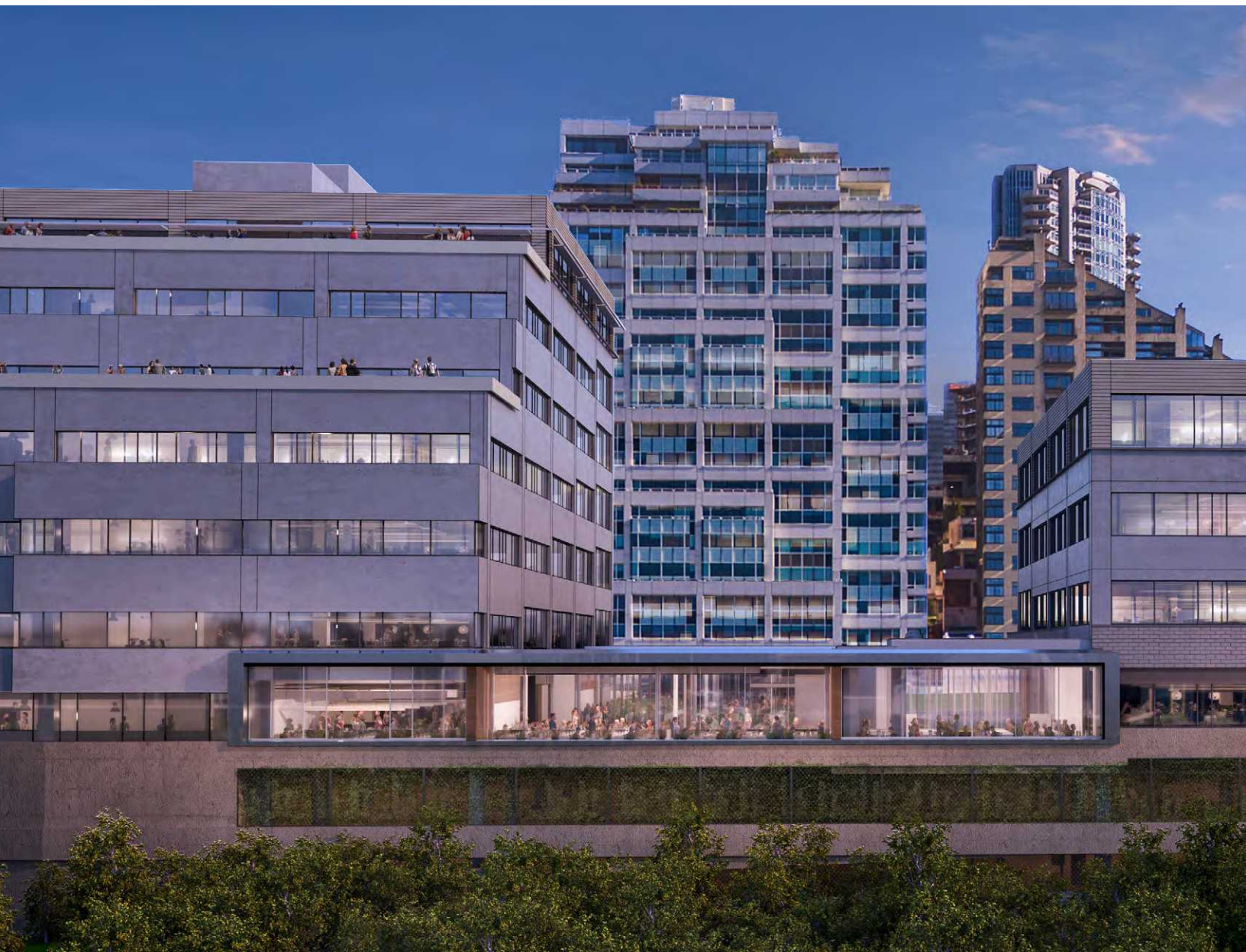


OFFICE FOR LEASE

# MARKET PLACE



**CBRE**

2001 + 2003 Western Avenue, Seattle, WA 98121



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Seattle, WA 98121



## 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. <a href="#">Click to view virtual tour</a> 
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 <b>12,085 SF</b>.</i> <a href="#">Click to view virtual tour</a> 
2003	↓	460	4,799 SF	Suite features heavy build-out and a deck overlooking Elliott Bay. <i>Can be combined with Suite 445 for <b>12,085 SF</b>.</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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