

200-220 WEST MERCER ST
SEATTLE, WASHINGTON

QUEEN ANNE SQUARE

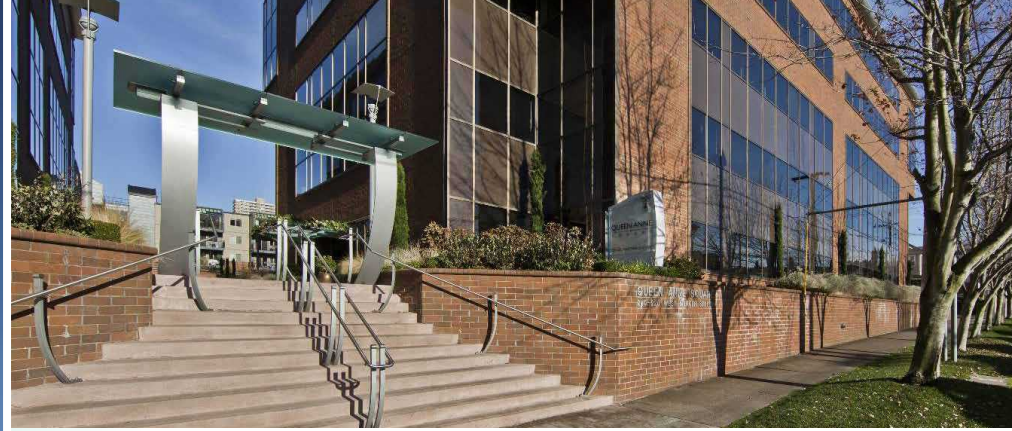


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PROPERTY OVERVIEW

Queen Anne Square is a distinctive office campus in the heart of Downtown Seattle, consisting of two five-story, brick-clad buildings with bronze reflective glass. The property features a beautifully landscaped central courtyard, a unique pedestrian plaza, and two levels of covered parking. Upper floors offer dramatic views of Elliott Bay and the Olympic Mountains, while the campus environment provides a rare blend of greenery, open space, and urban convenience.





QUEEN ANNE SQUARE



BUILDING HIGHLIGHTS

AVAILABLE SPACE

2 Buildings - 152,714 RSF Total
Queen Anne Square West - 55,105 RSF
Queen Anne Square East - 100,661 RSF

PARKING

Two levels of covered parking: 308 Stalls
1.95/1,000 RSF
EV Charging stations

BUILDING CERTIFIED



YEAR BUILT

1982

SPACE DETAILS

Attractive brick exterior with bronze reflective glass
Common area upgrades
Updated lobby with touchless entry
Central courtyard landscaped campus environment
Scenic views of Elliott Bay and the Olympic Mountains

ON-SITE AMENITIES

Showers
Bike Storage
Building Conference Room

QUEEN ANNE SQUARE



NEARBY AMENITIES

Located in the heart of vibrant Lower Queen Anne, Queen Anne Square is surrounded by an exceptional mix of dining, retail, and entertainment. Just steps away, you'll discover more than 25 restaurants, cafés, and breweries. As well as everyday essentials within easy reach, along with boutique fitness studios, banks, and key services. The property also neighbors iconic destinations such as Seattle Center, Climate Pledge Arena, MoPOP, and Chihuly Garden and Glass, creating a workplace where culture, convenience, and energy come together.

ICONIC DESTINATIONS

1. Climate Pledge Arena
2. International Fountain
3. Seattle Center
4. Chihuly Garden & Glass
5. Space Needle
6. MoPoP

QUEEN ANNE SQUARE

WEST BUILDING

TOUR	SUITE	SF	AVAILABLE
	<u>W200</u>	3,002	4/1/26
▶	<u>W225</u>	2,466	NOW
▶	<u>W250</u>	5,431	NOW
▶	<u>W300</u>	9,045	NOW
▶	<u>W400</u>	2,745	NOW
▶	<u>W410</u>	5,016	NOW
▶	<u>W500</u>	11,221	NOW

EAST BUILDING

TOUR	SUITE	SF	AVAILABLE
▶	<u>E104</u>	2,634	NOW
▶	<u>E105</u>	1,584	NOW
	<u>E107</u>	929	NOW
▶	<u>E111</u>	2,658	NOW
	<u>E202</u>	7,724	NOW
▶	<u>E302</u>	1,671	NOW
▶	<u>E304</u>	2,927	NOW
▶	<u>E307</u>	618	NOW
▶	<u>E401</u>	6,535	NOW
▶	<u>E407</u>	792	NOW
	<u>E410</u>	1,250	3/1/2026
	<u>E412</u>	3,263	1/1/2026
▶	<u>E500</u>	4,749	NOW
▶	<u>E504</u>	4,693	NOW

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

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WEST BUILDING

SUITE 200

3,002 RSF

AVAILABLE 4/1/2026



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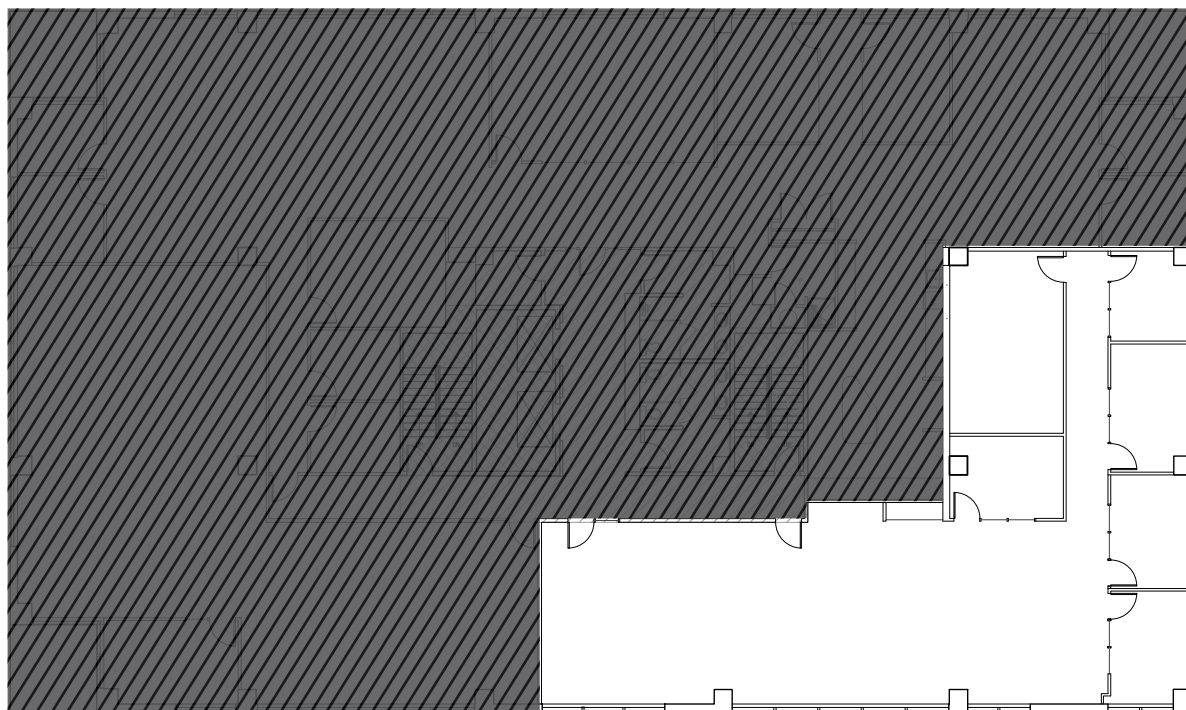
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BACK TO AVAILABLE SPACE

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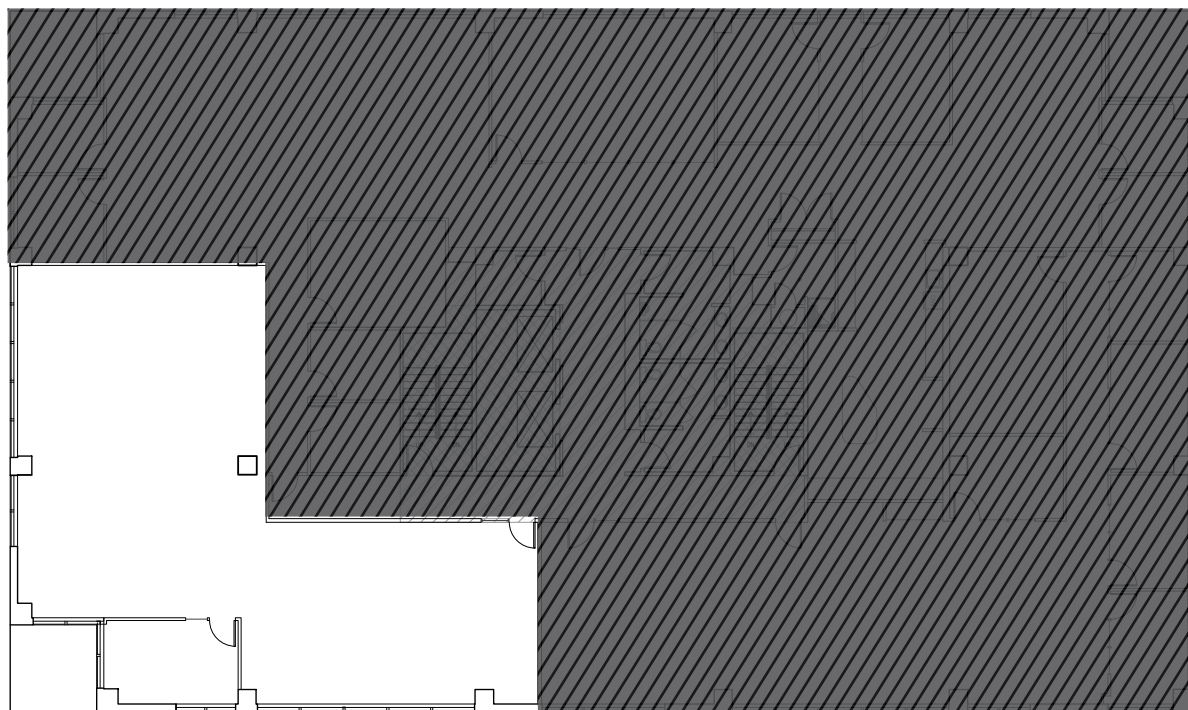
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WEST BUILDING

SUITE 225

2,466 RSF

AVAILABLE NOW



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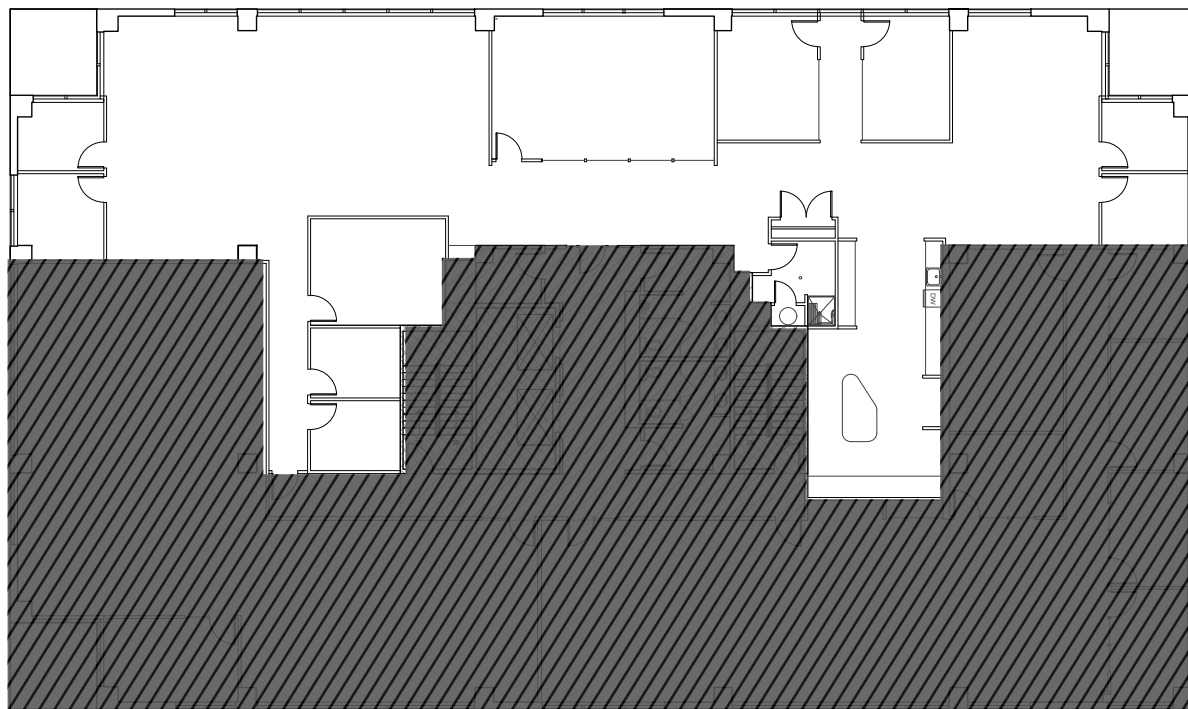
WEST BUILDING

SUITE 250

5,431 RSF

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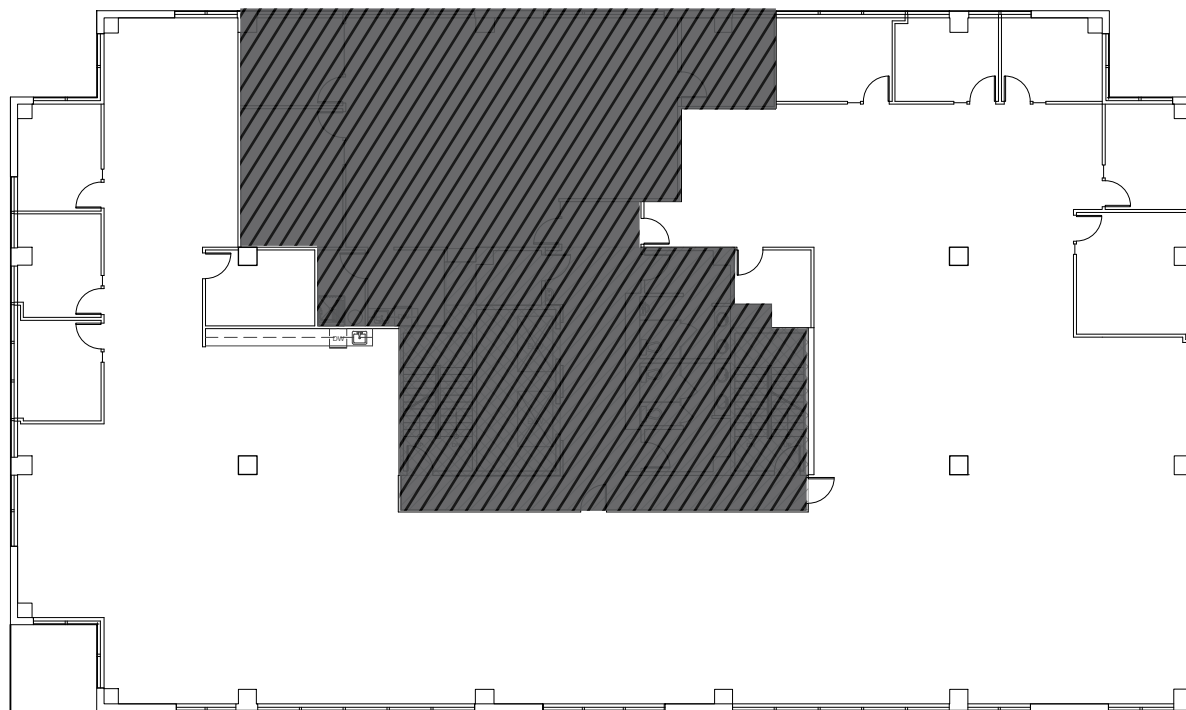
WEST BUILDING

SUITE 300

4,500 - 9,045 RSF

AVAILABLE NOW

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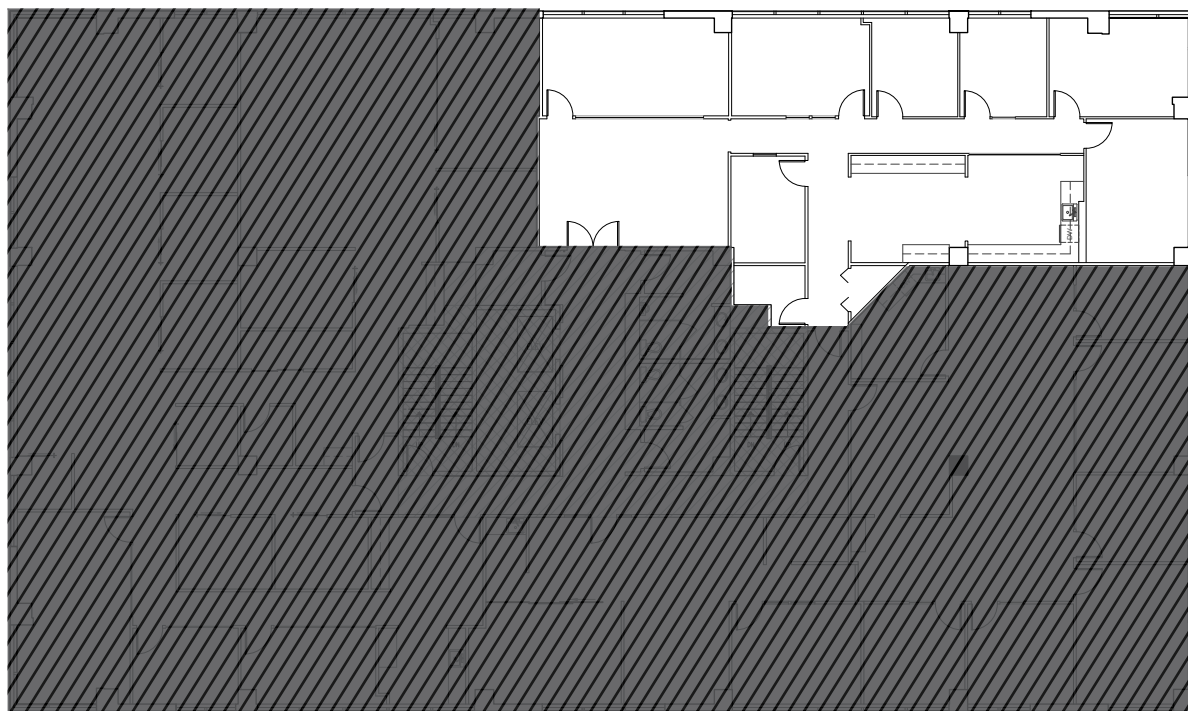
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WEST BUILDING

SUITE 400

2,745 RSF

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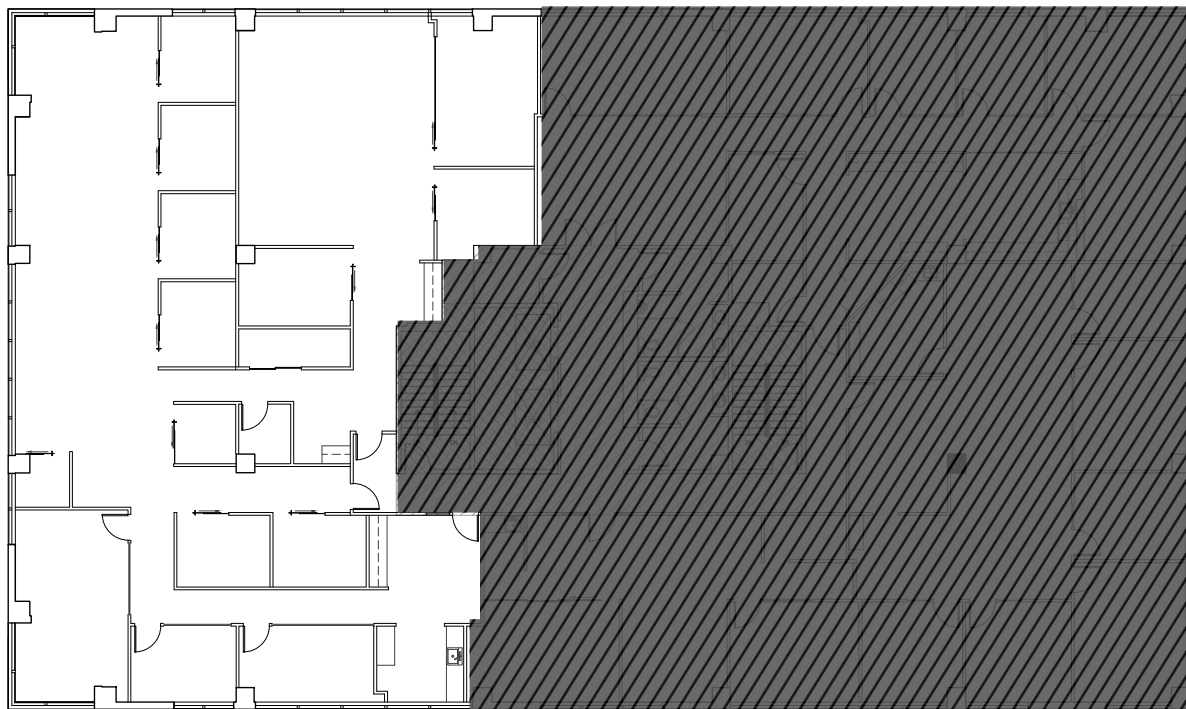
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WEST BUILDING

SUITE 410

5,016 RSF

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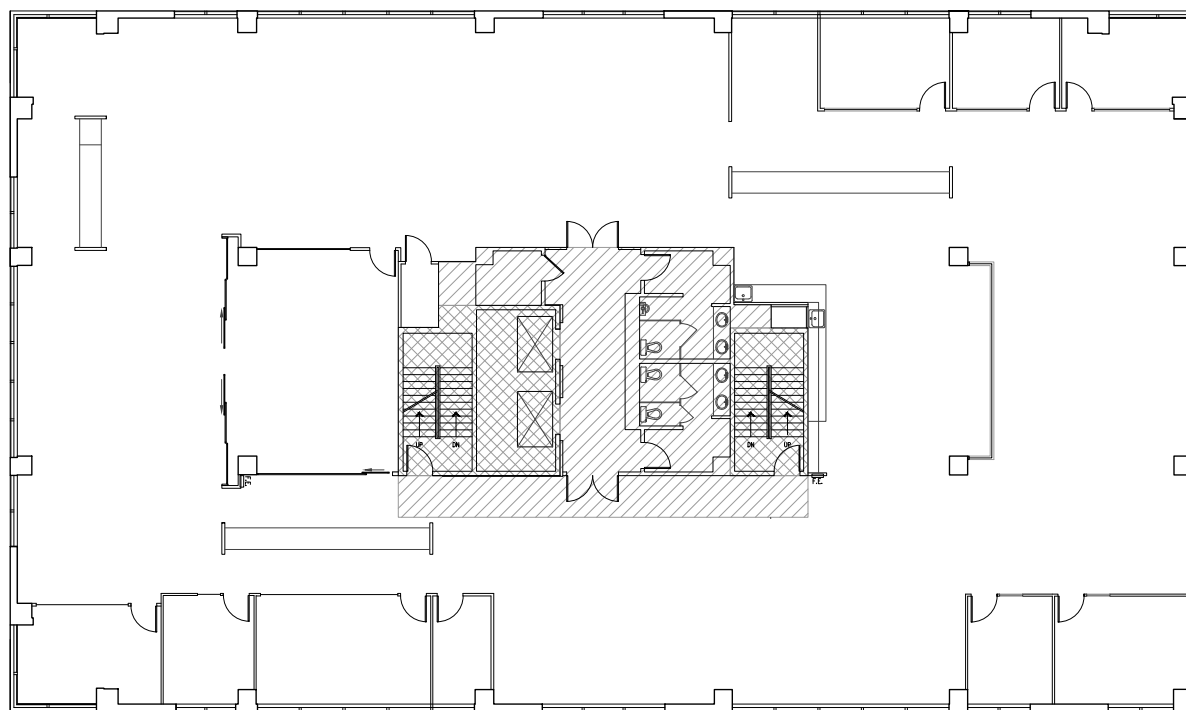
SUITE 500

11,221 RSF

AVAILABLE NOW



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EAST BUILDING

SUITE 104

2,634 RSF

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EAST BUILDING

SUITE 105

1,584 RSF

AVAILABLE NOW



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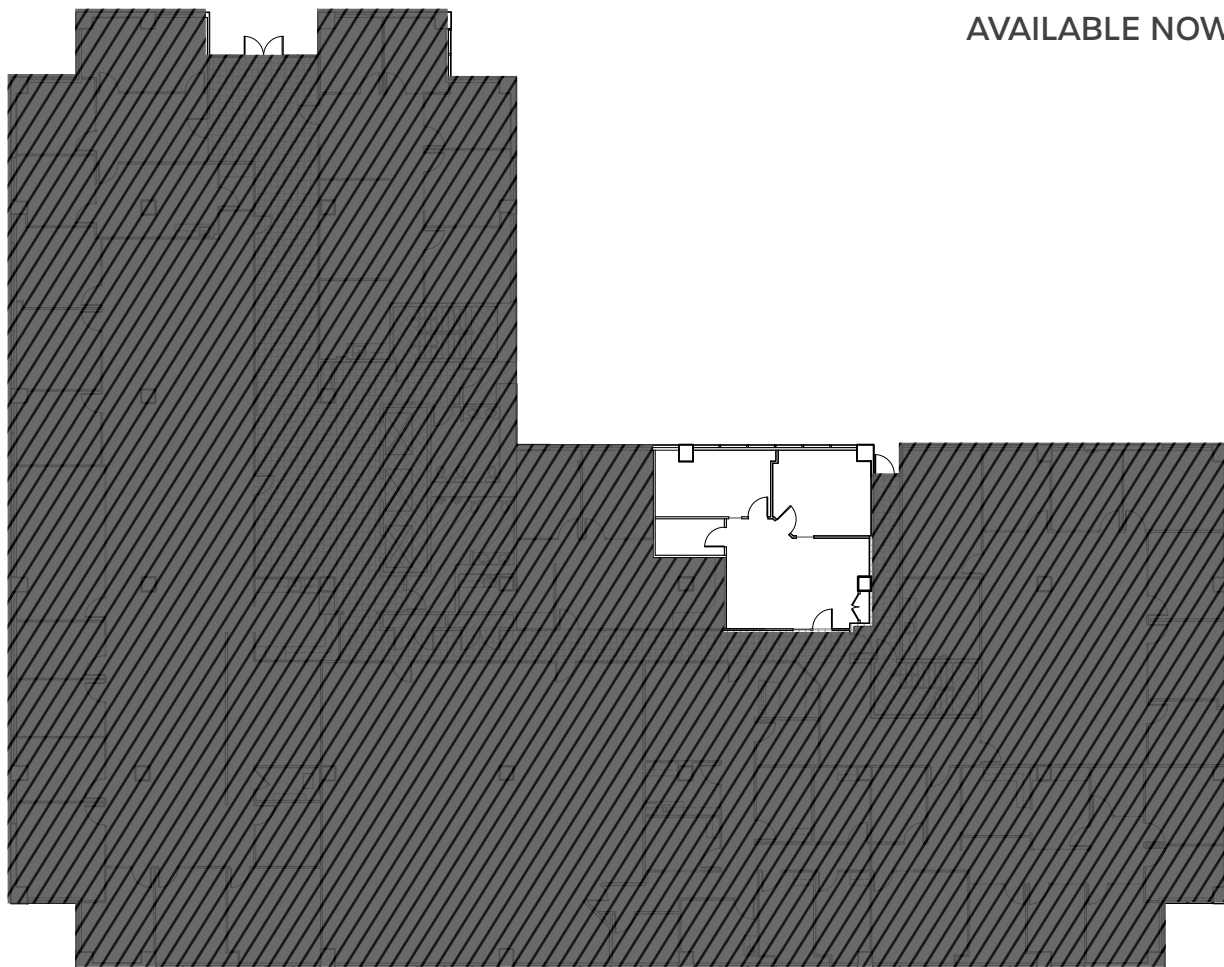


EAST BUILDING

SUITE 107

929 RSF

AVAILABLE NOW



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EAST BUILDING

SUITE 111

2,658 RSF

AVAILABLE NOW



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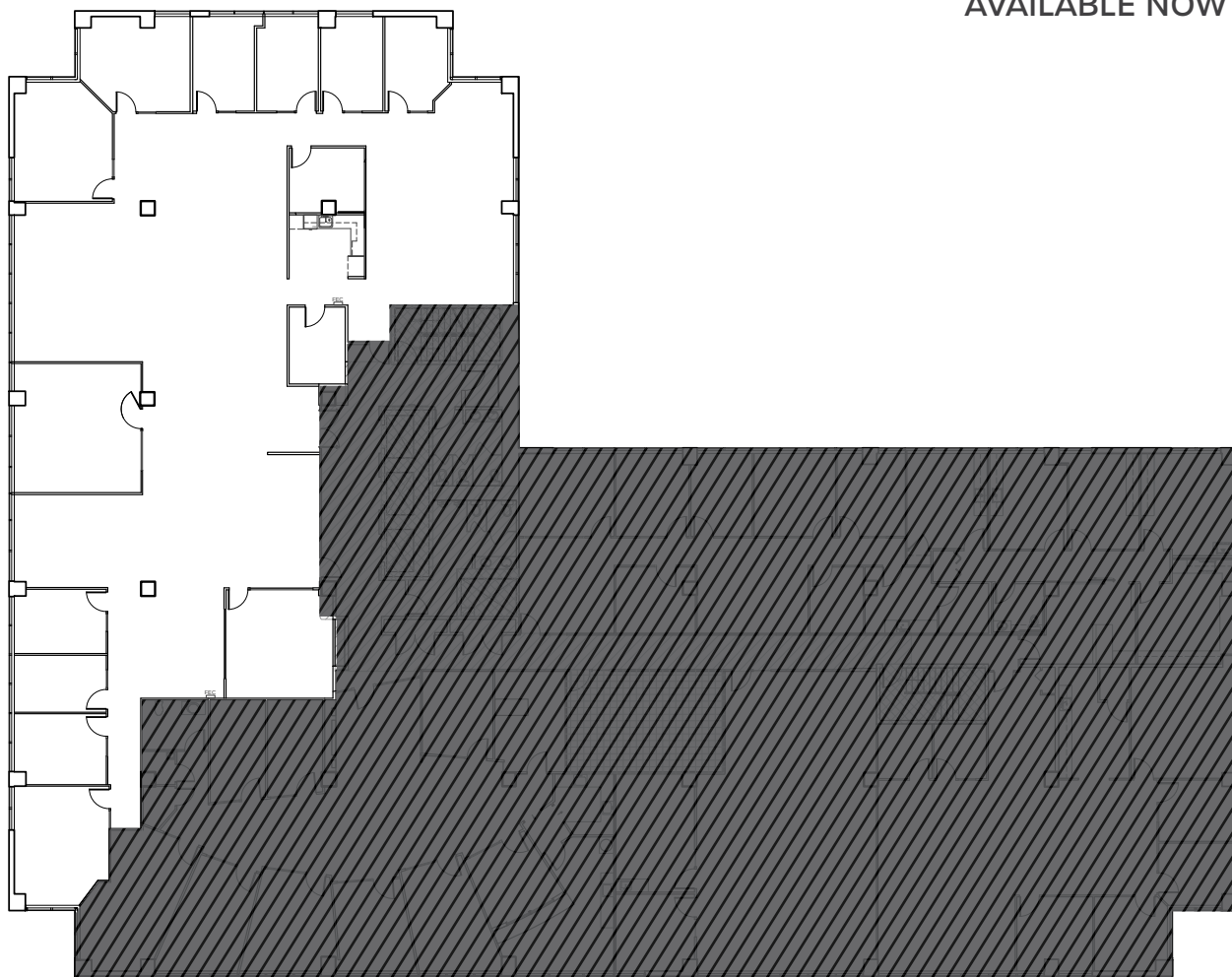


EAST BUILDING

SUITE 202

7,724 RSF

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EAST BUILDING

SUITE 302

1,671 RSF

AVAILABLE NOW



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EAST BUILDING

SUITE 304

2,927 RSF

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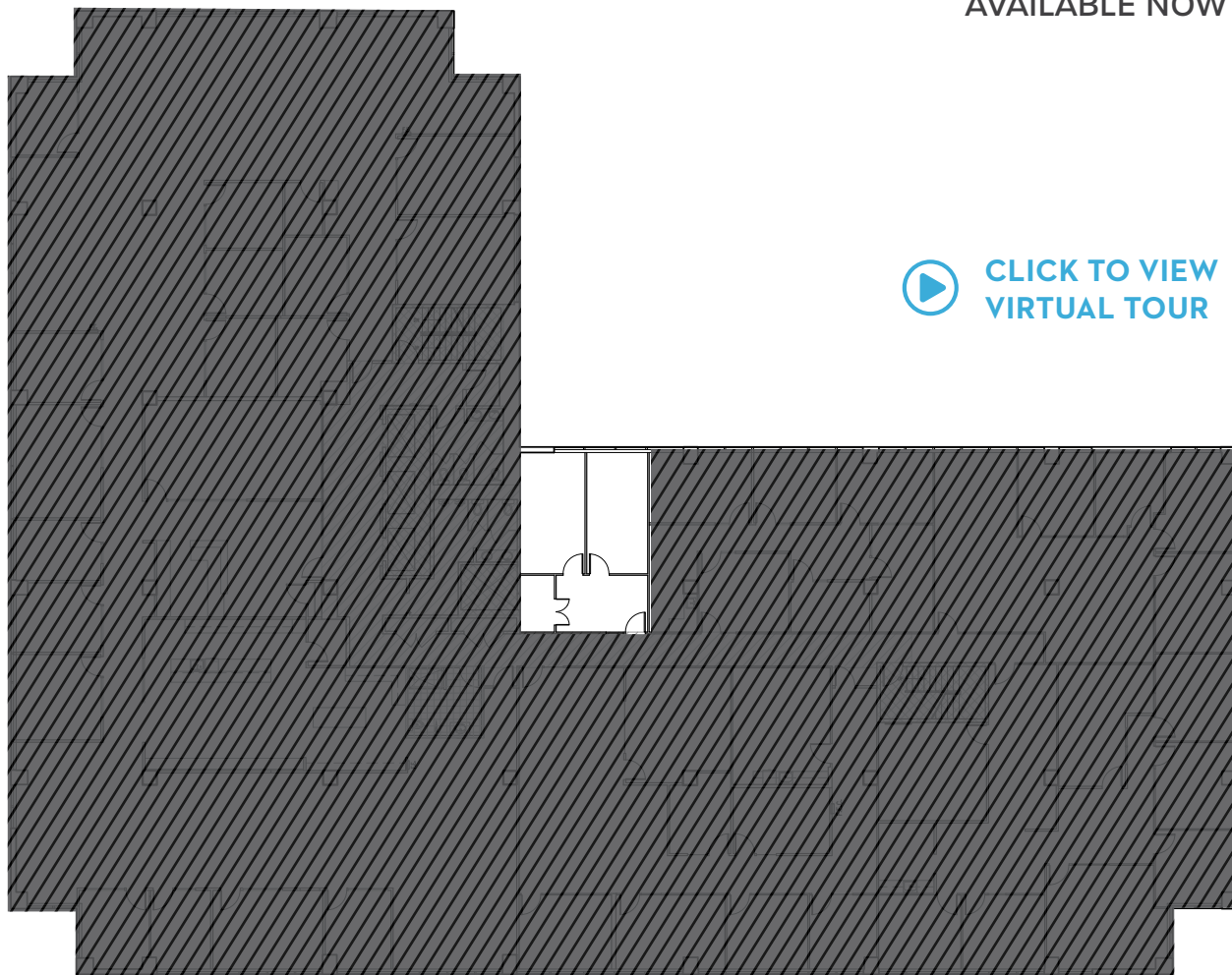


EAST BUILDING

SUITE 307

618 RSF

AVAILABLE NOW



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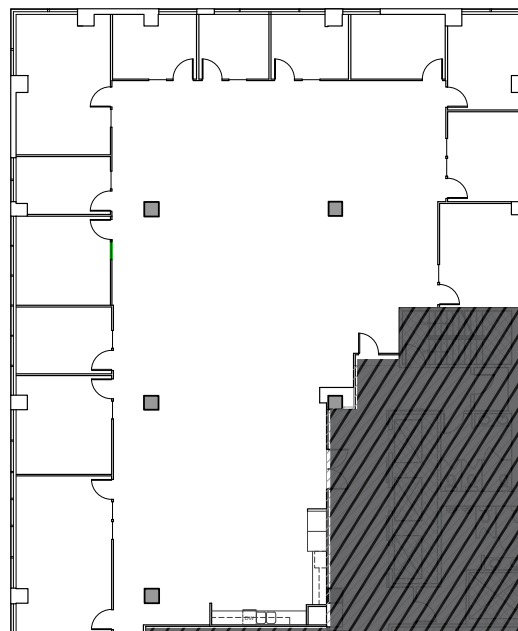


EAST BUILDING

SUITE 401

6,535 RSF

AVAILABLE NOW



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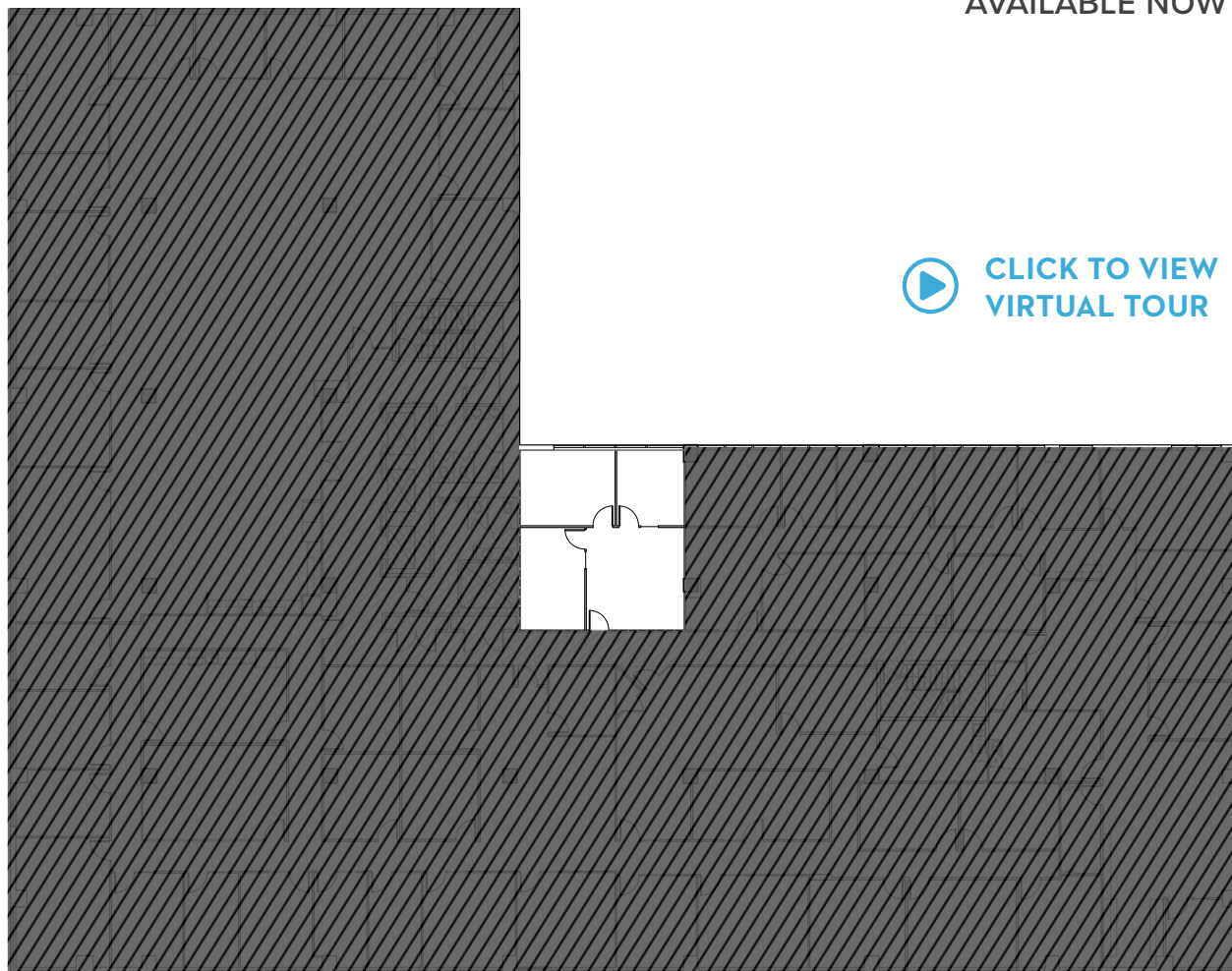


EAST BUILDING

SUITE 407

792 RSF

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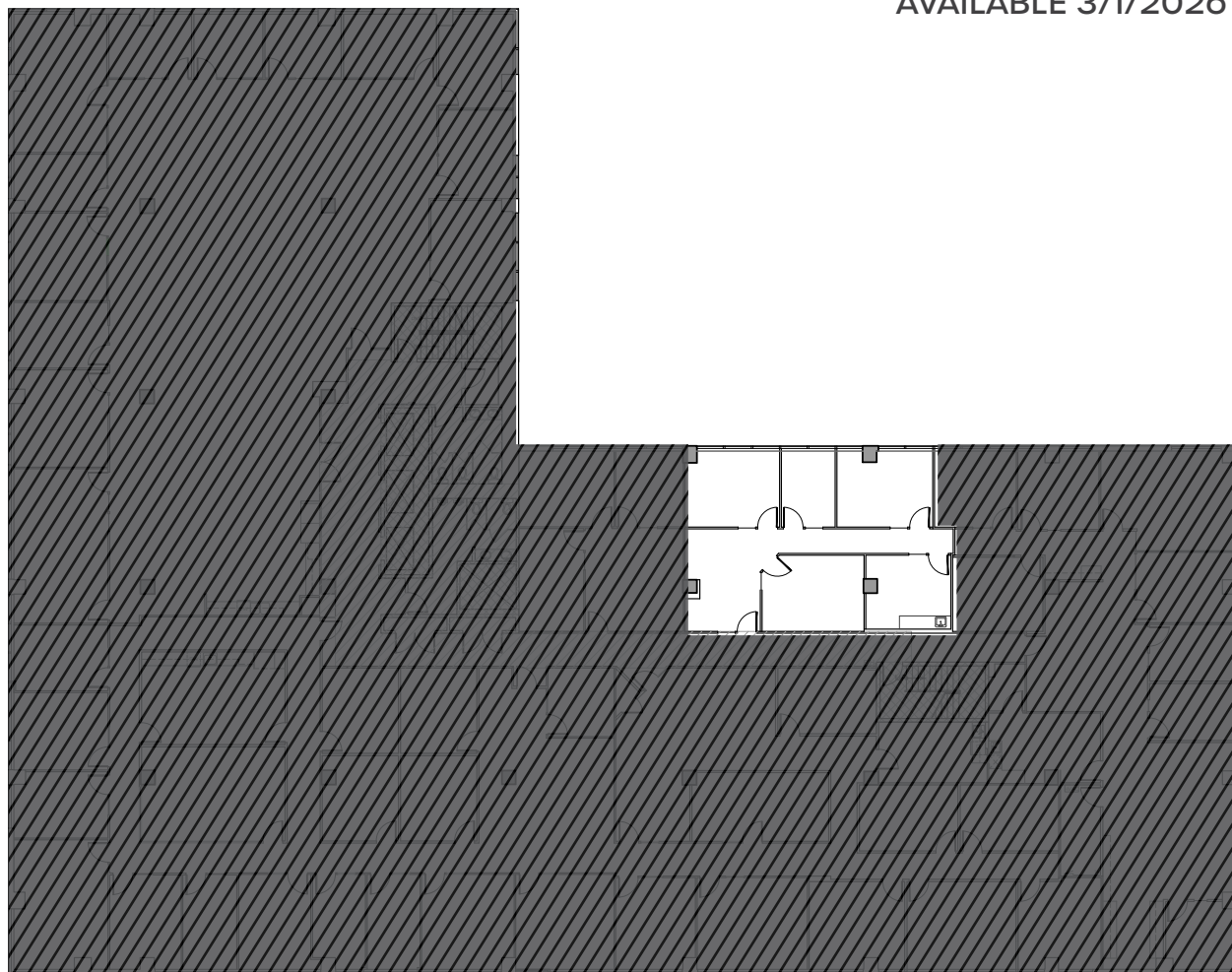


EAST BUILDING

SUITE 410

1,250 RSF

AVAILABLE 3/1/2026



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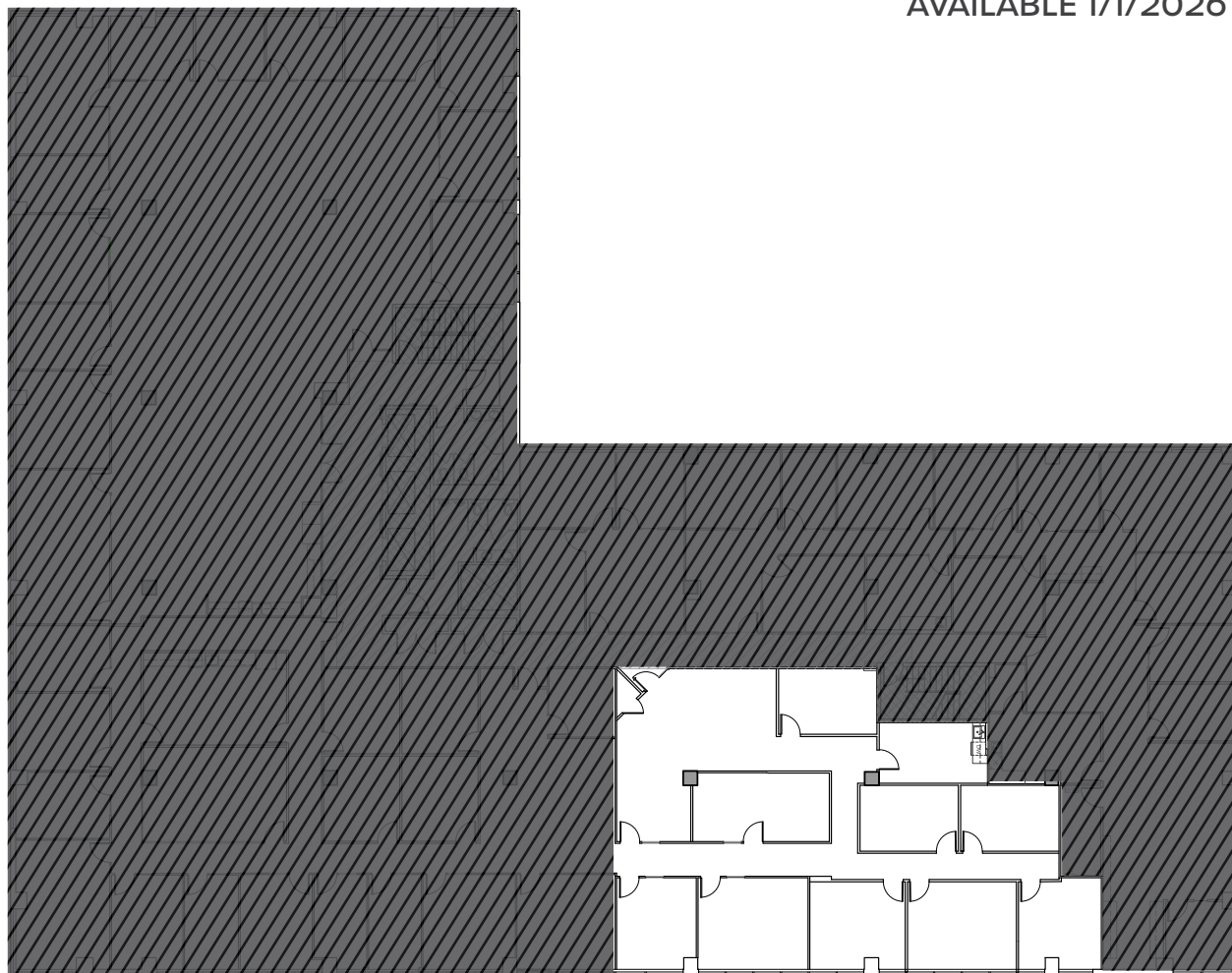


EAST BUILDING

SUITE 412

3,263 RSF

AVAILABLE 1/1/2026



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EAST BUILDING

SUITE 500

4,749 RSF

AVAILABLE NOW



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EAST BUILDING

SUITE 504

4,693 RSF

AVAILABLE NOW



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