

1201 WESTERN BUILDING

1201 Western Ave, Seattle, WA



NEWMARK MARTIN SMITH INC



Property Description

1201 Western occupies one-half city block along the west side of Western Avenue. 1201 Western consists of a seven-story renovated building, originally constructed in 1910 and extensively renovated in 1985-86 and again in 2004. During the 1985-86 renovation, a penthouse was added, along with an exterior rooftop patio that provides spectacular views of the city, Elliott Bay and the Olympic Mountains. Significant seismic improvements were also completed at this time. There is abundant neighborhood parking in nearby garages and surface lots that service the waterfront district.

1201 Western is located in the Waterfront District that is experiencing tremendous growth and redevelopment. Long known for its maritime emphasis, Seattle is making visible changes to the city's under-used waterfront. Less than 100 feet from Elliott Bay, 1201 Western Building is a direct beneficiary of the added amenities occurring along the piers.

Waterfront District Location



Building Design

Size 101,661 SF

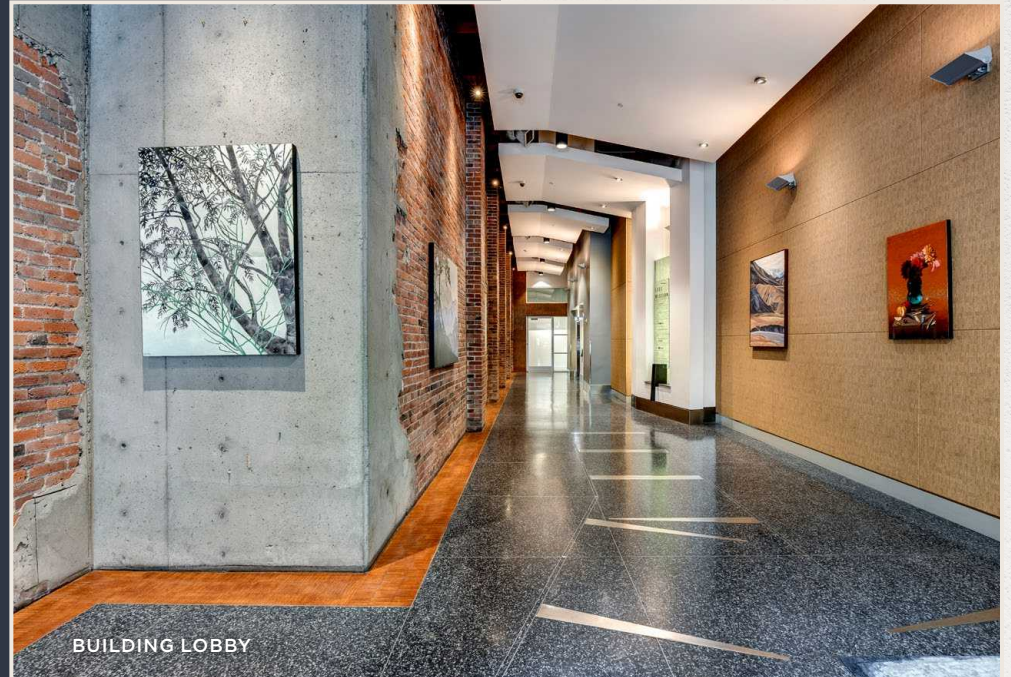
Floors Seven (7) stories

Year Built 1910

Exterior Exterior brick walls, terra cotta arched entryway, heavy timber framing

Floors Typical floor size is approximately 15,500 SF

Modernized Elevators Two (2) high-speed traction electric passenger elevators



Building Amenities



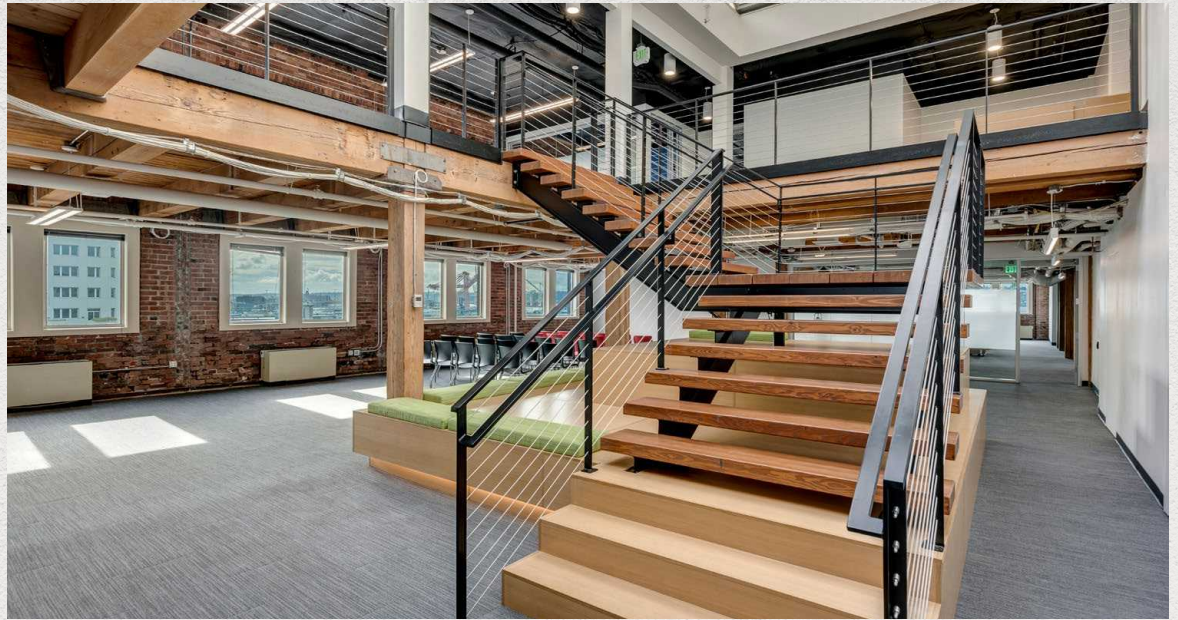
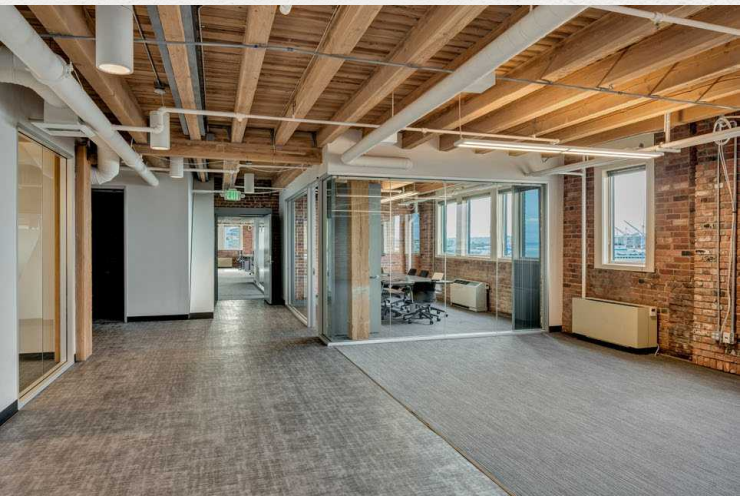
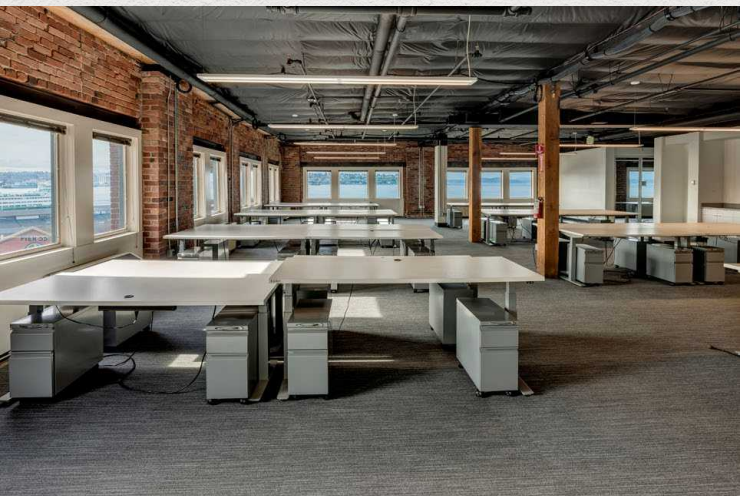
Bicycle Storage



Shower Facilities



Historic Landmarked

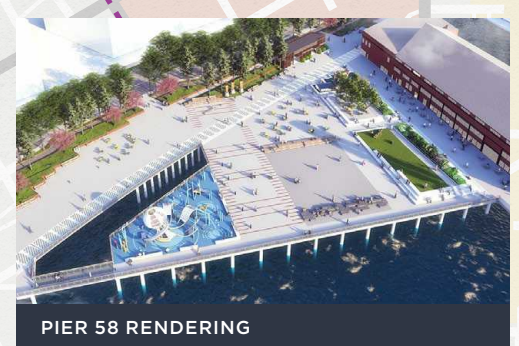


Availabilities

Suite 100	5,147-8,216 SF	Available now
Suite 325	3,663 SF	Available 4/1/2025
Suite 350	3,907-8,584 SF	Available now
Suite 406	1,818 SF	Available 6/1/2025
Suite 500	3,550-15,778 SF	Available now
Suite 600	3,931-15,656 SF	Available now

Floors 5 & 6 combinable to 31,434 SF

Nearby Transportation



**1201
WESTERN
BUILDING**

COLMAN FERRY DOCK



- Light Rail
- - - Bus Line

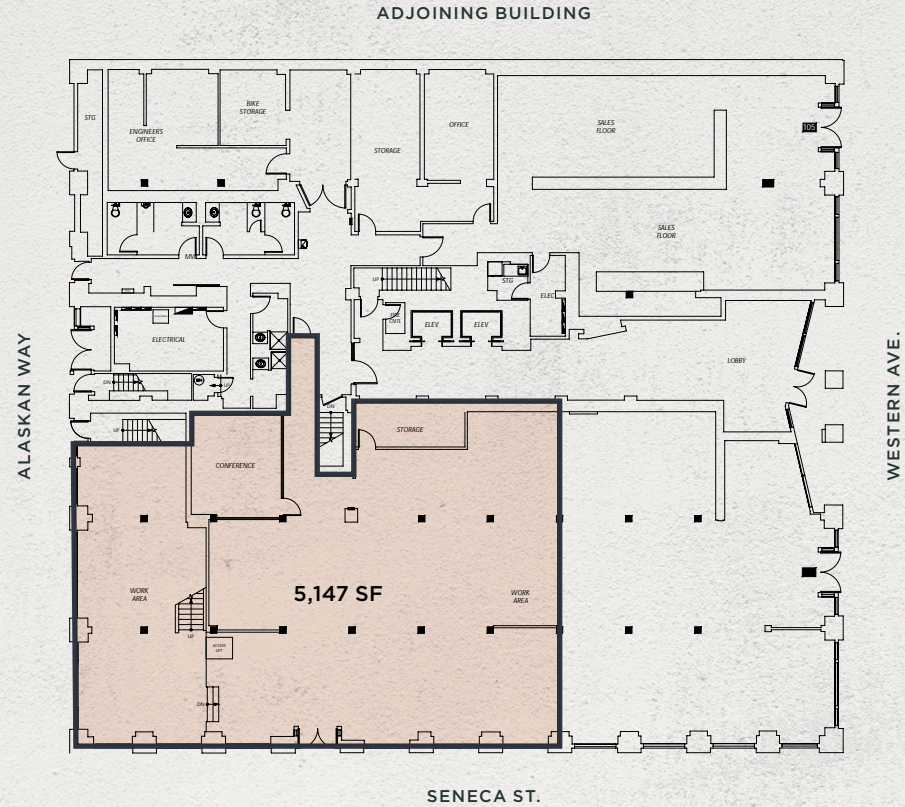
S Jackson St
1201 WESTERN BUILDING 5

S King St

Suite 100 & Mezzanine

8,216 SF (divisible to 5,147 SF)

Available now

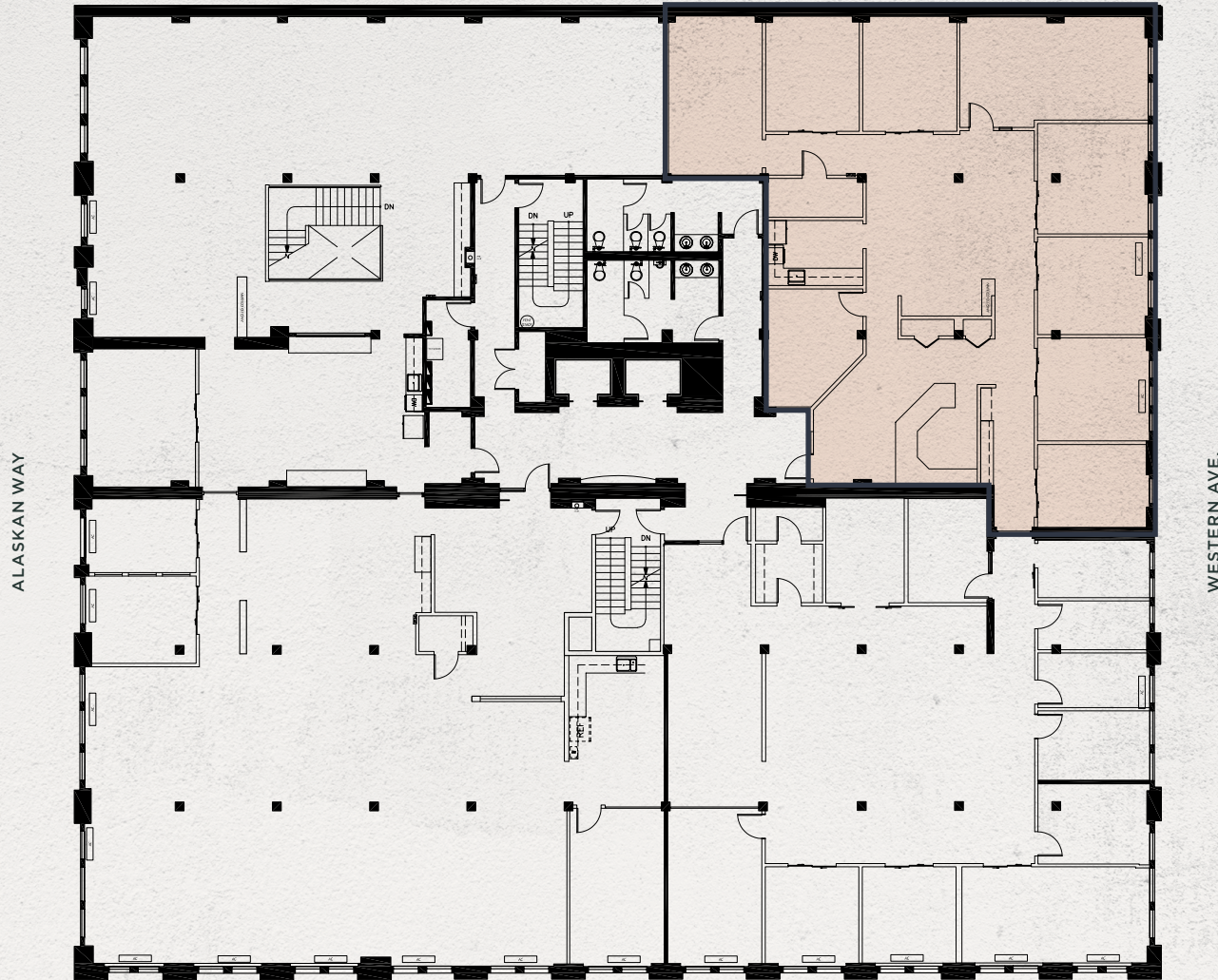


Suite 325

3,663 SF

Available 4/1/2025

ADJOINING BUILDING



ALASKAN WAY

WESTERN AVE.

SENECA ST.

Suite 350

8,584 SF (divisible to 3,907 SF)

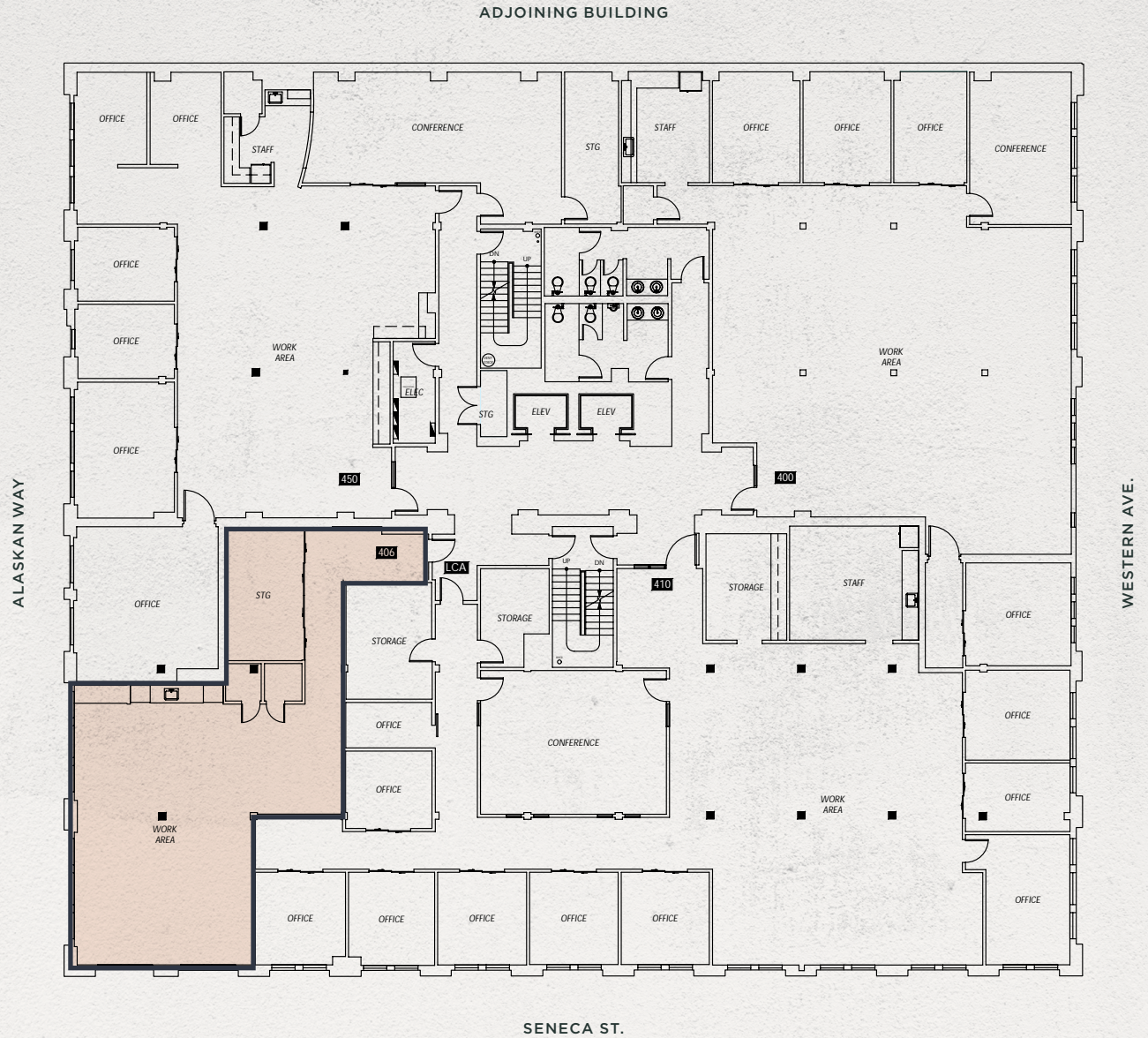
Available now



Suite 406

1,818 SF

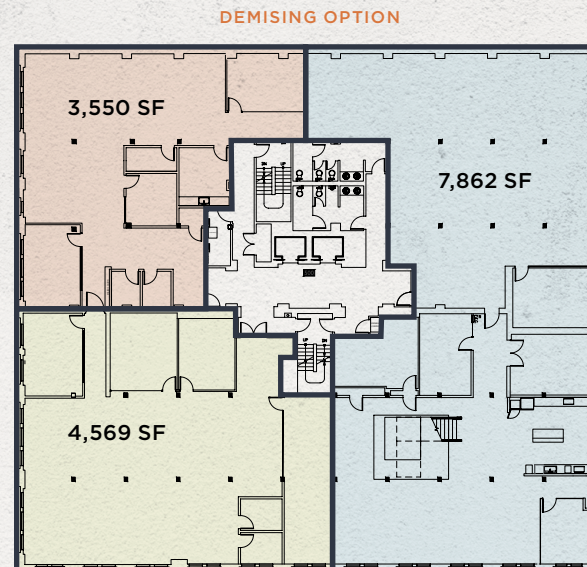
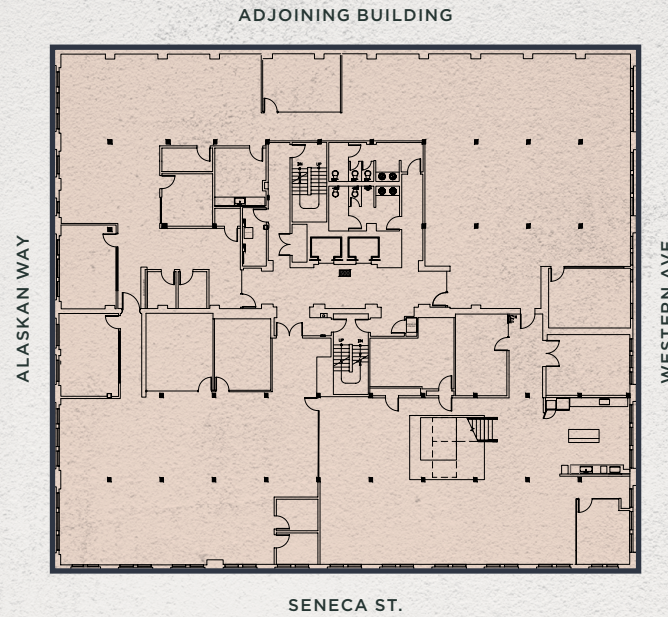
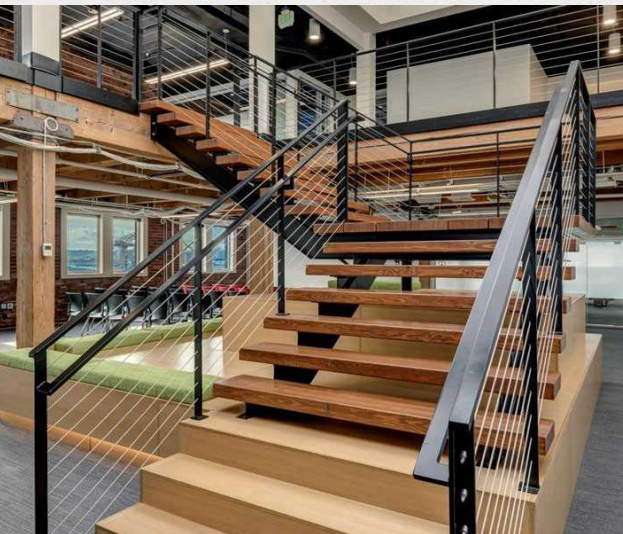
Available 6/1/2025



Suite 500

3,550-15,778 SF

Available now



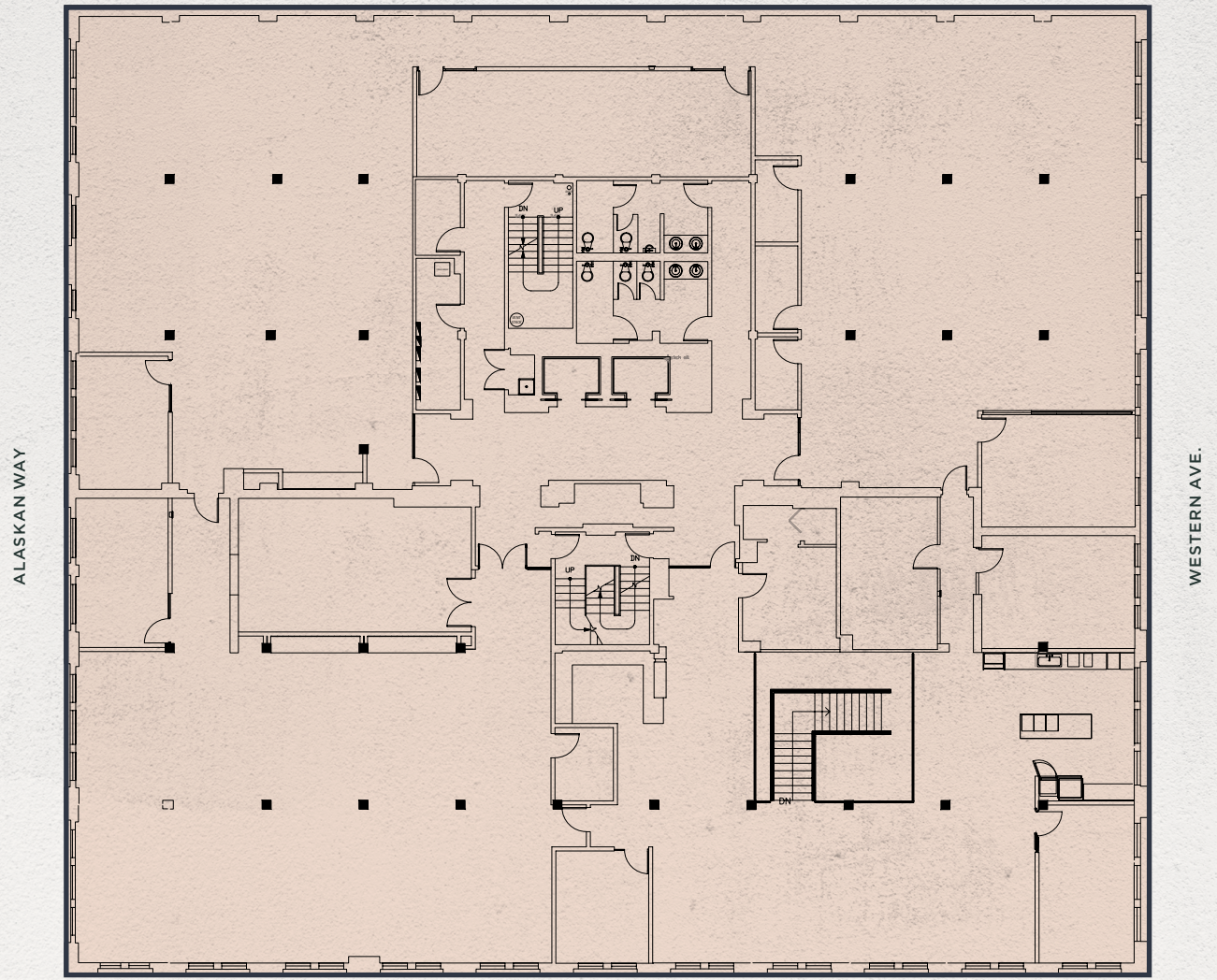
Suite 600

3,931-15,656 SF

Available now



ADJOINING BUILDING



ALASKAN WAY

WESTERN AVE.

SENECA ST.

1201 WESTERN BUILDING

1201 Western Ave, Seattle, WA

Cavan O'Keefe
206.395.2903
cavan.okeefe@nmrk.com

Tracy Turnure
425.372.9923
tracy.turnure@nmrk.com

Daniel Seger
206.487.5163
daniel.seger@nmrk.com

NEWMARK

MARTIN SMITH INC

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

www.nmrk.com 7748339124