

U N I O N
S Q U A R E

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



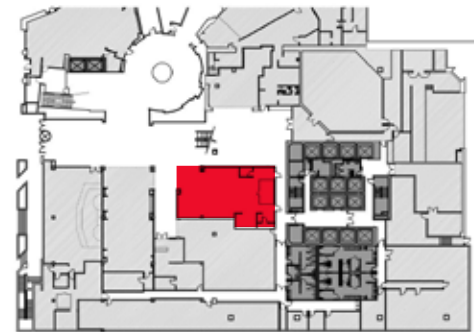
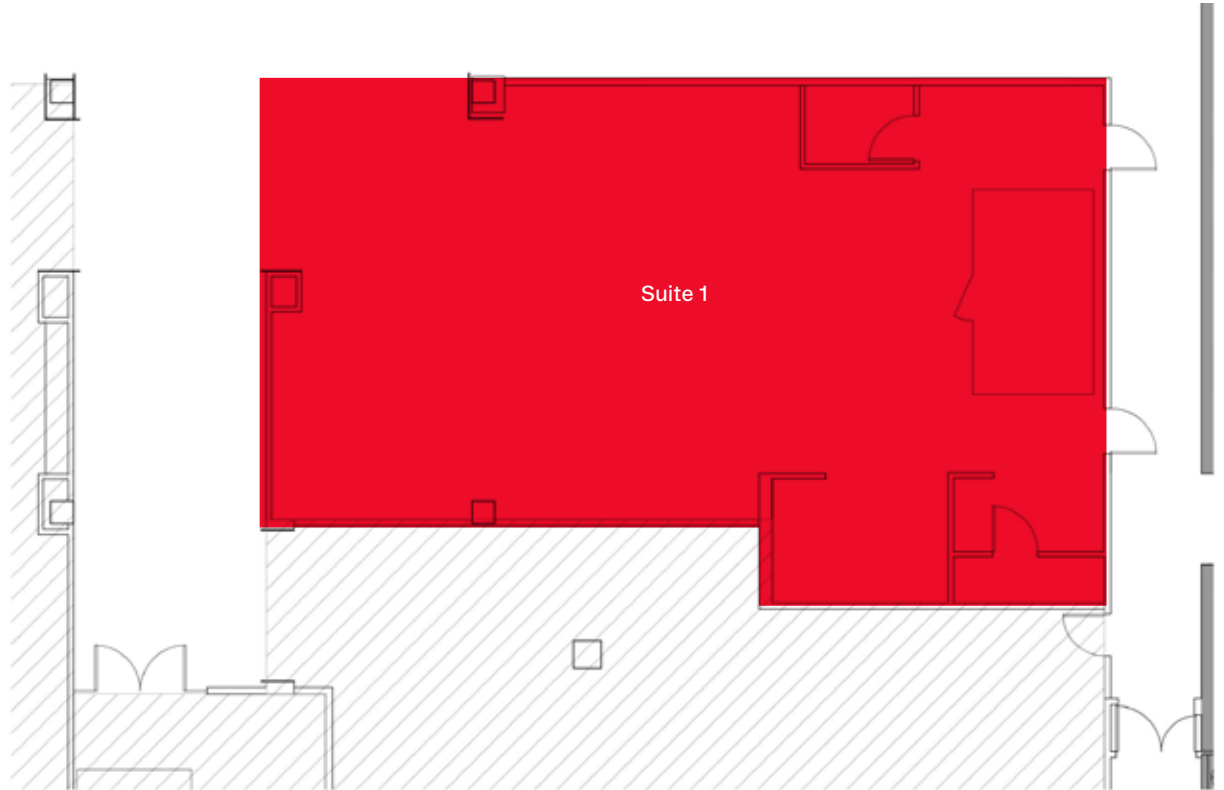
600 University Street

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

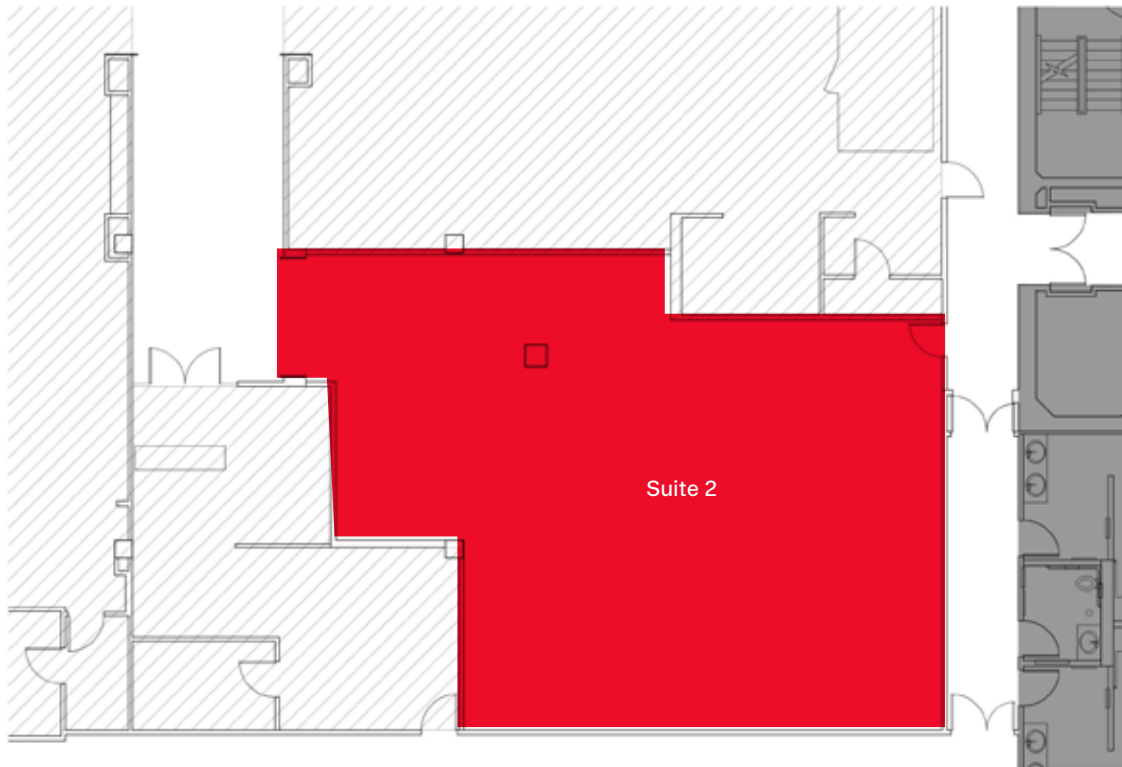
FLOOR PLAN

Suite 1 - 1,812 SF

OPPORTUNITY FOR TYPE 1 VENTING



FLOOR PLAN



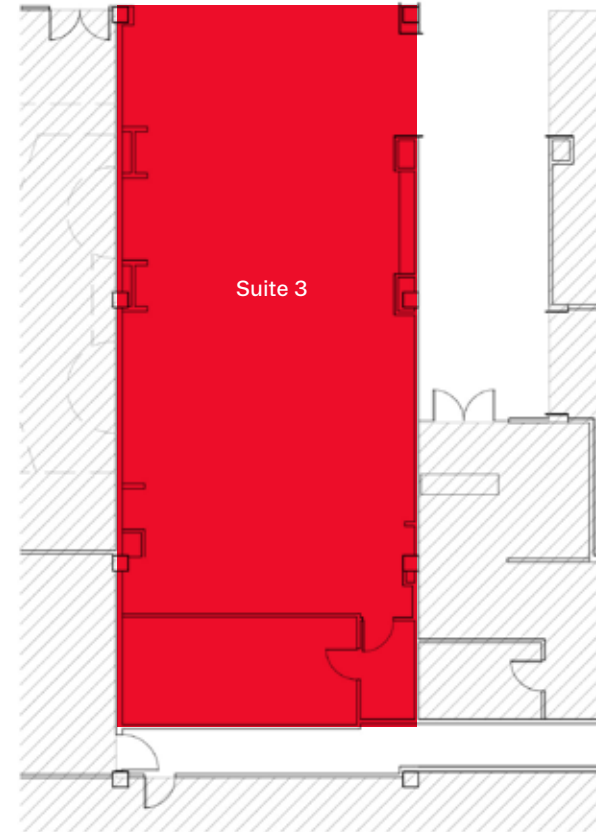
Suite 2 - 1,885 SF



FLOOR PLAN

Suite 3 - 2,066

OPPORTUNITY FOR TYPE 1 VENTING



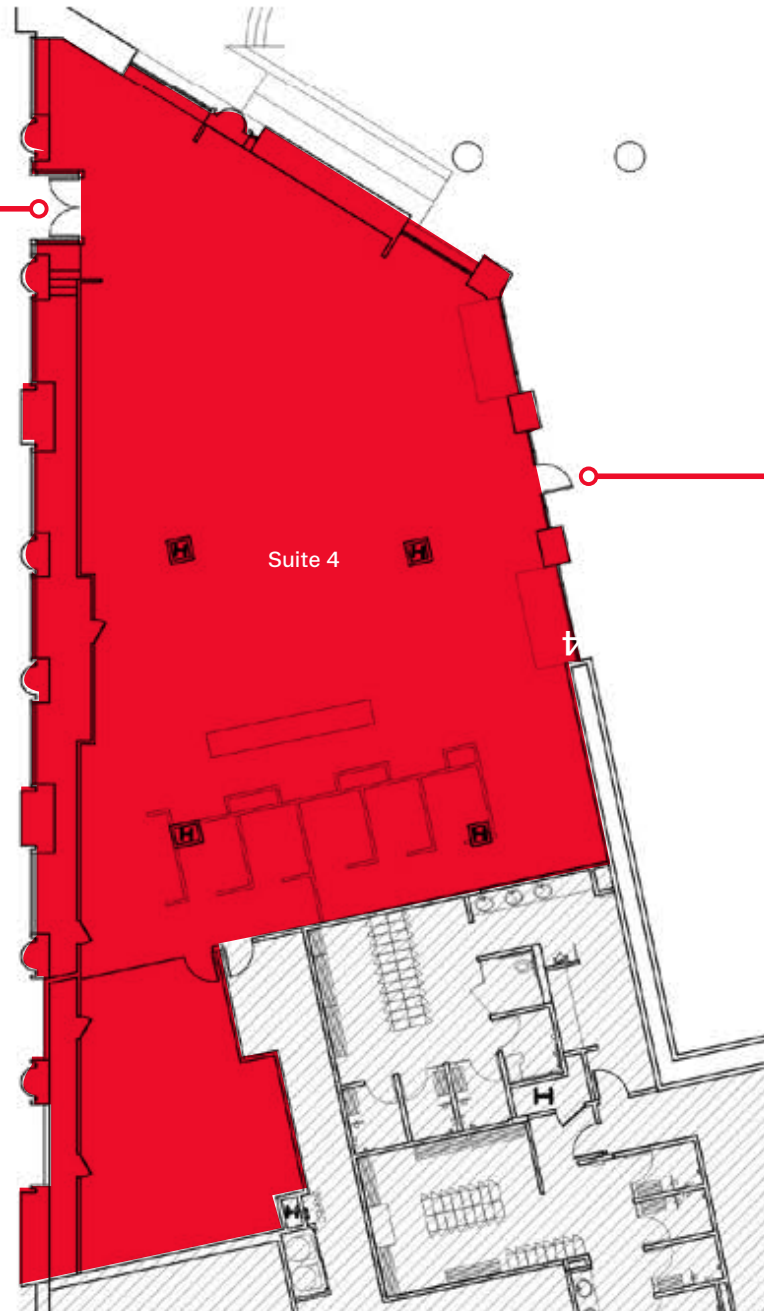
FLOOR PLAN

UNION STREET

1332 6th Avenue

Suite 4 - 5,440 SF

OPPORTUNITY FOR TYPE 1 VENTING



6TH AVENUE



RETAIL

- | | |
|-------------------|---------------------|
| ① Pacific Place | ⑨ UNIQLO |
| ② Nordstrom | ⑩ Anthropologie |
| ③ Westlake Center | ⑪ Urban Outfitters |
| ④ Ben Bridge | ⑫ Pike Place Market |
| ⑤ Rolex | ⑬ Ben Paris |
| ⑥ Sephora | ⑭ TARGET |
| ⑦ Mario's | ⑮ PCC |
| ⑧ KÜHL | ⑯ SUITSUPPLY |

HOTELS

- | | |
|-----------------------|--------------------|
| ① Hyatt Regency | ⑨ Four Seasons |
| ② Hyatt @ Olive8 | ⑩ Fairmont Olympic |
| ③ Westin | ⑪ W Seattle |
| ④ The Paramount Hotel | |
| ⑤ Grand Hyatt | |
| ⑥ Hotel Theodore | |
| ⑦ Sheraton Grand | |
| ⑧ MOTIF | |

RESTAURANTS

- 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

ENTERTAINMENT

- ① The 5th Avenue Theatre
- ② Museum of Illusions

SEATTLE CONVENTION CENTER

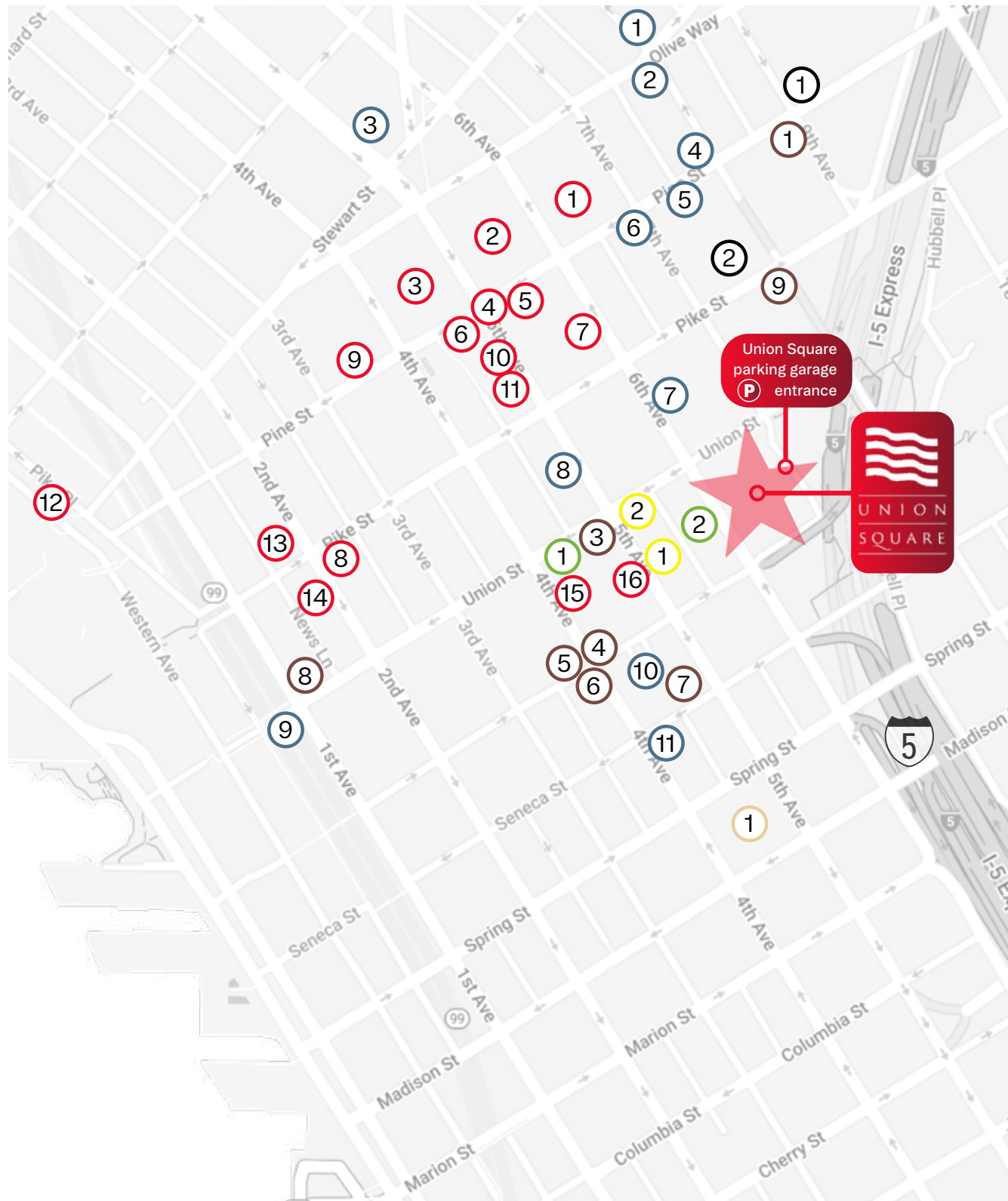
- ① SUMMIT
- ② ARCH

SEATTLE PUBLIC LIBRARY

- ① Downtown Branch

HEALTH & WELLNESS

- ① Equinox
- 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.





UNION
SQUARE

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