



Prime Retail Location

Washington Athletic Club

Located at the corner of 6th and Union

- Prime retail space located in the heart of Seattle's central business district
- Hard Corner Union Street frontage, with over 3M SF of office space in a three block radius, providing access to over 30,000 daytime shoppers
- One block from Rainier Square luxury apartments and office tower with a 20,000 SF PCC market
- Excellent proximity to downtown Hotels and access to WAC members and guests
- Ideal opportunity to cater to the growing daytime and nighttime populations surrounding the site

523 Union Street
Seattle, WA 98101

For more information:

Rick Page

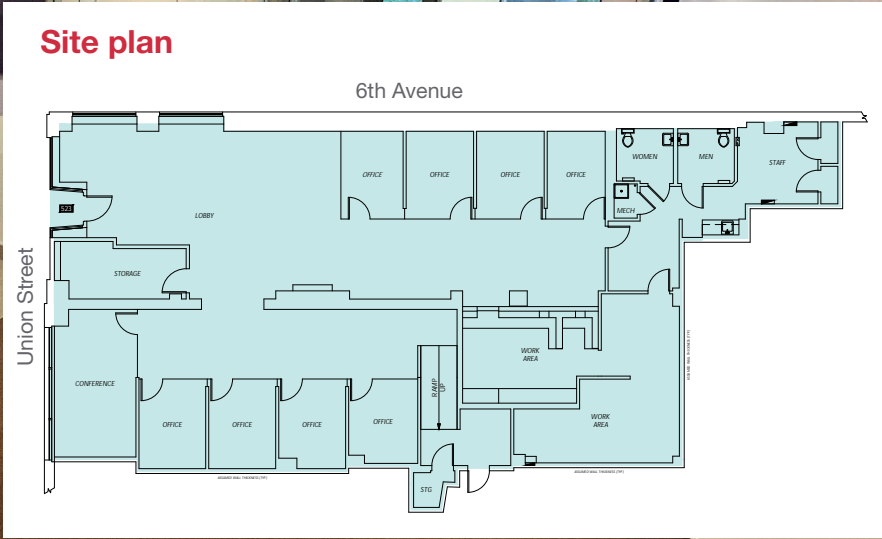
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Demographics

	.25 miles	.5 miles	1 mile
Median Household Income	\$104,297	\$108,274	\$102,828
Population	3,828	26,172	90,208
Daytime Population	55,667	139,370	244,887

Project Details

Building Size	4,415 SF
Asking Rent	Call for rates
NNN's	\$3.50/SF
Tenant Improvements	Negotiable
Available	October 1

Excellent visibility on a high traffic corner with a great window line offering an abundance of natural light. Perfect location and opportunity for a financial center or retail goods.



Building Highlights

The Washington Athletic Club building is ideally located in Seattle's Central Business District that features a premier athletic club, hotel, and ground-floor retail. Positioned on the corner of bustling 6th Avenue and Union Streets, this street retail has high visibility due to the heavy amount of pedestrian and vehicle traffic exiting I-5. One block to Sheraton, Hilton and Fairmont Olympic Hotels and thousands of garage parking spaces in surrounding buildings including the Washington Athletic Club, Hilton, Convention Center, US Bank Center, and Rainier Tower.



75
Bike Score



98
Walk Score



14,219
Avg. Daily Traffic
6th & Union (2016)



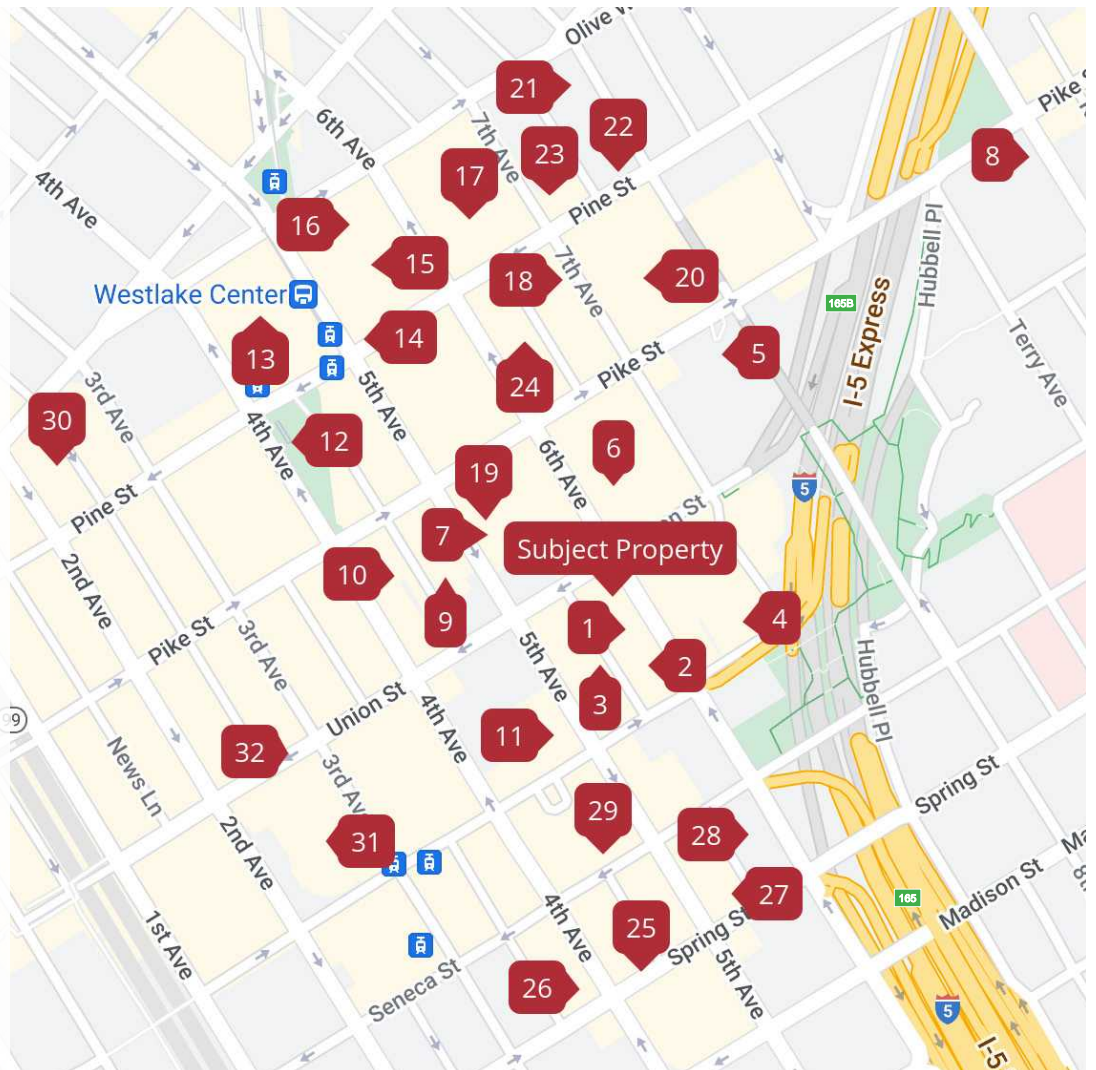
8,772
Avg. Daily Traffic
(I-5/S Exit 165B)

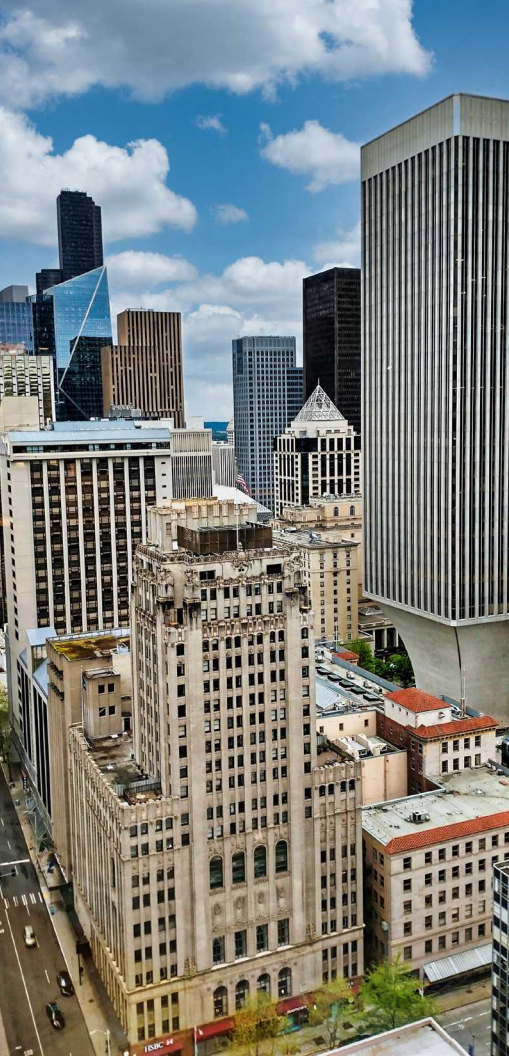


10,138
Avg. Daily Traffic
(I-5/N Exit 165)

Nearby Retailers

1. Washington Athletic Club
2. Hilton Seattle
3. 5th Avenue Theater
4. Union Square
5. Washington Trade & Convention Center
6. Sheraton Grand Seattle
7. US Bank
8. WaFd Bank
9. Motif Seattle
10. 4th & Pike Building
11. Rainier Tower
12. Westlake Park
13. Westlake Center
14. Westlake Tower
15. Flagship Nordstrom
16. Medical Dental Building
17. Pacific Place
18. Hotel Theodore
19. 520 Pike Tower
20. Grand Hyatt Hotel
21. Hyatt at Olive 8
22. Paramount Hotel
23. TD AmeriTrade
24. Fidelity Investments
25. Executive Hotel Pacific
26. Kimpton Hotel Monaco
27. Kimpton Hotel Vintage
28. Crowne Plaza Seattle Downtown
29. Fairmont Olympic Hotel
30. The Charter Hotel Seattle
31. Benaroya Hall
32. The Triple Door





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