

7TH & PIKE

701 PIKE ST | SEATTLE, WA 98101

NEWMARK CIM





Arrive with Ease

Reaching the office is effortless—no matter how you travel

- Convenient freeway access with ample 1/1,000 parking
- On-site showers and secure bike storage make cycling simple
- Steps from buses, light rail, and the streetcar (Transit Score® 100 – Walkscore.com)
- Full-time on-site security staff to welcome tenants and assist guests



Workday Made Simple

Everything you need is right outside your door—
(Walk Score® 99)

- Brand-new building conference center, tenant amenity lounge and fitness center delivering in March 2026
- Five+ hotels within three blocks for client and team convenience
- Surrounded by premier downtown retail—Nordstrom's flagship store, Pacific Place, and Westlake Center



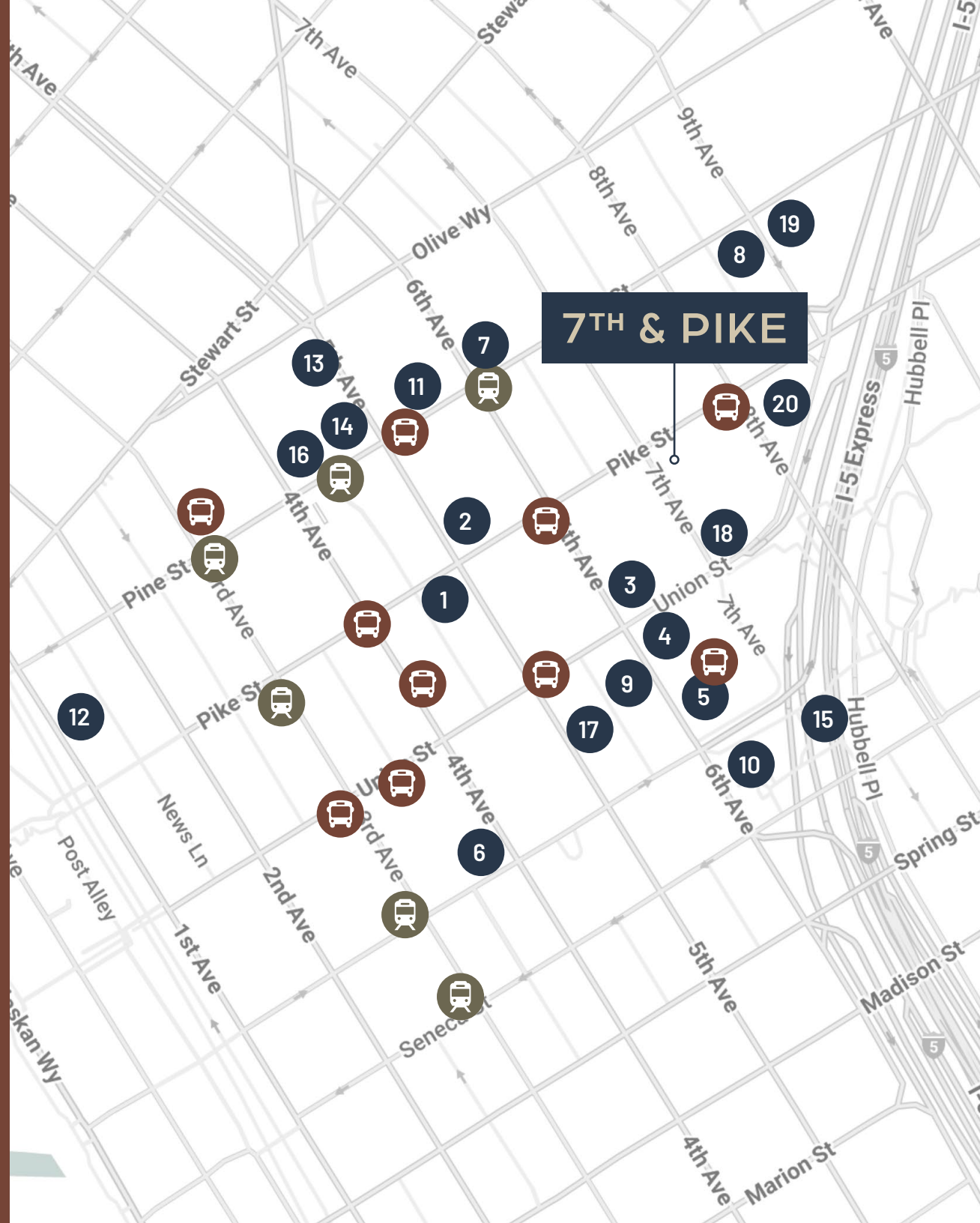
Endless Dining Options

With more than 50 restaurants within four blocks, lunch is never boring

- On-site favorites: Juicy Café, Espresso Caffe Dior, Taco Del Mar, and more
- Nearby sit-down spots: Carmine's, The Carlile Room, Din Tai Fung, Dough Zone, Cortina, Ruth's Chris Steak House, Daawat Grill, and Alder & Ash
- Quick and casual bites: MOD Pizza, Wild Rye Café & Bakery, NYC Deli, Starbucks, and Evergreens

Neighborhood + Transportation Map

1. Starbucks
2. Monorail Espresso
3. Starbucks
4. Cortina
5. Evergreens
6. The Capital Grille
7. Din Tai Fung
8. Dough Zone
9. Washington Athletic Club
10. Voxx Coffee
11. Nordstrom
12. Pike Place Market
13. Monorail
14. Link Light Rail
15. Freeway Park
16. Westlake Center
17. The 5th Avenue Theatre
18. ACT Theatre
19. Paramount Theatre
20. Washington State Convention Center



New Building Amenities Delivering in Q1 2026

Tenant Amenity Lounge



Brand New Class A Fitness Center



Building Conference Center

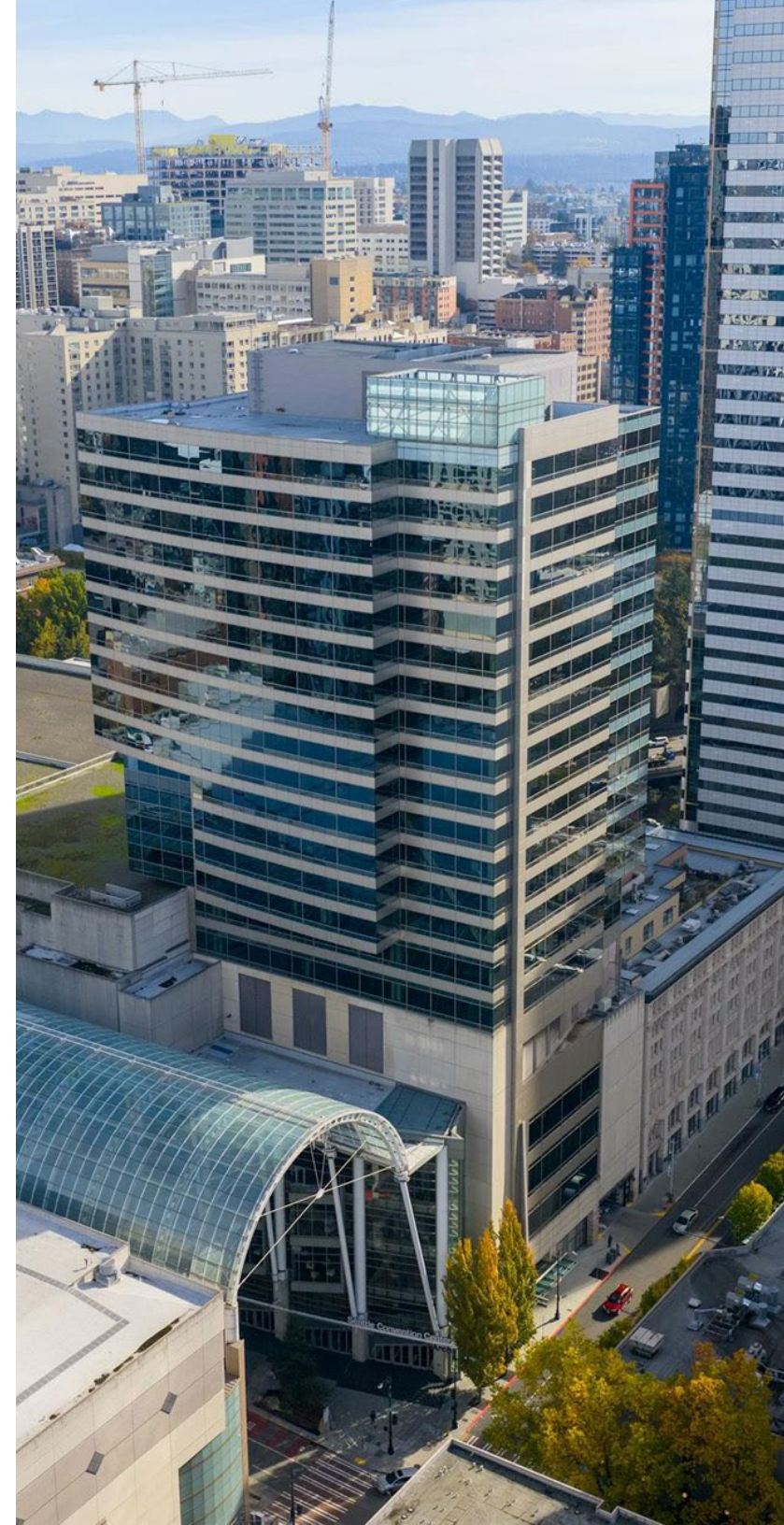


New Inviting Lobby Renovation



Current Availabilities

| SUITE | SIZE | AVAILABLE | COMMENTS |
|-------|------------|-------------|--|
| 700 | 15,500 RSF | Now | Full floor available with open layout, conference rooms and kitchen. |
| 900 | 10,435 RSF | Now | Shell space adjacent to tenant amenities. |
| 1150 | 6,595 RSF | Now | Law firm build-out. |
| 1200 | 21,037 RSF | Now | Full floor available with mix of private offices and open space. |
| 1400 | 21,929 RSF | Now | Full floor available. Heavy build-out with perimeter private offices. |
| 1500 | 6,095 RSF | Now | Heavy build-out with exterior private offices and kitchen. |
| 1515 | 2,619 RSF | Now | East facing suite featuring floor to ceiling glass windows and a Mt. Rainier view. Suites 1515, 1525, and 1575 combinable to 7,287 SF. |
| 1525 | 1,331 RSF | 9/1/26 | East facing suite with view of the Cascades. Private office & conference room along the window line with internal work area/kitchen. Suites 1515, 1525, and 1575 combinable to 7,287 SF. |
| 1575 | 3,337 RSF | 9/1/26 | Southeast corner suite with large conference room, kitchen & 5 private offices. Suites 1515, 1525, and 1575 combinable to 7,287 SF. |
| 1615 | 3,087 RSF | Now | Southwest facing suite with perimeter offices, open work area & internal kitchen |
| 1700 | 16,444 RSF | Now | Law firm build-out with elevator lobby exposure and great city views. Suite 1700 & 1750 combinable to 21,929 SF. |
| 1750 | 5,485 RSF | Now | North facing spec suite with six private offices, conference room, kitchen and open space. Suite 1700 & 1750 combinable to 21,929 SF. |
| 1800 | 17,748 RSF | Coming Soon | Suite features elevator lobby exposure with perimeter private offices and interior open space. Suite 1800 & 1850 combinable to 21,929 SF. |
| 1850 | 4,181 RSF | Now | Suite features elevator lobby exposure with perimeter private offices and interior open space. Suite 1800 & 1850 combinable to 21,929 SF. |
| 2125 | 3,300 RSF | Now | *Spec suite with open layout, kitchenette, and a large conference room. Corner view space with floor to ceiling windows. |
| 2175 | 3,217 RSF | Now | Suite features open layout with large kitchen, internal conference room & three South facing private offices. |
| 2200 | 13,539 RSF | Now | North facing suite with great city views. Heavy build-out with perimeter private offices. |



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