

EST.  1904

QUILT

BUILDING

316 1ST AVENUE S, SEATTLE, WASHINGTON

OFFICE SPACE FOR LEASE

 CUSHMAN & WAKEFIELD

TIMELESS CHARACTER MODERN EDGE

The Quilt Building offers a uniquely revitalized office space, combining timeless architecture with contemporary upgrades to create an ideal setting for modern businesses. Located in the heart of Pioneer Square and steps from Seattle's waterfront, this historic building is surrounded by a vibrant mix of food, culture, and convenient transit options, offering an authentic Seattle workspace where businesses can flourish.



Unique renovated spaces with exposed brick



24/7 secure building entrance



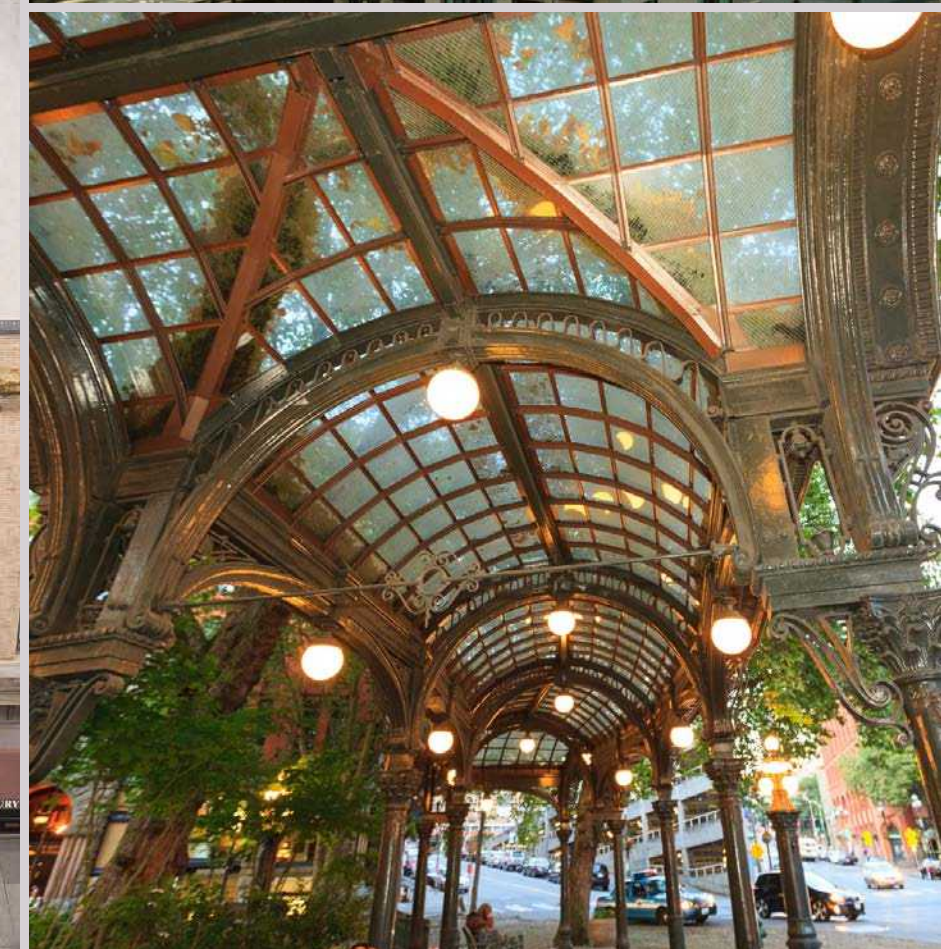
Full building seismic retrofitting complete



Steps from an abundance of food and beverage options



One block from Seattle's newly renovated waterfront



WHERE TRADITION INSPIRES INNOVATION

The Quilt Building, an enduring symbol of Seattle's history, stands proudly at the heart of Pioneer Square.

Designed by legendary Seattle architect William Boone, it is one of the few remaining examples of the city's industrial past. While the building maintains its historic façade, the interiors have been thoughtfully renovated to offer sleek, modern spaces that blend the old with the new, creating a unique environment for today's businesses.

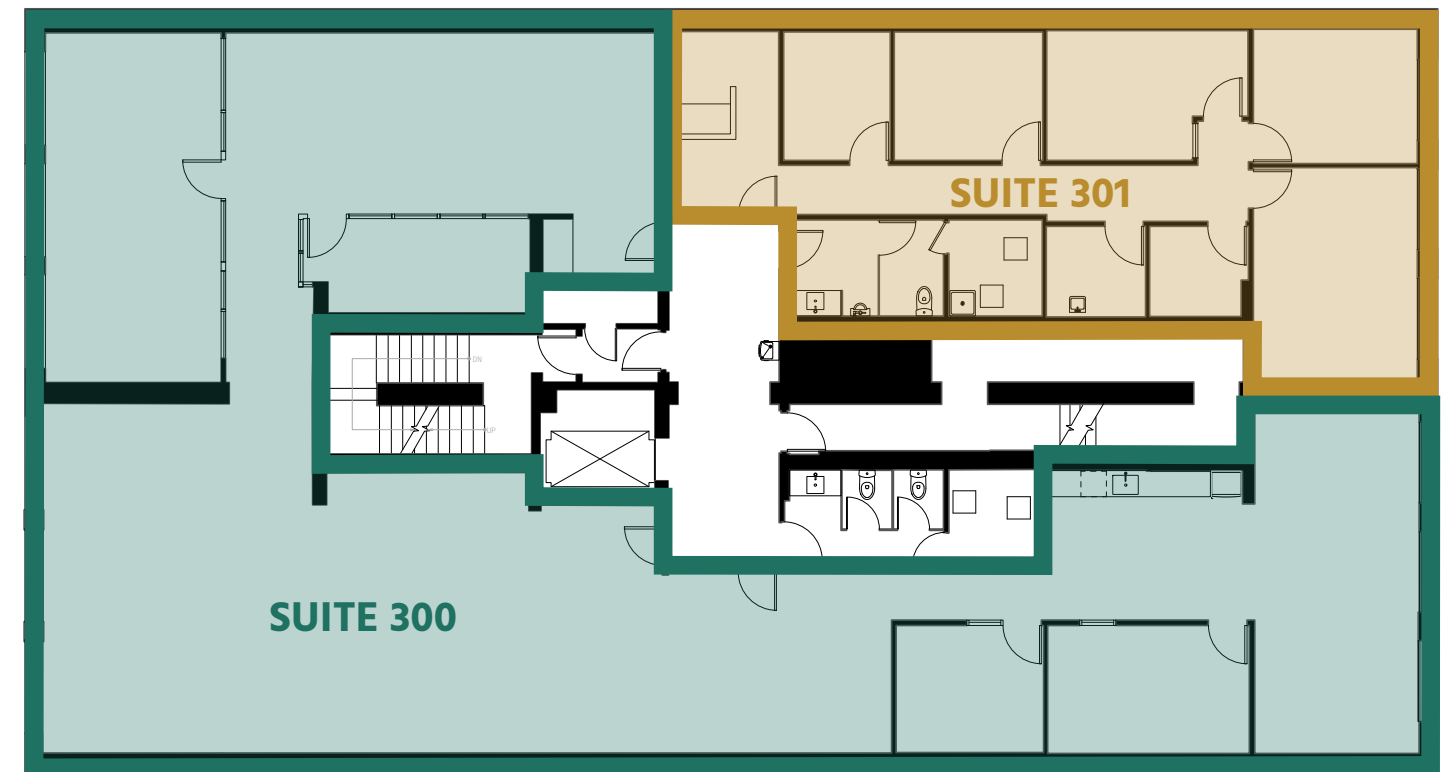
Once the epicenter of Seattle's turn-of-the-century industrial boom, Pioneer Square has since transformed into a lively neighborhood full of art galleries, performance venues, and some of the city's best food. Just blocks from Seattle's sports stadiums and with excellent transit options, the area offers a perfect balance of cultural vibrancy and accessibility.





AVAILABILITIES

| SUITE | RSF | AVAILABILITY |
|------------|-----------|--------------|
| Suite 301 | 1,335 RSF | Now |
| Suite 300 | 4,122 RSF | Now |
| Full Floor | 5,457 RSF | Now |





DISCOVER THE HEART OF THE CITY

Located in the vibrant Pioneer Square neighborhood, the Quilt Building offers the ideal blend of historic charm and modern energy. This dynamic area is home to art galleries, performance venues, and a variety of restaurants, making it one of Seattle's most exciting cultural hubs. Just steps away, the revitalized waterfront features 20 acres of new public space, including parks, waterfront activities, and retail, offering even more opportunities to explore and enjoy the city's stunning views.



CLOSE PROXIMITY TO EVERYTHING



FOOD & DRINK

- | | |
|------------------------------------|---------------------------------|
| 1. Good Bar | 22. TAT's Delicatessen |
| 2. Flatstick Pub - Pioneer Square | 23. Nirmal's Indian Restaurant |
| 3. Elm Coffee Roasters | 24. Caffe D'arte |
| 4. McCoy's Firehouse Bar & Grill | 25. Cade Paloma |
| 5. Asia Ginger Teriyaki Restaurant | 26. Underbelly |
| 6. Xtadium | 27. Smith Tower Observatory Bar |
| 7. The Pastry Project | 28. Shawn O'Donnell's |
| 8. Caffe Umbria | 29. Boiling Point |
| 9. The Halal Guys | 30. Samurai Noodle |
| 10. Domino's Pizza | 31. Jardin Tea |
| 11. Dead Line | 32. Saigon Streets |
| 12. Damn the Weather | 33. Waji's Poke Bar |
| 13. Central Saloon | 34. Dough Zone |
| 14. Il Terrazzo Carmine | 35. Momosan Seattle |
| 15. General Porpoise | 36. Chung Chun Rice Dog |
| 16. Cowgirls Inc. | 37. Ping's Dumpling House |
| 17. Taylor Shellfish Oyster Bar | 38. Chengdu Memory |
| 18. Salumi Italian Restaurant | 39. Onibaba by Tsukushinbo |
| 19. Zeitgeist Coffee | 40. Fuji Sushi |
| 20. King Street Bar & Oven | 41. Oasis Tea Zone |
| 21. 13 Coins Seattle | |

FITNESS

- | | |
|--------------------|----------------------|
| 1. Kinesia Pilates | 2. Bodytonic Pilates |
|--------------------|----------------------|

GROCERY

- | | |
|-------------------------|----------------------|
| 1. Saveway Market | 3. Uwajimaya Seattle |
| 2. Union Station Market | 4. Seattle Mart |

LODGING

- | | |
|--------------------------|----------------------|
| 1. Embassy Suites | 4. citizenM |
| 2. Best Western Plus | 5. Arctic Club Hotel |
| 3. Courtyard by Marriott | |

OTHER AMENITIES

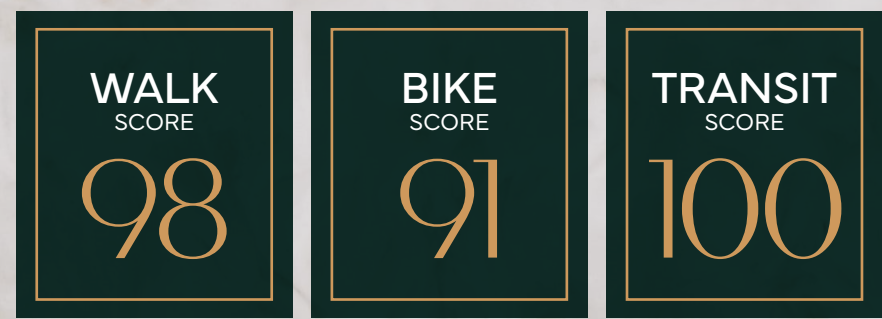
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| 1. ORCA Card Office |
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WHERE CONVENIENCE MEETS CONNECTIVITY



TRANSPORTATION OPTIONS



- Link Light Rail
- Bus Lane
- Bike Lane
- First Hill Street Car
- Train Station
- Light Rail Station
- Bus Stops



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