

Central Building

○ ● ● At the Center of Downtown Seattle, WA

*Historic Character.
Modern Workplace.
810 3rd Ave, Seattle, WA*

May 2026

NEWMARK

*Newly Renovated Asset at
Reset Basis in the Heart of Downtown*

Executive Summary

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in **Central Building** (the "Property")—a **193,027-square-foot historic landmark office building prominently positioned in the heart of Seattle's CBD**. Currently 30.6% leased with a weighted average lease term of 3.8 years, **the property offers significant income upside through the lease-up of remaining vacancies at a historically attractive basis**.

Developed in 1907 and renovated in 2025, the Property has recently undergone several capital improvements, including the addition of a new tenant amenity center, fitness center, bike room, and upgraded HVAC, bathrooms, locker rooms, and showers. Thoughtfully positioned in the center of Downtown, Central Building is conveniently located near some of Seattle's best restaurant, entertainment, and transportation offerings.

Central Building represents a rare opportunity to acquire a newly renovated office asset at a reset basis with significant lease-up upside in the heart of Downtown Seattle.



Central Building

*810 3rd Avenue,
Seattle, WA*

Address

Property Summary

193,027 SF
Rentable Area (BOMA)

30.6%
% Leased

1907/2025
Year Built/Renovated

3.8 Years
Wtd. Avg. Lease Term (WALT)

8
Number of Stories

20,750 SF
Average Floor Plate

810 third avenue

Investment Highlights



Tremendous Discount to Prior Peak

Central Building represents a generational opportunity to acquire a Class A office asset in Seattle's Central Business District at a PSF basis well below peak historical values of nearly \$600 PSF.



Investment Grade Cash Flow with Significant Upside

The property provides a secure near term income stream with 71% of the rent roll leased to investment grade tenants and immediate upside through the leasing of existing vacancy.



Highly Amenitized Central Business District Location

Located in the heart of Seattle's Central Business District, the asset boasts a 98 Walk Score and a 100 Transit Score offering access to an abundance of walkable amenities.



98
Walk Score



100
Transit Score



High Tenant Retention Rate

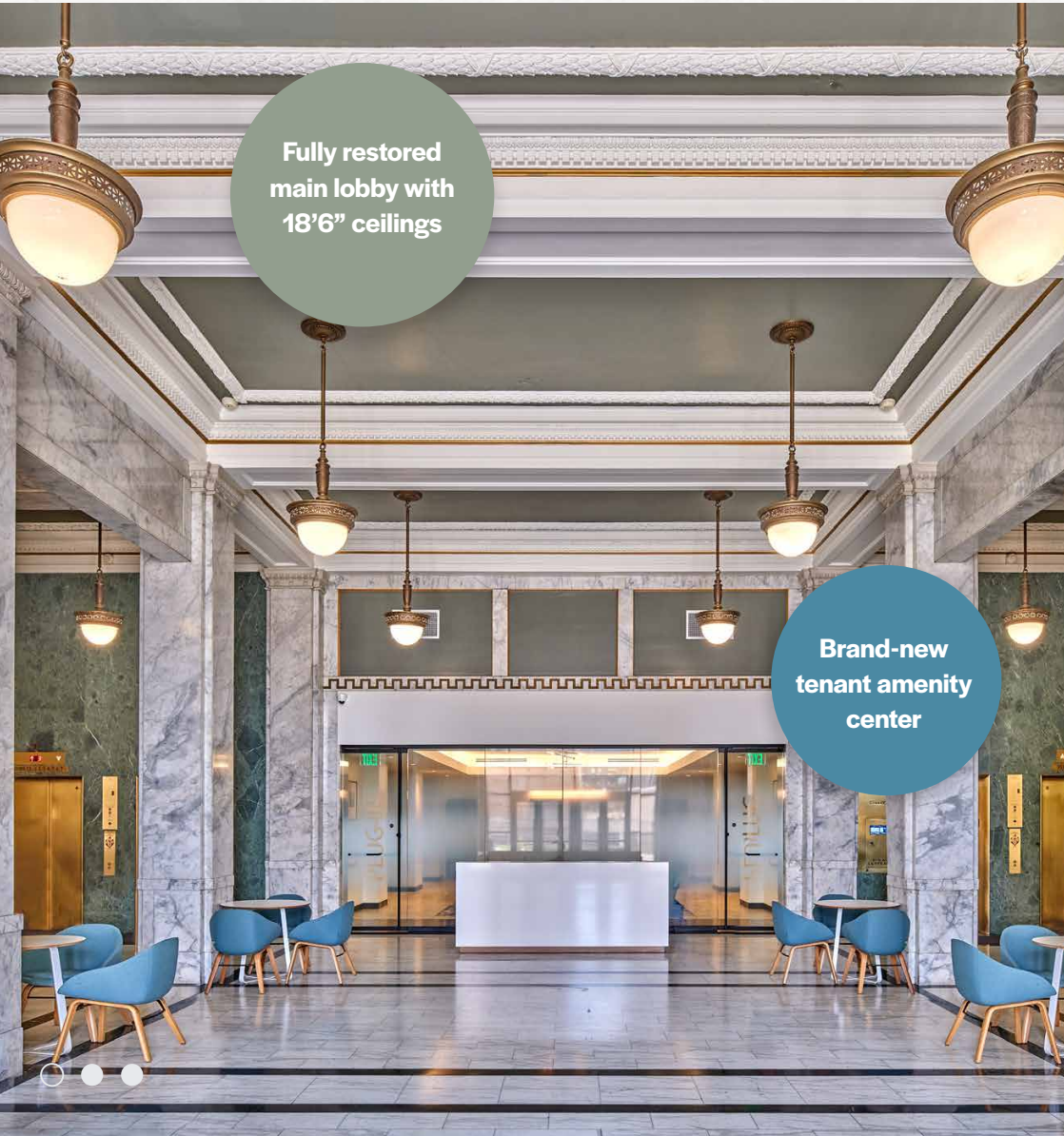
The Property has demonstrated strong tenant retention, with over 52% of tenants occupying the Property for at least 10 years.



Central Building

Newly Renovated with Best-in-Class Amenity Package

Purposefully designed to unify the historical charm with modern architectural vision, the building features wellness-inspired amenities tailored to today's creative office users.



Fully restored main lobby with 18'6" ceilings

Brand-new tenant amenity center



Newly constructed fitness center



Operable windows providing fresh air and abundant natural light



Convenient bike access and secure storage



Fully renovated bathrooms, locker rooms and shower

Walkable To Expansive Waterfront Renovation Program

Located just four blocks from Alaskan Way, the Central Building stands to directly benefit from the City's completion of the Seattle Waterfront Redevelopment. The Waterfront Program includes 20 acres of new public space, improved vehicle connections to surrounding areas, Aquarium & Pike Place renovations, promenade expansion, and the replacement and renovation of the seawall along the water's edge. Totalling \$806M, the project is expected to generate long-term economic, social, and environmental benefits by enhancing public access to the waterfront, supporting tourism and local businesses, and providing a resilient infrastructure.

ELLIOTT BAY

Pier 62 Rebuild
(2017-2020)

Seattle Aquarium Ocean Pavilion
(2021-2024)

Seattle Multimodal Terminal at Coleman Dock Project
(2017-2023)

Seawall Project
(2013-2017)

Waterfront Seattle
(2018-2025)

Pike Place Market Front
(2015-2017)

SR99 Tunnel Project
(2011-2019)

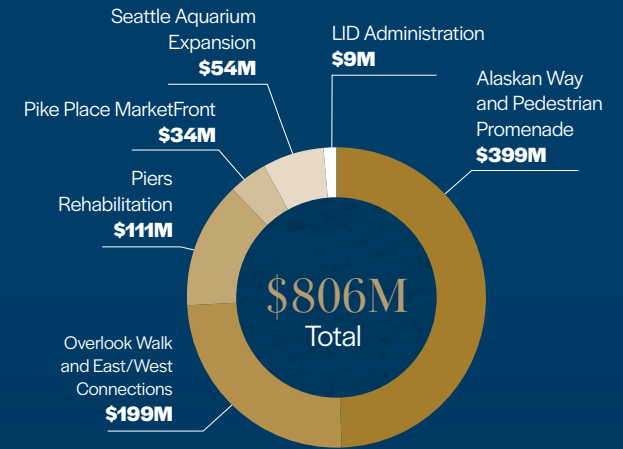
0.4 miles

Central Building

- Waterfront Seattle Program
- Seawall Project
- SR 99 Tunnel Project

- Seattle Multimodal Terminal at Coleman Dock Project
- Partner Projects

Budget



Funding

City Funding	\$320M
State Funding	\$216M
Local Improvement District (LID)	\$160M
Philanthropy	\$110M
Total	\$806M

Key Features

- \$806M project
- New pedestrian promenade along Alaskan Way
- Overlook Walk connecting Pike Place Market to the waterfront
- Rebuilt Piers 58 and 62 and green public spaces
- Expansion of the Seattle Aquarium (Ocean Pavilion)

Premier CBD Location



Central Building

○ ● ● At the Center of Downtown Seattle, WA

810 3rd Avenue
Seattle, WA

INVESTMENT SALES CONTACTS

Ryan Plummer
Executive Managing Director
t 310-407-6526
ryan.plummer@nmrk.com

Liam Ogburn
Managing Director
t 949-375-5959
liam.ogburn@nmrk.com

Cavan O'Keefe
Executive Managing Director t
206-395 2903
cavan.okeefe@nmrk.com

Michael Moll
Vice Chairman
t 310-491-2016
michael.moll@nmrk.com

Lucy Black
Financial Analyst
t 206-617-4992
lucy.black@nmrk.com

May 2026

NEWMARK

*Newly Renovated Asset at
Reset Basis in the Heart of Downtown*