

THE LAKE UNION BUILDING

OPPORTUNITY TO LEASE A BEAUTIFUL OFFICE ON LAKE UNION IN THE HEART OF SEATTLE



OWNED BY



EXCLUSIVELY LISTED BY



SCIENCE SHOWS BEING NEAR WATER CAN MAKE YOU HAPPIER, HEALTHIER & BETTER AT WHAT YOU DO.

The Lake Union Building is as close to water as an office can get. The LEED Gold building is located on the shores of Lake Union and directly on the Cheshiahud Lake Union Loop bike and walking trail, as well as new bike lanes connecting to Downtown Seattle, Fremont, and beyond.

ADDRESS 1700 Westlake Ave N, Seattle, WA 98109

STORIES 7

TOTAL SF 97,733 RSF

Suite 430** 7,718 RSF Virtual Tour

Suite 510 2,150 RSF* Virtual Tour

Suite 530 1,601 RSF* Virtual Tour

PARKING 2/1,000 RSF, covered and surface available

MOORAGE Available for vessels up to 66 FT

CONFERENCE Additional conference room usage available through ThinkSpace

*Exact size can vary, combined total is 3,751 RSF

** Available 10/1/27

MOORAGE PROMO AVAILABLE
FOR NEW OFFICE LEASES,
TERMS & CONDITIONS APPLY



RECENTLY RENOVATED & READY FOR WORK

New flooring, wall covering, lights, furniture, and artwork in the lobby on first and second floors

Market & Move-In Ready office space on the way

Brivo Mobile Pass system and key cards (building is secure 24/7)

Updated HVAC to increase outdoor air ventilation, runtime of all HVAC equipment for increased air changes within the space, increased air filtration

New floating dock

Leverage/Flexibility – Thinkspace (Coworking on the 1st & 2nd Floor) has meeting rooms accommodating 4 to 30 people available for hourly rental

PROPERTY FEATURES



Exterior windows with smart glass technology



Exterior and front entrance upgrades with fully-renovated lobby



New building standard interior finishes including ceiling and light fixtures



Covered/secure bike and water sports storage and showers



Electric vehicle charging stations



Common exterior deck overlooking Lake Union, floating-deck amenity space and marina



Energy Star Certified



Leed Gold Certification

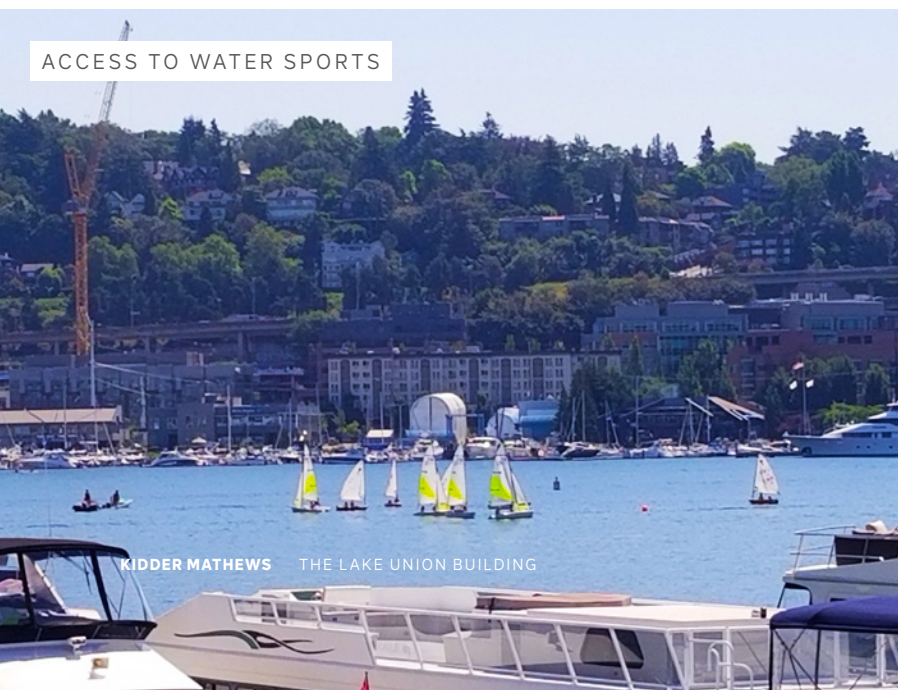




FLOATING DECK WITH WIFI ACCESS



SECURED BIKE & PADDLE BOARD STORAGE



ACCESS TO WATER SPORTS



EXTERIOR BUILDING PATIO ALONG LAKE UNION



PRODUCTIVITY NEVER LOOKED SO GOOD

Enjoy the beauty of the outdoors. Floor-to-ceiling windows embrace one of Seattle's key selling points — water.



view

Dynamic Glass



State-of-the-art glass removes the need for window coverings and reduces glare



Controls heat and building energy consumption



Allows for 24/7/365 unencumbered marina, lake, and city views

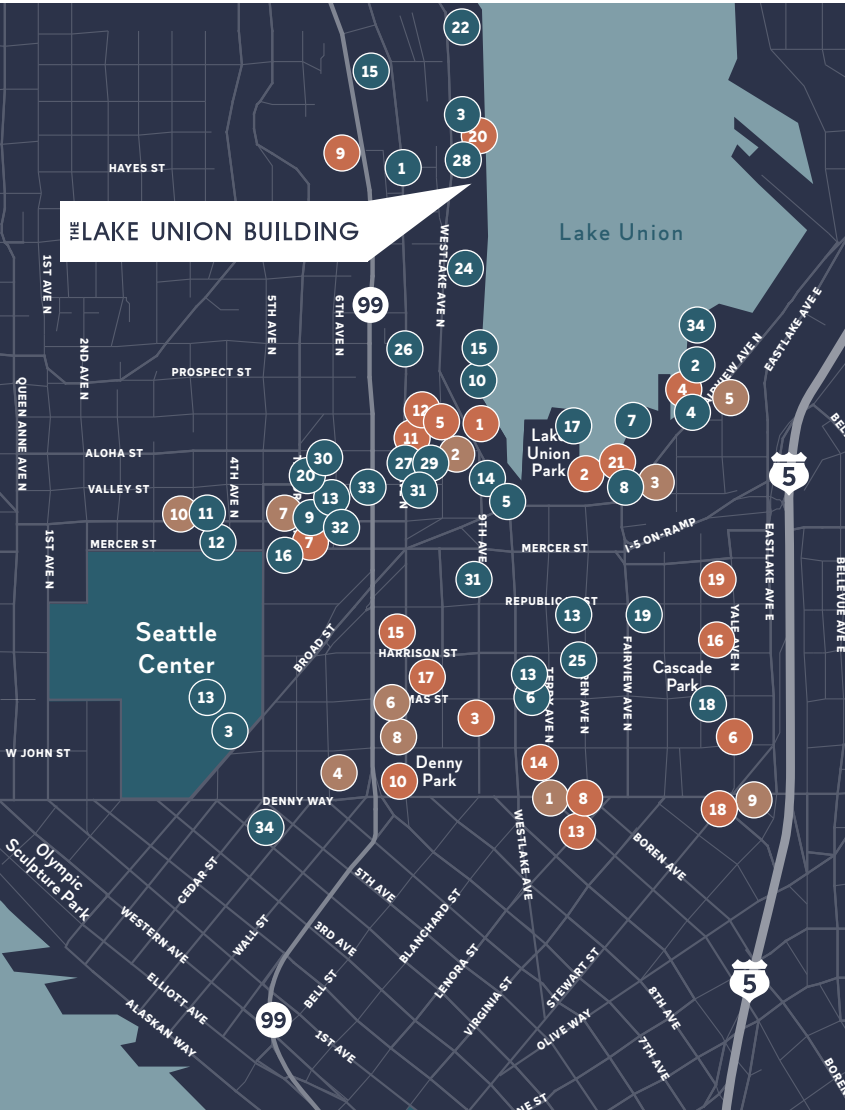


Fully-customizable settings controllable on smartphones



[LEARN MORE](#)

NEIGHBORHOOD AMENITIES



Eat + Drink

- | | | | | | |
|----|----------------------|----|---------------------------|----|--------------------------|
| 1 | The Toledo | 13 | Dominos | 25 | Cactus |
| 2 | I love Sushi | 14 | Art Marble 21 | 26 | Koibito Sushi & Teriyaki |
| 3 | The Loupe Lounge | 15 | Canlis | 27 | Stone Korean |
| 4 | The White Swan | 16 | Konvene Coffee | 28 | China Harbor |
| 5 | Flatstick Pub | 17 | MOHAI Cafe | 29 | Tacos Chukis |
| 6 | Hurry Curry of Tokyo | 18 | Cafe Hagen | 30 | Laredos Grill |
| 7 | Duke's Chowder House | 19 | mbar | 31 | La Palmera Mexican |
| 8 | Daniel's Broiler | 20 | Laredo's Grill | 32 | Citizen Coffee Creperie |
| 9 | Teriking | 21 | Portage Bay Cafe | 33 | Pagliacci Pizza |
| 10 | Starbucks | 22 | Westlake Deli and Grocery | 34 | The 5 Point Cafe |
| 11 | Pho Viet Anh | 23 | Boathouse Deli | | |
| 12 | Bahn Thai | 24 | Mother India | | |

Lifestyle

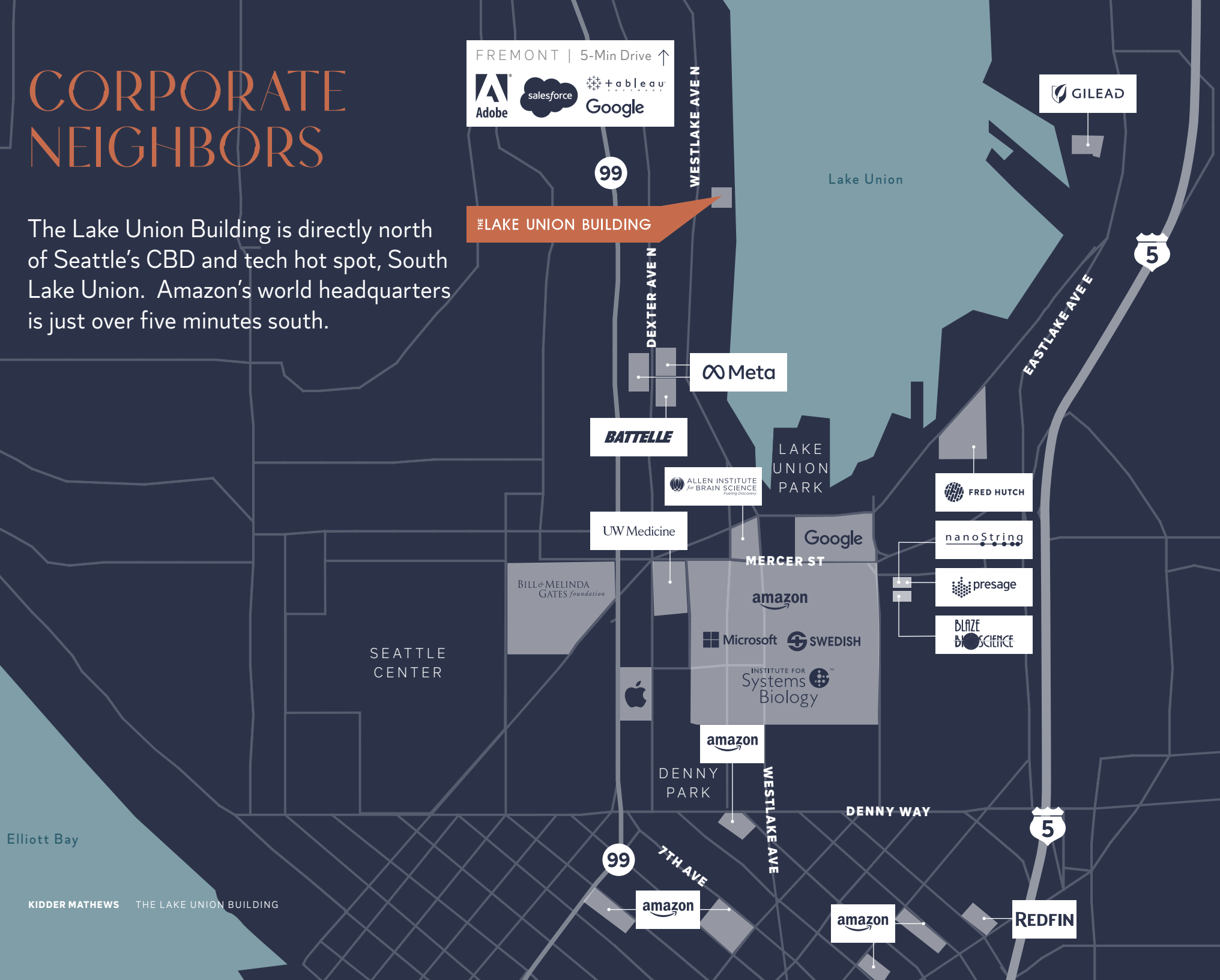
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|---|----------------------------|----|-----------------------------|----|-----------------|
| 1 | Kenmore Air Seaplanes | 8 | Cornish College of the Arts | 15 | Flow Fitness |
| 2 | Center for Wooden Boats | 9 | MacLean Park | 16 | Cyclebar |
| 3 | Banya 5 Urban Spa | 10 | Simply Dental | 17 | Moov Pilates |
| 4 | Moss Bay Rowing & Kayaking | 11 | Dexter Dry Cleaners | 18 | 24 Hour Fitness |
| 5 | Pro Fit Training Gym | 12 | US Bank | 19 | Bright Horizons |
| 6 | REI | 13 | Morningside Academy | 20 | Allure Salon |
| 7 | Young Child Academy | 14 | Barry's | 21 | Salon Voda |

Hotels

- | | | | |
|---|------------------------|----|---------------------|
| 1 | Pan Pacific Hotel | 6 | Holiday Inn Express |
| 2 | Marriott Courtyard | 7 | Hampton Inn |
| 3 | Marriott Residence Inn | 8 | Holiday Inn Hotel |
| 4 | Hyatt Place Hotel | 9 | Springhill Marriott |
| 5 | Silver Cloud Inn | 10 | The Maxwell Hotel |

CORPORATE NEIGHBORS

The Lake Union Building is directly north of Seattle's CBD and tech hot spot, South Lake Union. Amazon's world headquarters is just over five minutes south.



URBAN CONNECTION

Plenty of buildings in Seattle offer convenient access to transit for employees. How many can boast transit stops and entryway to Lake Union in a less than five-minute walk?

Easy access to major Seattle thoroughfares — I-5 and SR-99

Multiple public transportation routes nearby including Metro Rapid E Line

Located directly on the Cheshiahud Lake Union Loop bike and walking trail, as well as new bike lanes connecting to downtown Seattle, Fremont, and beyond

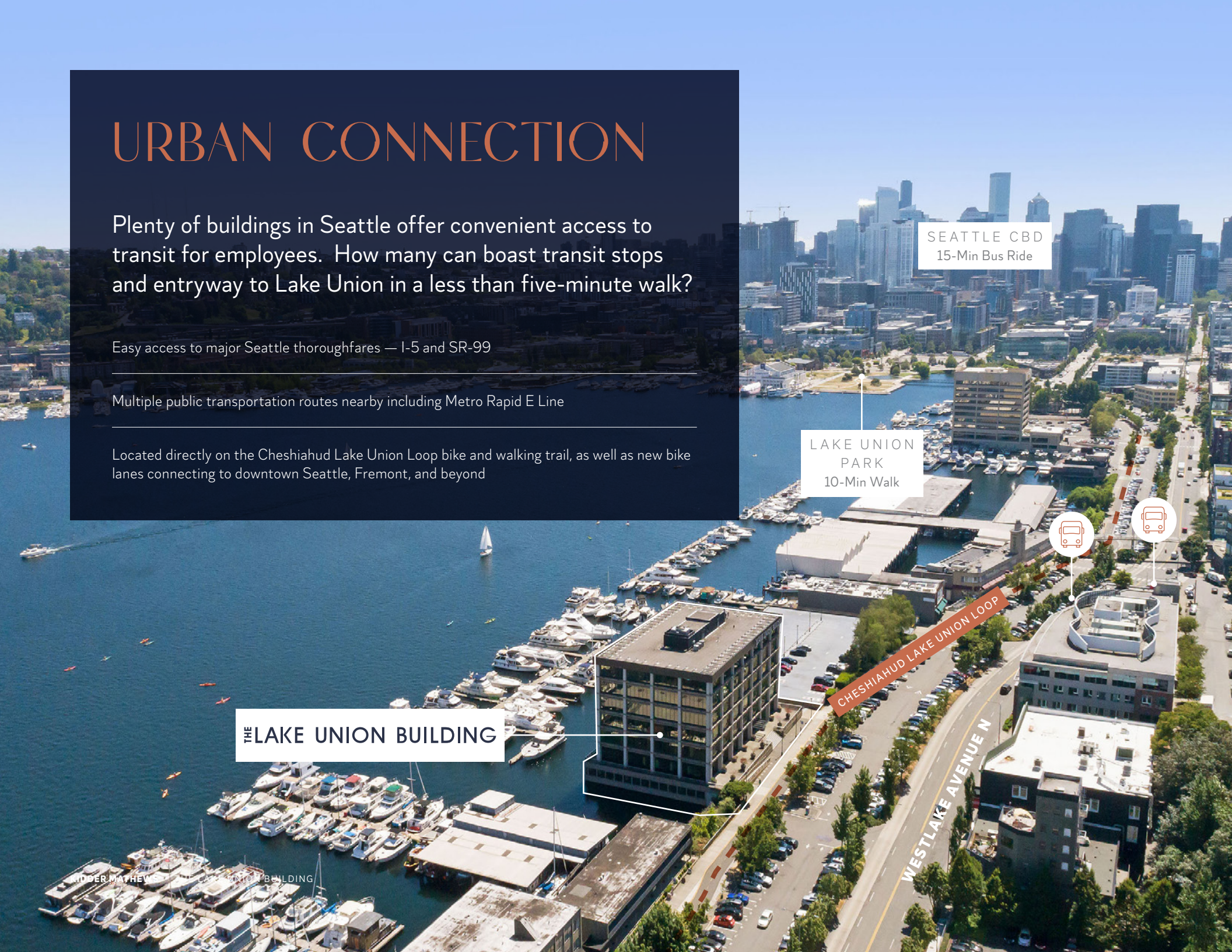
THE LAKE UNION BUILDING

SEATTLE CBD
15-Min Bus Ride

LAKE UNION
PARK
10-Min Walk

CHESHIAHUD LAKE UNION LOOP

WESTLAKE AVENUE N



THE LAKE UNION BUILDING

4TH FLOOR

SUITE

430

LEASE RATE

CALL

SF AVAILABLE

±7,718

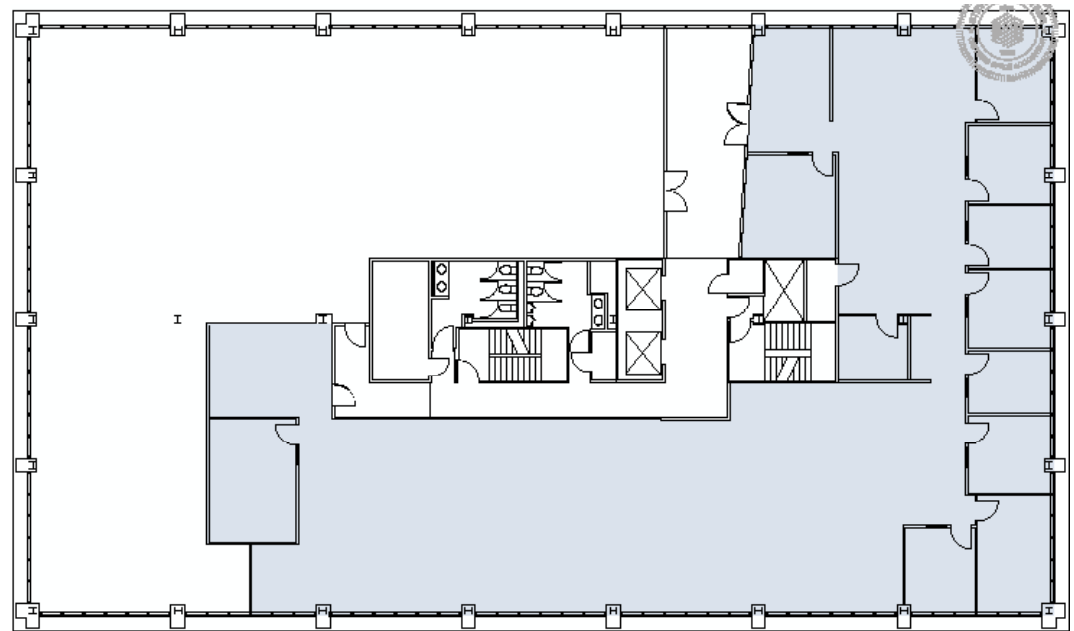
TOTAL AVAILABLE RSF

7,718

AVAILABLE

10/1/27

NORTHERLY VIEWS OF LAKE UNION AND GASWORKS PARK



OWNED BY



EXCLUSIVELY
LEASED BY

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THE LAKE UNION BUILDING

5TH FLOOR

 VIRTUAL TOUR

SUITE

510

LEASE RATE

CALL

SF AVAILABLE

+2,150*

TOTAL AVAILABLE RSF

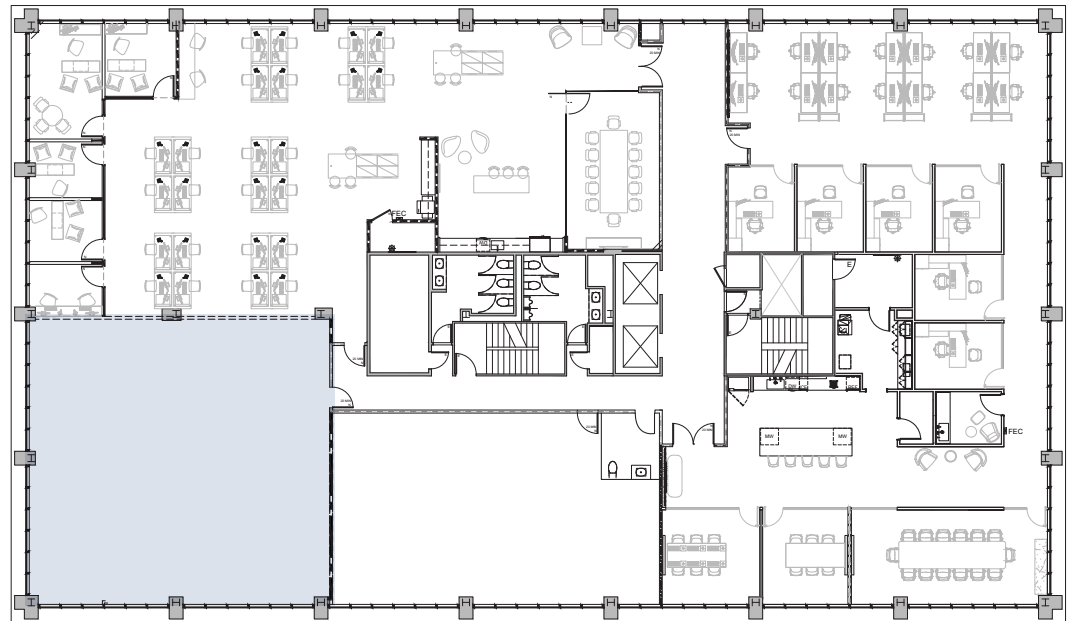
3,751

AVAILABLE

NOW

Vacant Shell-Market Ready Underway

NORTHERLY VIEWS OF LAKE UNION AND GASWORKS PARK



*Demising Wall locations are conceptual and suites sizes can adjust to accommodate various RSF requirements

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THE LAKE UNION BUILDING

5TH FLOOR

 VIRTUAL TOUR

SUITE

530

LEASE RATE

CALL

SF AVAILABLE

+1,601*

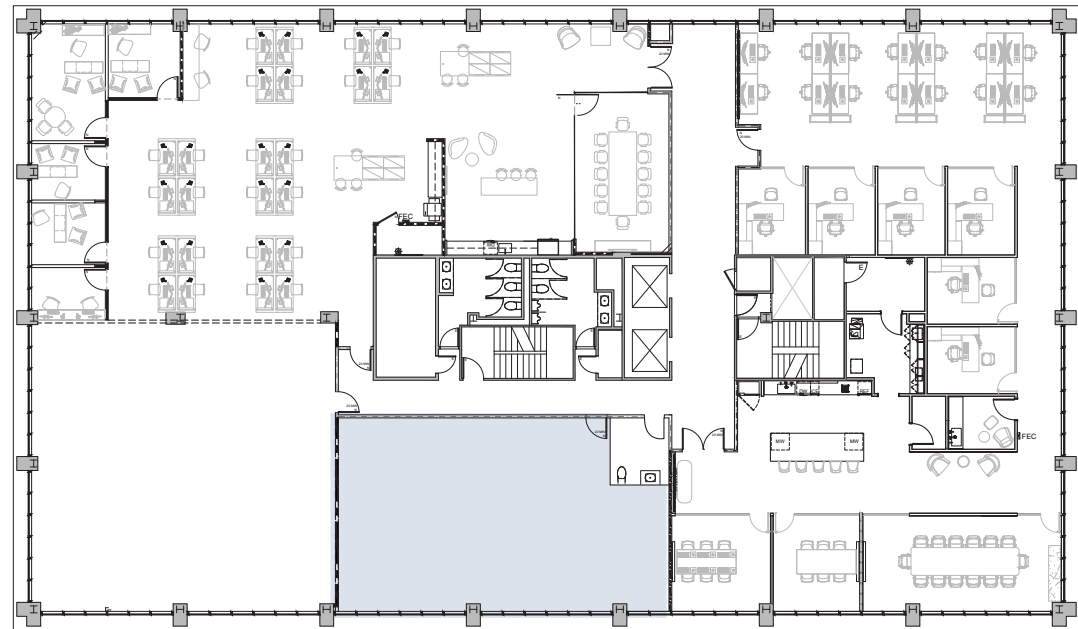
TOTAL AVAILABLE RSF

3,751

AVAILABLE

NOW

Vacant Shell-Market Ready Underway



*Demising Wall locations are conceptual and suites sizes can adjust to accommodate various RSF requirements

WESTERLY VIEWS OF QUEEN ANNE HILL AND SPACE NEEDLE

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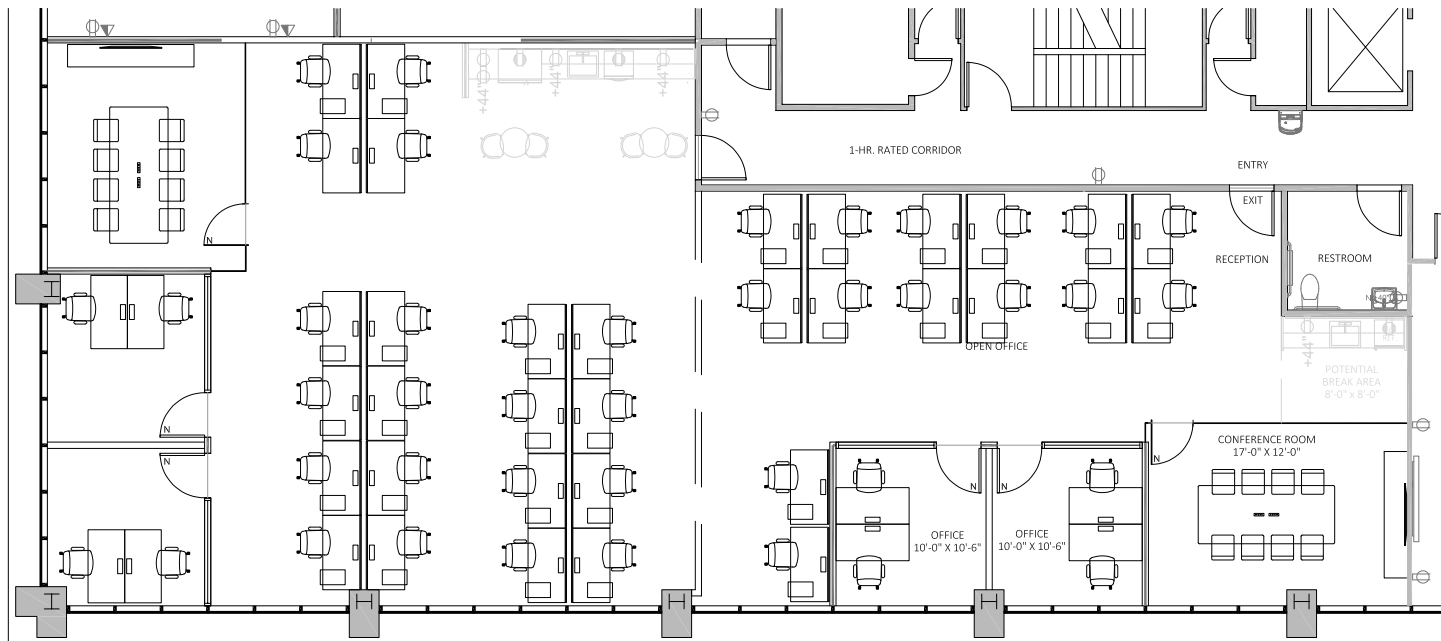
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THE LAKE UNION BUILDING

5TH FLOOR

CONCEPTUAL PLAN



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