



UNION  
SQUARE

SEATTLE'S PREMIER  
BUSINESS ADDRESS



TOUR THE PROPERTY



WASHINGTON  
HOLDINGS



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### SEATTLE'S PREMIER BUSINESS ADDRESS

One and Two Union Square are among the most prestigious and inviting places to do business in Seattle. Award-winning, icon of sustainability, LEED Platinum certified, northwest-inspired design, dramatic views, splendid courtyards, superior office finishes, state-of-the-art systems and a management team dedicated to exceeding tenant expectations, all combine to make Union Square Seattle's premier business address.



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**World-Class Amenities  
that Inspire**

From stunning and spacious lobbies to on-site dining, retail, quality services, and thoughtfully designed outdoor courtyards and green spaces, Union Square

offers amenities that inspire and help build business and community.



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**Food. Drinks.  
Retail. Community.**

Visit [www.unionsquareseattle.com](http://www.unionsquareseattle.com) to discover all of Union Square's dining, entertainment, retail options as well as other modern amenities, including a fitness center, EV charging, bike storage and shower rooms.



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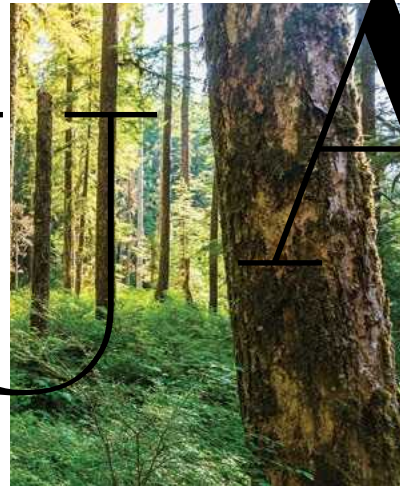
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# SQUARTLE



**Award-Winning Northwest  
Regionalism Architecture and  
the New Union Square**

Recent renovations to Union Square focused on refreshing and expanding the property's public spaces. The new architecture is intended to represent the unique intersection of natural beauty and technology, creating spaces intended to foster community, creativity and development.

Visit [www.newtunion.com](http://www.newtunion.com)  
for a full tour.

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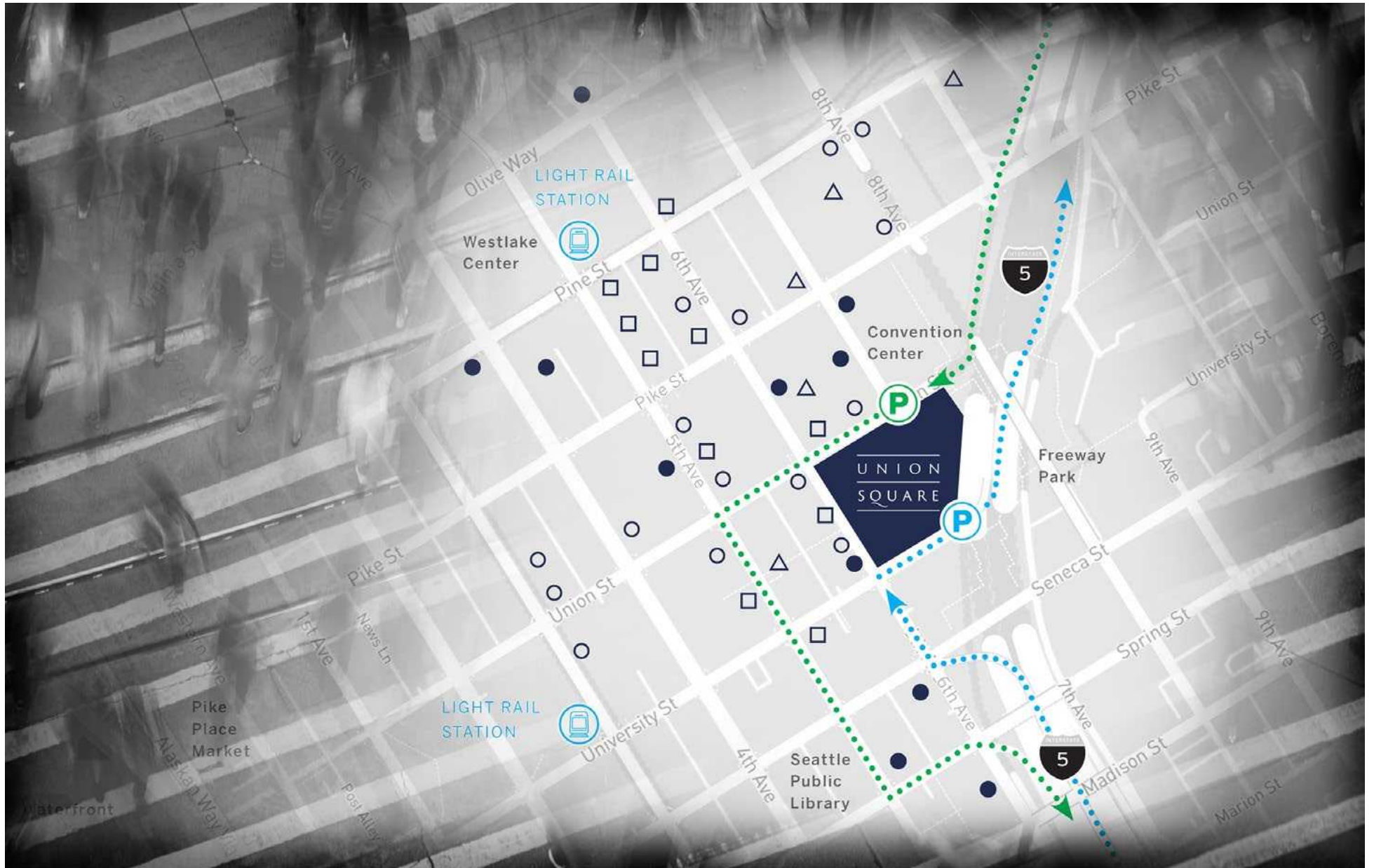
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## An Address Like No Other

DIRECT  
ACCESS TO  
15

LIGHT RAIL  
STATION  
.2 MILES

WALK  
SCORE  
99

TRANSIT  
SCORE  
100

**P** GARAGE ENTRY  
NORTHBOUND  
On-Ramp/Off-Ramp  
SOUTHBOUND  
On-Ramp/Off-Ramp

● HOTELS  
○ DINING  
□ SHOPPING  
△ ENTERTAINMENT



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## Flexible Floor Plans, Spectacular Views

Union Square offers tremendous flexibility with two buildings totaling 1,851,500 SF. The building's floor plates are approximately 18,800 to 22,600 SF per floor. The two buildings are connected by a fireplace lobby and indoor pedestrian concourse.

## Premier Location

with views of Puget Sound, Lake Union, Lake Washington, Mt. Rainier, Mt. Baker, and the Olympic and Cascade mountain ranges.



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## PARKS, COURTYARDS AND GREEN SPACES

With a cascading waterfall, beautiful trees, granite rocks and flowers as its centerpiece, the Union Square courtyard is one of Seattle's hidden jewels. Union Square also has direct access to the expansive Freeway Park greenspace.







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TOUR THE PROPERTY



## One Union Square

FLOOR	RSF	VIEW	COMMENTS		
3	2,517	SW		FLOORPLAN	3D TOUR
3	2,118	SE		FLOORPLAN	
4	1,746	S		FLOORPLAN	3D TOUR
4	6,201	E	elevator lobby exposure	FLOORPLAN	
5	3,039	NE	available 8/1/25	FLOORPLAN	
6	2,650	SW		FLOORPLAN	
6	4,845	NW	elevator lobby exposure	FLOORPLAN	3D TOUR
7	4,924	SW	elevator lobby exposure	FLOORPLAN	
7	13,908	N, W	available 10/1/25, elevator lobby exposure	FLOORPLAN	
8	1,037	N	medical/dental space	FLOORPLAN	3D TOUR
8	1,872	N	available 1/1/26, medical/dental space	FLOORPLAN	
9	6,014	NW	elevator lobby exposure	FLOORPLAN	3D TOUR
11	18,832		full floor	FLOORPLAN	
13	2,457	NW		FLOORPLAN	
13-14	28,367			FLOORPLAN	
15	9,731	NE	elevator lobby exposure	FLOORPLAN	
16	1,058	S		FLOORPLAN	3D TOUR
17	3,077	NW		FLOORPLAN	
17	3,534	E	available 1/1/26	FLOORPLAN	
22	13,065	N	elevator lobby exposure	FLOORPLAN	3D TOUR
23	6,222	SW		FLOORPLAN	
23	1,193	W		FLOORPLAN	
24	5,481	NE		FLOORPLAN	
28	3,255	E		FLOORPLAN	
29	9,640	W	elevator lobby exposure, available 10/1/25	FLOORPLAN	
30	1,438	S		FLOORPLAN	3D TOUR
30	998	S		FLOORPLAN	
30	812	E	available 11/1/25	FLOORPLAN	
31	19,605		full floor	FLOORPLAN	
32	6,955	S		FLOORPLAN	

## Two Union Square

FLOOR	RSF	VIEW	COMMENTS			
1	6,844	NW	1332 6th Avenue, retail	FLOORPLAN	3D TOUR	VIDEO TOUR
3	2,682			FLOORPLAN		
4	5,499	W		FLOORPLAN	3D TOUR	
4	2,636	S	elevator lobby exposure	FLOORPLAN	3D TOUR	
5	5,080	SE	elevator lobby exposure	FLOORPLAN		
6	2,140	SE		FLOORPLAN	3D TOUR	
13	5,589	SE	elevator lobby exposure	FLOORPLAN		
15	6,162	NE		FLOORPLAN		
16	7,858	S	elevator lobby exposure	FLOORPLAN		
16	2,709	N		FLOORPLAN		
16	1,651	SE		FLOORPLAN	3D TOUR	
16	678	W		FLOORPLAN	3D TOUR	
27	1028	SE	available 8/1/25	FLOORPLAN		
27	1,345	S	elevator lobby exposure, available 8/1/25	FLOORPLAN		
27	2,373	S	elevator lobby exposure, available 8/1/25	FLOORPLAN		
30	2,042	E	available 10/1/25	FLOORPLAN		
35	2,708	W		FLOORPLAN	3D TOUR	
37	2,529	SE	elevator lobby exposure	FLOORPLAN	3D TOUR	
37	8,306	N	elevator lobby exposure, available 9/1/25	FLOORPLAN		
37	2,389	N	available 9/1/25	FLOORPLAN		
37	5,917	N	elevator lobby exposure, available 9/1/25	FLOORPLAN		
39	6,483	E		FLOORPLAN		
39	5,159	N	available 12/1/25	FLOORPLAN		
41	21,916		full floor, available 9/15/25	FLOORPLAN		
46	5,948	S	elevator lobby exposure, available 12/1/25	FLOORPLAN		
46	7,056	NW		FLOORPLAN	3D TOUR	
48	22,566		full floor	FLOORPLAN	3D TOUR	
49	7,880	NW	elevator lobby exposure	FLOORPLAN		
49	8,919	S	elevator lobby exposure	FLOORPLAN		
48-49	31,485			FLOORPLAN		
50	11,502	N		FLOORPLAN		
54	2,829	W		FLOORPLAN		



UNION SQUARE  
FACTS AND FEATURES

AWARDS, CERTIFICATIONS,  
AND NOTABLE REVIEWS

SUSTAINABILITY

FLEXIBILITY

PARKING

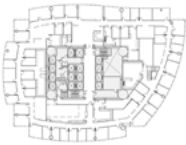
ONE UNION

36 floors above ground  
672,479 sq ft  
Completed in 1981  
Outdoor courtyard connecting One and Two Union Square

LEED Certified 2009, LEED Platinum Certified 2015, 2023  
Certification of One and Two Union Square  
Puget Sound Blood Center 2011  
Union Square Community Service Award  
Energy Star: One Union = 99 , Two Union = 95  
One and Two Union Square



We are committed to maintaining buildings at the forefront of environmental design and operation. Both One and Two Union Square received LEED Platinum certification in 2015 and recertified at the Platinum level in 2023.



The two buildings total roughly 1,837,920 SF with approximately 19,000 to 22,500 SF floor plates per floor. The two buildings are connected by a fireplace lobby and indoor pedestrian concourse to the neighborhood.



The 1,021-stall parking garage, including EV charging stations, offers tenants and visitors an unmatched convenience. Weekdays offer complimentary Valet parking and low evening and weekend rates of \$7 are now available. Evenings start at 5pm-close, and weekends are Sat-Sun. Find out more at [www.DowntownSeattleParking.com](http://www.DowntownSeattleParking.com).

TWO UNION

56 floors above ground  
1,165,441 sq ft  
Completed in 1989  
The building, at a height of 740 ft (230 m), is among Seattle's tallest skyscrapers.  
Tip of the flag pole is 796'6" above the street and the 90-foot flag pole is 56'6" above the roof.  
The 20 x 30 foot US flag flies at about 300 feet higher than the top of the Space Needle.

BOMA Building of the Year 1999/2000  
Two Union Square  
Featured in Architecture and Urbanism 1991  
Two Union Square

**NWCP Outstanding Projects 2019**  
Suspended Ceiling Award for the New Two Union Lobby  
**Best Commercial Lobby Transformation for 2019**  
– *Interiors Magazine*



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