

1505 Westlake Avenue North | Seattle, Washington

# West Lake Union Center



WLUC

Vision Inspired Here

**CBRE**



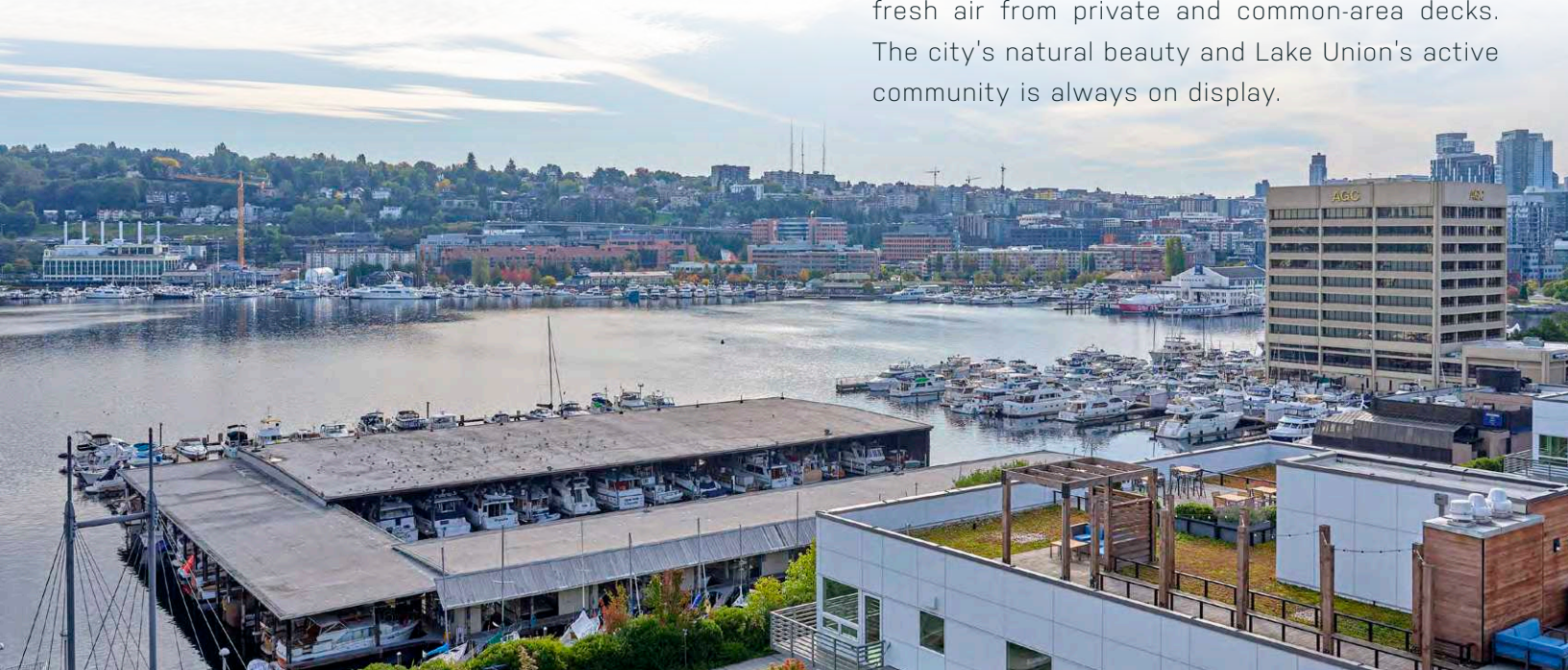
# WLUC

## Amenities with you in mind

West Lake Union Center offers amenities built with you in mind. Get away from your desk in the newly renovated, light-filled, eight-story atrium. Enjoy our robust conference center for those important gatherings right on site. Find your next great idea during a workout in our private fitness center. And take advantage of plentiful parking for employees and clients.

## See something new

Let the scenery inspire you. Enjoy views of Lake Union and Downtown Seattle, and take in the fresh air from private and common-area decks. The city's natural beauty and Lake Union's active community is always on display.





# West Lake Union Center

**ADDRESS** 1505 Westlake Avenue North, Seattle, Washington 98109

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**BUILDING OVERVIEW** Class A Office with distinctive floor plates connected via internal stairwells; impressive Lake Union views

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**ON-SITE AMENITIES** Fitness center, conference center, eight-story atrium, common lake view deck connecting Dexter Avenue N with Westlake via pedestrian footbridges

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**LOCATION** Close proximity to South Lake Union, Queen Anne, Fremont and the Seattle CBD; walkable and bikeable neighborhood along Dexter bike lanes and Lake Union Trail bike/running path.

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**PARKING RATIO** 2 per 1,000 rentable square feet

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**TRANSPORTATION** Major regional transportation connections via I-5 and Hwy 99. Public transit options include Metro bus lines 40, 62, 26, 28, 5, 16, 82 and the Rapid Ride E line, as well as the Seattle Streetcar.







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LAKE UNION  
BIKE TRAIL

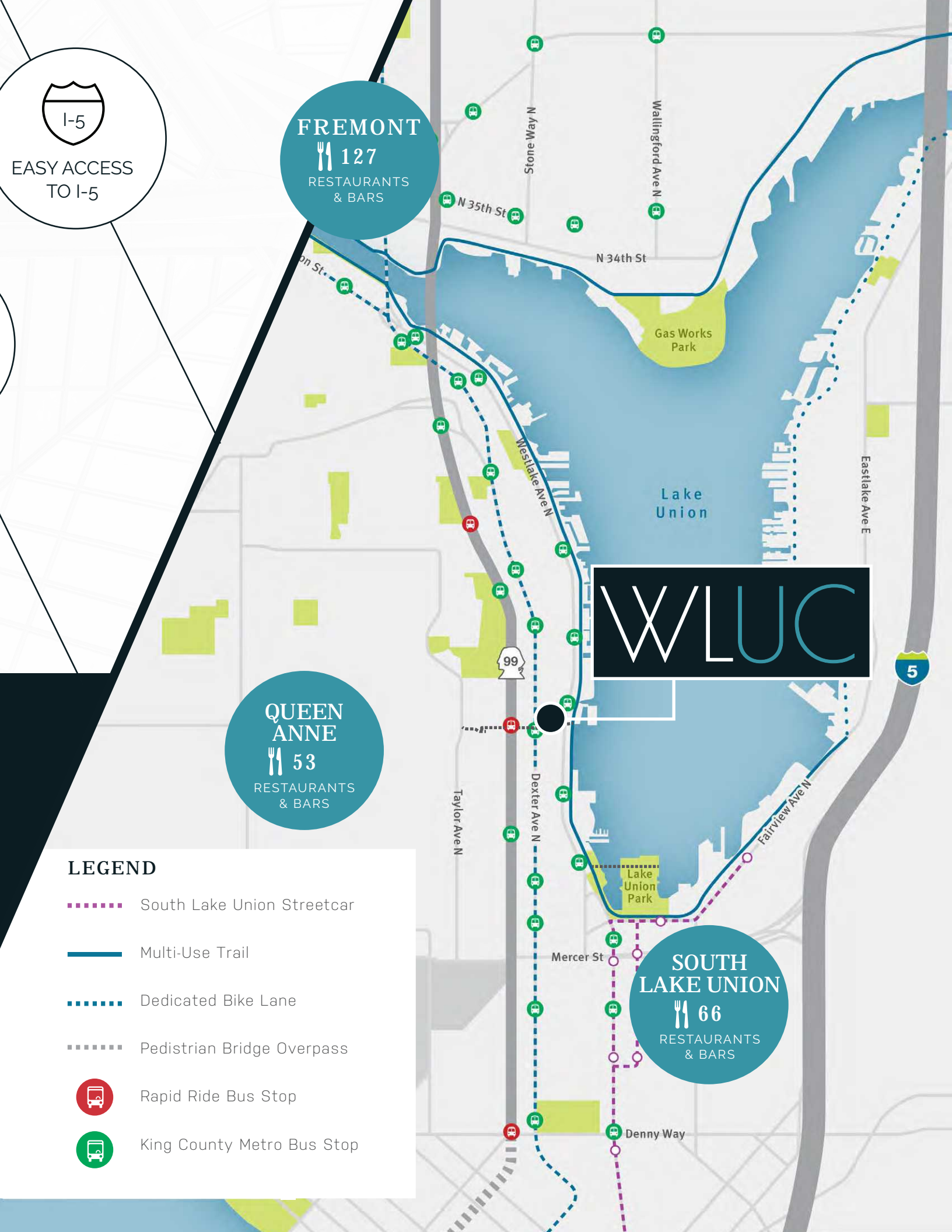


RAPID LINE

## Minutes to everything

West Lake Union Center is centrally located between some of Seattle's best neighborhoods and features easy access to I-5, a dedicated bike lane on Dexter Avenue, Lake Union bike trail and the Rapid Line. Enjoy the nightlife in Fremont, Queen Anne, South Lake Union, or downtown within minutes. Or lose yourself in a run around Lake Union, right out your front door.





EASY ACCESS  
TO I-5

FREMONT



127

RESTAURANTS  
& BARS

QUEEN  
ANNE



53

RESTAURANTS  
& BARS

WLUC

SOUTH  
LAKE UNION



66

RESTAURANTS  
& BARS

LEGEND

South Lake Union Streetcar

Multi-Use Trail

Dedicated Bike Lane

Pedestrian Bridge Overpass



Rapid Ride Bus Stop



King County Metro Bus Stop



# Availabilities

## SUITE

## SIZE

## COMMENTS



Suite 125

3,607 SF

Ground floor office space with lobby exposure. Open space with three private offices, conference room and kitchen.



Suite 305

4,730 SF

Reception, conference room, copy room/kitchen, four private offices and open space with great natural light.



Suite 320

5,195 SF

Move-in ready suite with conference rooms, two private offices, kitchen and open space.



Suite 350

3,514 SF

Market ready suite with private offices and open space, conference room, kitchen and direct access to outdoor plaza.



Suite 500

24,827 SF

Full floor with 24,341 SF of office space and deck overlooking Lake Union. Available October 1, 2024.



Suite 600

40,554 SF

Full floor with private patio. Open space with interior private offices.



Suite 920

12,645 SF

Heavy build-out with 8,339 SF of office space and a 4,306 SF deck overlooking Lake Union. Reception area, 22 private offices, large conference room and kitchen.



Suite 950

3,072 SF

Three private offices, large conference room and open space. Available with 30 days notice.



Suite 1000

18,731 SF

Full floor with 12,148 SF of office space and 6,583 SF of deck space. Available with 30 days notice.







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FOR MORE INFORMATION, PLEASE CONTACT:

**SCOTTA ASHCRAFT**

Senior Vice President

+1 206 292 6063

[scotta.ashcraft@cbre.com](mailto:scotta.ashcraft@cbre.com)

**NICK CARKONEN**

Senior Vice President

+1 206 292 6039

[nick.carkonen@cbre.com](mailto:nick.carkonen@cbre.com)

**RILEY SHEPHARD**

First Vice President

+1 425 462 6932

[riley.shephard@cbre.com](mailto:riley.shephard@cbre.com)

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