

UNION
SQUARE

Seattle's
premier
business
address

600 University Street
& 601 Union Street
Seattle, WA 98101



Tiffini Connell | Kara Farley | Avery Connell

WCCR | West Coast
Commercial
Realty
WA WASHINGTON
HOLDINGS

Join Seattle's premier business address at Union Square. Over 1.8M square feet of office space in Union Square provides a built-in customer base with a diverse retail mix of Cortina & Cortina Café, MOD Pizza, Starbucks, Evergreens and more. Located in the heart of Downtown Seattle, Union Square offers an unparalleled retail opportunity within a distinguished Class A office tower, steps from top-tier hotels, national employers, transit and other Class A office buildings.

- Roughly 5,000 people work in Union Square and an additional 65,000+ employees in a 3-block radius.
- Beautiful on-site amenities and public spaces.
- Adjacent to the Washington State Convention Center which is expected to host over 258,000 visitors in 2025.
- Central courtyard connecting One and Two Union towers provides inviting space to work and hard to find outdoor space in the heart of the city.



FLOOR PLAN



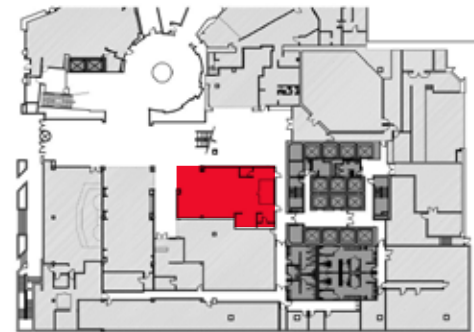
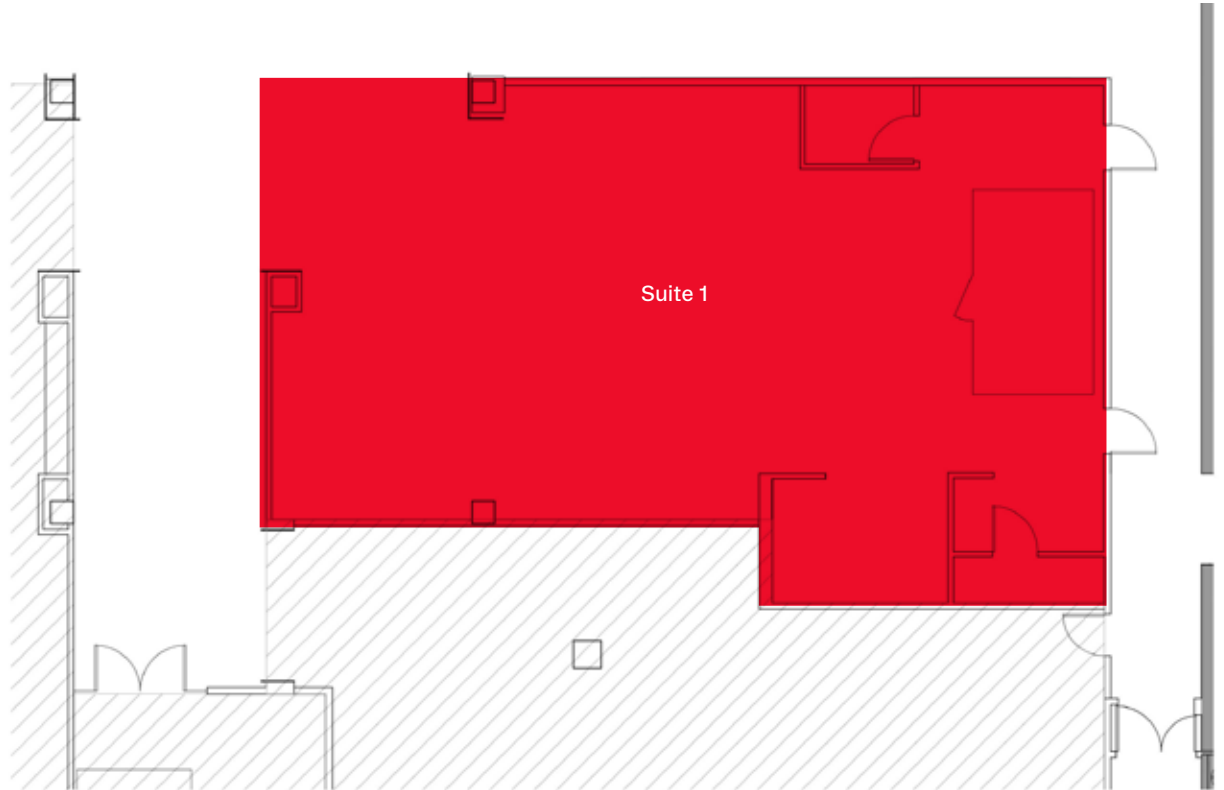
600 University Street

- Suite 1 - 1,812 SF
- Suite 2 - 1,885 SF
- Suite 3 - 2,066 SF

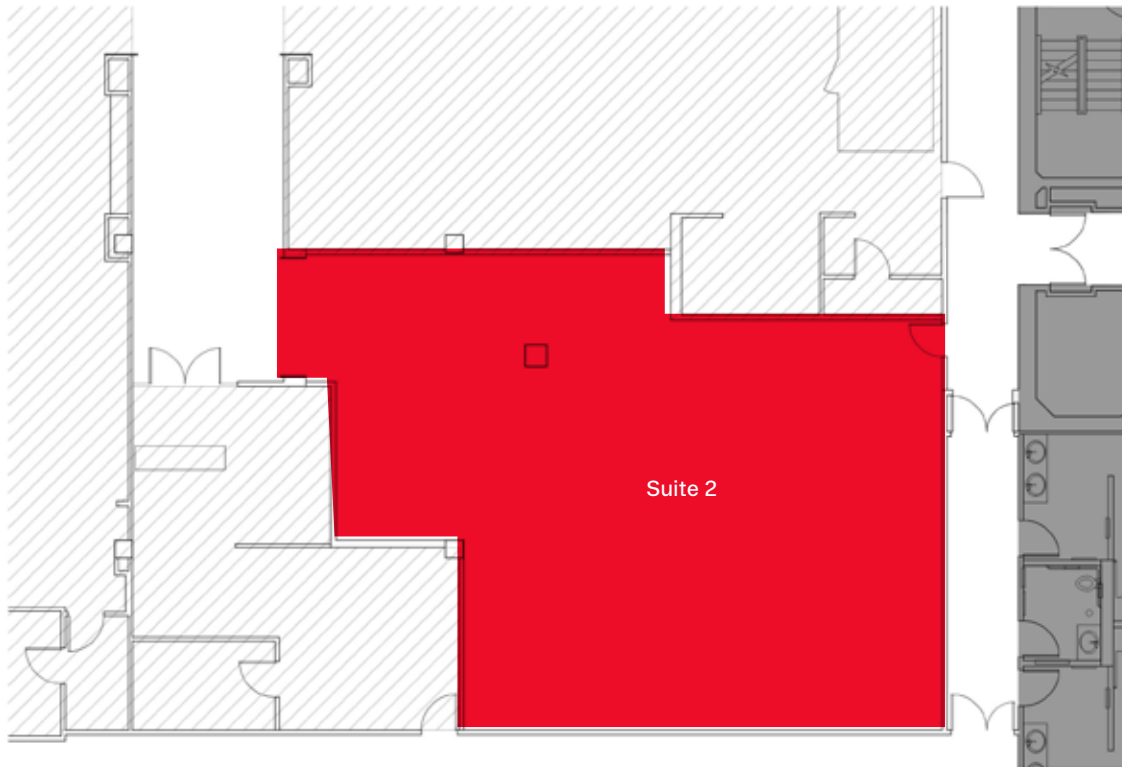
FLOOR PLAN

Suite 1 - 1,812 SF

OPPORTUNITY FOR TYPE 1 VENTING



FLOOR PLAN



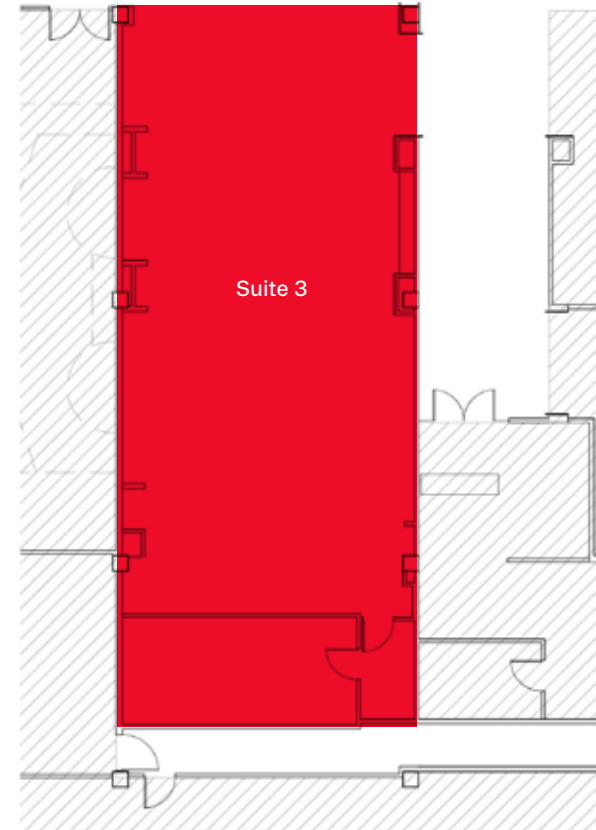
Suite 2 - 1,885 SF



FLOOR PLAN

Suite 3 - 2,066

OPPORTUNITY FOR TYPE 1 VENTING



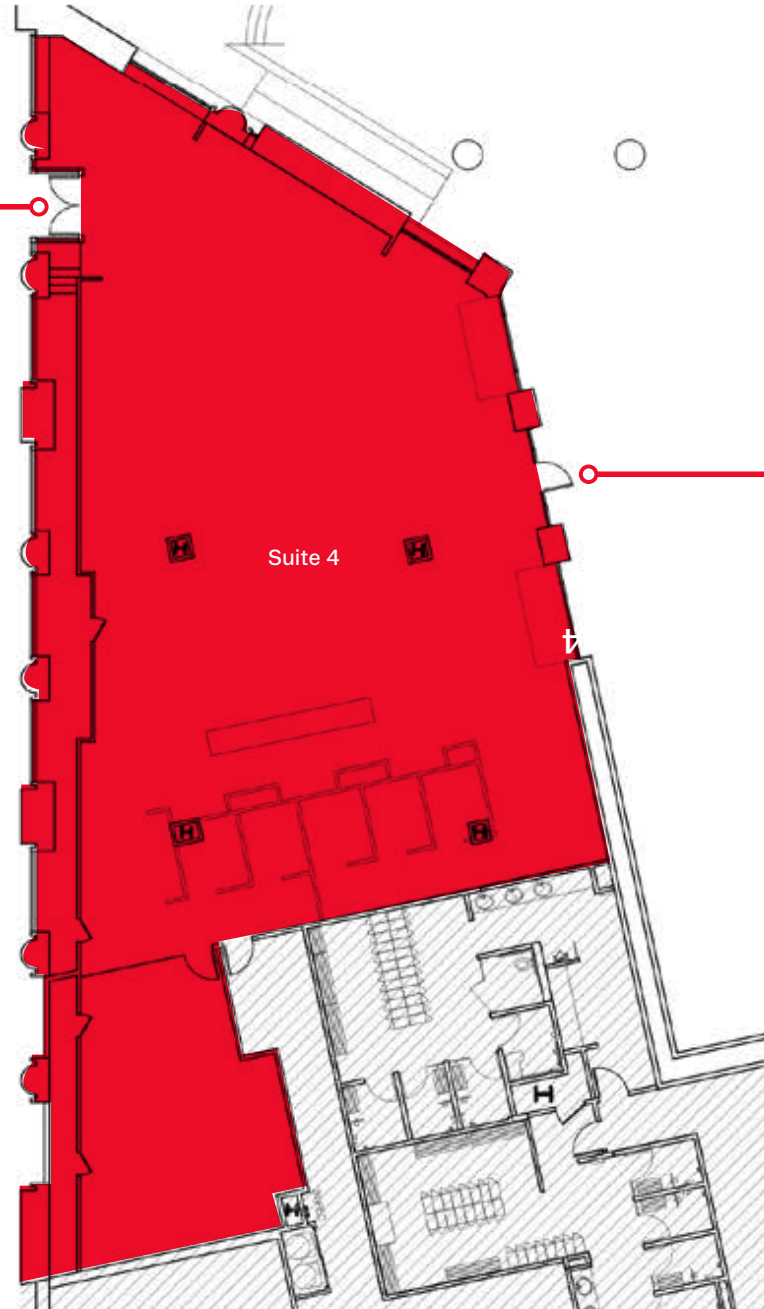
FLOOR PLAN

UNION STREET

1332 6th Avenue

Suite 4 - 5,440 SF

OPPORTUNITY FOR TYPE 1 VENTING



6TH AVENUE



- 1 Pacific Place
- 2 Nordstrom
- 3 Westlake Center
- 4 Ben Bridge
- 5 Rolex
- 6 Sephora
- 7 Mario's
- 8 KÜHL

- 1 Hyatt Regency
- 2 Hyatt @ Olive8
- 3 Westin
- 4 The Paramount Hotel
- 5 Grand Hyatt
- 6 Hotel Theodore
- 7 Sheraton Grand
- 8 MOTIF

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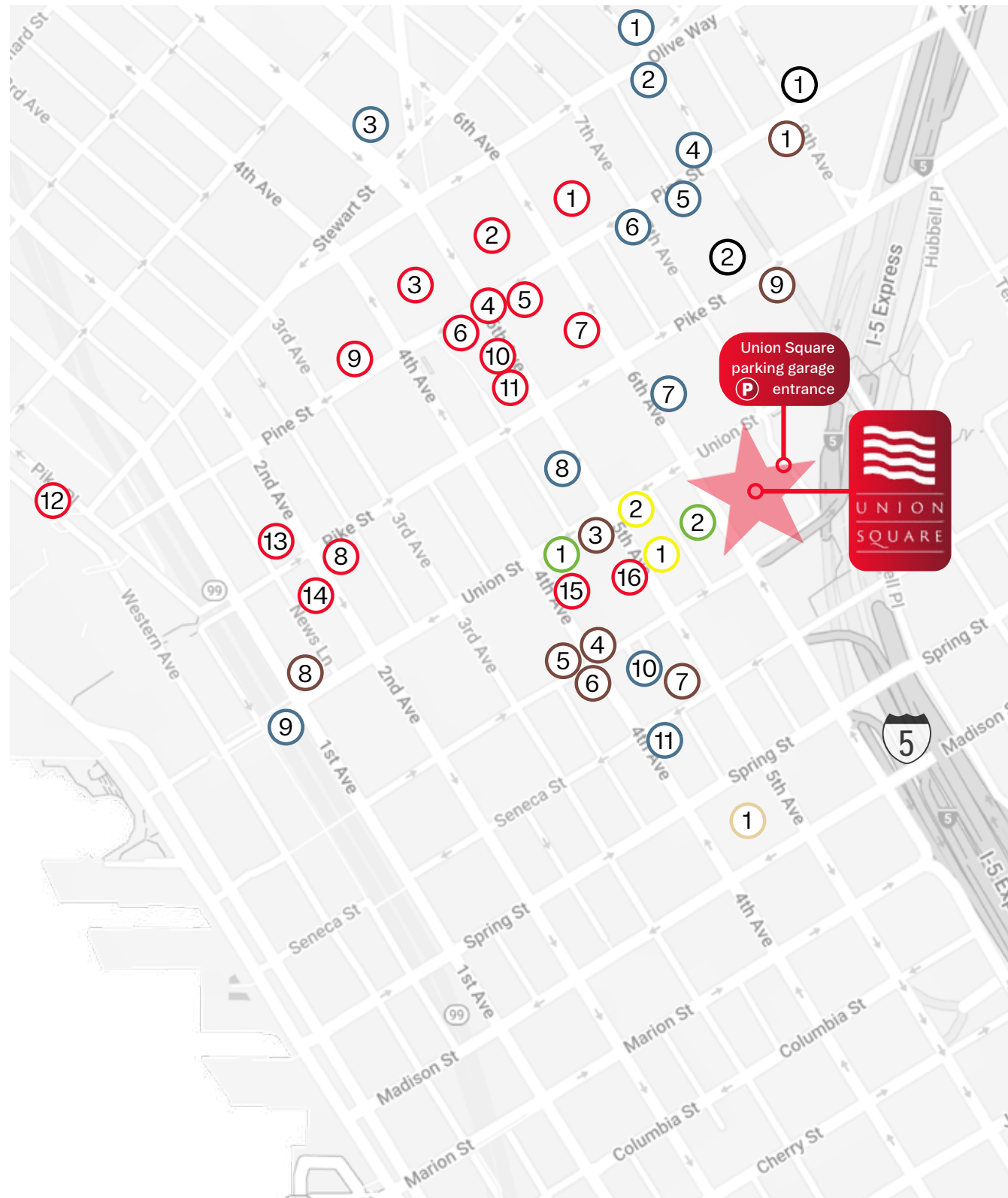
- 1 Dough Zone
- 2 Cortina
- 3 The Fonte Bar
- 4 Fogo de Chão
- 5 The Capital Grill
- 6 purple
- 7 The George
- 8 Japonessa
- 9 Alder & Ash

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- ⑧ purple
- ⑦ The George
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- ⑨ Alder & Ash

- 1 Equinox
- 2 Washington Athletic Club

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- 2 Washington Athletic Club



Demographics

AVERAGE HOUSEHOLD INCOME

1-Mile: \$128,661

2-Mile: \$135,648



99

Walk Score
"Walker's Paradise"

TOTAL POPULATION

1-Mile: 101,632

2-Mile: 191,796



100

Transit Score
"Rider's Paradise"

TRAFFIC COUNTS

12,693 vehicles per day

Union St & 7th Ave

12,087 vehicles per day

6th Ave & Union St



Savor. Sip. Shop. Connect.





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