



WASHINGTON PARK

118 ALASKAN WAY S
SEATTLE, WA 98104

BRODERICK
· GROUP ·

UNICO

WAPARKSEATTLE.COM



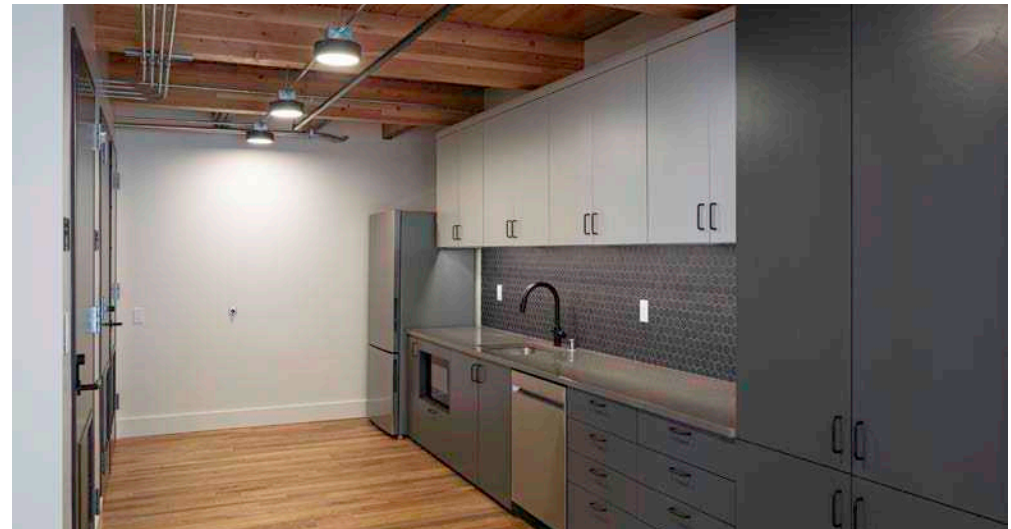
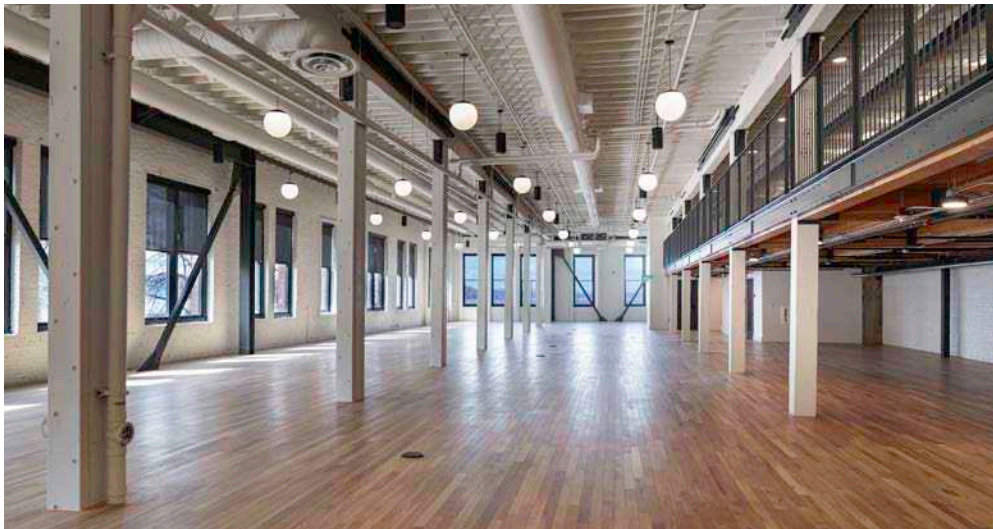
Available Space

*Includes ±2,000 SF of Mezzanine



Building Highlights

PROPERTY ADDRESS	118 Alaskan Way S Seattle, WA 98104	AVERAGE FLOOR PLATE	±12,200 RSF
FLOORS	3 Floors + Lower Level + Penthouse	SLAB-TO-SLAB HEIGHT	12'7" -18'10"
BUILDING RSF	52,809 RSF	SECURITY	Key card and fob system for shared lobby entrance
YEAR BUILT / RENOVATION	1890 / 2023	AVAILABLE	Now
ON-SITE AMENITIES	Rooftop deck, showers, lockers, bike storage, building storage	FLEXIBLE TERMS	Due to the unique ownership structure (no debt, Opportunity Zone), very unique business terms are being offered. Ownership will consider flexibility on lease term (2 years +), rents and other terms.





WASHINGTON PARK

118 ALASKAN WAY S
SEATTLE, WA 98104

WAPARKSEATTLE.COM



LARRY ALMELEH

206.910.0859

almeleh@broderickgroup.com

DAVID GREENWOOD

206.512.7386

greenwood@broderickgroup.com

LAUREN HALLGRIMSON

206.948.4440

hallgrimson@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

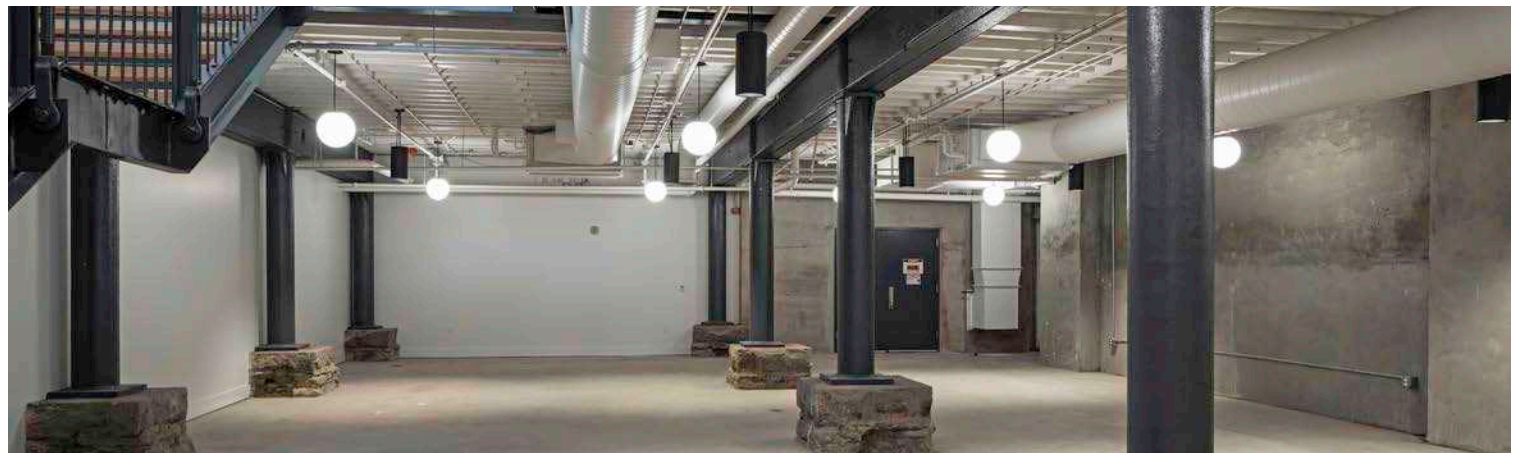
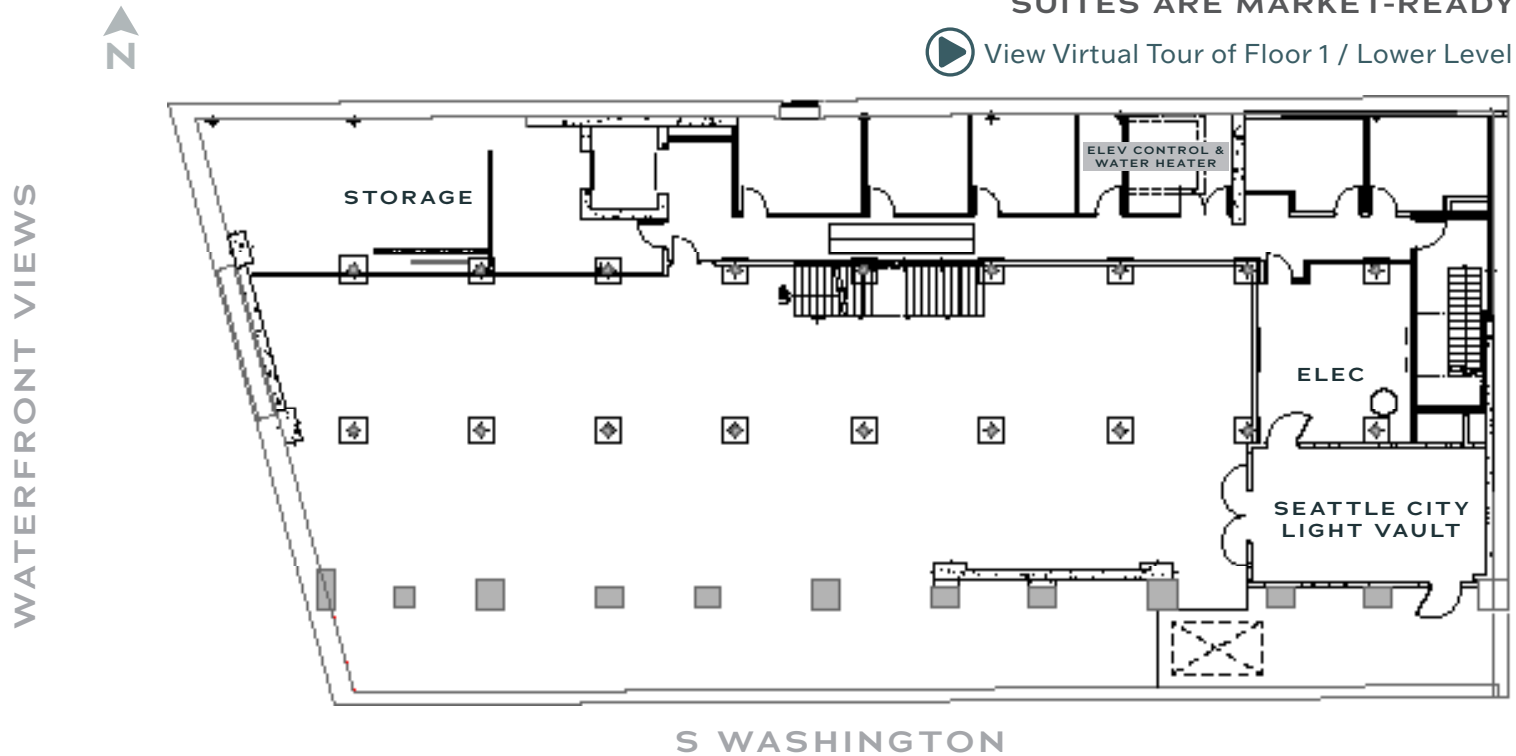
LOWER-LEVEL

±9,273 RSF | Ceiling Height: 12'7"

*Must be leased with Floor 1, 17,005 SF combined.

SUITES ARE MARKET-READY

View Virtual Tour of Floor 1 / Lower Level





WASHINGTON PARK

118 ALASKAN WAY S
SEATTLE, WA 98104

WAPARKSEATTLE.COM



LARRY ALMELEH

206.910.0859

almeleh@broderickgroup.com

DAVID GREENWOOD

206.512.7386

greenwood@broderickgroup.com

LAUREN HALLGRIMSON

206.948.4440

hallgrimson@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

FLOOR 1

±7,732 RSF* | Ceiling Height: 18'10"

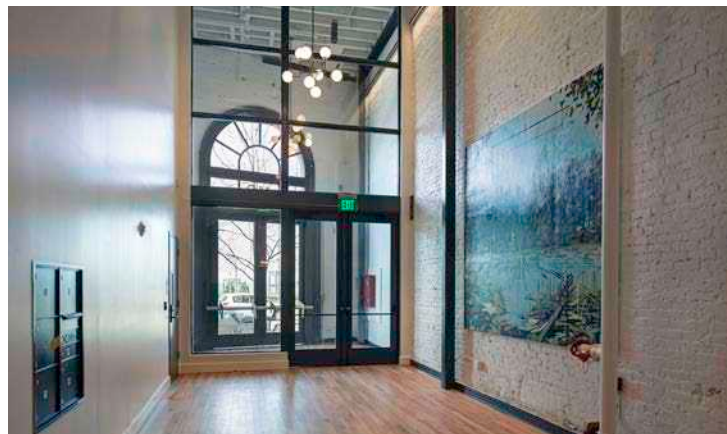
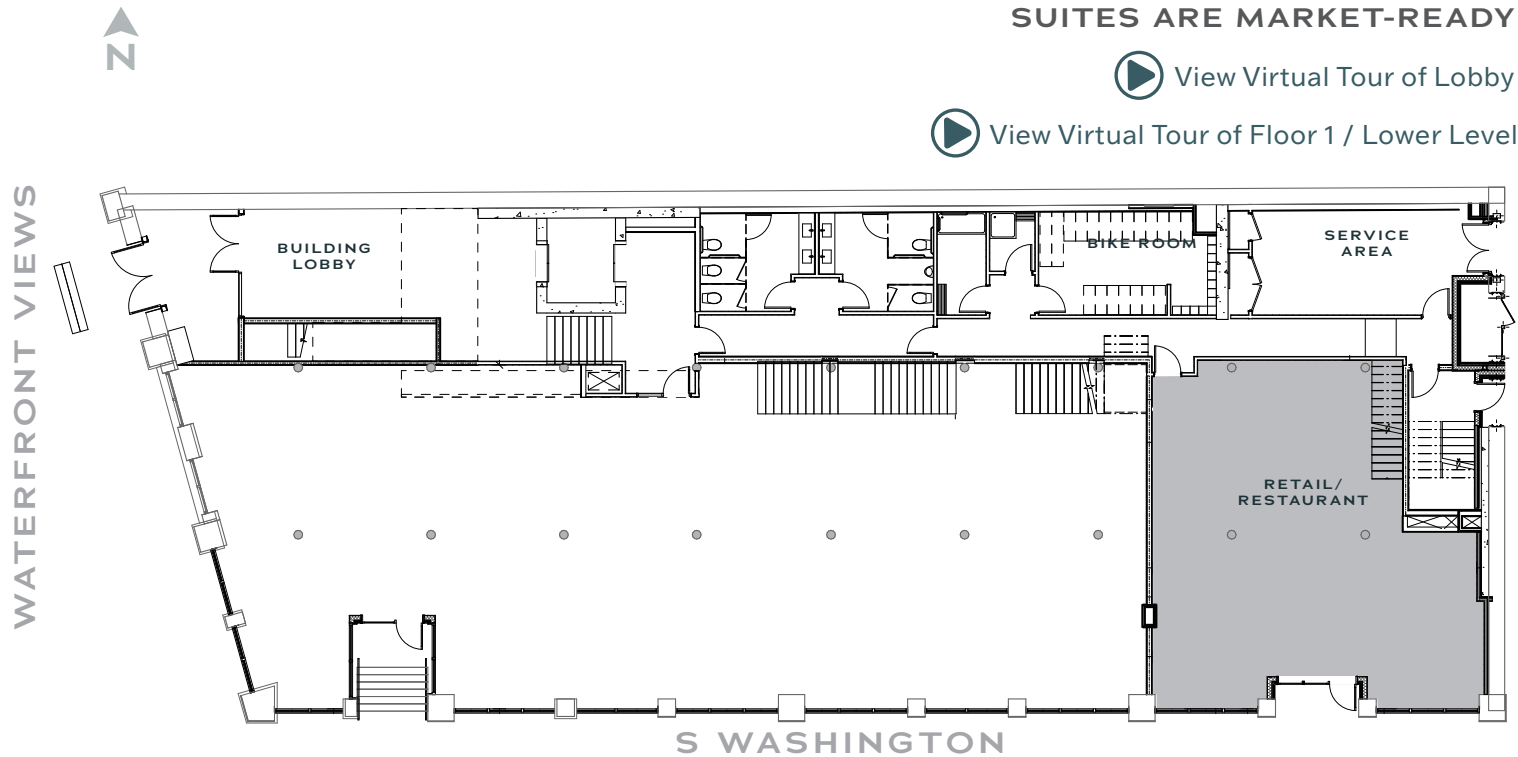
*Must be leased with Lower Level. 17,005 SF combined.

*Includes ±2,000 SF of Mezzanine.

SUITES ARE MARKET-READY

View Virtual Tour of Lobby

View Virtual Tour of Floor 1 / Lower Level





WASHINGTON PARK

118 ALASKAN WAY S
SEATTLE, WA 98104

WAPARKSEATTLE.COM



LARRY ALMELEH

206.910.0859

almeleh@broderickgroup.com

DAVID GREENWOOD

206.512.7386

greenwood@broderickgroup.com

LAUREN HALLGRIMSON

206.948.4440

hallgrimson@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

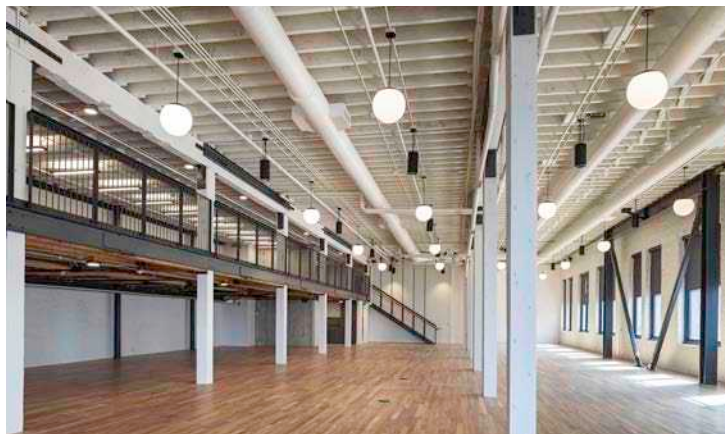
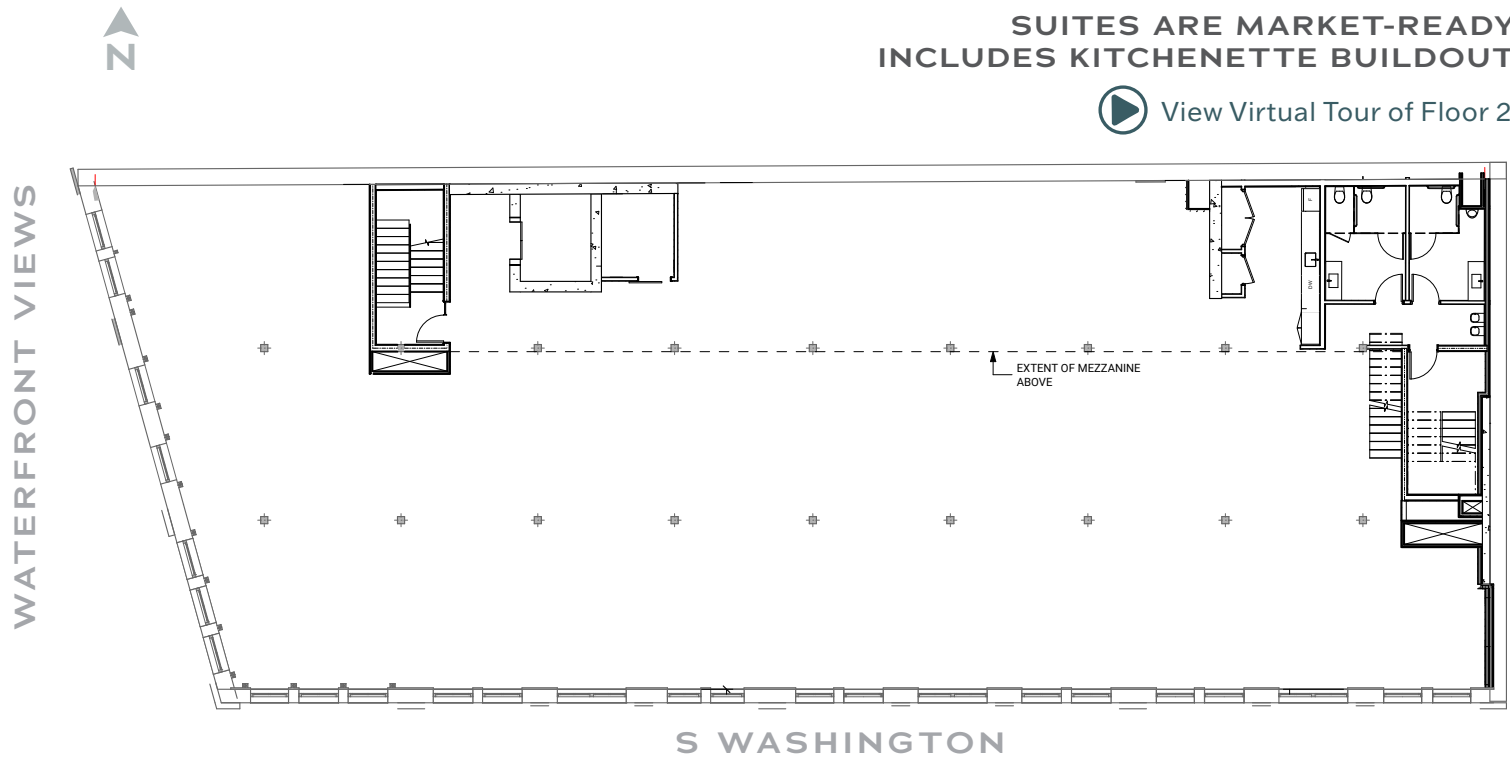
FLOOR 2

±12,242 RSF* | Ceiling Height: 17'9"

*Includes ±2,000 SF of Mezzanine.

SUITES ARE MARKET-READY
INCLUDES KITCHENETTE BUILDOUT

View Virtual Tour of Floor 2





WASHINGTON PARK

118 ALASKAN WAY S
SEATTLE, WA 98104

WAPARKSEATTLE.COM



LARRY ALMELEH

206.910.0859

almeleh@broderickgroup.com

DAVID GREENWOOD

206.512.7386

greenwood@broderickgroup.com

LAUREN HALLGRIMSON

206.948.4440

hallgrimson@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

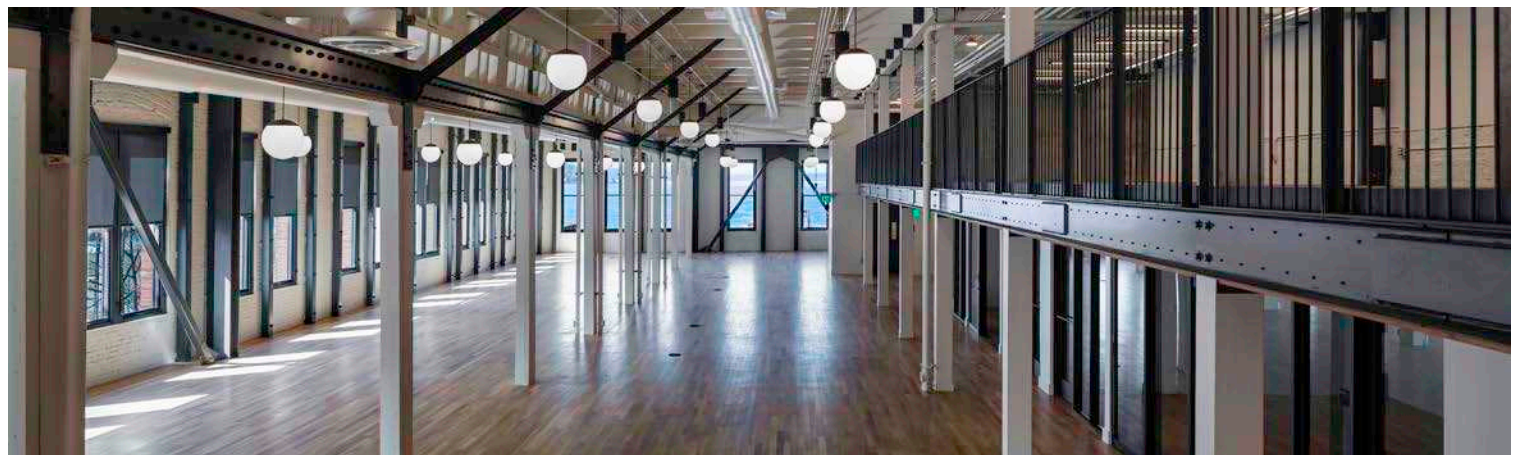
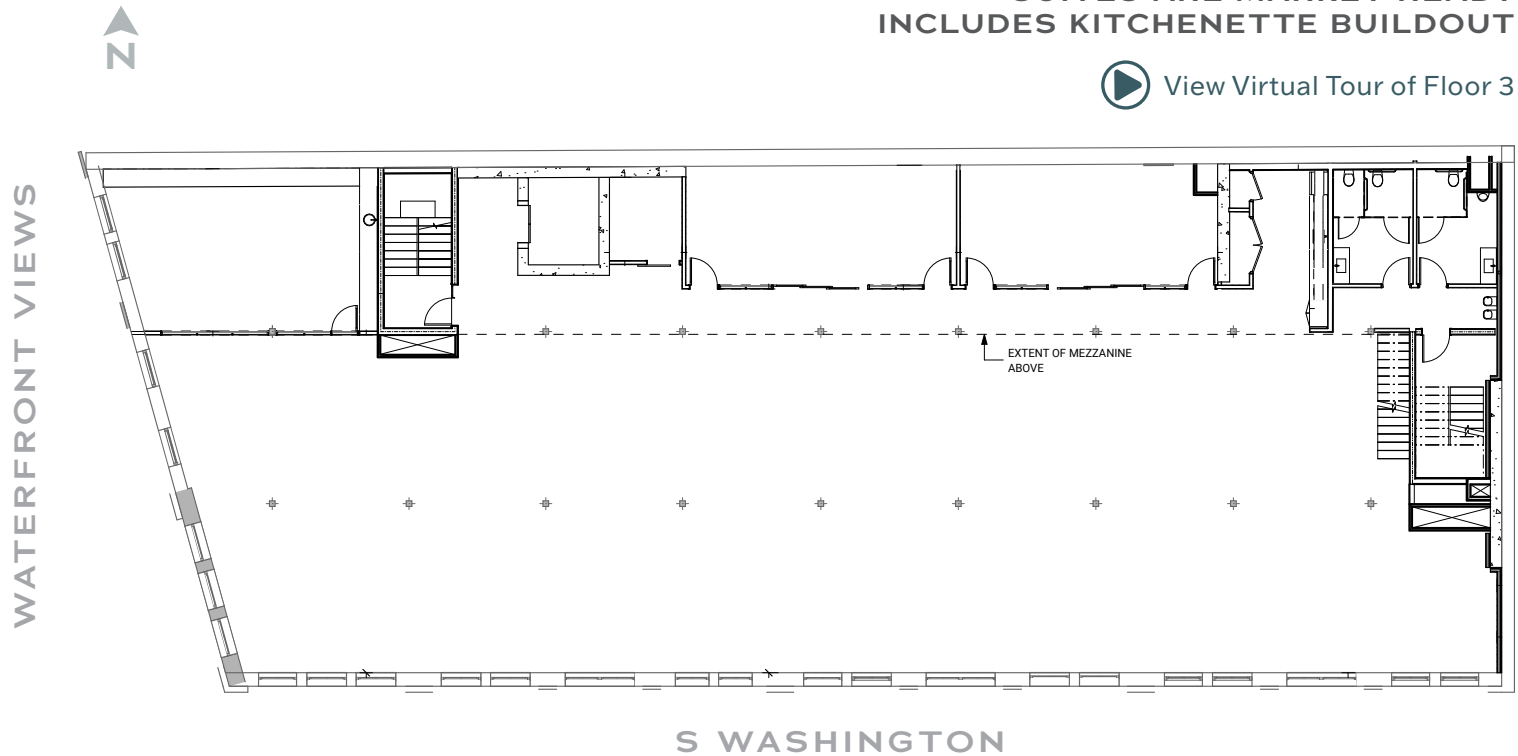
FLOOR 3

±12,285 RSF* | Ceiling Height: 18'6"

*Includes ±2,000 SF of Mezzanine.

SUITES ARE MARKET-READY
INCLUDES KITCHENETTE BUILDOUT

[View Virtual Tour of Floor 3](#)





WASHINGTON PARK

118 ALASKAN WAY S
SEATTLE, WA 98104

WAPARKSEATTLE.COM



LARRY ALMELEH

206.910.0859

almeleh@broderickgroup.com

DAVID GREENWOOD

206.512.7386

greenwood@broderickgroup.com

LAUREN HALLGRIMSON

206.948.4440

hallgrimson@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

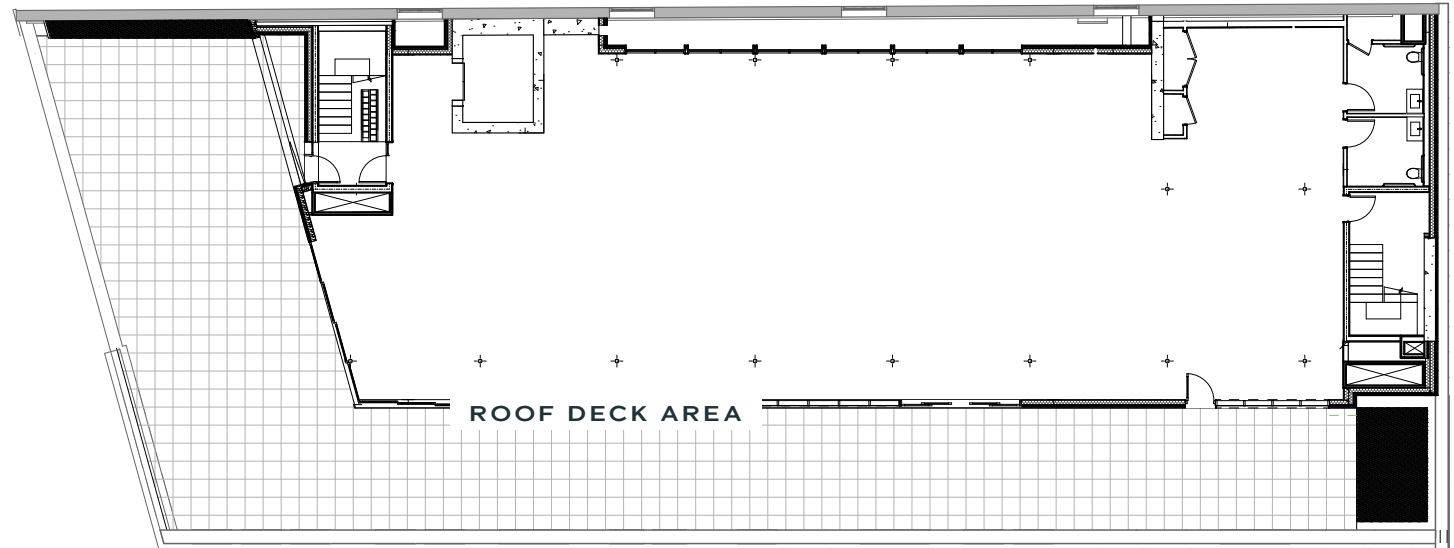
PENTHOUSE

±8,789 RSF | Ceiling Height: 12'

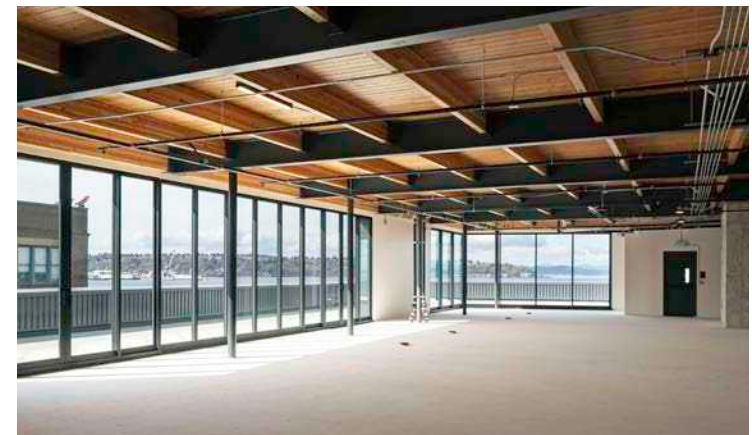
View Virtual Tour of Penthouse



WATERFRONT VIEWS



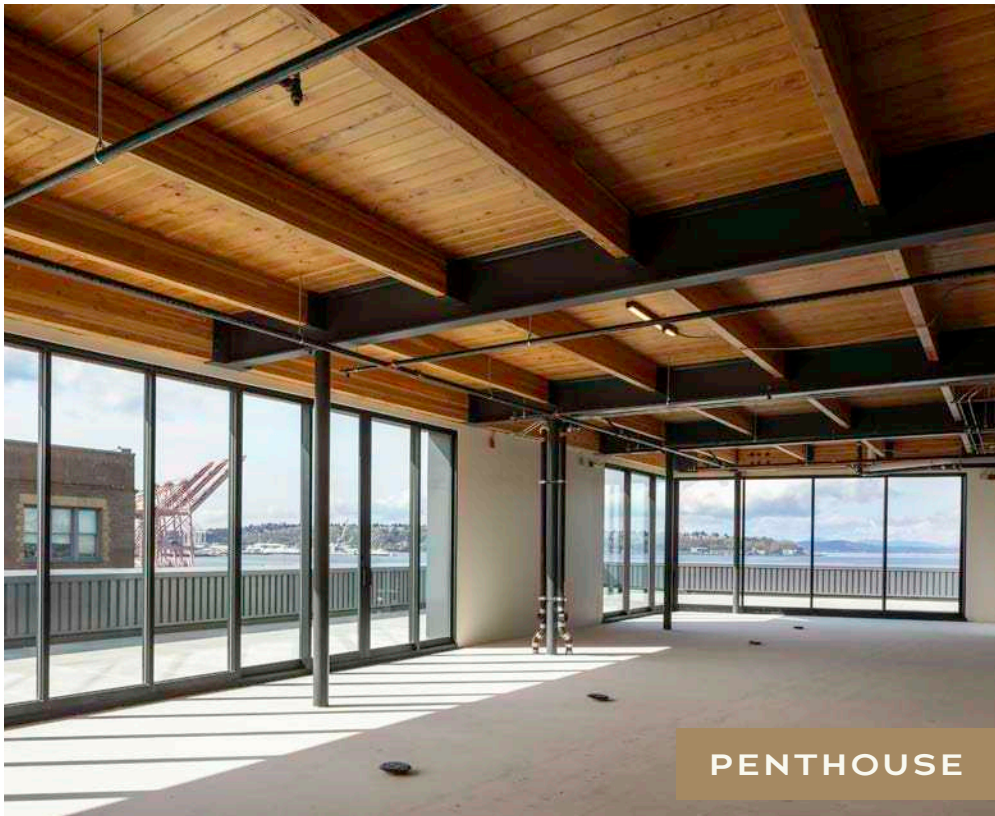
S WASHINGTON



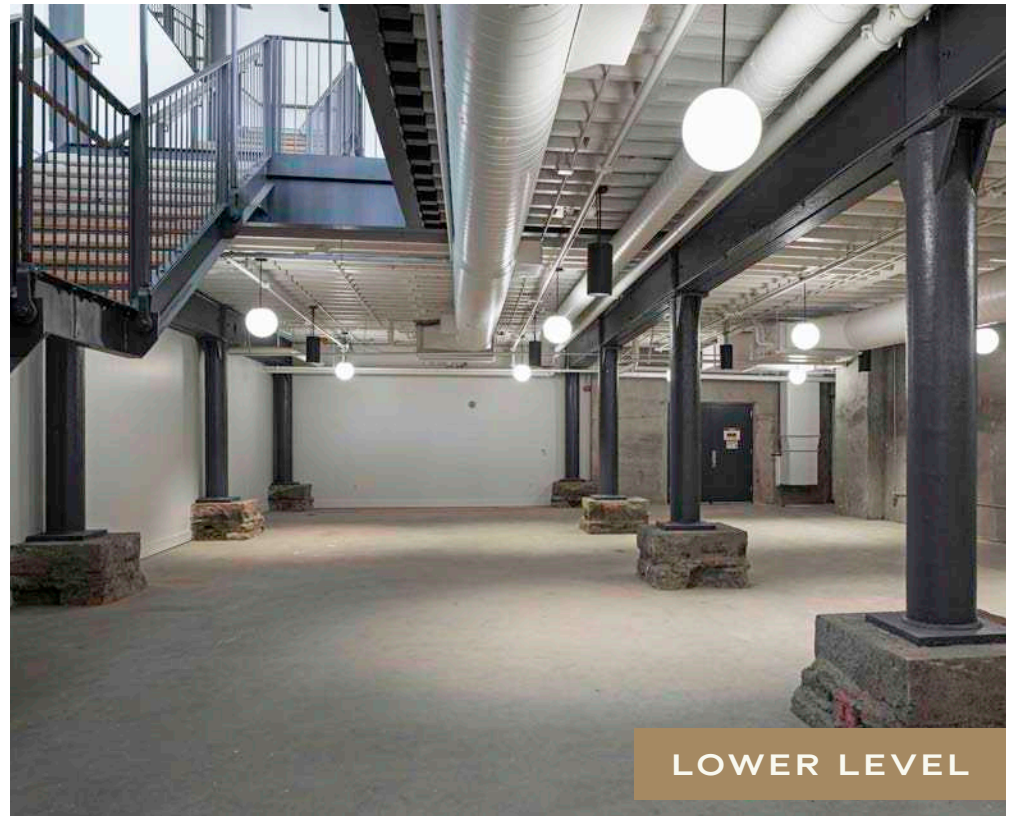
OFFICE SPACE



ROOFTOP



PENTHOUSE



LOWER LEVEL

A BUSTLING WATERFRONT

The new waterfront spans from Pioneer Square to Belltown and includes improved transit access as well as reimagined landmarks including historic piers, art, and central public space.

- 1** New Cruise Ship Terminal

- 2** Pier 62

- 3** Pike Place Market

- 4** Seattle Aquarium

- 5** Alaskan Way Pedestrian Promenade

- 6** Colman Dock

- 7** Marion Street Pedestrian Bridge

- 8** Pioneer Square Habitat Beach

- 9** Lumen Field



ELLIOTT BAY

SEATTLE
WATERFRONT
REVITALIZATION



The historic Washington Street Boat Landing will anchor the south end of Waterfront Park near Pioneer Square.

9

NEARBY AMENITIES

FOOD & DRINK

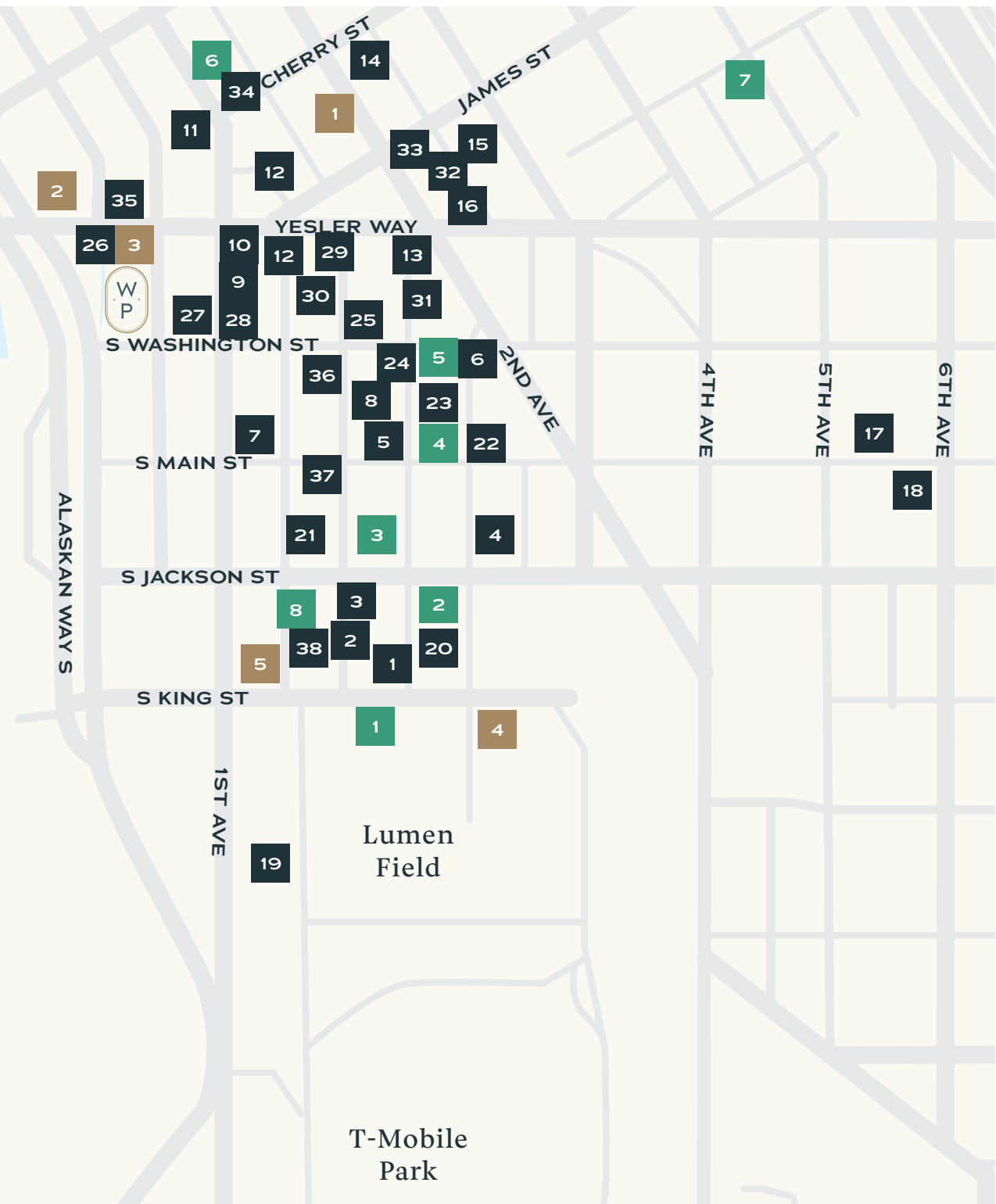
- | | |
|-----------------------------------|------------------------------|
| 1. King Street Bar & Oven | 29. I Heart Sushi |
| 2. Taylor Shellfish | 30. Merchant's Cafe & Saloon |
| 3. Salumi | 31. NIRMAL'S |
| 4. Fat Shack | 32. Shawn O'Donnell's |
| 5. Muse | 33. Collin's Pub |
| 6. Asia Ginger Teriyaki | 34. Bad Bishop |
| 7. OHSUN Banchan Deli & Cafe | 35. 84 Yesler |
| 8. Ephesus Meze & Wine Bar | 36. Saigon Drip Cafe |
| 9. Dead Line | 37. Darkalino's |
| 10. The Halal Guys | 38. Tacolisto |
| 11. Luigi's Italian Eatery | |
| 12. The Stop | |
| 13. Tat's | |
| 14. The Bistro | |
| 15. Rojo's Mexican Food | |
| 16. Smith Tower Observatory Bar | |
| 17. Fuji Sushi | |
| 18. Onibaba by Tsukushinbo | |
| 19. Sluggers | |
| 20. SEA Crab House | |
| 21. Temple Billiards | |
| 22. Flatstick Pub | |
| 23. Good Bar | |
| 24. McCoy's Firehouse Bar & Grill | |
| 25. The Meyer | |
| 26. Pioneer Square Saloon | |
| 27. Underbelly | |
| 28. Damn The Weather | |

COFFEE

1. Cone & Steiner
2. Zeitgeist Coffee
3. Caffe Umbria
4. Elm Coffee
5. Convoy Coffee
6. Cherry Street Coffee House
7. Diva Espresso
8. Heard Coffee

HOTEL

1. Courtyard by Marriott
2. CitizenM Seattle
3. Best Western Plus
4. Embassy Suites by Hilton
5. Hotel Westland (Opening Summer 2024)



18

90



LINK LIGHT RAIL



STREETCAR LINES

MULTI-USE TRAIL



SOUND TRANSIT STOP



SEATTLE FERRY TERMINAL

NEIGHBORHOOD GREENWAY



KING STREET STATION
SOUNDER & AMTRAK

BIKE PATH

WASHINGTON PARK

Seattle Ferry Terminal



99



ALASKAN WAY S

MARION ST

COLUMBIA ST

CHERRY ST

JAMES ST

YESLER WAY

S WASHINGTON ST

PIONEER SQUARE

S MAIN ST

2ND AVE

4TH AVE

5TH AVE

6TH AVE



INTERNATIONAL DISTRICT



S JACKSON ST

OCCIDENTAL AVENUE

S KING ST

Lumen Field

STADIUM DISTRICT

T-Mobile Park

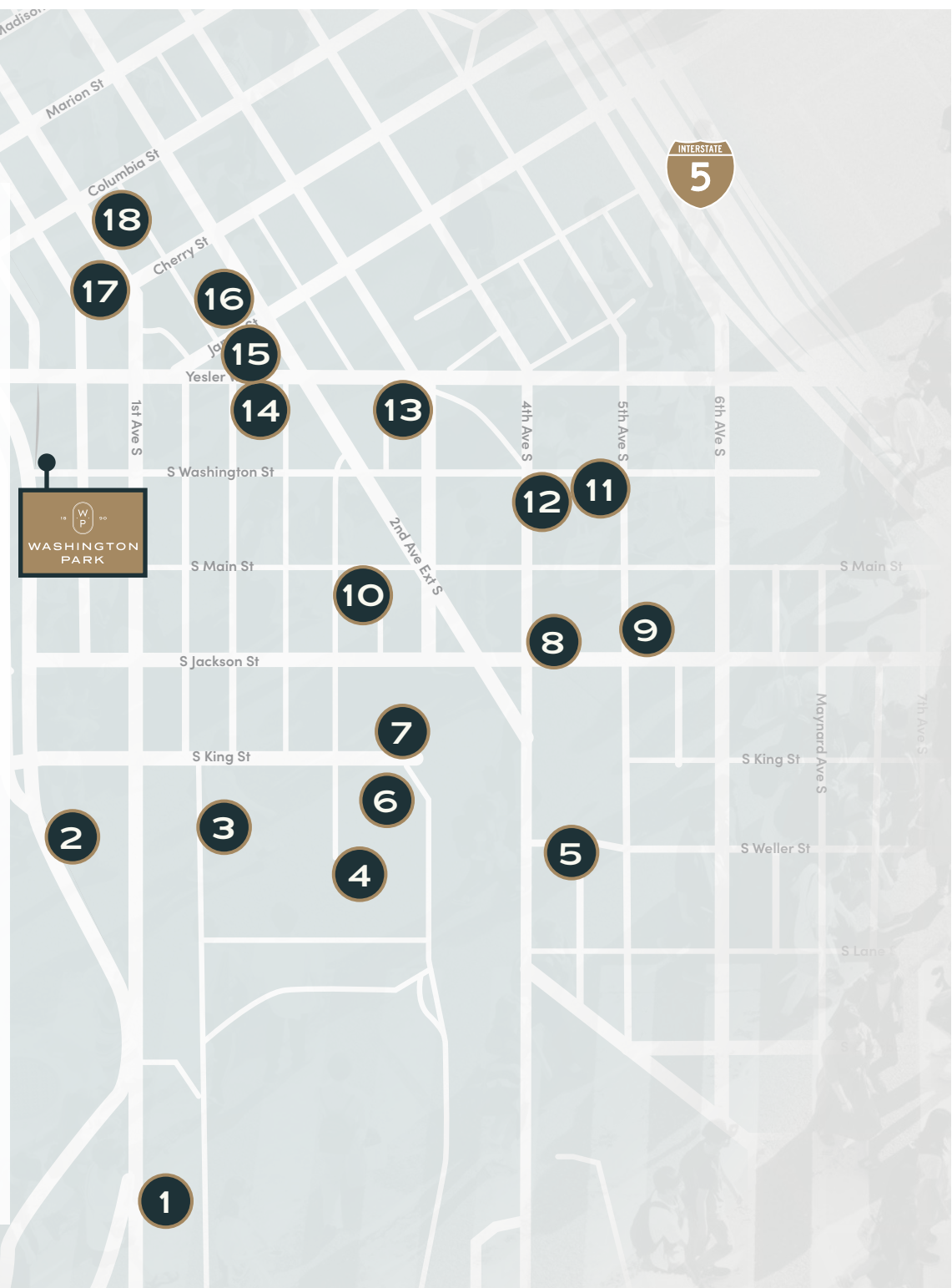
Cruise Ship Facility

WATERFRONT



PARKING SURVEY

PARKING FACILITY	MONTHLY	SECURED GARAGE
1 Diamond Surface Lot 1000 First Ave South	\$150/Month	No
2 505 First Avenue Garage 505 First Ave South	No Monthly Available \$10 Early Bird	Yes
3 Stadium Place Parking Garage 530 Occidental Ave South	No Monthly Available \$3/Hour	Yes
4 CenturyLink Field North Lot 201 South King St	No Monthly Available \$16/Daytime	No
5 Union Station Garage 600 Fifth Ave South	\$210/Month \$14 Early Bird	Yes
6 Avalara Hawk Tower Garage 255 S King St	No Monthly Available \$16 Early Bird	Yes
7 King Street Center Garage 248 S King St	No Monthly Available \$28/Daytime	Yes
8 Diamond Garage 400 S Jackson	\$250/Month	Yes
9 IPM Surface Lot (5th & Jackson) 500 South Jackson St	No Monthly Available \$15 Early Bird	No
10 Diamond Surface Lot 300 Second Ave South	No Monthly Available \$17.50/Daytime	No
11 U-Park Surface Lot 425 South Washington St	\$301.16/Month \$15/Daytime	No
12 Diamond Surface Lot 210 Fourth Ave	No Monthly Available \$15.25/Daytime	No
13 Frye Garage 117 Third Ave South	\$300/Month \$16/Daytime	Yes
14 Diamond Surface Lot 112 Occidental Ave	No Monthly Available \$17.50 Early Bird	No
15 Sinking Ship Garage 515 Second Ave	\$215/Month \$9 Early Bird	No
16 Butler Garage 114 James St	\$218.06 - \$450/Month \$16 Early Bird \$45 / 24 Hours	Yes
17 1st & Columbia Garage 721 First Ave	\$10 Early Bird \$33 / 24 Hours	No
18 Impark Parking 714 First Ave	\$215/Month \$13.87 Early Bird	Yes





WASHINGTON PARK

118 ALASKAN WAY S
SEATTLE, WA 98104

WAPARKSEATTLE.COM

LARRY ALMELEH

206.910.0859

almeleh@broderickgroup.com

DAVID GREENWOOD

206.512.7386

greenwood@broderickgroup.com

LAUREN HALLGRIMSON

206.948.4440

hallgrimson@broderickgroup.com

BRODERICK
• GROUP •

UNICO

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.