

FOR SUBLEASE

Sixth & Wall

521 Wall Street, Seattle, WA 98121

34,515 SF
Third Floor

Plug and play office
space in Belltown



Colliers Seattle
601 Union Street, Suite 5300
Seattle, WA 98101

Leigh Callaghan
+1 206 228 2981
leigh.callaghan@colliers.com

Joe Conner
+1 425 698 7142
joe.conner@colliers.com

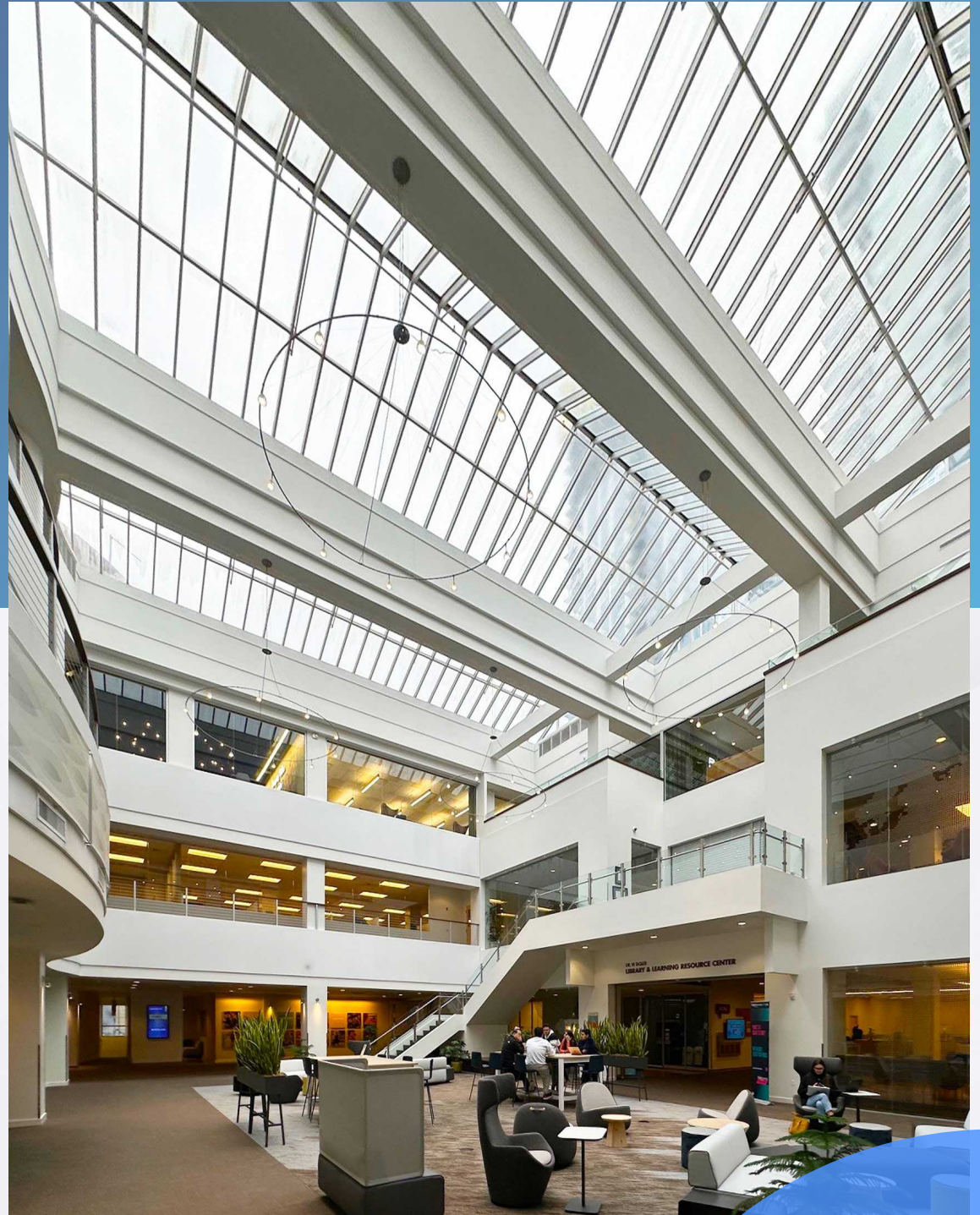
FOR SUBLEASE

Sixth & Wall

Sixth & Wall offers ready access to I-5, Highway 520, and Highway 99, and is within walking distance to the Seattle Waterfront, as well as convenient services like Whole Foods and Top Pot Doughnuts. It features an elegant lobby with a soaring atrium, a tenant amenity area with a conference room, underground parking, and easy access to retail, recreation, and transportation options.

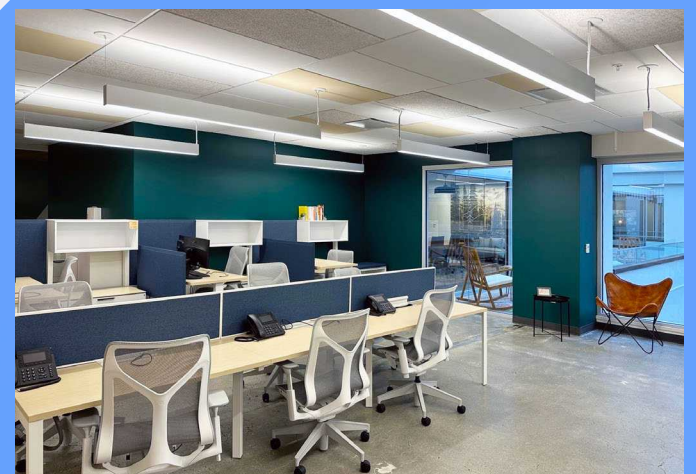
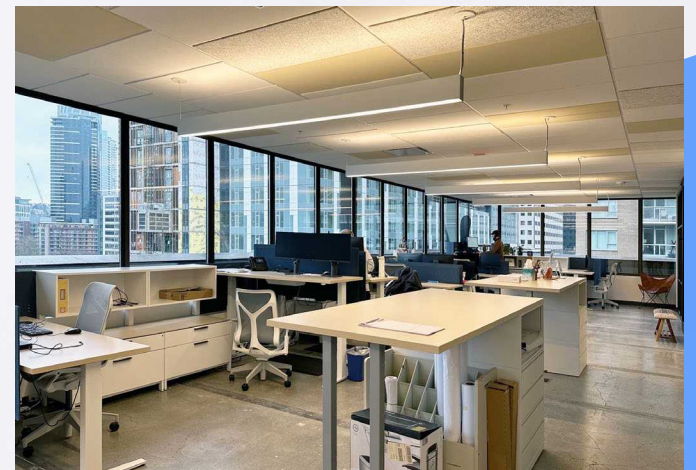
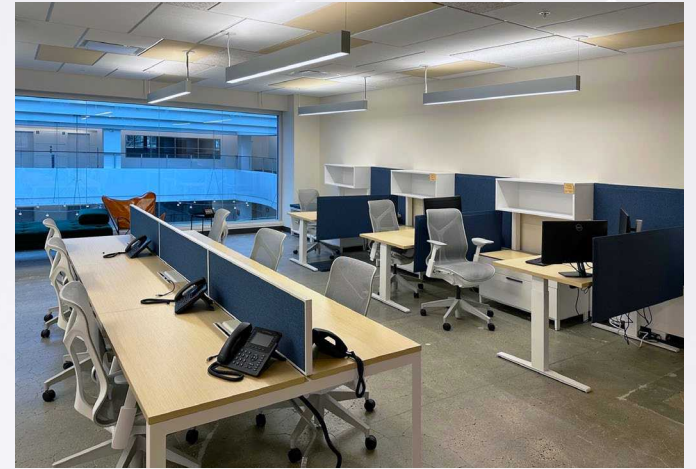
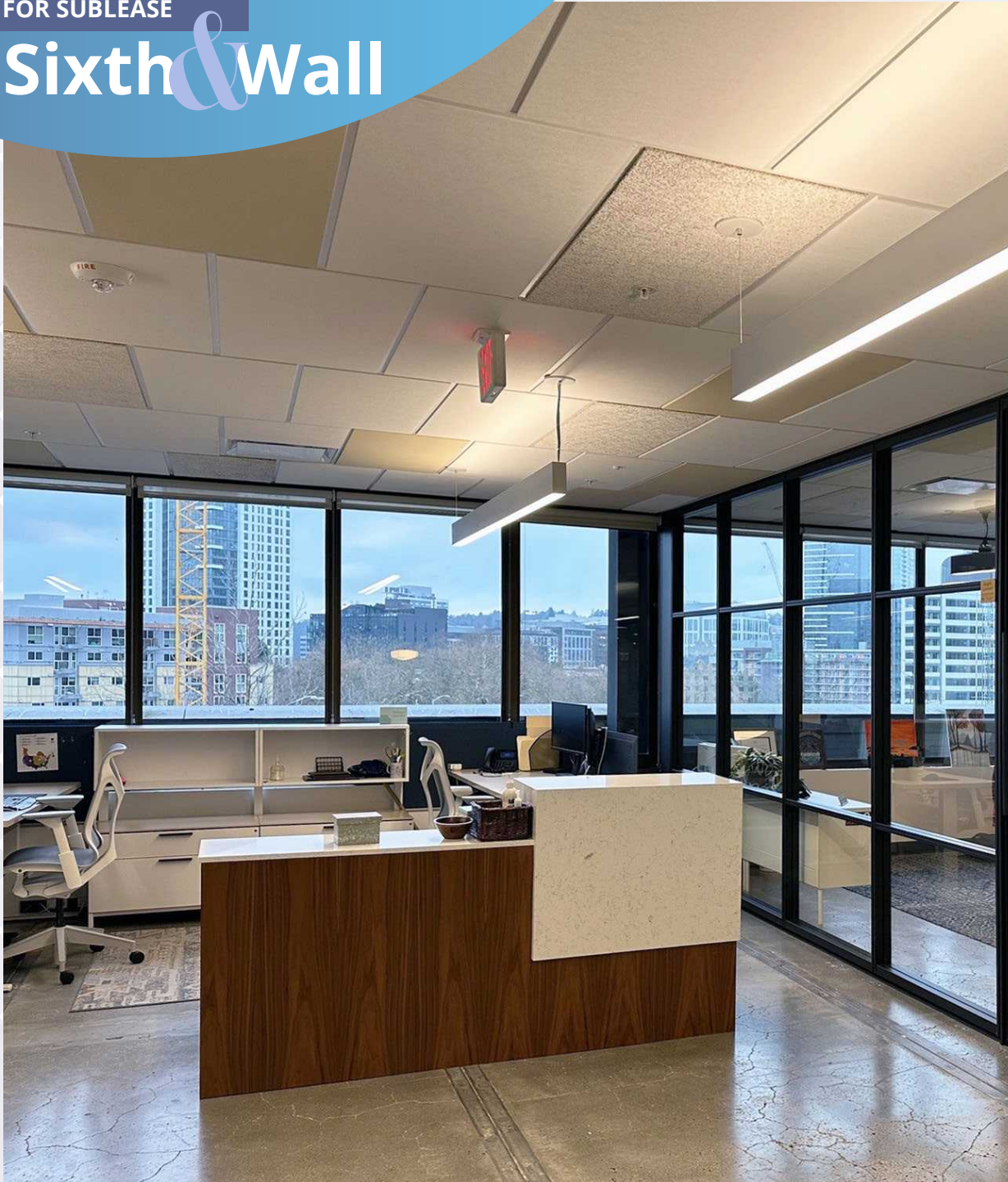
Sublease Highlights

- Available for immediate sublease through 6/30/2030
- 71 workstations
- 28 private offices
- 3 medium conference rooms (5-8 seats)
- 6 large conference rooms (10-12 seats)
- Large Boardroom (14 seats)
- Large café style break room/kitchen area
- Several casual meeting areas/lounge style locations
- Select furniture available



FOR SUBLEASE

Sixth & Wall



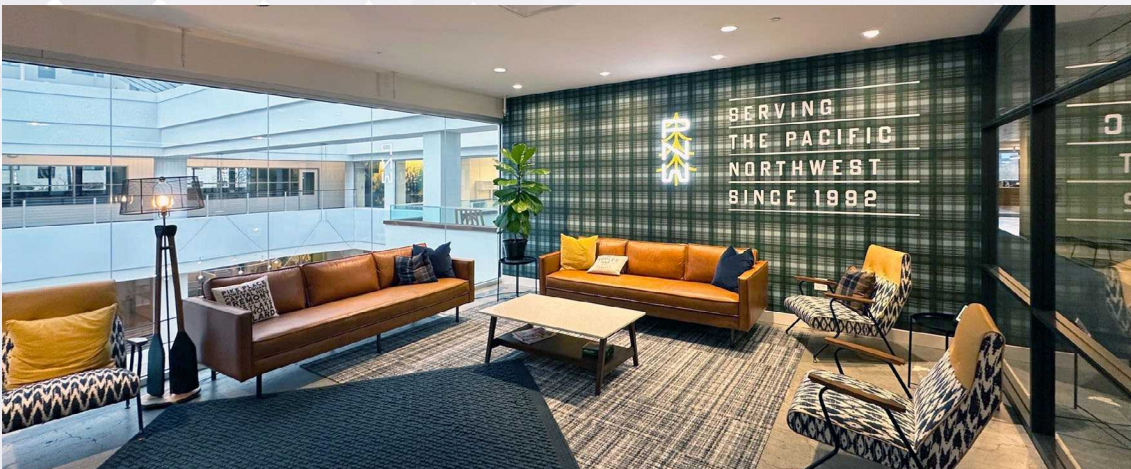
FOR SUBLEASE

Sixth & Wall



FOR SUBLEASE

Sixth & Wall



FOR SUBLEASE

Sixth & Wall



Sublease
Virtual Tour

5th Ave

Wall St

6th Ave



34,515 SF

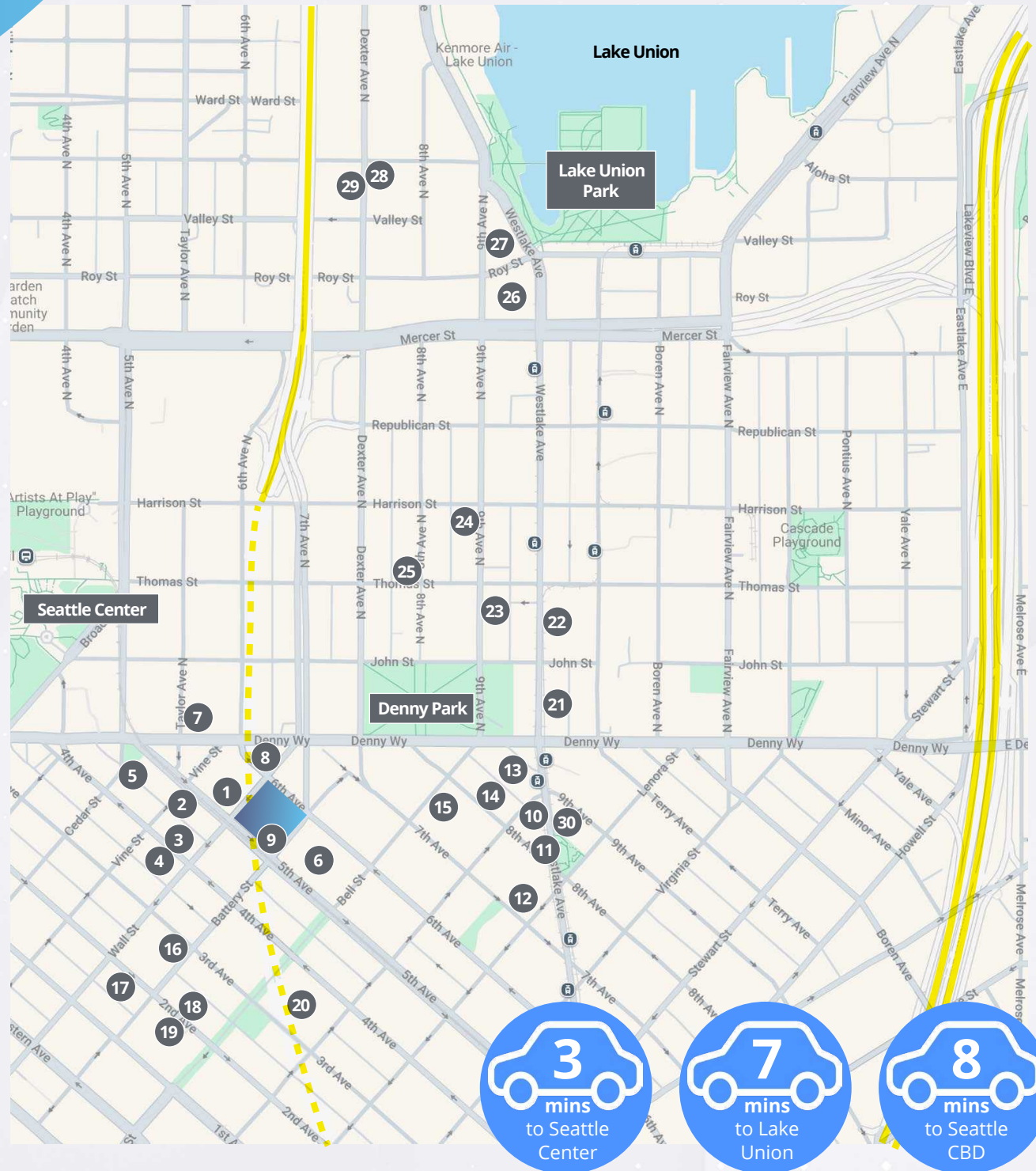
Third Floor

Battery St

FOR SUBLEASE

Sixth & Wall

- 1 Pluto Organic Cafe
- 2 Artisan Cafe
- 3 Ti22 Thai, Uptown Espresso
- 4 Meekong Bar, La Parisienne Bakery, Petra Mediterranean
- 5 The 5 Point Cafe, Tilikum Place Cafe, Bambinos Pizzeria, Pho Viet Anh, Golden Singha
- 6 Sushi By Scratch, Maiz Molino, Doce Donut, Fulcrum Cafe
- 7 TeKu Tavern & Cafe
- 8 Himalayan Java
- 9 Black Arrow Coffee
- 10 The Butcher's Table
- 11 Shake Shack
- 12 Casco Antiguo
- 13 Einstein Bros. Bagels
- 14 Kitanda Espresso, Wild Ginger McKenzie
- 15 Momiji, Happy Lemon
- 16 Plus84 Cafe, Shinya Shokudo
- 17 Karaage Setsuna, Doner Box, La Vita E Bella, Shiro's Sushi
- 18 Marrakesh, ChiHo Bistro, Shorty's, Rocco's Pizza
- 19 Buckley's, Tavolata, Bangrak Market, Wasabi Sushi & Izakaya
- 20 SpiceUp Szechuan, Korean Bamboo, Kanak Indian Cuisine, Askatu Bakery
- 21 Sushi Katsu-ya
- 22 Chipotle
- 23 Thomas Street, Jack's BBQ
- 24 Hurry Curry
- 25 The Halal Guys
- 26 Flatstick Pub
- 27 Art Marble 21, Buca di Beppo
- 28 Tacos Chukis
- 29 Tanoor Seattle
- 30 Vinason Pho, Monorail, Monorail Espresso Mendocino Farms



CityUniversity
of Seattle

Sixth & Wall

521 Wall Street, Seattle, WA 98121



Colliers Seattle
601 Union Street, Suite 5300
Seattle, WA 98101

Leigh Callaghan
+1 206 228 2981
leigh.callaghan@colliers.com

Joe Conner
+1 425 698 7142
joe.conner@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, express or implied, regarding the information including but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2025. All rights reserved.