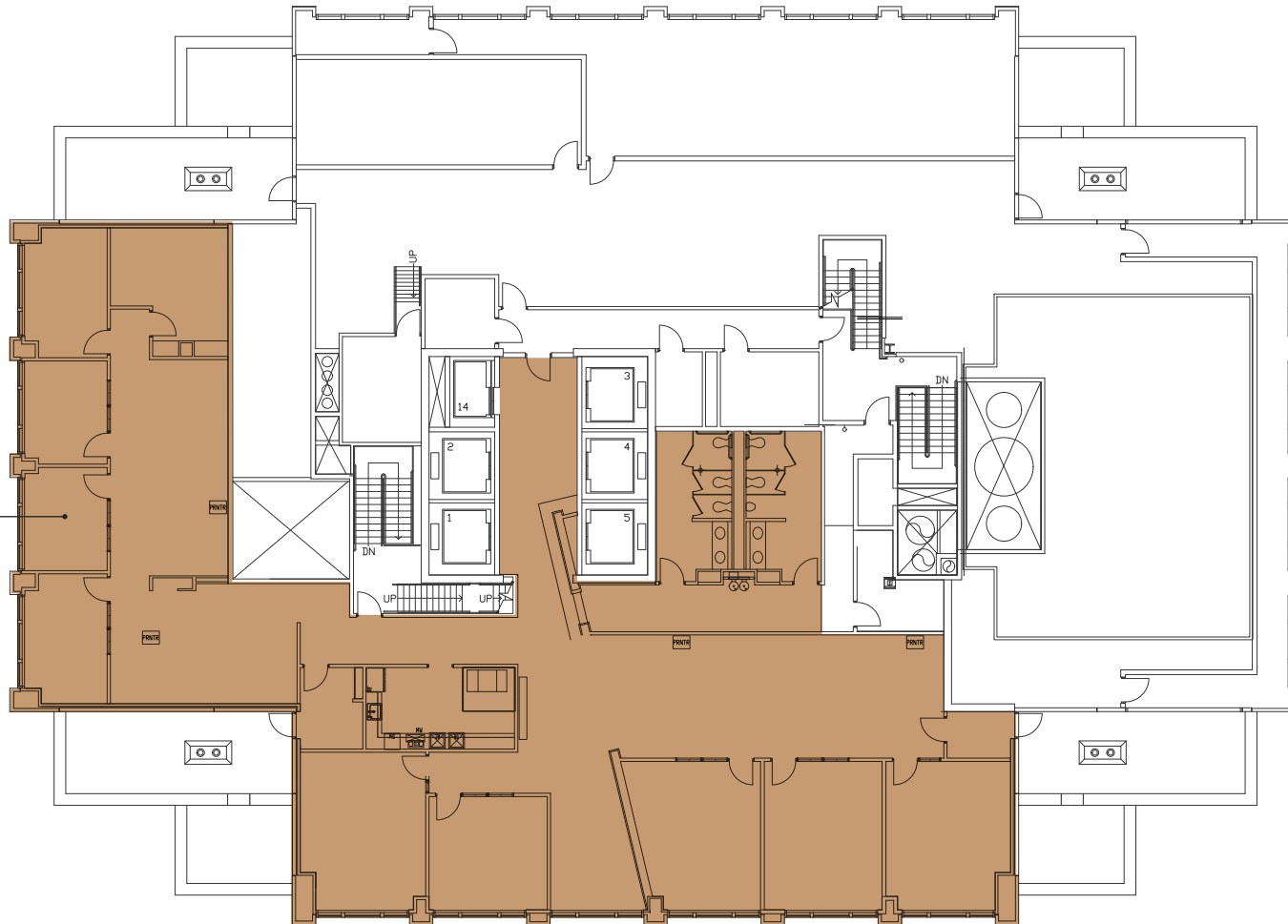


AVAILABILITIES PAGE

6,846 RSF

Available January 1, 2027

Available Space



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