



FACT SHEET

Overview

In 1914, Smith Tower became the first skyscraper in Seattle and the tallest building west of the Mississippi River. For more than 100 years it has remained a cultural icon of the city, offering breathtaking panoramic views and spectacular architectural beauty. In 2015, Unico Properties LLC purchased Smith Tower and invested significant capital to revitalize the acclaimed landmark for tenants, tourists and visitors alike.

Smith Tower's features include historical exhibits, a speakeasy-inspired bar with craft cocktails and shareable plates, a ground-floor gathering place with gifts and treats, historic meetings and events spaces, and a recently updated 35th floor observatory with an open-air observation deck.

Location

Smith Tower is located in the heart of Pioneer Square, just south of downtown Seattle. Pioneer Square is rich in history, having served as the city's original port and lumber hub. Today the neighborhood is known for its neoclassical architecture, "First Thursday" art walks, restaurants, bustling nightlife, boutiques and galleries.

- Less than 15 miles north of Seattle-Tacoma International Airport
- Close to the Link light rail, King County Metro buses, King Street train station and the Seattle Ferry Terminal
- Easily accessible from Interstates 5 and 90, as well as Highway 99
- Surrounded by various self-park garages and street parking

Historical Timeline

- 1909—During a trip to Seattle, New York tycoon Lyman Cornelius Smith announced plans to construct an 18-story office building in Pioneer Square.
- Burns Lyman Smith, L.C. Smith's son, persuaded him to build the first skyscraper on the West Coast to help boost publicity and sales of their newest product, the typewriter.
- 1911—The second Bartell Drugs location on the corner of 2nd Avenue and Yesler was demolished to make way for construction of the tower.
- July 4, 1914—The L.C. Smith Building opened as the fourth tallest building in the world, and Seattle's original skyscraper. More than 4,000 people rode the elevators to the 35th floor Chinese Room and Observation Deck, paying \$0.25 in admission to enjoy the views.
- 1929—Burns L. Smith officially changed the name of the 42-story L.C. Smith Building to Smith Tower for the sake of brevity.
- 1976—Ivar Haglund, the Seattle restaurateur, purchased the building.
- 1999—Smith Tower underwent a \$28 million renovation and rewiring project.
- 2014—Seattle's oldest skyscraper celebrated its 100th anniversary.
- 2015—Unico Properties LLC acquired Smith Tower from CBRE Global Investors. The Chinese Room and Observation Deck closed for renovation.
- 2016 – Smith Tower reopened to the public, offering a new visitor experience, including historical exhibits, a renovated observatory with a bar and open-air observation deck.

Building Details and Fun Facts

- Height: 42 floors—522 feet from curbside to the top of the tower finial
- Square footage: 270,000
- The New York architectural firm of Gaggin & Gaggin designed the Smith Tower. It was originally set to have a 21-story tower rising from a main 21-story structure, topped by a pyramid-shaped Gothic cap.
- The E.E. Davis Company of Seattle erected the steel frame of the building using 7,970,000 pounds of steel.
- Terra-cotta wraps the steel framework. It is a material so resilient that it has only been professionally cleaned once, in 1976.
- Columbia Hospitality, a Seattle-based hospitality management company, oversees the visitor experiences, private event sales and day-to-day visitor operations.

Visitor Experience

- **“The Legends of Smith Tower” – OBSERVATORY ADMISSION EXPERIENCE**
On your way up to the Observatory, explore some of the stories and moments that have made Smith Tower a beloved Seattle gem. Combining interesting facts and lore with sprinkles of humor and intrigue, “The Legends of Smith Tower” self-guided observatory admission experience includes a glimpse into a time when Seattleites were coming to terms with early Prohibition and technology that would soon transform their city. As you are transported back in time, additional highlights include stunning, 360-degree views of Seattle from the Observatory and open-air viewing deck and access to the Prohibition-inspired bar.
 - Tickets can be purchased in person or at www.smithtower.com.
 - **Please note:** Hours and ticket pricing vary due to peak seasons and admission type.
 - Group reservations and discounted tickets are available for parties of 15-32 visitors, making it the ideal location for a school field trip or unique outing. Please contact 206-624-0414 to book.
- **Straight Up by Night.** Perfect if you’re simply looking to enjoy the Observatory and bar in the evening. Your ticket includes access to the 35th floor Observatory, where you’ll enjoy an inspired menu with craft cocktails and shareable plates.
 - Tickets are \$14 and available nightly at Smith Tower; hours vary depending on season. Tickets are available for purchase in person and cannot be pre-purchased. Group reservations are available for parties of 15-32 visitors, including reserved seating, a dedicated cocktail server, priority access and complimentary tickets for your guests with a food and beverage minimum. Please contact 206-624-0414 to book.

The Smith Tower Observatory

Formerly known as the Chinese Room, the 35th floor Observatory features original elements of the historic space, including ornate ceiling tiles, the famed Wishing Chair and other artifacts that pay homage to the vibrant past life and memories shared by many visitors over the years. The Observatory also features an open-air viewing deck with 360-degree views, as well as a speakeasy-style bar with classic cocktails and shareable plates. This space is available for intimate private events and celebrations year-round. Access to the Observatory is available for “The Legends of Smith Tower” and Straight Up by Night ticketed visitors only.

Meetings and Events

Smith Tower offers a cosmopolitan and historic setting for meetings, events and celebrations. Indoor and outdoor spaces on the 22nd and 35th floors combine to provide more than 4,500 square feet of event space, perfect for celebrating special occasions where guests can enjoy locally inspired menus provided by the Smith Tower catering team. The event venues at Smith Tower are:

- **Smith Tower Observatory.** Located on the 35th floor, this iconic venue has a maximum capacity of 80 guests. Ideal for wedding receptions, celebrations or intimate gatherings, this is the only private event venue in Seattle that provides breathtaking, 360-degree views of the city in an iconic building filled with rich history.

- **Smith Tower Lookout.** Located on the 22nd floor, this modern space offers a lounge and deck with a kitchenette, perfect for an intimate company off-site or retreat, happy hour or private event for up to 80 people. With 1,500 square feet of usable interior space in the lounge and 1,400 square feet of outdoor patio space providing stunning views of Elliott Bay, Mount Rainier and the Olympic and Cascade mountain ranges, this space is ideal for your next event or celebration.
- **Group Reservations - (NW corner of the Observatory).** The Observatory is the ideal spot for small groups looking to celebrate or reunite over craft cocktails and stunning Seattle views - the perfect way to start or end your evening. Group reservations are available daily with a start time as early as 11am for groups of up to 40 guests. All group reservations include reserved seating, a dedicated cocktail server and food service.
- Please direct all event inquiries to info@smithtower.com.

Tenant Information

Smith Tower offers 33 floors of premier office space in the heart of Pioneer Square to companies of all sizes and across all industries. As owner and manager of the historic building, Unico Properties ensures that the renovations will further solidify Smith Tower's iconic status and its reputation as a class A office tower that offers a superior corporate image for professional services, creative and technology firms.

- Walk Score® of 98 and Transit Score® of 100
- 24-hour, 365-day security staff
- State-of-the-art improvements to seismic, HVAC and telecommunications infrastructure
- Newly remodeled fitness center with on-demand workout studio, showers and bicycle garage

Visitor Hours

For current hours, visitor details and private events availability, please visit www.smithtower.com.

Smith Tower Contact Information

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*Note: Some characters, stories, and places depicted in Smith Tower visitor experience and tour content are based on real people and actual events and locations but in certain cases have been changed for dramatic purposes. Conversely, some characters, stories, and places may be entirely fictitious.
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