

AVAILABLE NOW | 906 ALASKAN WAY, SEATTLE, WA

# MARITIME BUILDING

WATERFRONT RETAIL & RESTAURANT SPACE



FOR MORE INFORMATION PLEASE CONTACT:

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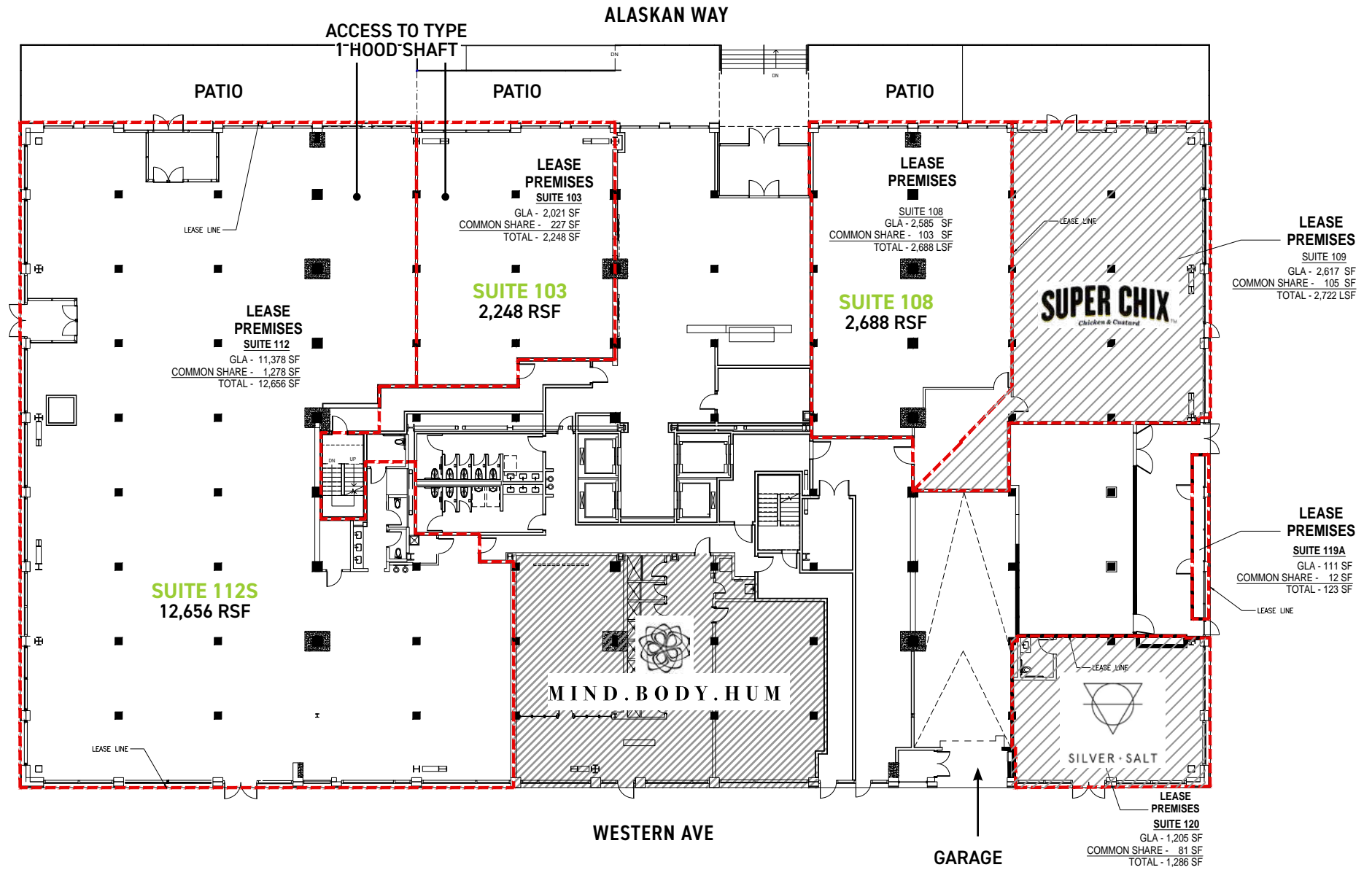
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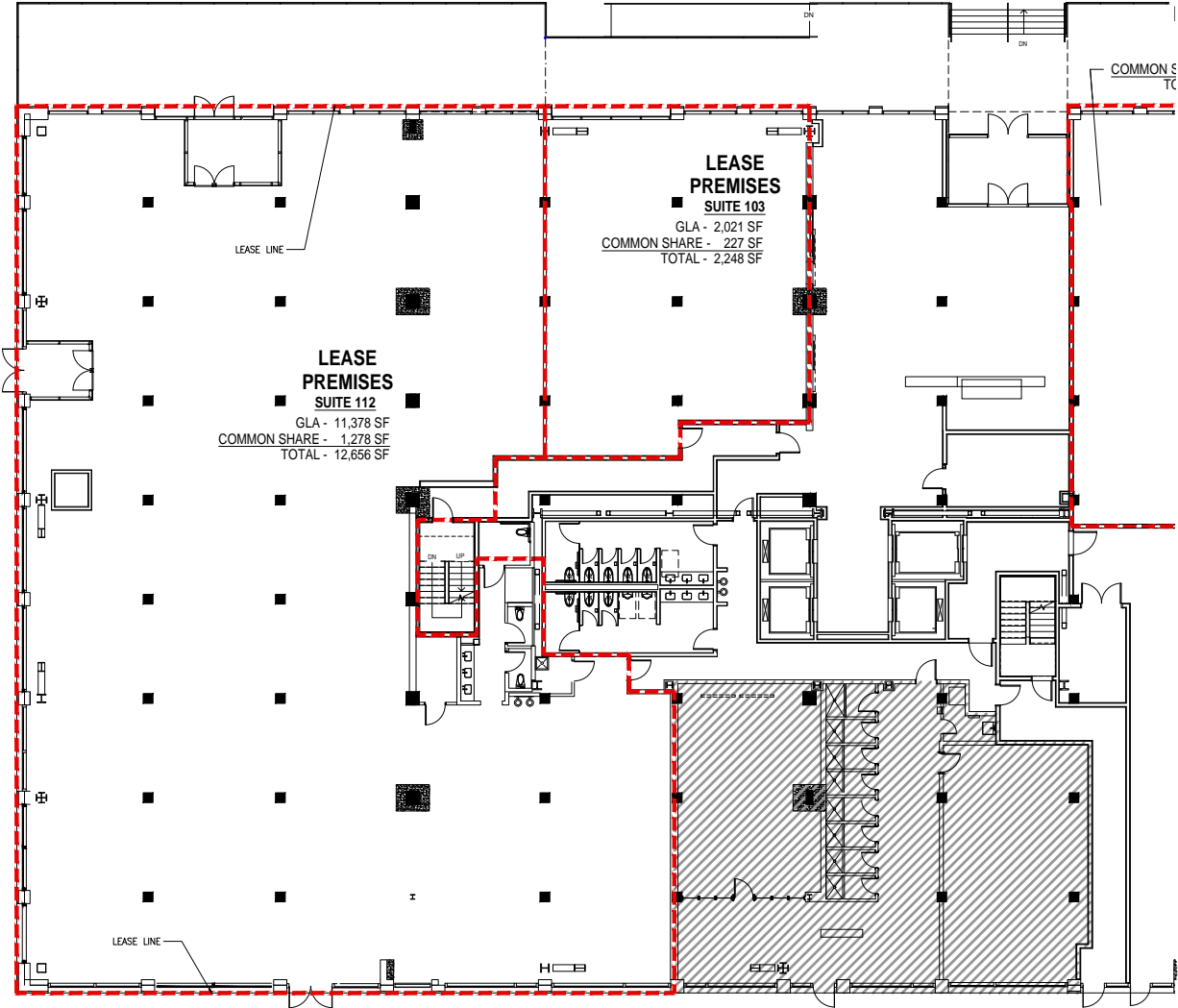




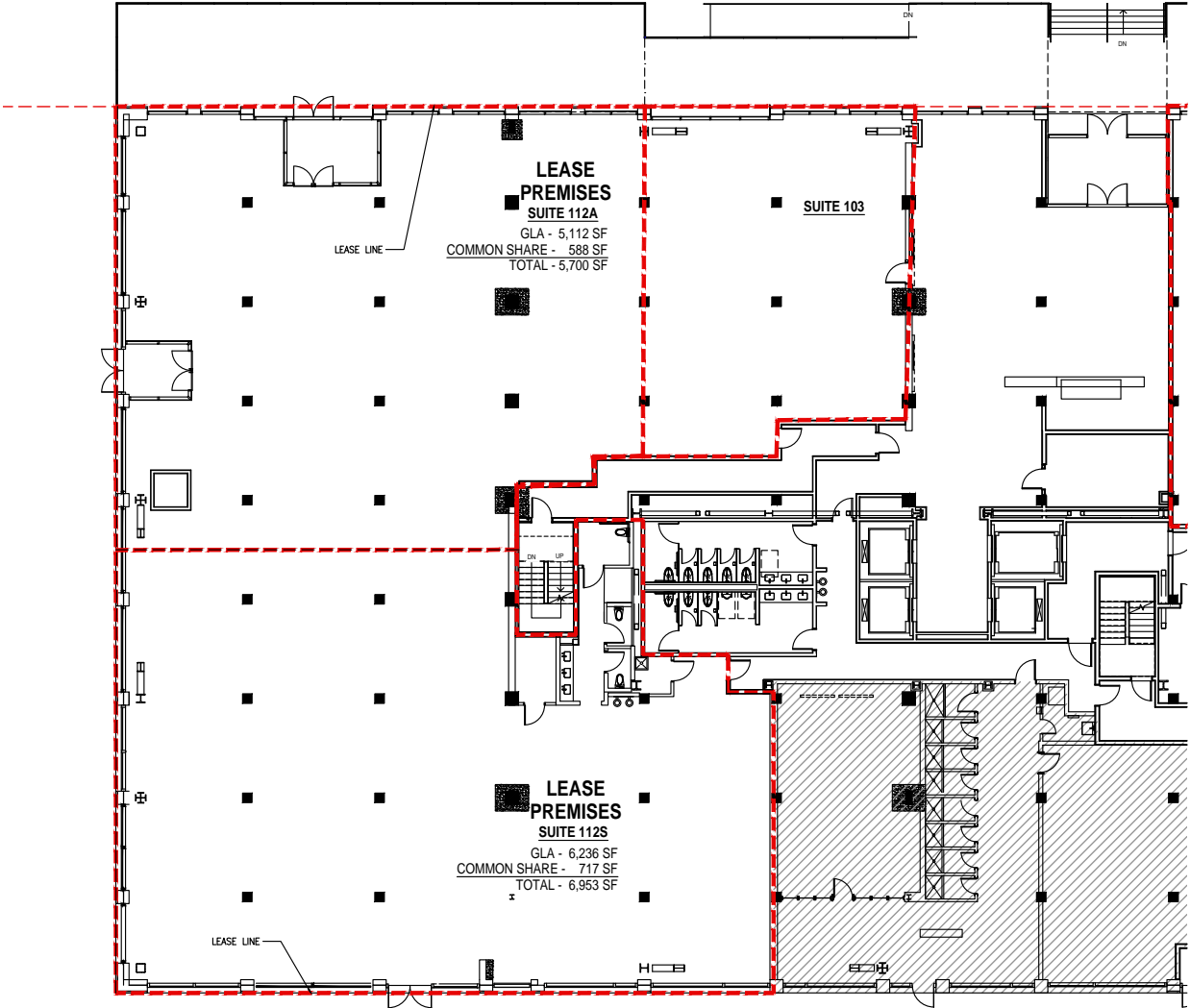




# SAMPLE DEMISING PLAN

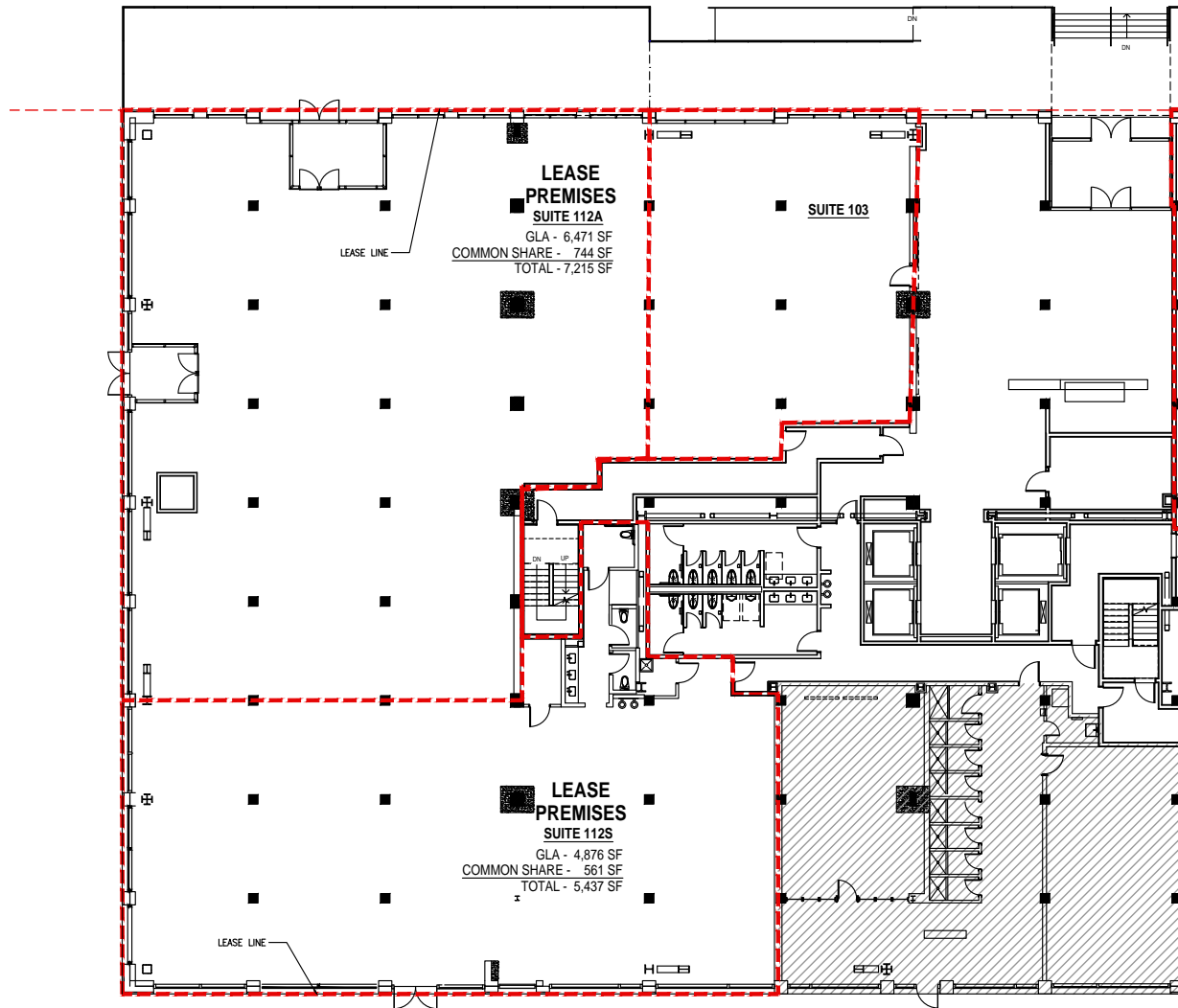


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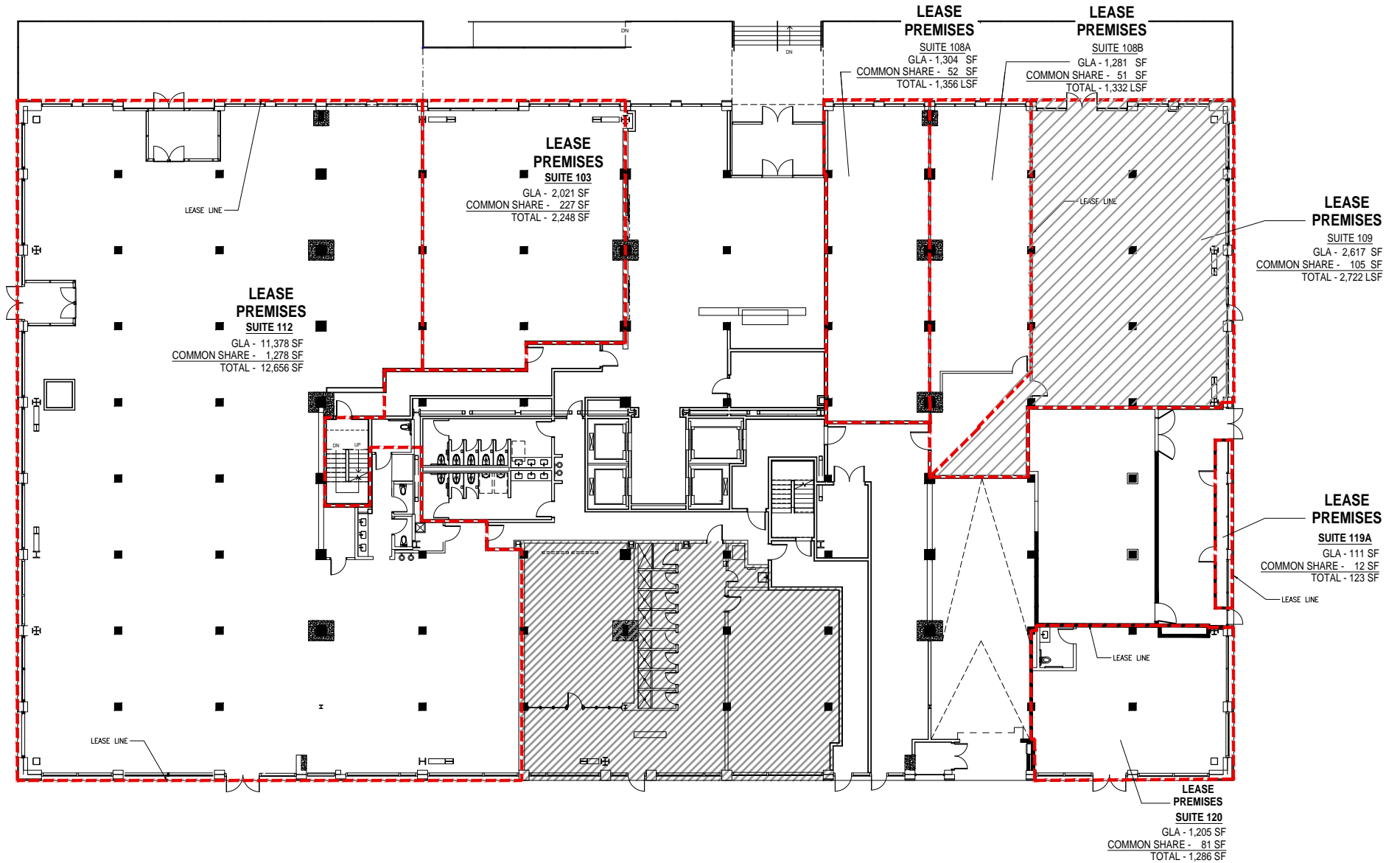




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# BUILDING HIGHLIGHTS



Comprised of approximately  
**22,000 RSF of prime retail  
space located in the heart of  
Seattle's new waterfront.**

## BUILDING FEATURES

- Character mixed use building built in 1911. Heavy timber post and beam interior.
- Unobstructed access to the waterfront.
- Two potential restaurant spaces available.
- 187,000 SF occupied office above.
- Ceiling Height: 16' floor to ceiling / 14' 3" floor to beams
- Estimated 2024 NNN: \$13.03/RSF
- Rates available upon request.



# SEATTLE'S NEW WATERFRONT

## MAJOR MILESTONES AND TRAFFIC GENERATORS:

- Begin construction of Pioneer Square East West Pedestrian Improvements, planned to begin in early 2024.
- Complete Pike and Pine planned in late 2024.
- Completion of pedestrian improvements to east/west streets in Pioneer Square planned in late 2024.
- Park promenade expected to be complete in late 2024.
- 2025: Completion of Overlook Walk and Pier 58.
- 2025: Complete Waterfront Seattle Program construction.



# CENTRAL WATERFRONT DISTRICT THE NEIGHBORHOOD



The Maritime Building is located in the heart of the transformation of Seattle's Waterfront and the Central Waterfront District.

**98**  
WALK  
SCORE

**100**  
TRANSIT  
SCORE

- 61,115 residents within a one-mile radius
- Five blocks from Pike Place Market
- Over one-million square feet of offices within a one-mile radius
- A total of 12,331 businesses within a one-mile radius
- Median Household income of \$94,822 within a one-mile radius



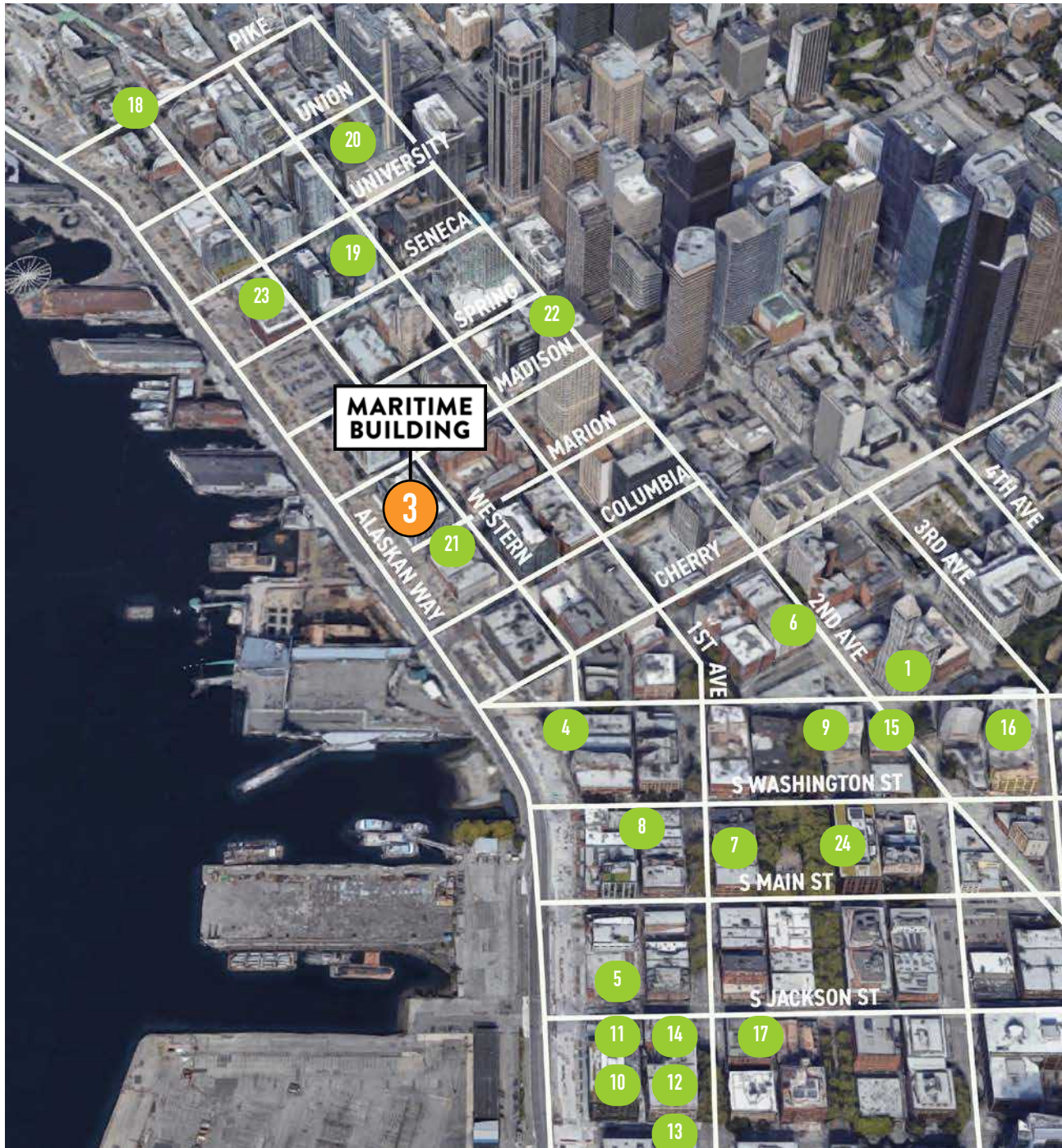
# WATERFRONT MILESTONES



## CENTRAL WATERFRONT DISTRICT & WATERFRONT MILESTONES

- 1 PROMENADE AND BICYCLE PATH**  
A new two-way bike path located between the roadway and the promenade. This route will serve both commuters and families that want to enjoy the waterfront on a bike.
- 2 FERRY FOOT TRAFFIC AT COLMAN DOCK: 24.7 M RIDERS ANNUALLY (2018)**  
New Marion Street Bridge will connect Alaskan Way to Colman Dock. Construction to be completed in late 2023.
- 3 COLUMBIA STREET 2-WAY CORRIDOR**  
Construction of the 2-way transit corridor and of Pier 62 completed Spring 2020.
- 4 ANNUAL WATERFRONT VISITORS**  
Between April and October approximately 213 cruise ships and 1.2M passengers visit the Seattle Waterfront.
- 5 NEW SEATTLE AQUARIUM**  
New aquarium Ocean Pavilion projected to open in 2024. Over 800,000 people visit annually.
- 6 PIKES PLACE MARKET ADDITIONS**  
Over 10M people visit the Waterfront and Pikes Place Market currently. This is expected to increase by more than 20% once completed in 2025.





## PIONEER SQUARE & WATERFRONT

1. **SMITH TOWER** 506 2nd Ave | 272,656 SF office
2. **COLMAN BUILDING** 811 1st Ave | 160,164 SF office
3. **MARITIME BUILDING** 11 Western Ave | 211,164 SF office
4. **CITIZEN M HOTEL** Yesler & Alaskan Way | 216 rooms
5. **THE JACK** 74 S Jackson Street | 145,000 SF office
6. **BUTLER GARAGE** 114 James Street
7. **GRAND CENTRAL BLOCK** 214 1st Ave | 116,335 SF office
8. **WASHINGTON PARK** 68 S Washington St | 53,000 SF office
9. **KORN WALKER BLOCK** Yesler Way, Occidental Ave to the south, S Washington St and alley to the west/8 buildings 130,000sf -office include the Merchant's Café (109 Yesler, 119 Yesler, 107 Occidental)
10. **450 ALASKAN WAY** 170,000 SF office
11. **95 JACKSON** 35,000 SF office
12. **83 S. KING ST** 183,000 SF office
13. **505 FIIRST** 288,000 SF office
14. **411 1ST** 163,768 SF office
15. **THE METROPOLE** Yesler & 2nd Ave | Non-profit community space
16. **CHIEF SEATTLE CLUB** 410 2nd Ave
17. **RAILSPUR-JACKSON** Between 1st & 2nd (115 South-Jackson Street 419 Occidental, 100 S King)-419 Occidental Ave & 115 S Jackson Street: 100 room hotel, 63,000 SF office, market hall retail
18. **PIKE PLACE MARKET** 9 acre footprint with an average of 10 million visitors annually; between 20,000 and 40,000 daily
19. **HARBOR STEPS** 1221 1st Ave | 758 residential units, 11,30 SF retail
20. **SEATTLE ART MUSEUM**
21. **COMMUTER BUILDING** 815 Western Ave 300,000 SF office, 25,000 SF retail, 150 residential units
22. **FEDERAL RESERVE BUILDING** 204,000 SF office
23. **1100 WESTERN AVE.** Future site of Gonzaga University Seattle campus, 257 residential units and 4000 SF retail
24. **WEYERHAEUSER HEAD-QUARTERS** 200 Occidental: Award winning 216,000 SF office building with street-level restaurant/retail

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