



OCCIDENTAL MALL

308-316 Occidental Ave S | Seattle, WA

NEWMARK

MARTIN SMITH INC

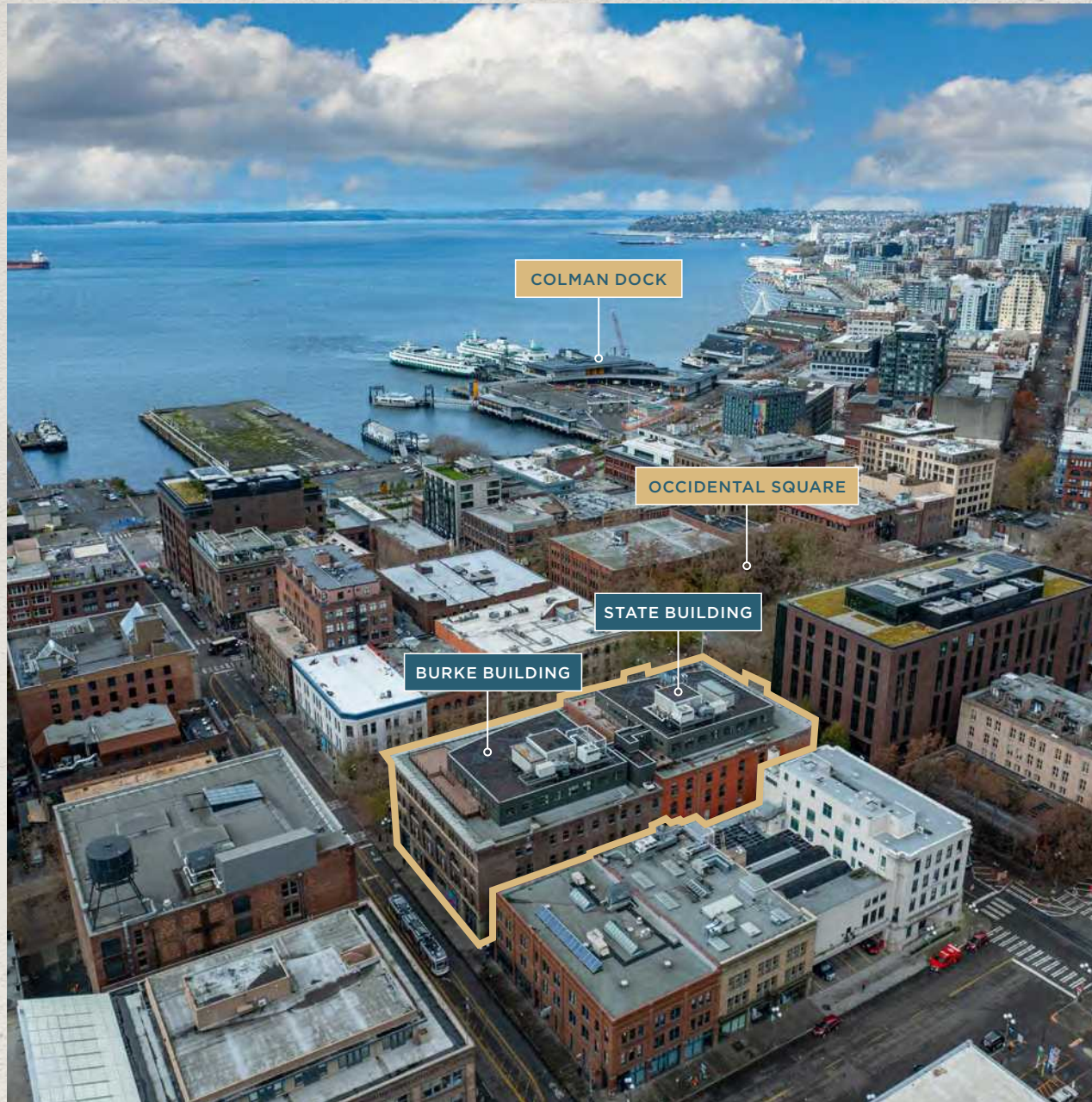


Building Description

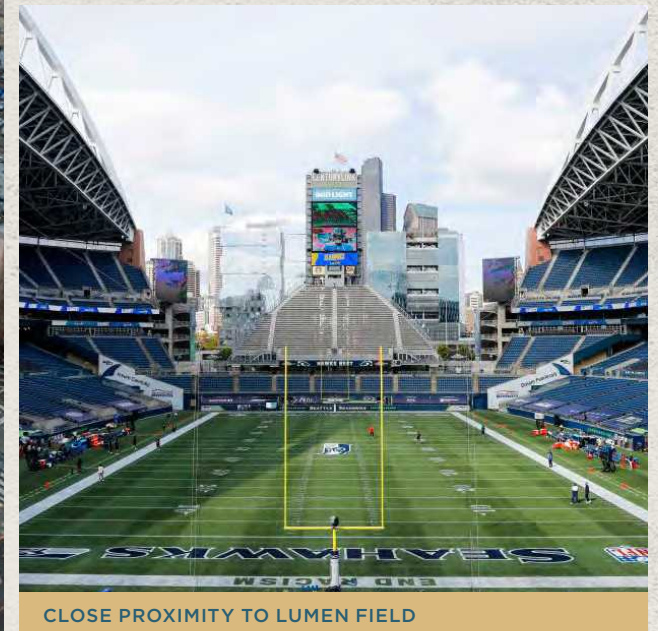
Located in one of the most iconic and historic parts of Seattle's Pioneer Square, Occidental Mall offers tenants cool, creative spaces with modern amenities and high-quality, on-site ownership. This mid-rise, Class A historic office building features fantastic street-level retail, including Caffè Umbria, 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

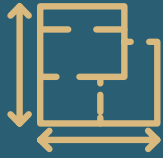


PIONEER SQUARE



CLOSE PROXIMITY TO LUMEN FIELD

Building Design



116,443
SIZE (SF)



5 Stories
FLOORS



1908
YEAR BUILT

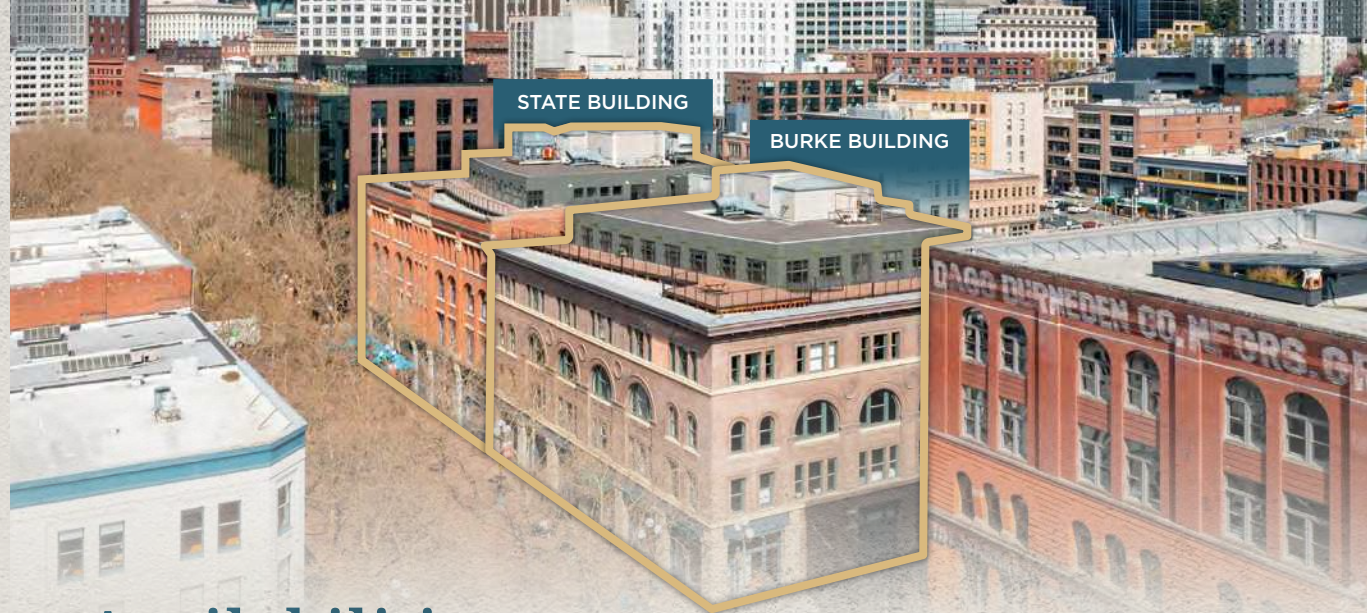




SUITE 400 - STATE BUILDING





SUITE 400 - STATE BUILDING



Availabilities

State Building - 308 Occidental Ave S

| | | | |
|------------------|-----------|---------------|--|
| Suite 300 | 13,861 SF | Available Now |  VIRTUAL TOUR |
| Suite 400 | 14,049 SF | Available Now |  VIRTUAL TOUR |
| 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 |  VIRTUAL TOUR |
| Suite 300 | 7,935 SF | Available Now |  VIRTUAL TOUR |
| Suite 310 | 4,620 SF | Available Now |  VIRTUAL TOUR |
| Suite 320 | 1,175 SF | Available Now |  VIRTUAL TOUR |
| Suite 510 | 415-2,063 SF | June 1, 2025 | |

STATE BUILDING

Suite 300

13,861 SF

Available Now



VIRTUAL TOUR



STATE BUILDING

Suite 400

14,049 SF

Available Now



VIRTUAL TOUR



Suite 101

6,249 SF

Available July 1, 2025



Third Floor

13,730 SF (Divisible)

Available Now



VIRTUAL TOUR



Suite 510

2,063 SF (Divisible)

Available June 1, 2025



The Neighborhood

NEARBY PLACES

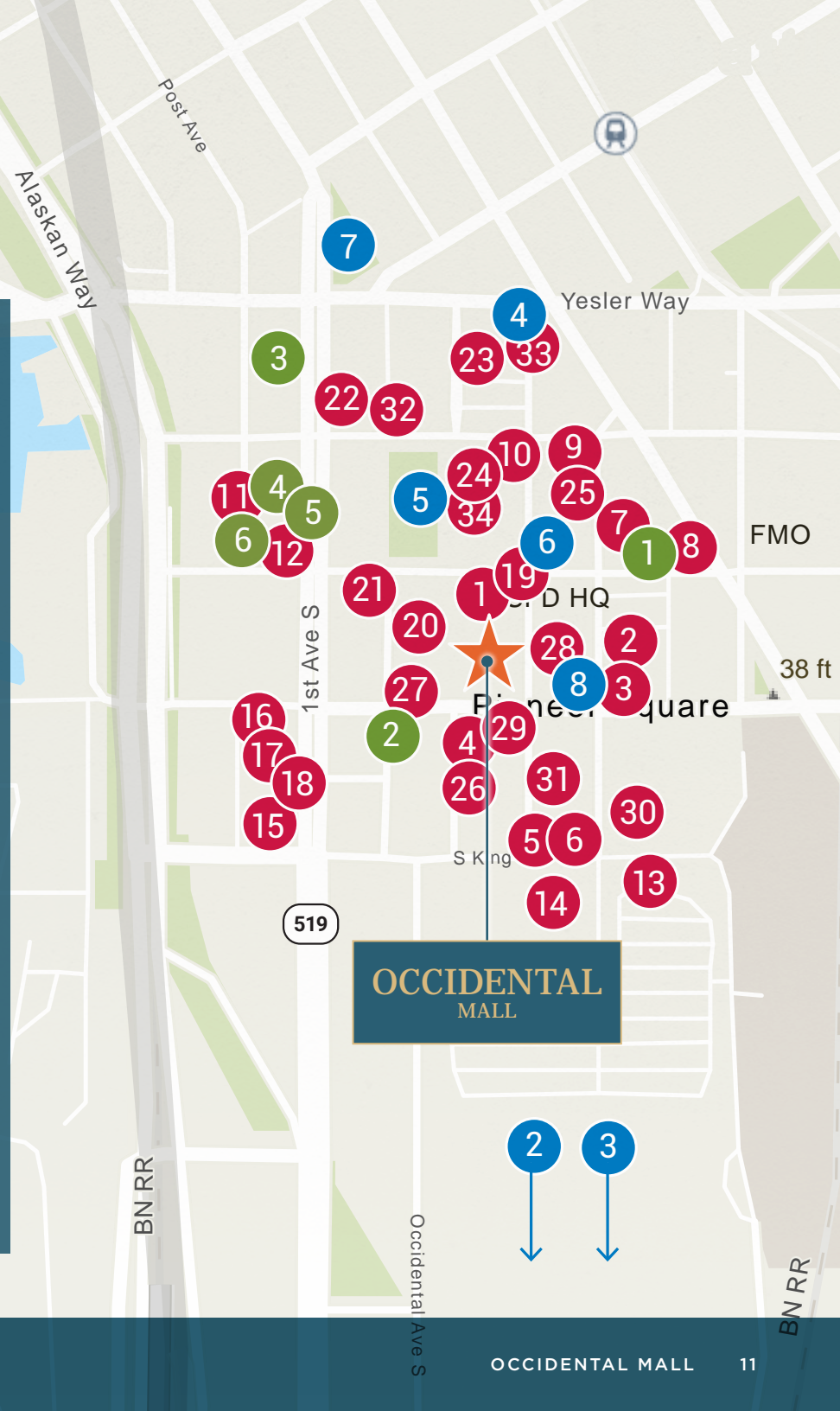
1. Colman Dock
2. Lumen Field
3. T-Mobile Park
4. King Street Station
5. Occidental Square
6. Waterfall Garden
7. Pioneer Park
8. Klondike Gold Rush National Historical Park

FOOD & DRINK

- | | |
|--|--|
| 1. Darkalino's | 19. The Pastry Project |
| 2. Cookie's Country Chicken | 20. Locus Wines |
| 3. Fat Shack | 21. Seattle Jazz Fellowship |
| 4. Salumi | 22. Damn the Weather |
| 5. King Street Bar & Oven | 23. NIRMAL'S |
| 6. SuperKim Crab House Muse | 24. Ephesus Meze & Wine Bar |
| 7. Good Bar | 25. Asia Ginger Teriyaki Restaurant |
| 8. Flatstick Pub - Pioneer Square | 26. Taylor Shellfish Oyster Bar |
| 9. McCoy's Firehouse Bar & Grill | 27. The Pharmacy |
| 10. Saigon Drip Cafe | 28. Xtadium |
| 11. Pass D Jollof | 29. Intrigue Chocolate Co. |
| 12. OHSUN Banchan Deli & Cafe | 30. Kingdome Deli |
| 13. 13 Coins Seattle | 31. Amphitryon Inc |
| 14. Matsu | 32. Lady Yum Pioneer Square |
| 15. Cowgirls inc | 33. TAT'S DELI - Cheesesteaks, Subs & Catering |
| 16. General Porpoise | 34. Muse |
| 17. Il Terrazzo Carmine | |
| 18. Browne Family Vineyards Tasting Room | |

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

OCCIDENTAL
MALL

COLMAN
FERRY DOCK

Seattle

KING ST.
STATION

UNION
STATION

STREETCAR

HOLIDAY LIGHTS IN PIONEER SQUARE

OCCIDENTAL MALL

308-316 Occidental Ave S | Seattle, WA

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NEWMARK

MARTIN SMITH INC

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