

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	98,557 RSF		
AVAILABLE SF	Suite 300	6,629 RSF	Virtual Tour
	Suite 350	2,932 RSF	
	Suite 500	4,694 RSF*	
	Suite 510	2,367 RSF*	Available 9/1/26
	Suite 530	1,685 RSF*	
	Suite 702	2,167 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 8,746 RSF



RECENTLY RENOVATED & READY FOR WORK

New flooring, wall covering, lights, furniture, and artwork in the lobby

Newly renovated 'Market & Move-In Ready' office space for immediate occupancy

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 completed in mid 2025

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

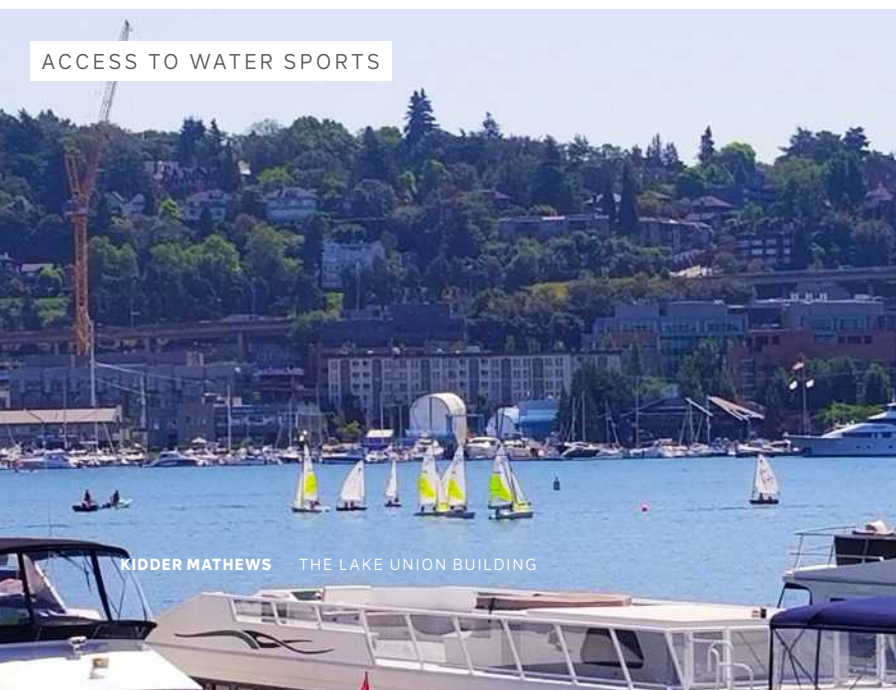




FLOATING DECK WITH WIFI ACCESS



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

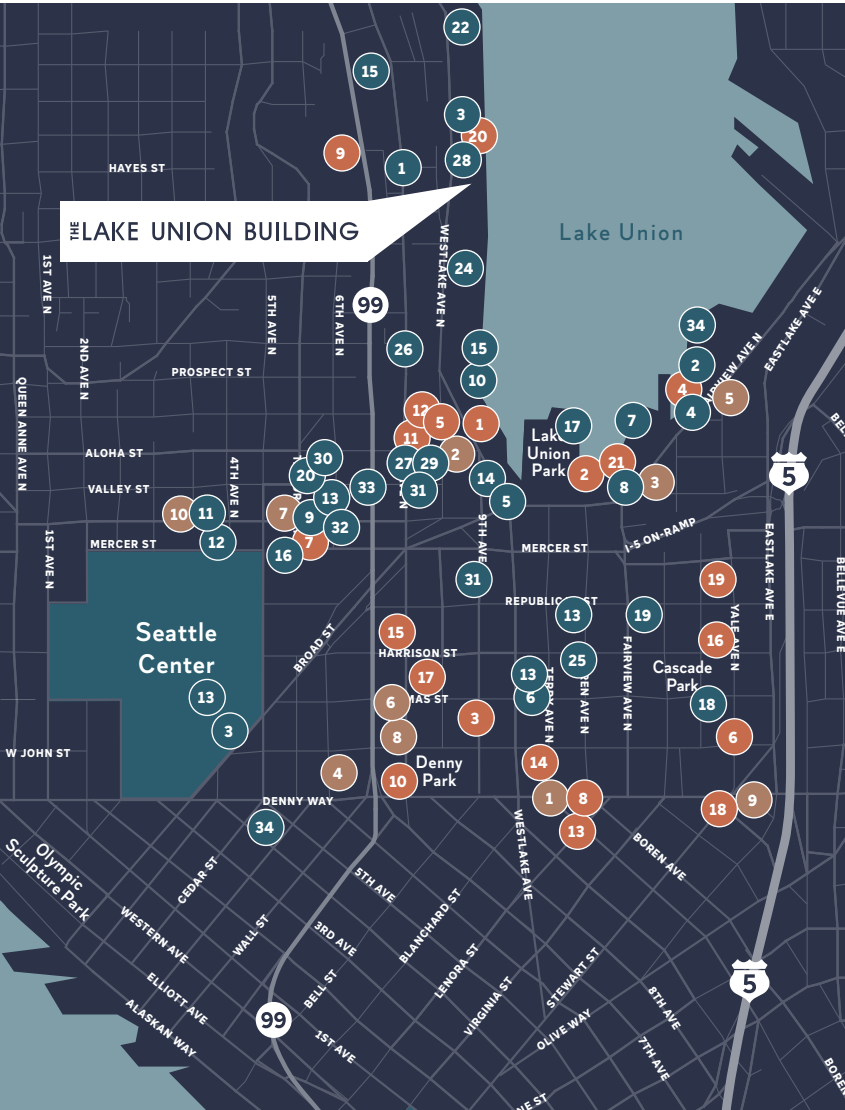


Fully-customizable settings controllable on smartphones



[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

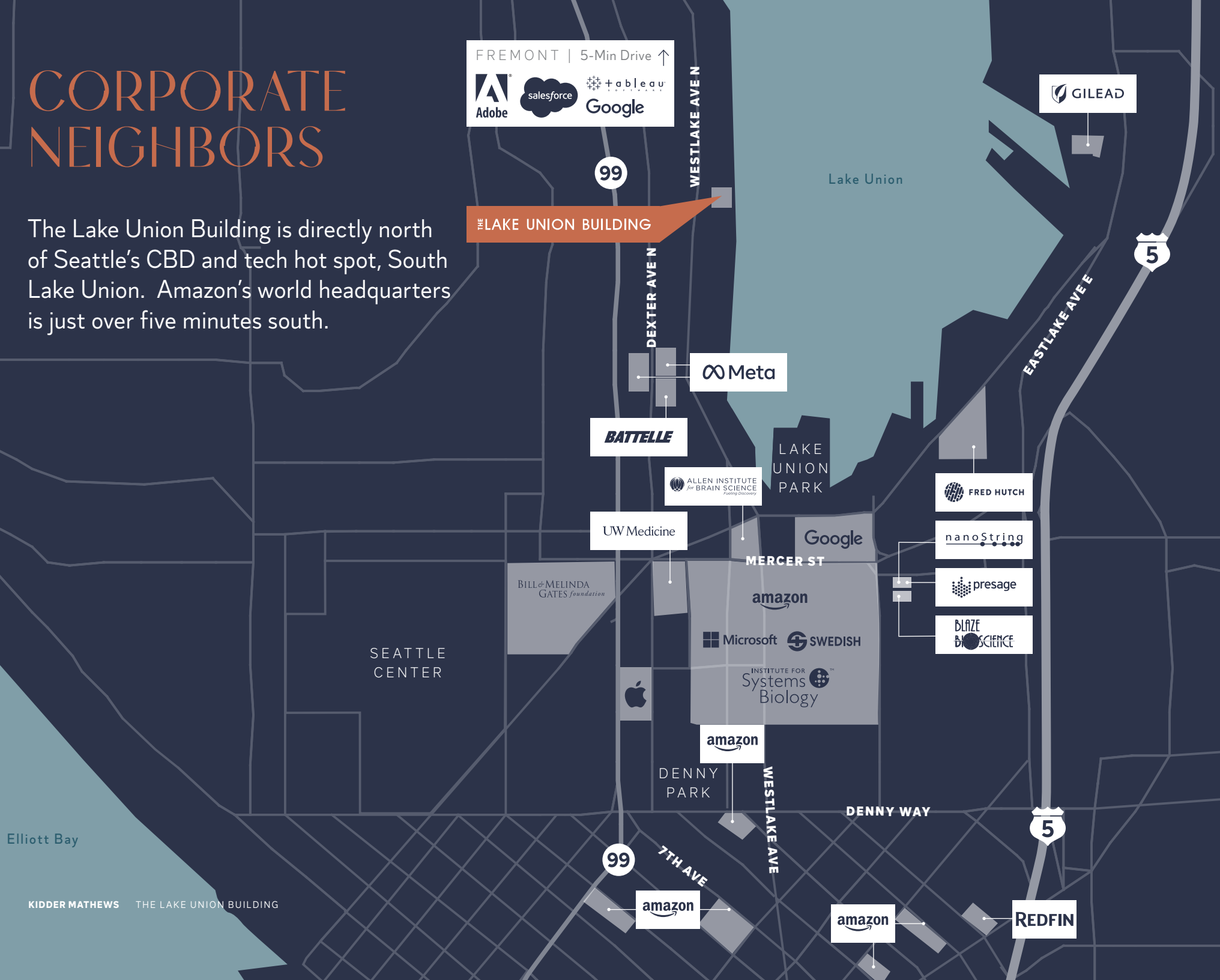
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|---|----------------------------|----|-----------------------------|----|-----------------|
| 1 | Kenmore Air Seaplanes | 8 | Cornish College of the Arts | 15 | Flow Fitness |
| 2 | Center for Wooden Boats | 9 | MacLean Park | 16 | Cyclebar |
| 3 | 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.



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



ANDER MATHEWS THE LAKE UNION BUILDING

THE LAKE UNION BUILDING

3RD FLOOR

 VIRTUAL TOUR

SUITE

300

SF AVAILABLE

6,629

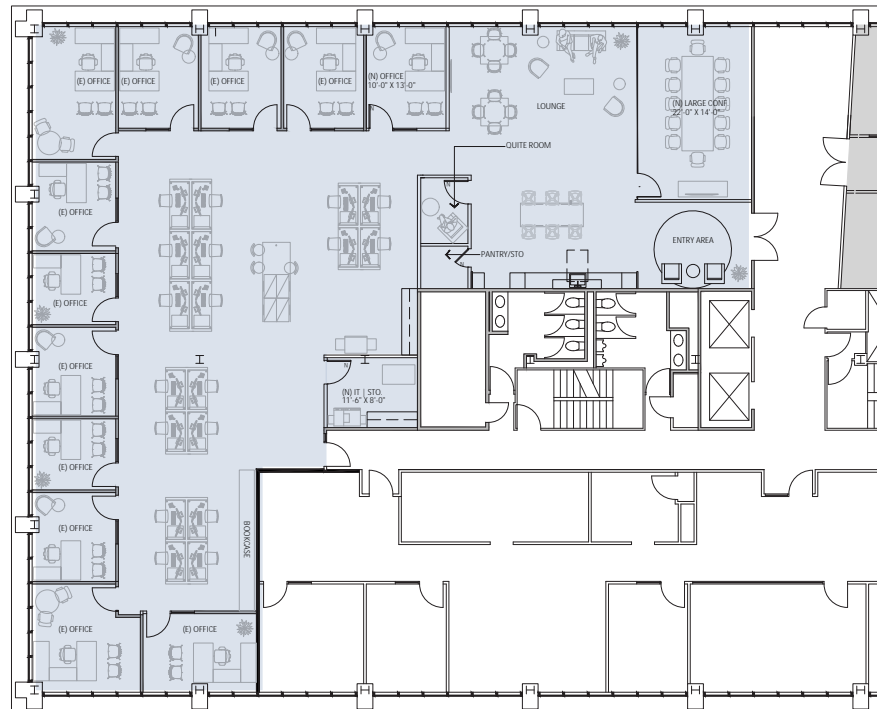
AVAILABLE

PENDING

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

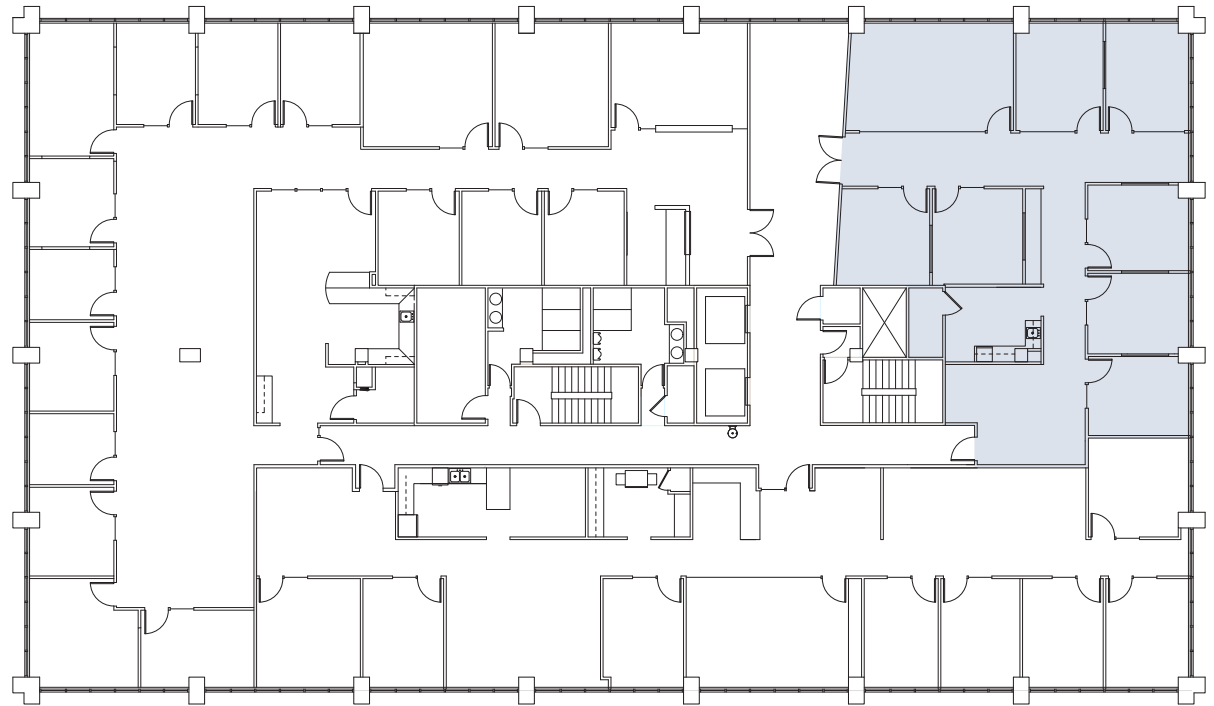
AVAILABLE

NOW

LEASE RATE

CALL

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



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THE LAKE UNION BUILDING

5TH FLOOR

SUITE

500

LEASE RATE

CALL

SF AVAILABLE

±4,694*

TOTAL AVAILABLE RSF

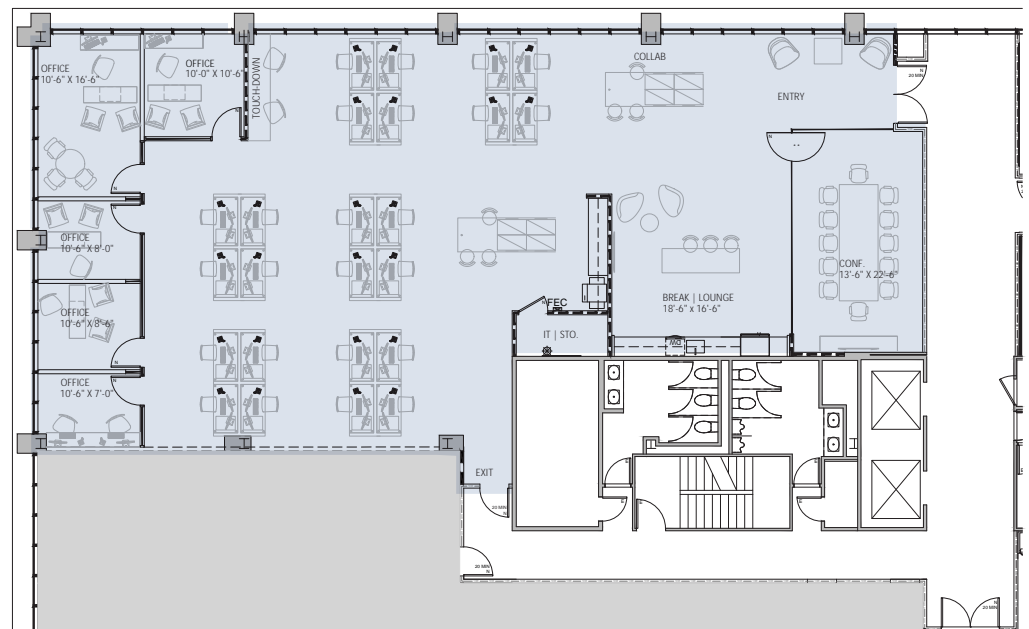
8,746

AVAILABLE

NOW

Market Ready Work Nearly Completed

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

LEASE RATE

CALL

SF AVAILABLE

+2,367*

TOTAL AVAILABLE RSF

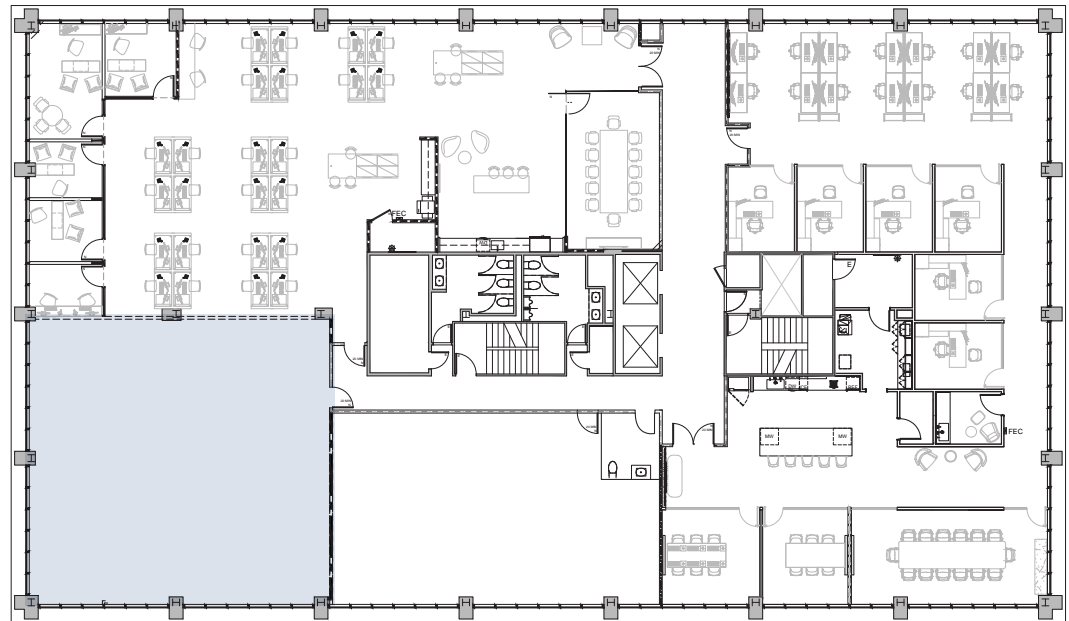
8,746

AVAILABLE

NOW

Vacant Shell

NORTHERLY VIEWS OF LAKE UNION AND GASWORKS PARK



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THE LAKE UNION BUILDING

5TH FLOOR

SUITE

530

LEASE RATE

CALL

SF AVAILABLE

±1,685*

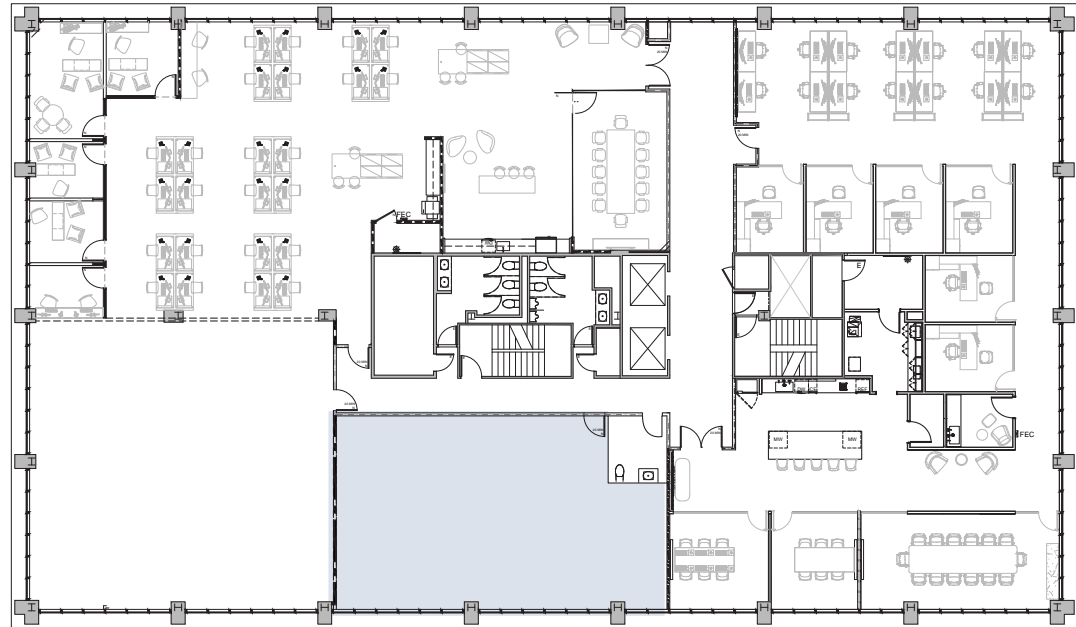
TOTAL AVAILABLE RSF

8,746

AVAILABLE

NOW

Vacant Shell



*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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THE LAKE UNION BUILDING

7TH FLOOR

SUITE

702

SF AVAILABLE

2,167 RSF

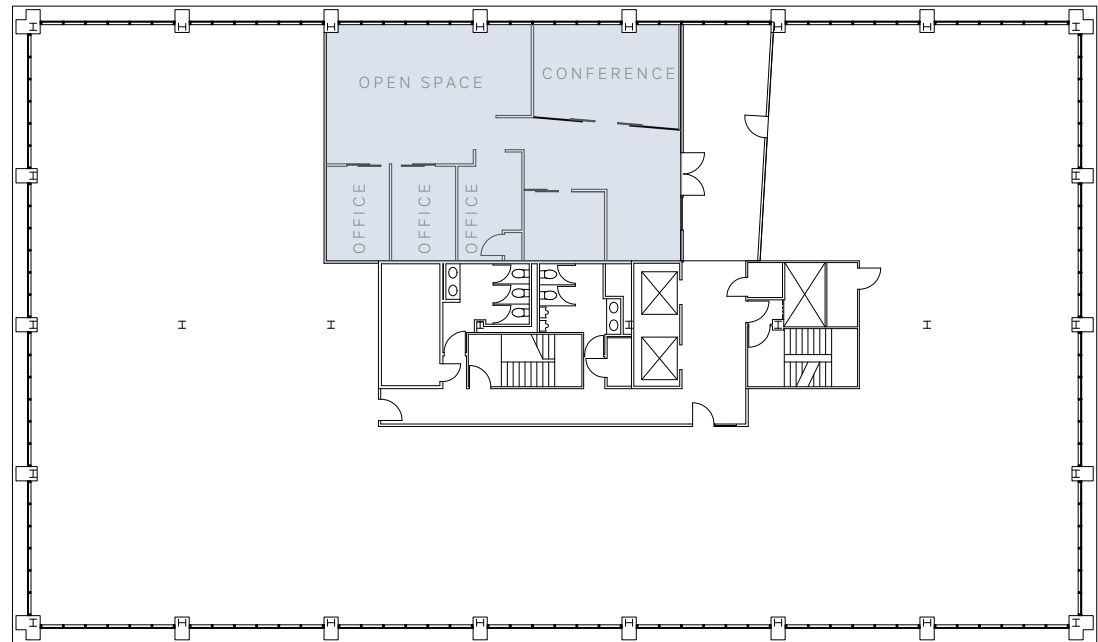
AVAILABLE

9/1/25

LEASE RATE

CALL

EAST FACING, FULL VIEWS OF LAKE UNION



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