



FOR LEASE

Queen Anne Square

200-220 WEST MERCER STREET, SEATTLE



Available Suites 2,440 up to 11,221 SF

AMENITIES INCLUDE showers, bike storage, and conference room

PARKING RATIO: 1.95/1,000 RSF

ELECTRONIC CAR parking access with charging station

WITHIN WALKING DISTANCE of many convenient amenities nearby

CLOSE TO Rapid Ride, Space Needle, Seattle Center, and Key Arena

NEARBY DINING AND SHOPPING includes cafes, fine dining, retail, and grocery stores

LESS THAN a 15-minute walk to South Lake Union and 1.5 miles from the Downtown Central Business District

JUST MINUTES to drive to downtown Seattle, Interstate 5, and Highway 99

SCENIC VIEWS of Elliott Bay, the Olympic Mountains, and a large landscaped plaza

JEFF HUNTINGTON
206.296.9619
jeff.huntington@kidder.com

TODD BATTISON
206.296.9621
todd.battison@kidder.com

MICHELLE CRABTREE, CPM, RPA
206.270.6503
mcrabtree@steelwavellc.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**Kidder
Mathews**

FOR LEASE

Queen Anne Square

200-220 WEST MERCER STREET, SEATTLE



AVAILABLE SPACES

EAST BUILDING

Suite	Floorplan	SF	Available
East Suite 111	View Floor Plan	2,658	Now
East Suite 209	View Floor Plan	2,440	Now
East Suite 304	View Floor Plan	2,927	Now
East Suite 401	View Floor Plan	6,535	Now
East Suite 411	View Floor Plan	3,216	Now
East Suite 500	View Floor Plan	4,749	10/1/23
East Suite 504	View Floor Plan	4,693	Now

WEST BUILDING

Suite		SF	Available
West Suite 225	View Floor Plan	2,466	5/1/24
West Suite 250	View Floor Plan	5,431	Now
West Suite 300	View Floor Plan	9,045*	Now
West Suite 400	View Floor Plan	2,745	Now
West Suite 500	View Floor Plan	11,221	12/1/23

*CAN BE DEMISED TO APPROX. 4,500 SF

FOR PRICING, contact brokers.

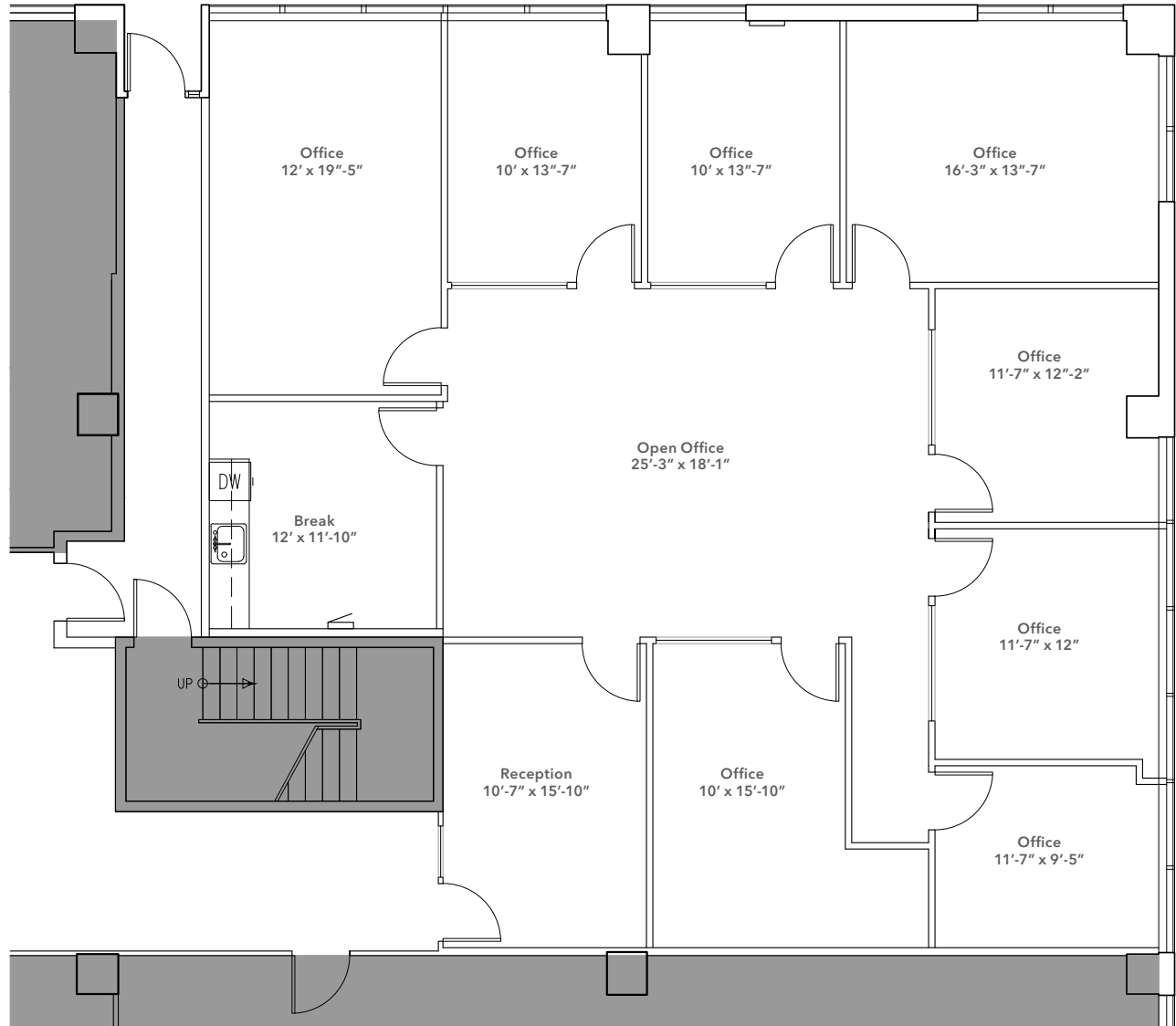
FOR LEASE

Queen Anne Square

200-220 WEST MERCER STREET, SEATTLE

EAST SUITE 111: 2,658 SF

[VIEW ALL AVAILABLE SPACES](#)



JEFF HUNTINGTON
206.296.9619
jeff.huntington@kidder.com

TODD BATTISON
206.296.9621
todd.battison@kidder.com

MICHELLE CRABTREE, CPM, RPA
206.270.6503
mcrabtree@steelwavelc.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



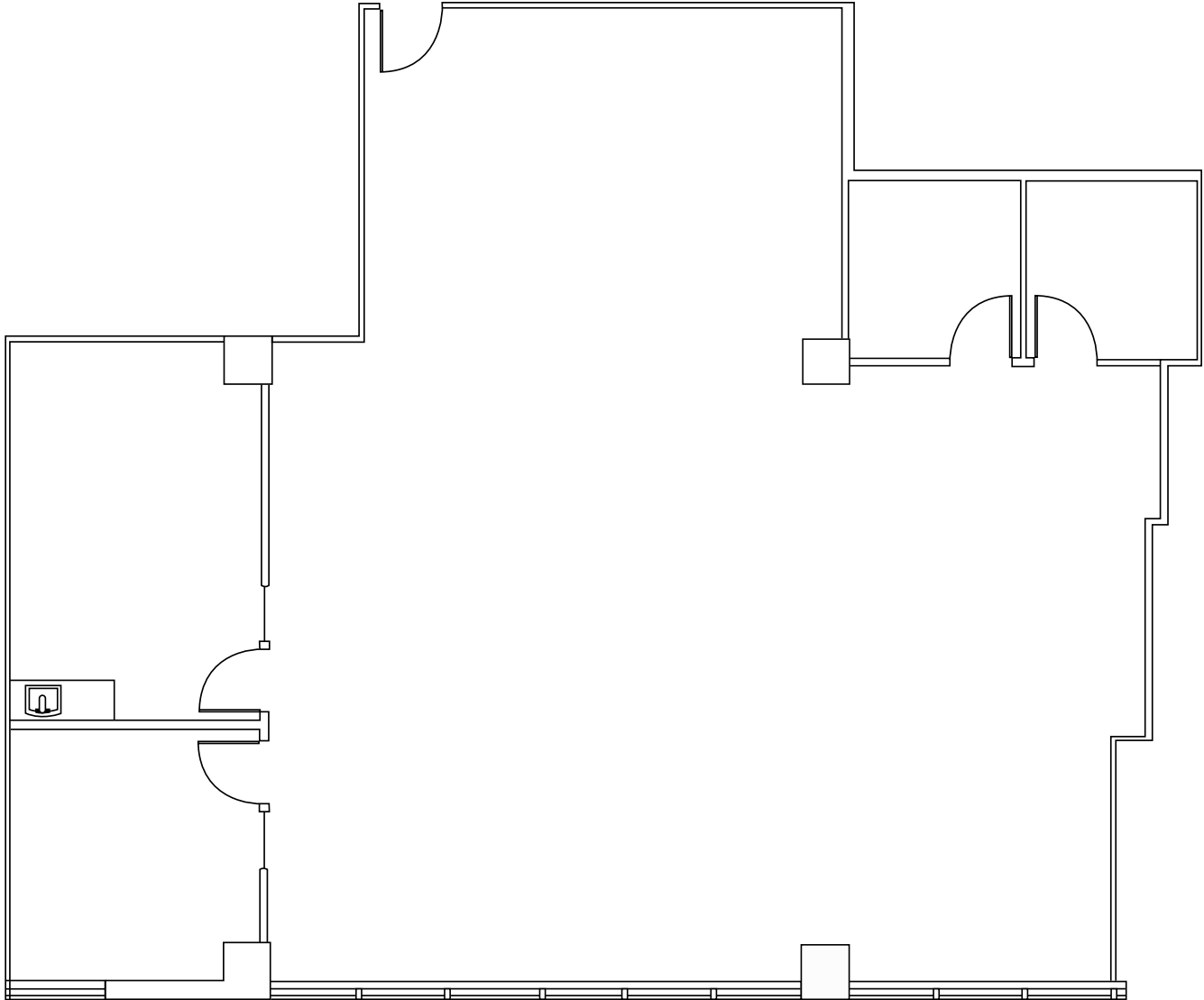
FOR LEASE

Queen Anne Square

200-220 WEST MERCER STREET, SEATTLE

EAST SUITE 209: 2,440 SF

[VIEW ALL AVAILABLE SPACES](#)



JEFF HUNTINGTON
206.296.9619
jeff.huntington@kidder.com

TODD BATTISON
206.296.9621
todd.battison@kidder.com

MICHELLE CRABTREE, CPM, RPA
206.270.6503
mcrabtree@steelwavelc.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



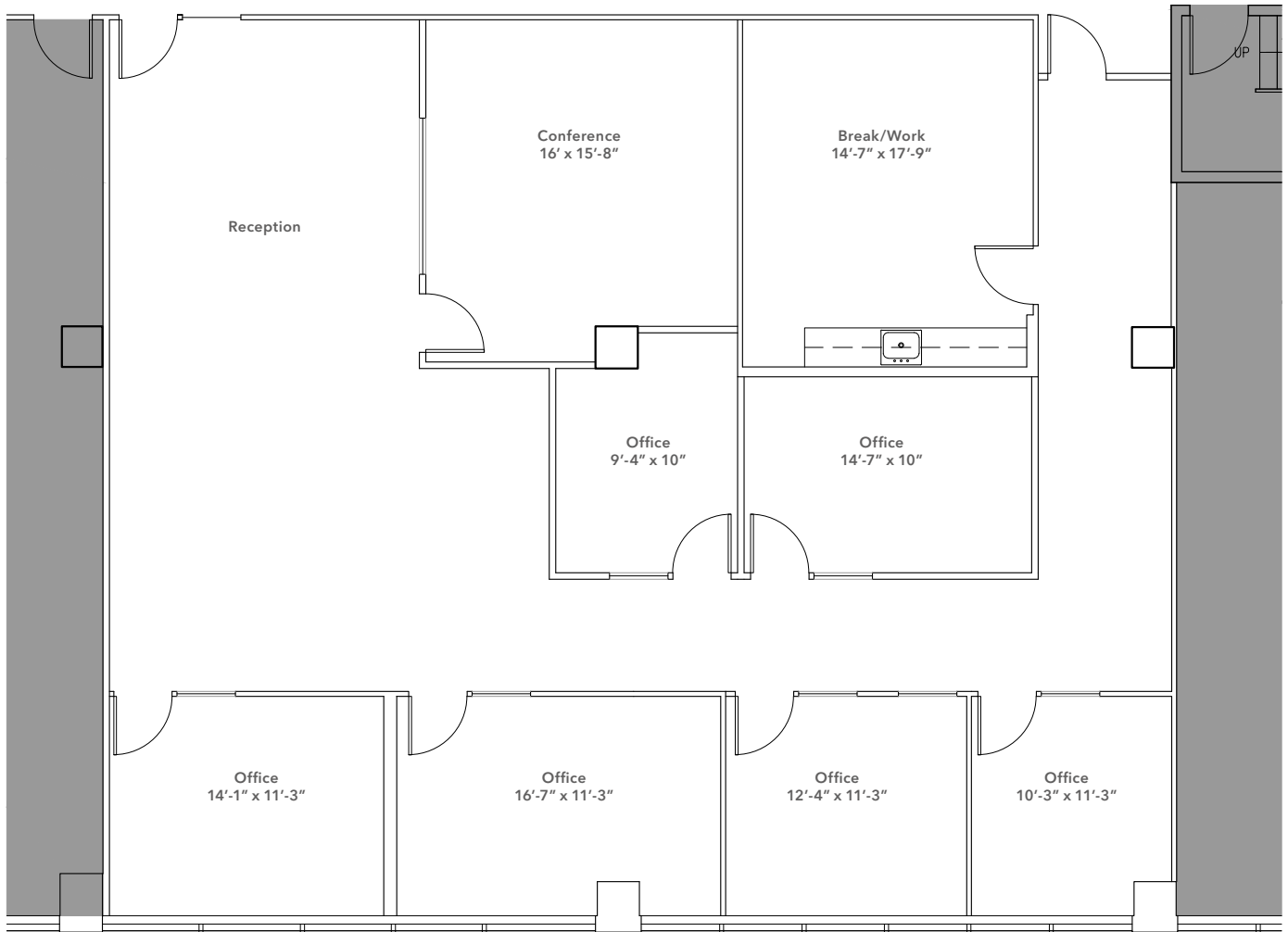
FOR LEASE

Queen Anne Square

200-220 WEST MERCER STREET, SEATTLE

EAST SUITE 304: 2,927 SF

[VIEW ALL AVAILABLE SPACES](#)



JEFF HUNTINGTON
206.296.9619
jeff.huntington@kidder.com

TODD BATTISON
206.296.9621
todd.battison@kidder.com

MICHELLE CRABTREE, CPM, RPA
206.270.6503
mcrabtree@steelwavelc.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



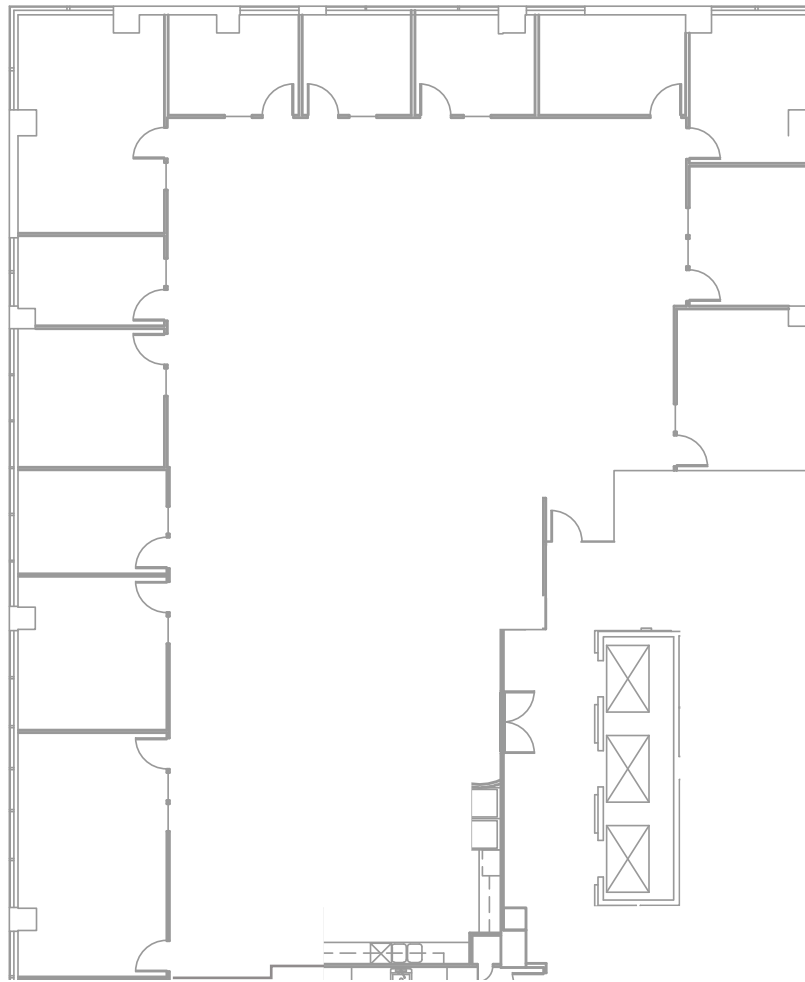
FOR LEASE

Queen Anne Square

200-220 WEST MERCER STREET, SEATTLE

EAST SUITE 401: 6,535

[VIEW ALL AVAILABLE SPACES](#)



JEFF HUNTINGTON
206.296.9619
jeff.huntington@kidder.com

TODD BATTISON
206.296.9621
todd.battison@kidder.com

MICHELLE CRABTREE, CPM, RPA
206.270.6503
mcrabtree@steelwavelc.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



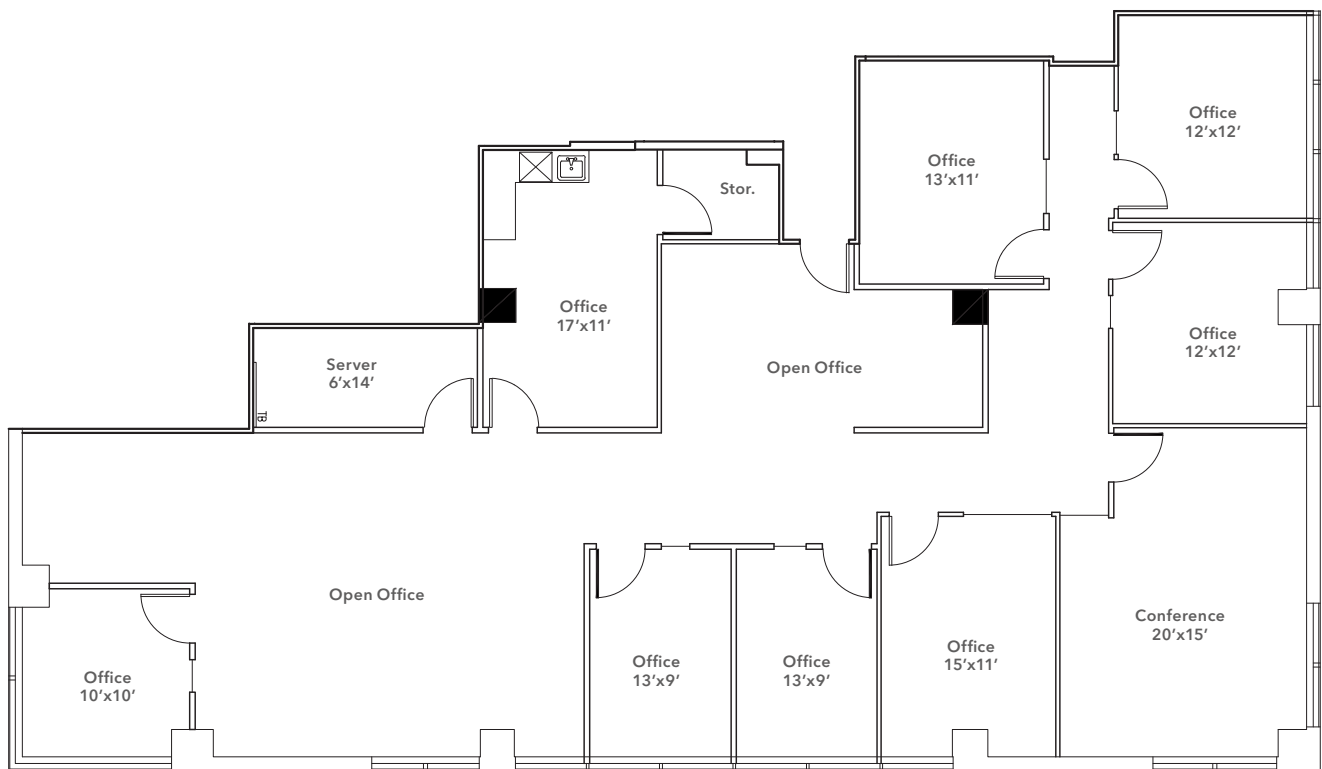
FOR LEASE

Queen Anne Square

200-220 WEST MERCER STREET, SEATTLE

EAST SUITE 411: 3,216 SF

[VIEW ALL AVAILABLE SPACES](#)



JEFF HUNTINGTON
206.296.9619
jeff.huntington@kiddr.com

TODD BATTISON
206.296.9621
todd.battison@kiddr.com

MICHELLE CRABTREE, CPM, RPA
206.270.6503
mcrabtree@steelwavelc.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



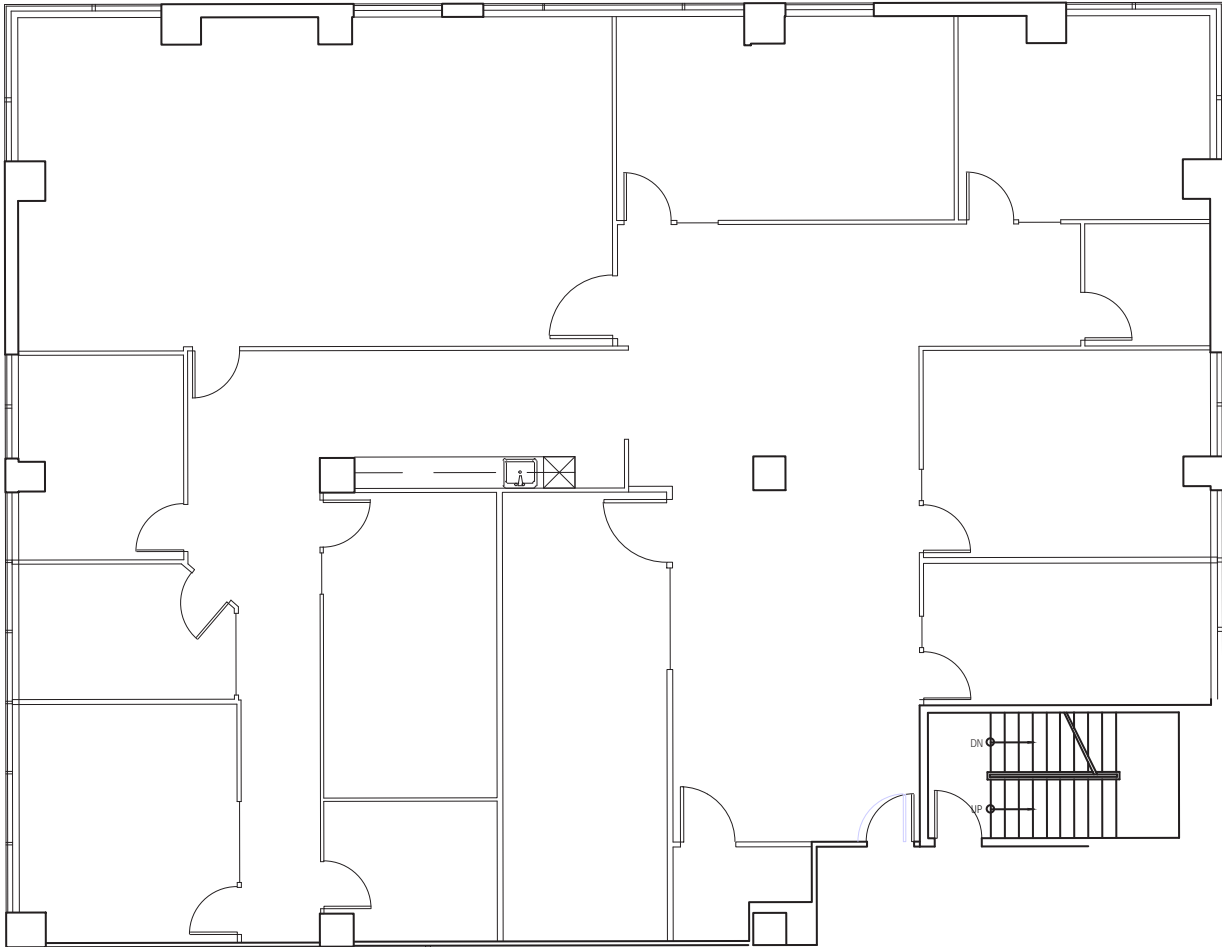
FOR LEASE

Queen Anne Square

200-220 WEST MERCER STREET, SEATTLE

EAST SUITE 500: 4,749 SF

[VIEW ALL AVAILABLE SPACES](#)



JEFF HUNTINGTON
206.296.9619
jeff.huntington@kidder.com

TODD BATTISON
206.296.9621
todd.battison@kidder.com

MICHELLE CRABTREE, CPM, RPA
206.270.6503
mcrabtree@steelwavelc.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



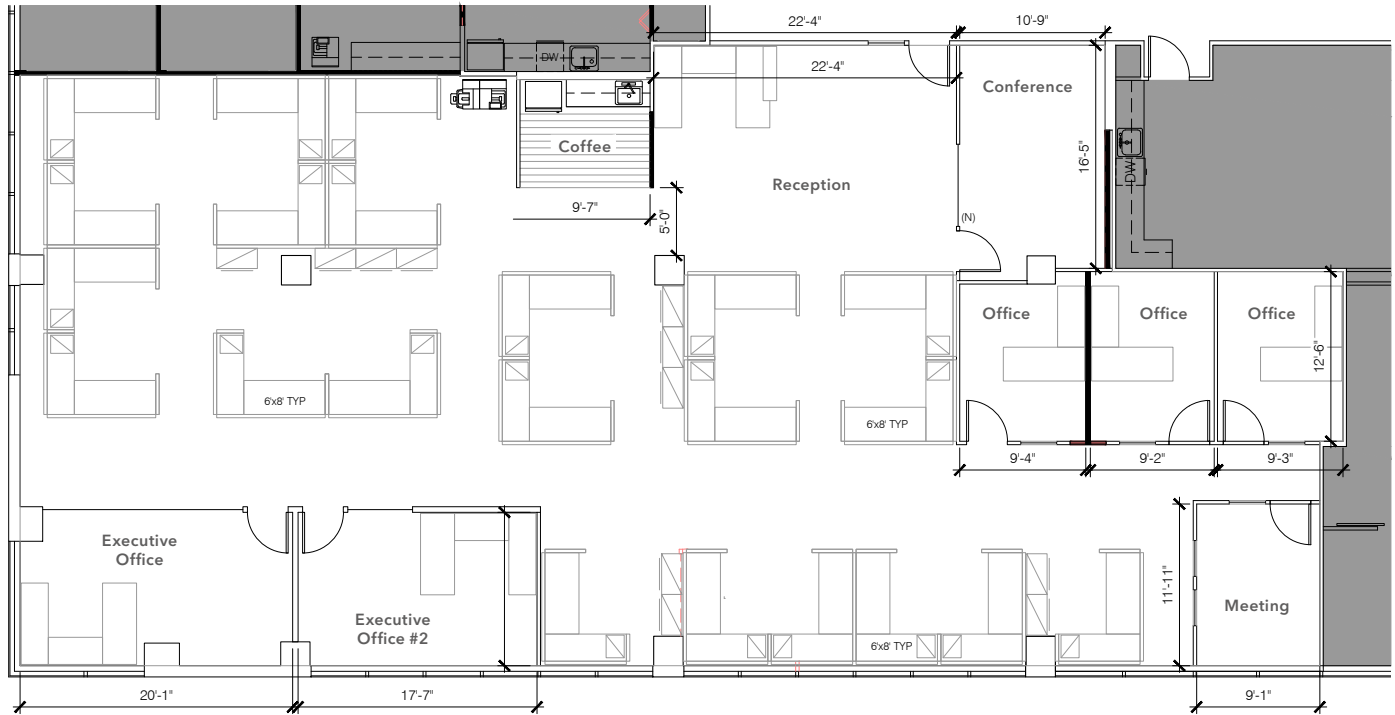
FOR LEASE

Queen Anne Square

200-220 WEST MERCER STREET, SEATTLE

EAST SUITE 504: 4,693 SF (Proposed layout)

[VIEW ALL AVAILABLE SPACES](#)



JEFF HUNTINGTON
206.296.9619
jeff.huntington@kidder.com

TODD BATTISON
206.296.9621
todd.battison@kidder.com

MICHELLE CRABTREE, CPM, RPA
206.270.6503
mcrabtree@steelwavelc.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



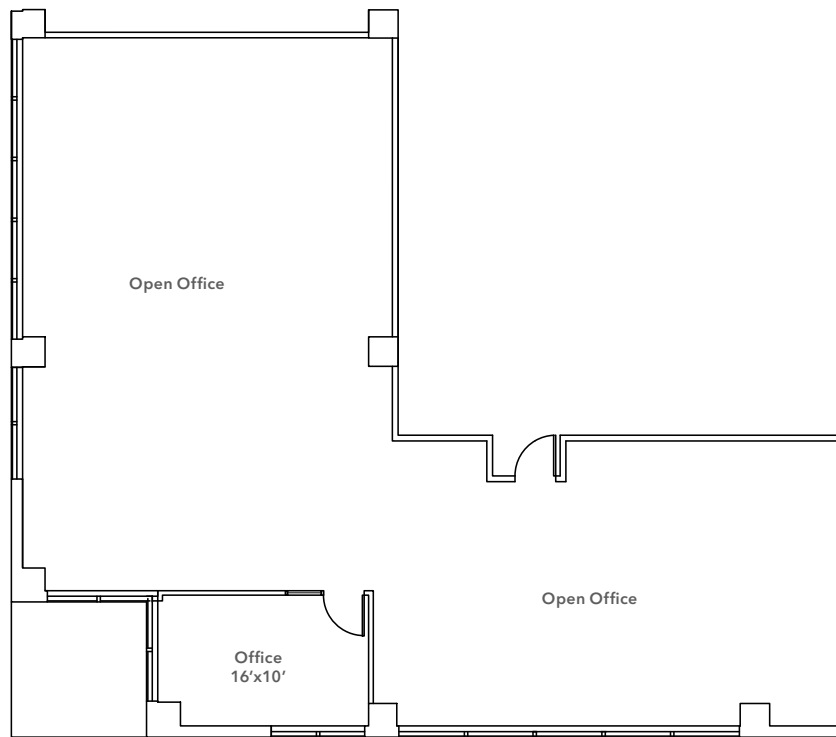
FOR LEASE

Queen Anne Square

200-220 WEST MERCER STREET, SEATTLE

WEST SUITE 225: 2,466 SF

[VIEW ALL AVAILABLE SPACES](#)



JEFF HUNTINGTON
206.296.9619
jeff.huntington@kidder.com

TODD BATTISON
206.296.9621
todd.battison@kidder.com

MICHELLE CRABTREE, CPM, RPA
206.270.6503
mcrabtree@steelwavelc.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



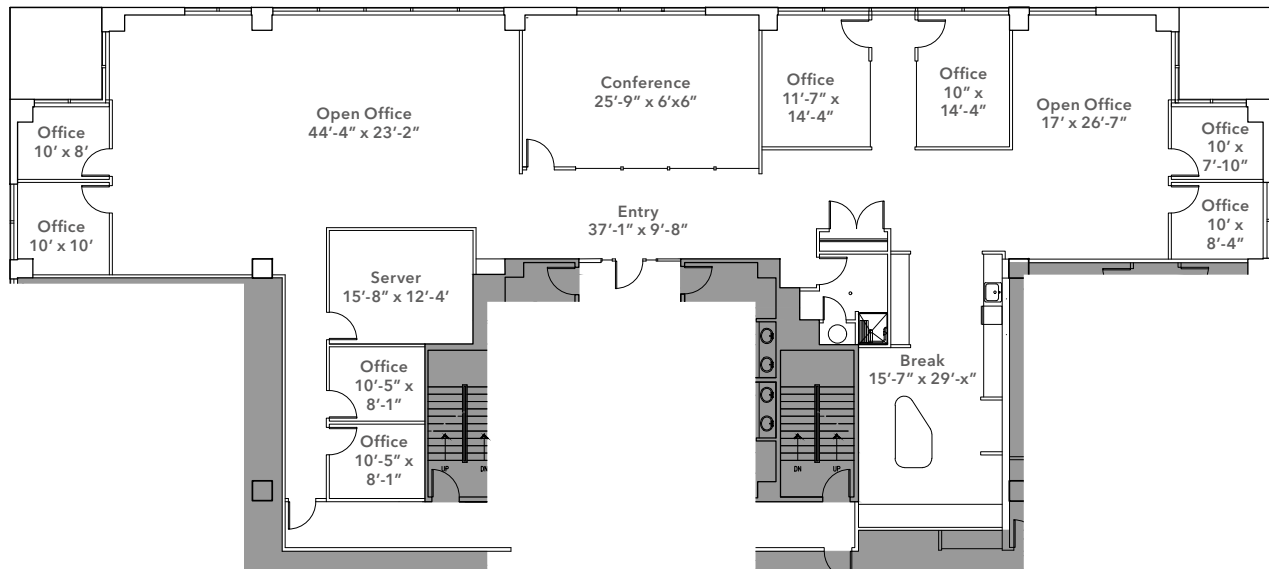
FOR LEASE

Queen Anne Square

200-220 WEST MERCER STREET, SEATTLE

WEST SUITE 250: 5,431 SF

[VIEW ALL AVAILABLE SPACES](#)



JEFF HUNTINGTON
206.296.9619
jeff.huntington@kidder.com

TODD BATTISON
206.296.9621
todd.battison@kidder.com

MICHELLE CRABTREE, CPM, RPA
206.270.6503
mcrabtree@steelwavelc.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



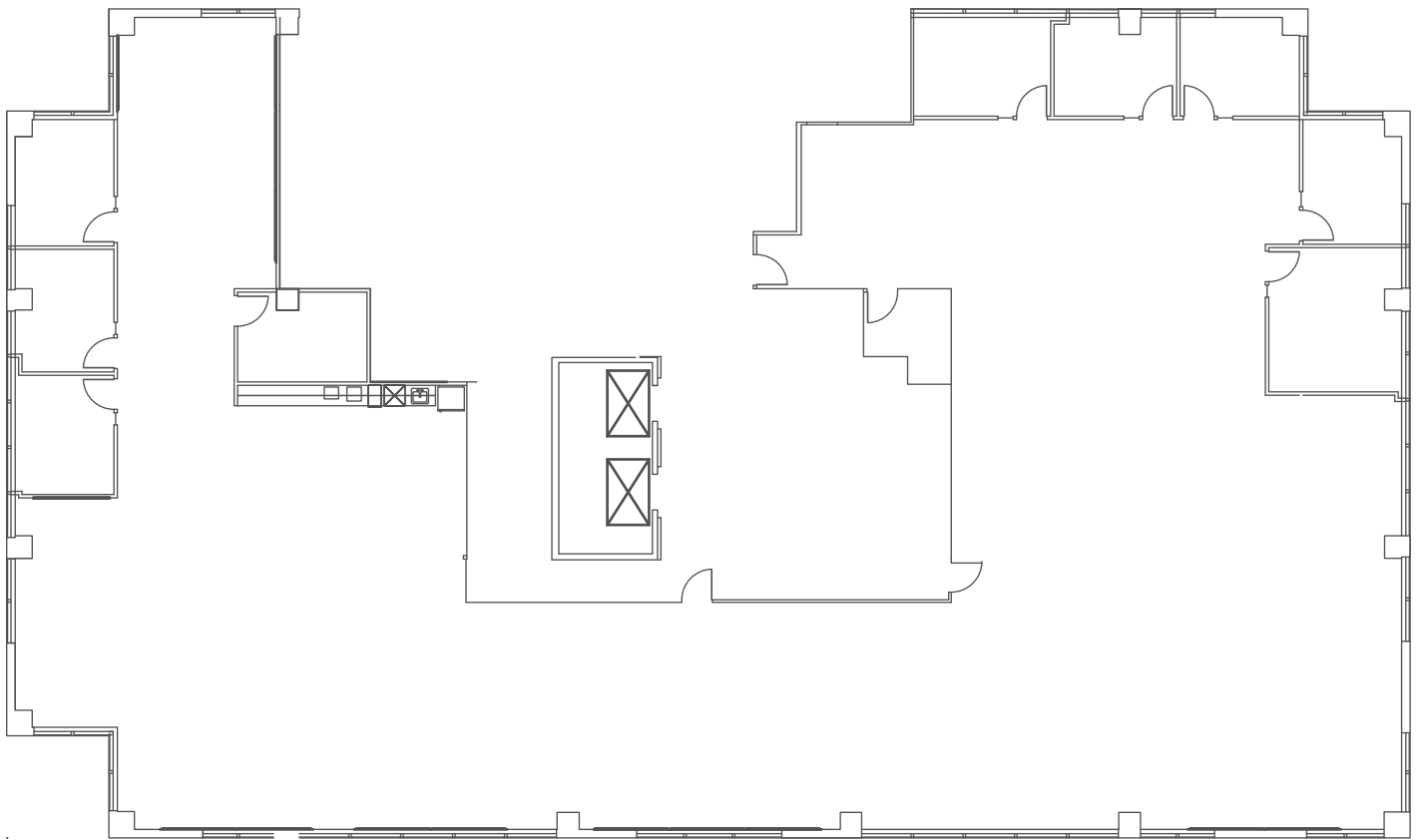
FOR LEASE

Queen Anne Square

200-220 WEST MERCER STREET, SEATTLE

WEST SUITE 300: 9,045 SF

[VIEW ALL AVAILABLE SPACES](#)



JEFF HUNTINGTON
206.296.9619
jeff.huntington@kidder.com

TODD BATTISON
206.296.9621
todd.battison@kidder.com

MICHELLE CRABTREE, CPM, RPA
206.270.6503
mcrabtree@steelwavelc.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



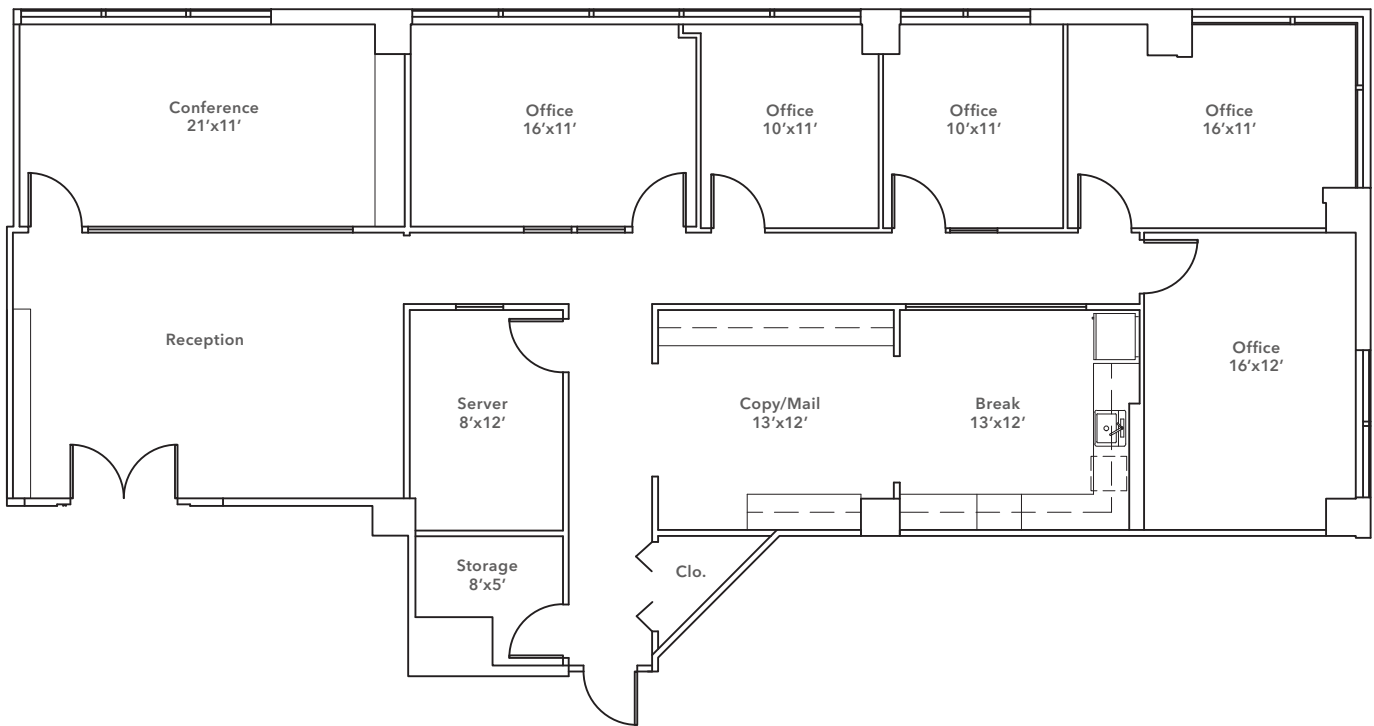
FOR LEASE

Queen Anne Square

200-220 WEST MERCER STREET, SEATTLE

WEST SUITE 400: 2,745 SF

[VIEW ALL AVAILABLE SPACES](#)



JEFF HUNTINGTON
206.296.9619
jeff.huntington@kidder.com

TODD BATTISON
206.296.9621
todd.battison@kidder.com

MICHELLE CRABTREE, CPM, RPA
206.270.6503
mcrabtree@steelwavelc.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



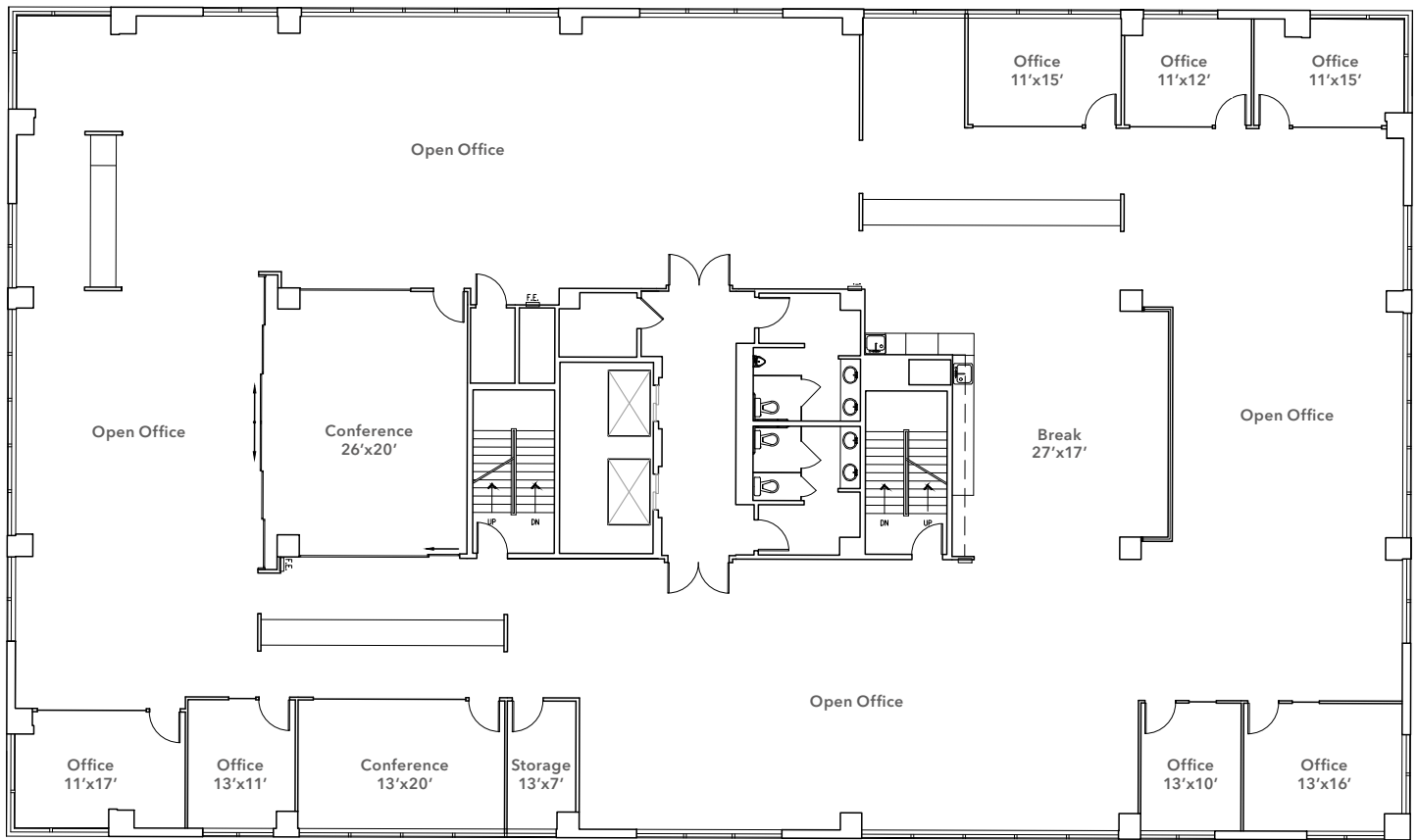
FOR LEASE

Queen Anne Square

200-220 WEST MERCER STREET, SEATTLE

WEST SUITE 500: 11,221 SF

[VIEW ALL AVAILABLE SPACES](#)



JEFF HUNTINGTON
206.296.9619
jeff.huntington@kidder.com

TODD BATTISON
206.296.9621
todd.battison@kidder.com

MICHELLE CRABTREE, CPM, RPA
206.270.6503
mcrabtree@steelwavelc.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR LEASE

Queen Anne Square

200-220 WEST MERCER STREET, SEATTLE

3 MIN

TO SEATTLE CENTER

6 MIN

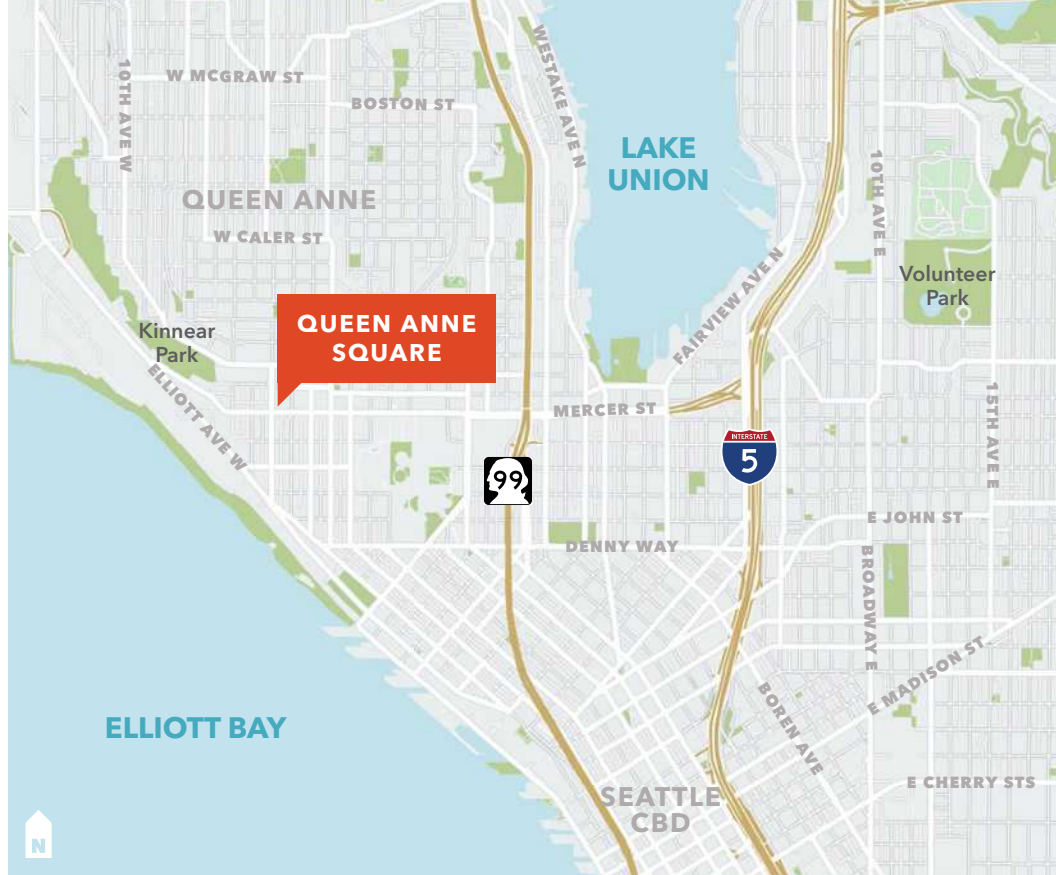
TO HIGHWAY 99

9 MIN

TO INTERSTATE 5

10 MIN

TO SEATTLE CBD



JEFF HUNTINGTON
206.296.9619
jeff.huntington@kidder.com

TODD BATTISON
206.296.9621
todd.battison@kidder.com

MICHELLE CRABTREE, CPM, RPA
206.270.6503
mcrabtree@steelwavellc.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews