

# THE LAKE UNION BUILDING

## OPPORTUNITY TO LEASE A BEAUTIFUL OFFICE ON LAKE UNION IN THE HEART OF SEATTLE



OWNED BY



EXCLUSIVELY LISTED BY





# SCIENCE SHOWS BEING NEAR WATER CAN MAKE YOU HAPPIER, HEALTHIER & BETTER AT WHAT YOU DO.

The Lake Union Building is as close to water as an office can get. The LEED Gold building is located on the shores of Lake Union and directly on the Cheshiahud Lake Union Loop bike and walking trail, as well as new bike lanes connecting to Downtown Seattle, Fremont, and beyond.

MOORAGE PROMO AVAILABLE  
FOR NEW OFFICE LEASES,  
TERMS & CONDITIONS APPLY

KIDDER MATHEWS THE LAKE UNION BUILDING

ADDRESS 1700 Westlake Ave N, Seattle, WA 98109

STORIES 7

TOTAL SF 97,733 RSF

AVAILABLE SF	Suite 300	6,629 RSF
	Suite 350	2,932 RSF
	Suite 500	4,677 RSF*
	Suite 510	2,359 RSF*
	Suite 530	1,679 RSF*

PARKING 2/1,000 RSF, covered and surface available

MOORAGE Available for vessels up to 66 FT

CONFERENCE Additional conference room usage available through ThinkSpace

\*Exact size can vary, combined total is 8,715 RSF





# RECENTLY RENOVATED & READY FOR WORK

New flooring, wall covering, lights, furniture, and artwork

Brivo Mobile Pass system and key cards (building is secure 24/7)

Updated HVAC to increase outdoor air ventilation, runtime of all HVAC equipment for increased air changes within the space, increased air filtration

1st floor common area updates coming in late 2024



# PROPERTY FEATURES



Exterior windows with smart glass technology



Exterior and front entrance upgrades with fully-renovated lobby



New building standard interior finishes including ceiling and light fixtures



Covered/secure bike and water sports storage and showers



Electric vehicle charging stations



Common exterior deck overlooking Lake Union, floating-deck amenity space and marina



Energy Star Certified



Leed Gold Certification



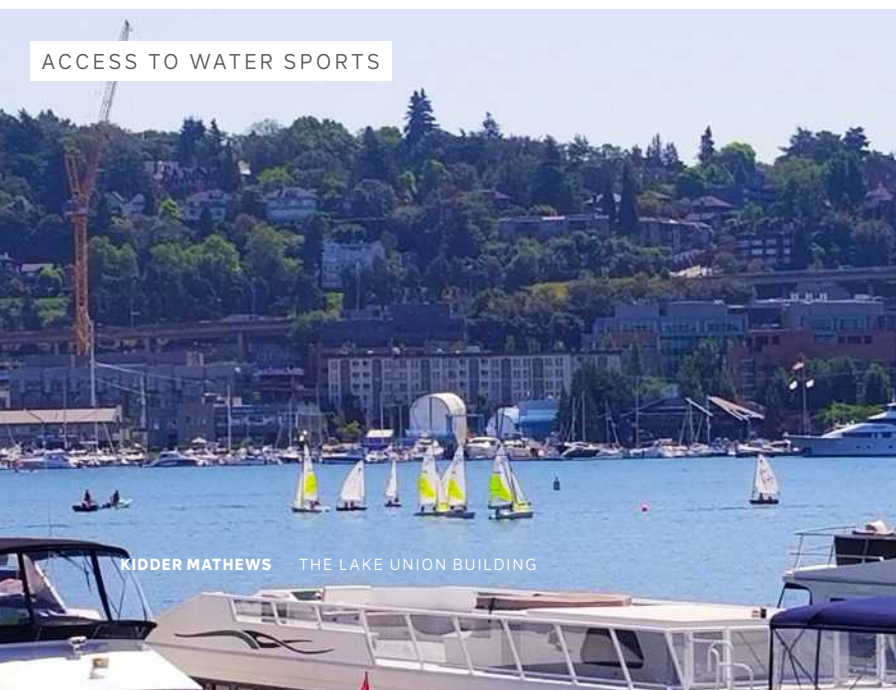




FLOATING DECK WITH WIFI ACCESS



SECURED BIKE & PADDLE BOARD STORAGE



ACCESS TO WATER SPORTS



EXTERIOR BUILDING PATIO ALONG LAKE UNION



# PRODUCTIVITY NEVER LOOKED SO GOOD

Enjoy the beauty of the outdoors. Floor-to-ceiling windows embrace one of Seattle's key selling points — water.





# view

## Dynamic Glass



State-of-the-art glass removes the need for window coverings and reduces glare



Controls heat and building energy consumption



Allows for 24/7/365 unencumbered marina, lake, and city views

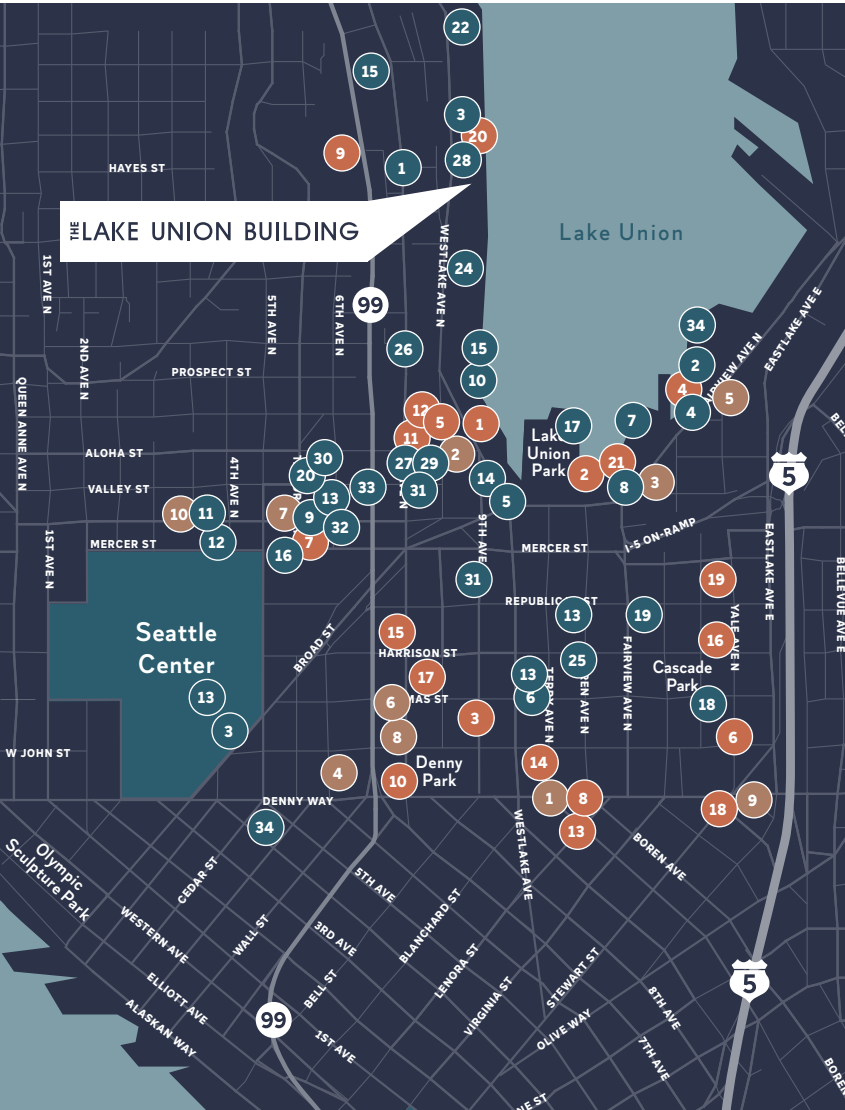


Fully-customizable settings controllable on smartphones



[LEARN MORE](#)

# NEIGHBORHOOD AMENITIES



## Eat + Drink

- |    |                      |    |                           |    |                          |
|----|----------------------|----|---------------------------|----|--------------------------|
| 1  | The Toledo           | 13 | Dominos                   | 25 | Cactus                   |
| 2  | I love Sushi         | 14 | Art Marble 21             | 26 | Koibito Sushi & Teriyaki |
| 3  | The Loupe Lounge     | 15 | Canlis                    | 27 | Stone Korean             |
| 4  | The White Swan       | 16 | Konvene Coffee            | 28 | China Harbor             |
| 5  | Flatstick Pub        | 17 | MOHAI Cafe                | 29 | Tacos Chukis             |
| 6  | Hurry Curry of Tokyo | 18 | Cafe Hagen                | 30 | Laredos Grill            |
| 7  | Duke's Chowder House | 19 | mbar                      | 31 | La Palmera Mexican       |
| 8  | Daniel's Broiler     | 20 | Laredo's Grill            | 32 | Citizen Coffee Creperie  |
| 9  | Teriking             | 21 | Portage Bay Cafe          | 33 | Pagliacci Pizza          |
| 10 | Starbucks            | 22 | Westlake Deli and Grocery | 34 | The 5 Point Cafe         |
| 11 | Pho Viet Anh         | 23 | Boathouse Deli            |    |                          |
| 12 | Bahn Thai            | 24 | Mother India              |    |                          |

## Lifestyle

- |   |                            |    |                             |    |                 |
|---|----------------------------|----|-----------------------------|----|-----------------|
| 1 | Kenmore Air Seaplanes      | 8  | Cornish College of the Arts | 15 | Flow Fitness    |
| 2 | Center for Wooden Boats    | 9  | MacLean Park                | 16 | Cyclebar        |
| 3 | Banya 5 Urban Spa          | 10 | Simply Dental               | 17 | Moov Pilates    |
| 4 | Moss Bay Rowing & Kayaking | 11 | Dexter Dry Cleaners         | 18 | 24 Hour Fitness |
| 5 | Pro Fit Training Gym       | 12 | US Bank                     | 19 | Bright Horizons |
| 6 | REI                        | 13 | Morningside Academy         | 20 | Allure Salon    |
| 7 | Young Child Academy        | 14 | Barry's                     | 21 | Salon Voda      |

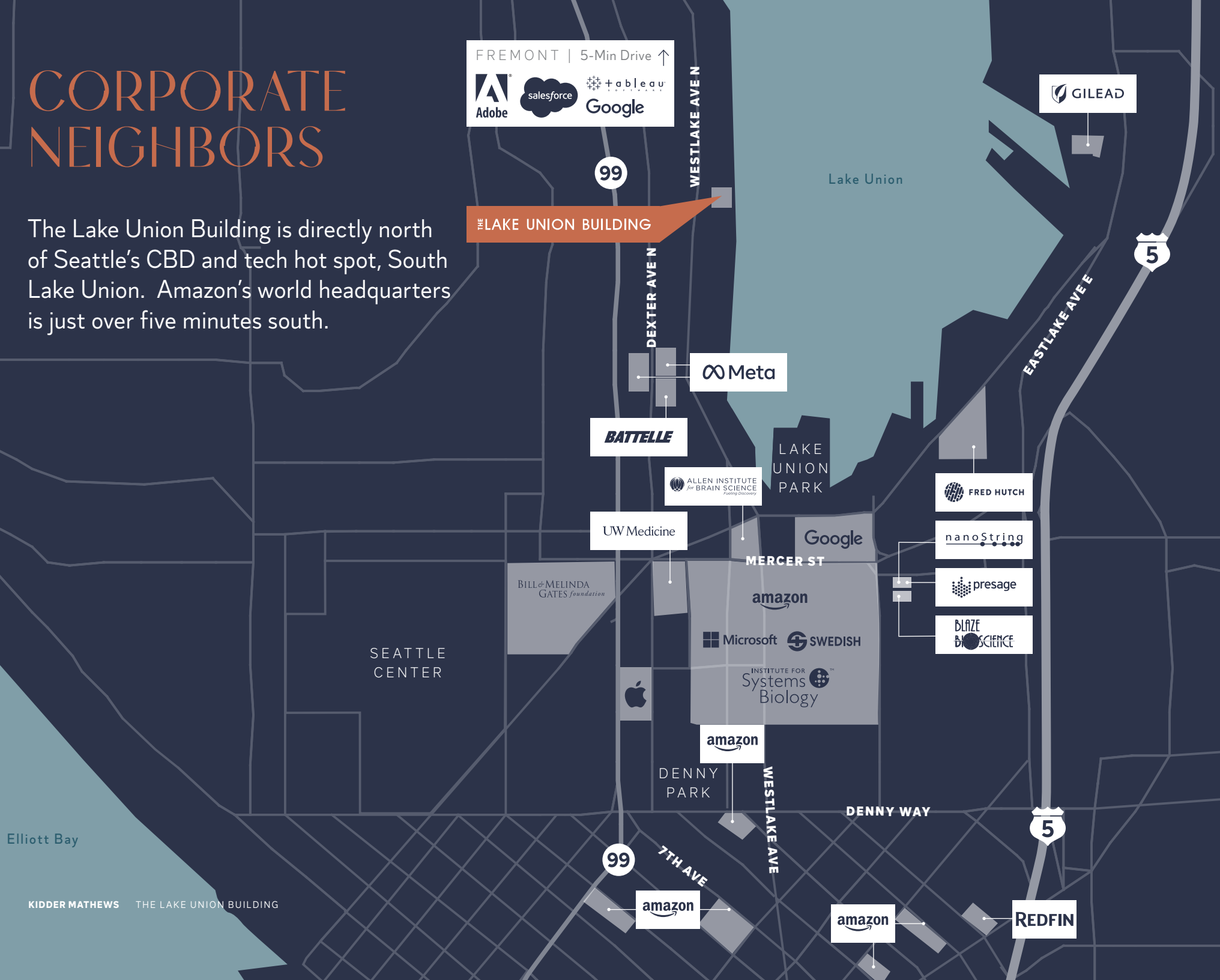
## Hotels

- |   |                        |    |                     |
|---|------------------------|----|---------------------|
| 1 | Pan Pacific Hotel      | 6  | Holiday Inn Express |
| 2 | Marriott Courtyard     | 7  | Hampton Inn         |
| 3 | Marriott Residence Inn | 8  | Holiday Inn Hotel   |
| 4 | Hyatt Place Hotel      | 9  | Springhill Marriott |
| 5 | Silver Cloud Inn       | 10 | The Maxwell Hotel   |



# CORPORATE NEIGHBORS

The Lake Union Building is directly north of Seattle's CBD and tech hot spot, South Lake Union. Amazon's world headquarters is just over five minutes south.



FREMONT | 5-Min Drive ↑  
Adobe | Salesforce | Tableau | Google

GILEAD

THE LAKE UNION BUILDING

99

WESTLAKE AVENUE

Lake Union

5

EASTLAKE AVENUE

DEXTER AVENUE

Meta

BATTELLE

ALLEN INSTITUTE  
for BRAIN SCIENCE  
Fueling Discovery

UW Medicine

LAKE UNION PARK

FRED HUTCH

nanoString

presage

BLAZE  
BIOSCIENCE

BILL & MELINDA  
GATES foundation

Google

MERCER ST

amazon

Microsoft

SWEDISH

INSTITUTE FOR  
Systems Biology

Apple

amazon

DENNY PARK

WESTLAKE AVENUE

DENNY WAY

5

Elliott Bay

99

7TH AVENUE

amazon

amazon

REDFIN

KIDDER MATHEWS THE LAKE UNION BUILDING



# URBAN CONNECTION

Plenty of buildings in Seattle offer convenient access to transit for employees. How many can boast transit stops and entryway to Lake Union in a less than five-minute walk?

Easy access to major Seattle thoroughfares — I-5 and SR-99

Multiple public transportation routes nearby including Metro Rapid E Line

Located directly on the Cheshiahud Lake Union Loop bike and walking trail, as well as new bike lanes connecting to downtown Seattle, Fremont, and beyond

THE LAKE UNION BUILDING

SEATTLE CBD  
15-Min Bus Ride

LAKE UNION  
PARK  
10-Min Walk

CHESHIAHUD LAKE UNION LOOP

WESTLAKE AVENUE N





## THE LAKE UNION BUILDING

# 3RD FLOOR

SUITE

300

SF AVAILABLE

6,629

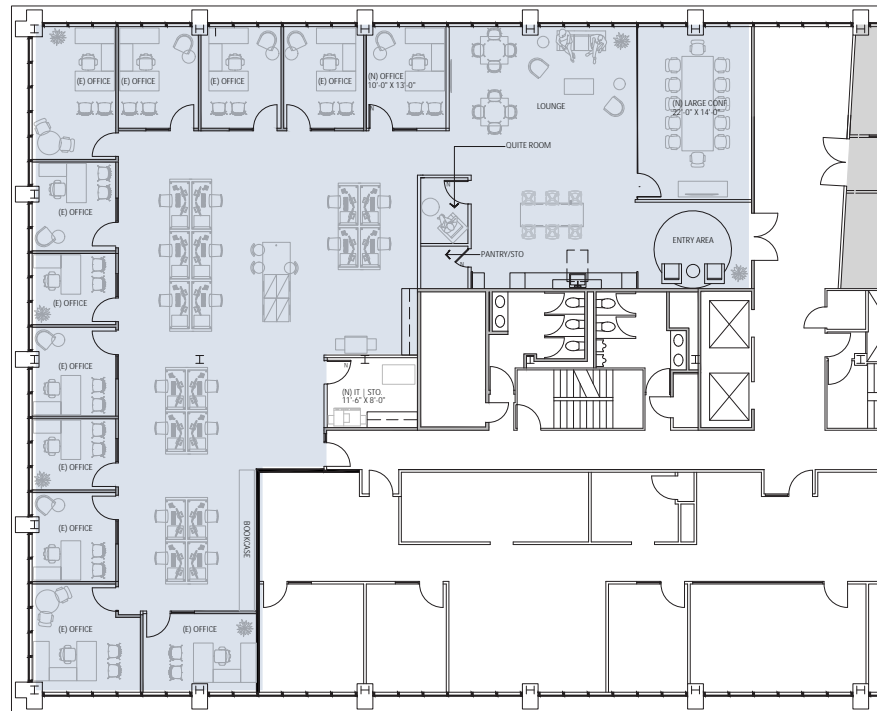
AVAILABLE

NOW

LEASE RATE

CALL

NORTH & EAST-FACING WITH LAKE UNION & GASWORKS VIEWS



\*Theoretical Plan

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## THE LAKE UNION BUILDING

# 3RD FLOOR

SUITE

350

SF AVAILABLE

2,932

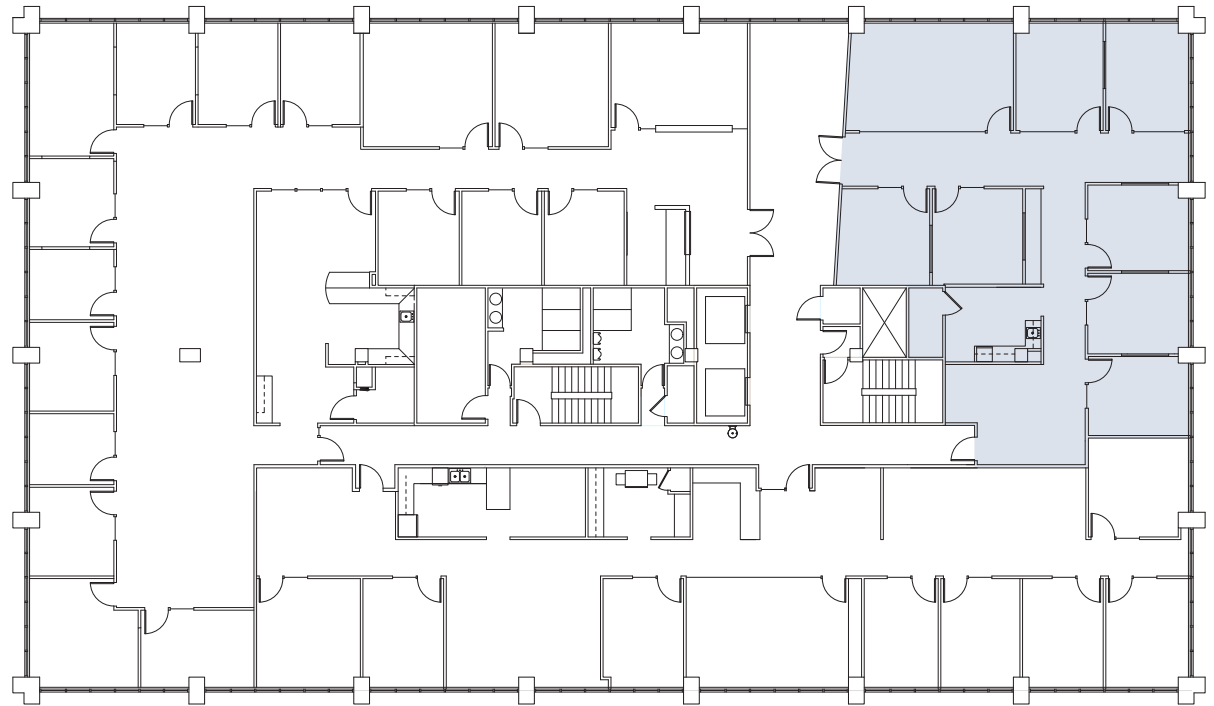
AVAILABLE

7/1/25

LEASE RATE

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EAST/SOUTH FACING VIEWS OF LAKE UNION, CASCADE MOUNTAINS, AND DOWNTOWN SKYLINE



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# THE LAKE UNION BUILDING

## 5TH FLOOR

SUITE

500

SF AVAILABLE

±4,677\*

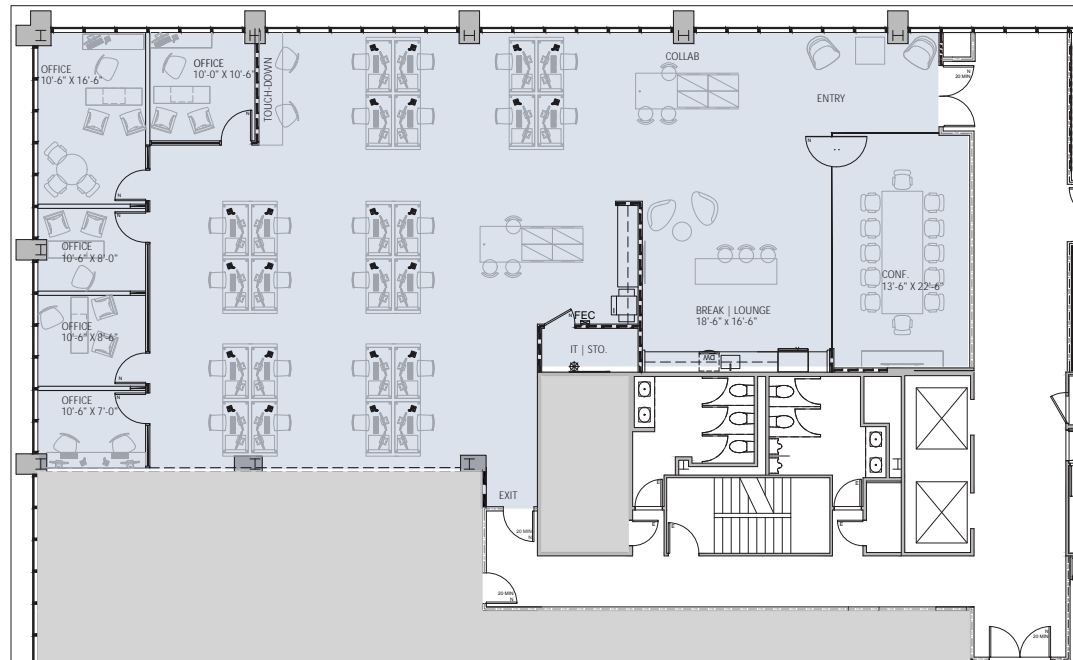
AVAILABLE

NOW

LEASE RATE

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EAST-FACING WITH VIEWS OF LAKE UNION FROM GASWORKS TO SOUTH LAKE UNION



\*Demising Wall locations are conceptual and suites sizes can adjust to accommodate various RSF requirements

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## THE LAKE UNION BUILDING

# 5TH FLOOR

SUITE

510

SF AVAILABLE

+2,359\*

AVAILABLE

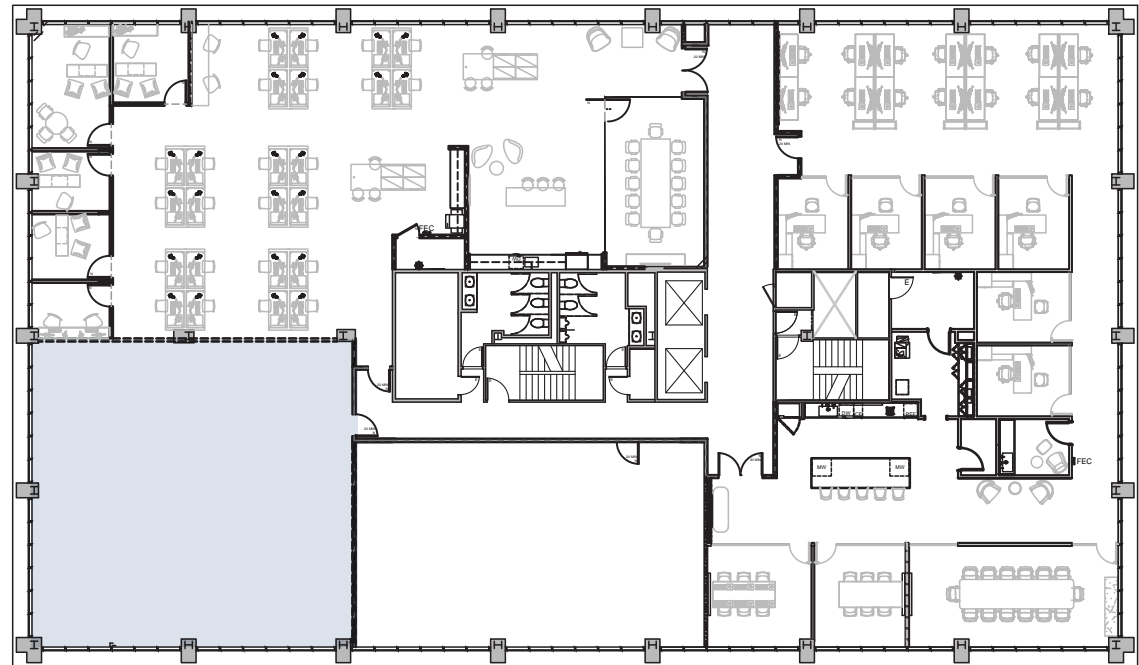
NOW

LEASE RATE

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NORTHERLY VIEWS OF LAKE UNION AND GASWORKS PARK



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## THE LAKE UNION BUILDING

# 5TH FLOOR

SUITE

530

SF AVAILABLE

±1,679\*

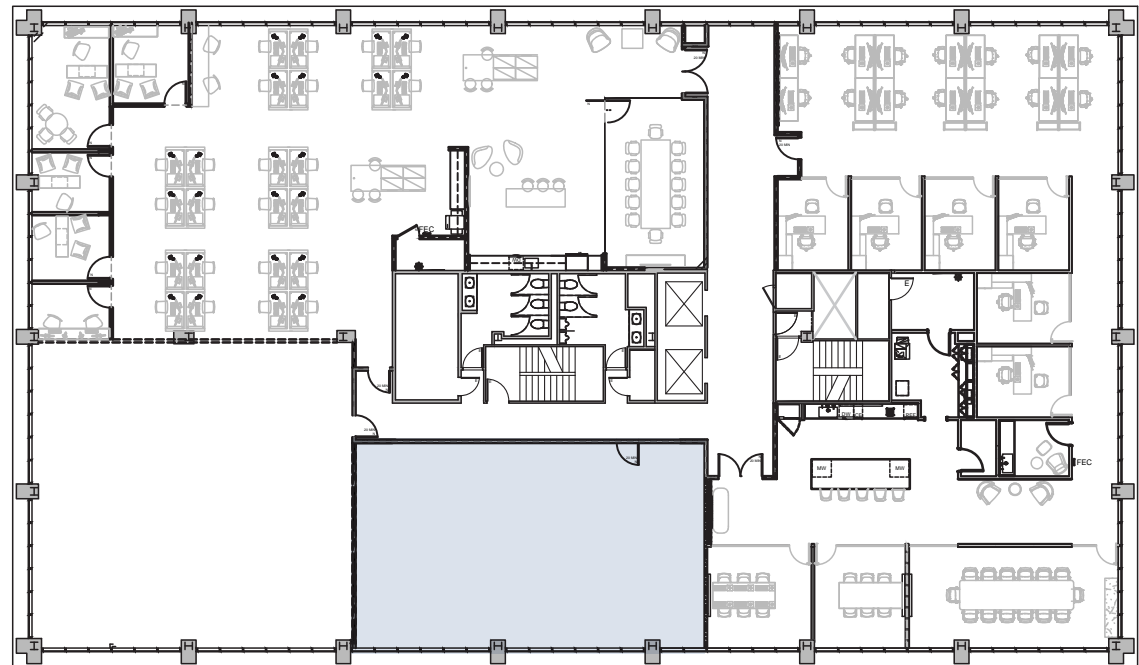
AVAILABLE

NOW

LEASE RATE

CALL

\*Demising Wall locations are conceptual and suites sizes can adjust to accommodate various RSF requirements



WESTERLY VIEWS OF QUEEN ANNE HILL AND SPACE NEEDLE

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