

# OCCIDENTAL MALL

308-316 Occidental Ave S | Seattle, WA

**NEWMARK**

MARTIN SMITH INC

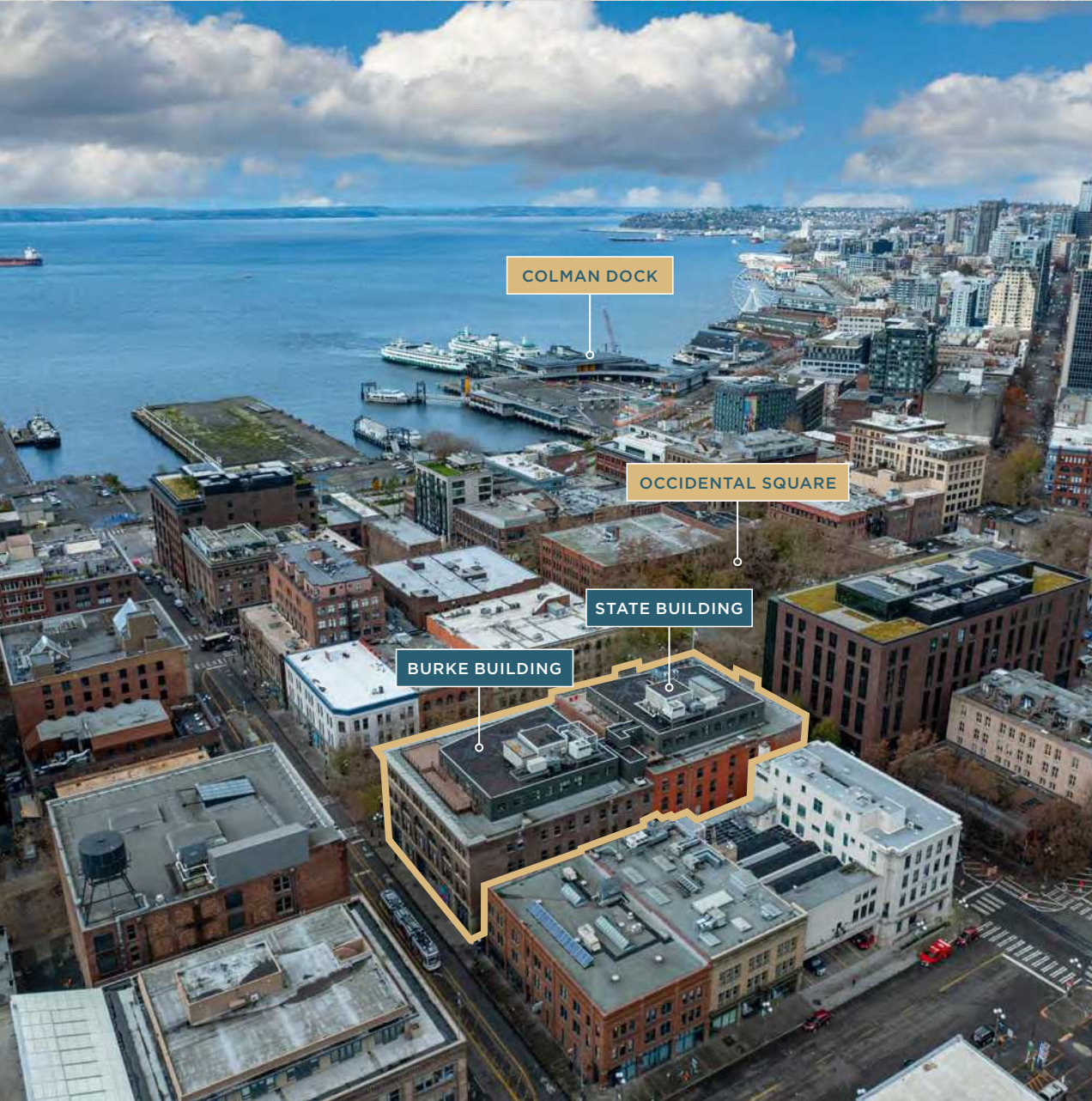


## Building Description

Located in one of the most iconic and historic parts of Seattle's Pioneer Square, Occidental Mall offers tenants cool, creative spaces with modern amenities and high-quality, on-site ownership. This mid-rise, Class A historic office building features fantastic street-level retail, including Caffe Umbria, Darkalino's, and Hometeam, and is just steps away from the new Seattle waterfront and the amenities around Lumen Field.

The project consists of two connected buildings: the Burke Building to the south and the State Building to the north. They are situated in a unique park setting that allows employees to walk directly out to a retail plaza with seating and parking. In addition to the in-building retail, numerous restaurants, bars, art venues, shops, and event spaces surround the buildings, giving employees the opportunity to explore and enjoy the neighborhood. The campus is also located close to the Colman Ferry Terminal, King Street Station, and Metro Transit Tunnel, providing maximum transit options and easy access to the I-5 and I-90 freeways.

# Iconic Location



PIONEER SQUARE



CLOSE PROXIMITY TO LUMEN FIELD

# Building Design



116,443  
**SIZE (SF)**



5 Stories  
**FLOORS**



1908  
**YEAR BUILT**

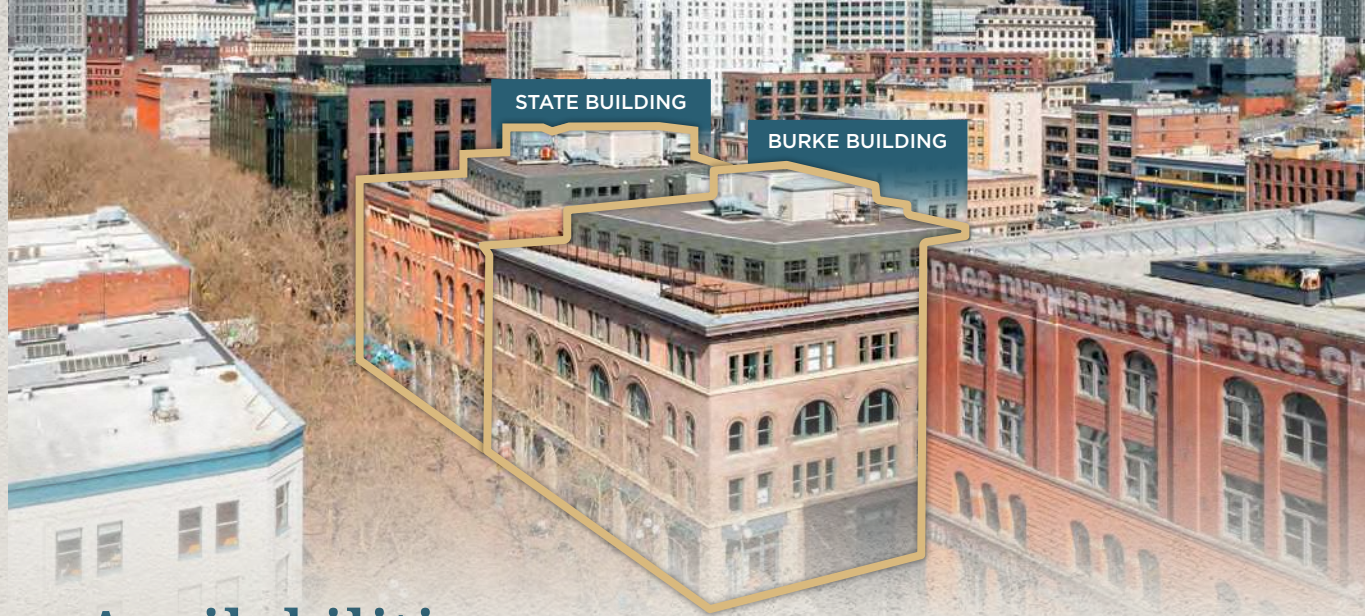




SUITE 400 - STATE BUILDING





SUITE 400 - STATE BUILDING



# Availabilities

## State Building - 308 Occidental Ave S

Suite 300	13,861 SF	Available Now	 <a href="#">VIRTUAL TOUR</a>
Suite 400	14,049 SF	Available Now	 <a href="#">VIRTUAL TOUR</a>
Suite 300 & 400*	27,910 SF	Available Now	

\*Currently connected via featured internal staircase. Can be demised.

## Burke Building - 316 Occidental Ave S

Suite 101	6,249 SF	July 1, 2025	
Third Floor	13,730 SF (Divisible)	Available Now	 <a href="#">VIRTUAL TOUR</a>
Suite 300	7,935 SF	Available Now	 <a href="#">VIRTUAL TOUR</a>
Suite 310	4,620 SF	Available Now	 <a href="#">VIRTUAL TOUR</a>
Suite 320	1,175 SF	Available Now	 <a href="#">VIRTUAL TOUR</a>
Suite 510	415-2,063 SF	June 1, 2025	



STATE BUILDING

# Suite 400

14,049 SF

Available Now



VIRTUAL TOUR



BURKE BUILDING  
**Suite 101**

6,249 SF

Available July 1, 2025





# Third Floor



13,730 SF (Divisible)

Available Now



# Suite 510

2,063 SF (Divisible)

Available June 1, 2025



# The Neighborhood

## NEARBY PLACES

1. Colman Dock
2. Lumen Field
3. T-Mobile Park
4. King Street Station
5. Occidental Square
6. Waterfall Garden
7. Pioneer Park
8. Klondike Gold Rush National Historical Park

## FOOD & DRINK

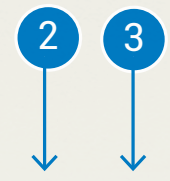
- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. Darkalino's</li> <li>2. Cookie's Country Chicken</li> <li>3. Fat Shack</li> <li>4. Salumi</li> <li>5. King Street Bar &amp; Oven</li> <li>6. SuperKim Crab House Muse</li> <li>7. Good Bar</li> <li>8. Flatstick Pub - Pioneer Square</li> <li>9. McCoy's Firehouse Bar &amp; Grill</li> <li>10. Saigon Drip Cafe</li> <li>11. Pass D Jollof</li> <li>12. OHSUN Banchan Deli &amp; Cafe</li> <li>13. 13 Coins Seattle</li> <li>14. Matsu</li> <li>15. Cowgirls inc</li> <li>16. General Porpoise</li> <li>17. Il Terrazzo Carmine</li> <li>18. Browne Family Vineyards Tasting Room</li> </ol> | <ol style="list-style-type: none"> <li>19. The Pastry Project</li> <li>20. Locus Wines</li> <li>21. Seattle Jazz Fellowship</li> <li>22. Damn the Weather</li> <li>23. NIRMAL'S</li> <li>24. Ephesus Meze &amp; Wine Bar</li> <li>25. Asia Ginger Teriyaki Restaurant</li> <li>26. Taylor Shellfish Oyster Bar</li> <li>27. The Pharmacy</li> <li>28. Xtadium</li> <li>29. Intrigue Chocolate Co.</li> <li>30. Kingdome Deli</li> <li>31. Amphitryon Inc</li> <li>32. Lady Yum Pioneer Square</li> <li>33. TAT'S DELI - Cheesesteaks, Subs &amp; Catering</li> <li>34. Muse</li> </ol> |
|--|--|

## COFFEE SHOPS





1. Elm Coffee Roasters
2. Heard Coffee, and Hoot
3. Lune Cafe
4. Central Saloon
5. Luigis Italian Eatery
6. The Chapel Lounge




**OCCIDENTAL MALL**




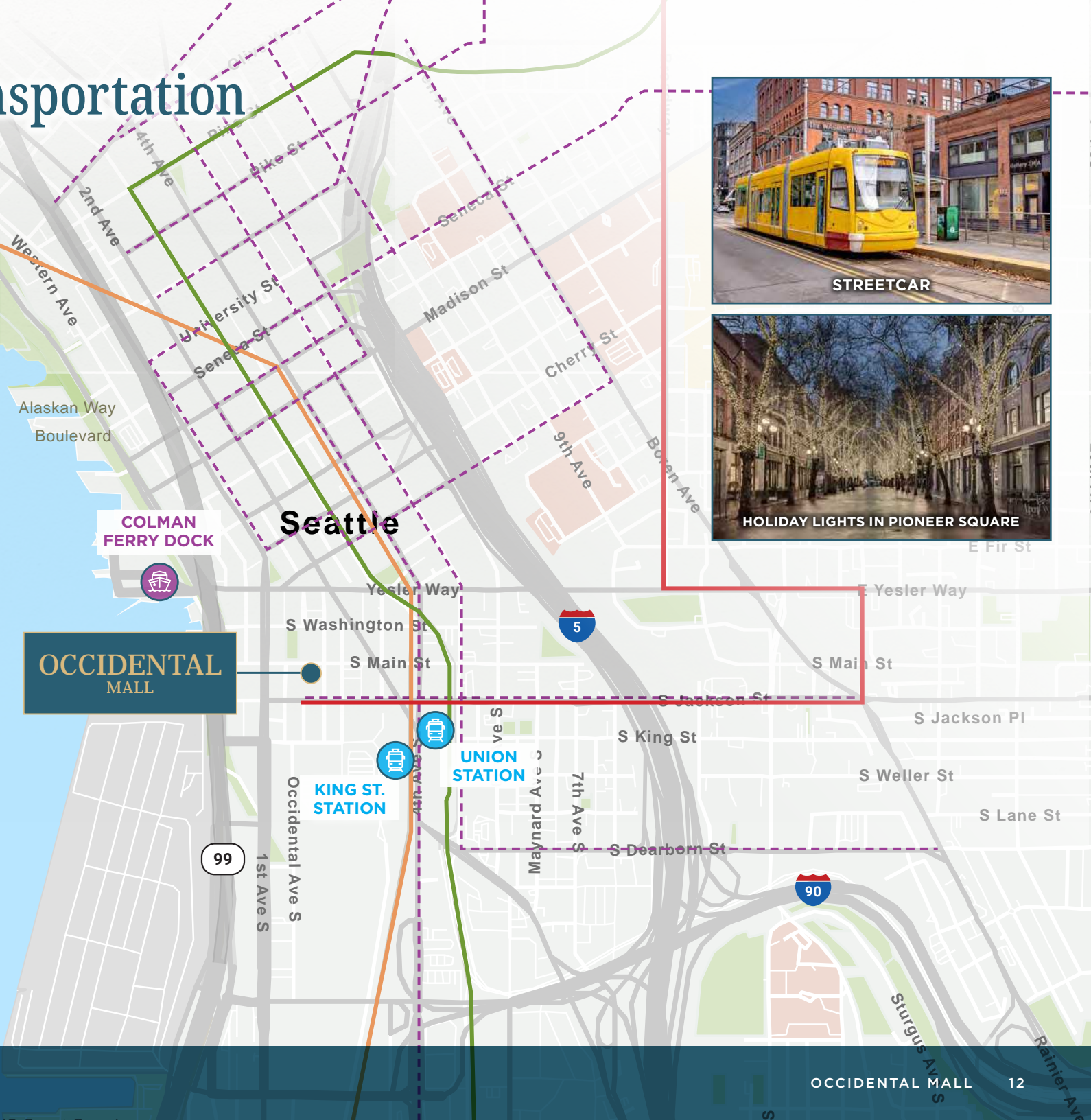
# Nearby Transportation

-  Seattle Streetcar First Hill Line Route
-  Sound Route
-  Light Rail
-  Bus Line

 **Walk Score: 97**

 **12 Min Walk to T-Mobile Park**

 **5 Min Walk to Lumen Field**



**STREETCAR**



**HOLIDAY LIGHTS IN PIONEER SQUARE**

**OCCIDENTAL MALL**

**COLMAN FERRY DOCK**

**Seattle**

**KING ST. STATION**

**UNION STATION**

# OCCIDENTAL MALL

---

308-316 Occidental Ave S | Seattle, WA

---

## **Cavan O'Keefe**

Senior Managing Director  
206.395.2903  
cavan.okeefe@nmrk.com

## **Tracy Turnure**

Associate  
425.372.9923  
tracy.turnure@nmrk.com

## **Daniel Seger**

Senior Managing Director  
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](http://www.nmrk.com) | MP-1524 | 11/24