

OFFICE FOR LEASE

MARKET PLACE



CBRE

2001 + 2003 Western Avenue, Seattle, WA 98121

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2003

2001

www.marketplaceseattle.com

HIGHLIGHTS



Unobstructed views of Elliott Bay, the Olympic Mountains, downtown Seattle and Mount Rainier



Bike storage, showers and lockers



Transit Score® of 100: within blocks of 40+ bus lines, Light rail and the Streetcar*



Very generous parking ratio of 3/1,000 RSF



Walk Score® of 96: 700+ restaurants, shops & other retail amenities within walking distance



*Source: walkscore.com

PROJECT OVERVIEW

- + 137,000 SF office project, comprised of two Class A office buildings, with ground level retail and open plaza with exterior seating
- + Project improvements include redesigned plaza, upgrades to building façade, and improved building lobbies
- + Adjacent to Pike Place Market and Victor Steinbruck Park, overlooking Elliott Bay and the revitalized Seattle waterfront
- + Onsite amenities include building conference room, Cutters, Aerlume, Sugo Sushi and a ground floor Market Hall with Anchorhead Coffee and Locust Cider



AVAILABILITY

| BLDG | SUITE | SIZE | COMMENTS |
|------|-------|-----------|--|
| 2003 | ↓ 300 | 7,108 SF | Move-in ready suite with furniture in place. Views of Elliott Bay and the Olympic Mountains. Click to view virtual tour  |
| 2003 | ↓ 330 | 2,992 SF | West facing suite with three private offices, conference room and kitchenette. Available March 1, 2024. |
| 2003 | ↓ 340 | 3,989 SF | Suite features a mix of private office and open space. |
| 2003 | ↓ 445 | 7,286 SF | Plug and play, dense office build-out with high end finishes. <i>Can be combined with Suite 460 for 12,085 SF.</i> Click to view virtual tour  |
| 2003 | ↓ 460 | 4,799 SF | Suite features heavy build-out and a deck overlooking Elliott Bay. <i>Can be combined with Suite 445 for 12,085 SF.</i> |
| 2003 | ↓ 620 | 1,260 SF | Spec suite. Available February 1, 2024. |
| 2001 | ↓ 300 | 6,809 SF | Open space with views of Elliott Bay and the Olympic Mountains. |
| 2001 | ↓ 400 | 10,659 SF | Full floor with a mix of private offices and open space. Great views of Elliott Bay. |



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