

# THE SECURITIES BUILDING

1904 Third Ave.  
Seattle, WA 98101

## THE BUILDING:

Clise Properties' first office development, the Securities Building, was constructed in 1917 on the site of the old Denny Hotel, which was demolished as part of the Denny Regrade project. Comprising 125,000 square feet of office space on a grand retail pedestal, the Securities Building blends a unique mix of classical architecture and Art Deco design. As one of Seattle's first and grandest office towers, the Securities Building 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. The building's elevator lobbies and common areas feature beautiful terrazzo floors and Alaskan Blue Marble wainscoting. The Securities Building's double-hung mahogany windows are all operable and are maintained true to their original condition to maximize fresh air and the beautiful views of Elliott Bay, the Olympic Mountains and the Space Needle. The building's floor plates are very efficient with a load factor of only 12% and were designed to accommodate full floor tenants and tenants as small as 200 square feet. The building also features a large conference room available to all tenants, on-site building engineering staff, on-site storage, a tenant mailroom, secured key card after hour's entry, roving security patrols and closed circuit cameras throughout the building. The Securities Building is served by two attached parking garages with entries and exits on Fourth Avenue and Third Avenue that together provide over 554 parking stalls for tenants and their guests. Although the Securities Building is one of Seattle's oldest buildings, it is also one of its most connected with direct fiber access to the Westin Building, Seattle's premier telecommunications carrier hotel. The Securities Building is located in the core of downtown Seattle between colorful Pike Place Market and the retail district with its numerous hotels, boutiques, restaurants, stores and shops. The Securities Building provides great access to north and south-bound I-5 and SR-99, the Westlake Transit Station, the South Lake Union Streetcar and numerous bus routes along the Third Avenue transit corridor.



FOR LEASING INFORMATION:

ED LUERA  
[eluera@cliseproperties.com](mailto:eluera@cliseproperties.com)  
(206) 623-7500

CLISE PROPERTIES, INC.



1700 SEVENTH AVENUE, SUITE 1800  
SEATTLE, WA 98101

[WWW.CLISEPROPERTIES.COM](http://WWW.CLISEPROPERTIES.COM)