PRIME SUBLEASE OPPORTUNITY

TWO UNION SQUARE

JLL

REIMAGINE YOUR WORKSPACE AT TWO UNION

Offering premium office space in the heart of the city's central business district, Two Union boasts 360-degree panoramic views of Puget Sound, Mount Rainier, downtown Seattle, the Space Needle and Eastside. Featuring state-of-the-art amenities including a fitness center and conference facilities, with direct access to public transportation.

Newly renovated lobby and tenant lounge areas

Excellent access to I-5, I-90 and major transportation

Parking ratio 1:1,500 RSF

10+ Restaurants and retail amenities on-site

Fitness Center, shower facilities, conference and training facilities

UNIQUELY SCALABLE SUBLEASE OPTIONS

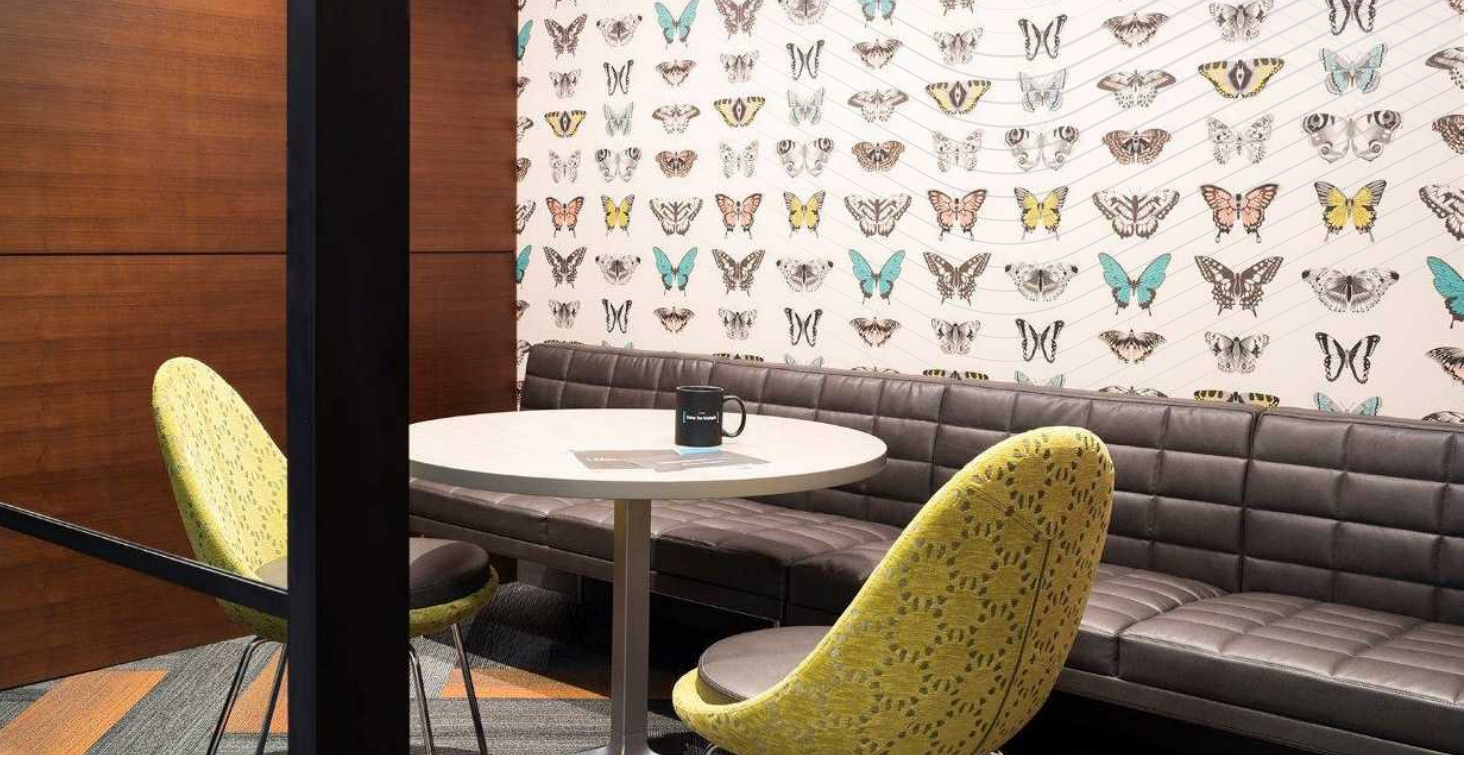
Strong credit sublandlord

Individual or multiple suites available

Floor plates ranging from **±2,900 - ±21,500 RSF**

Sublease terms through **11/30/2027**

Furniture available



PICK YOUR SPACE

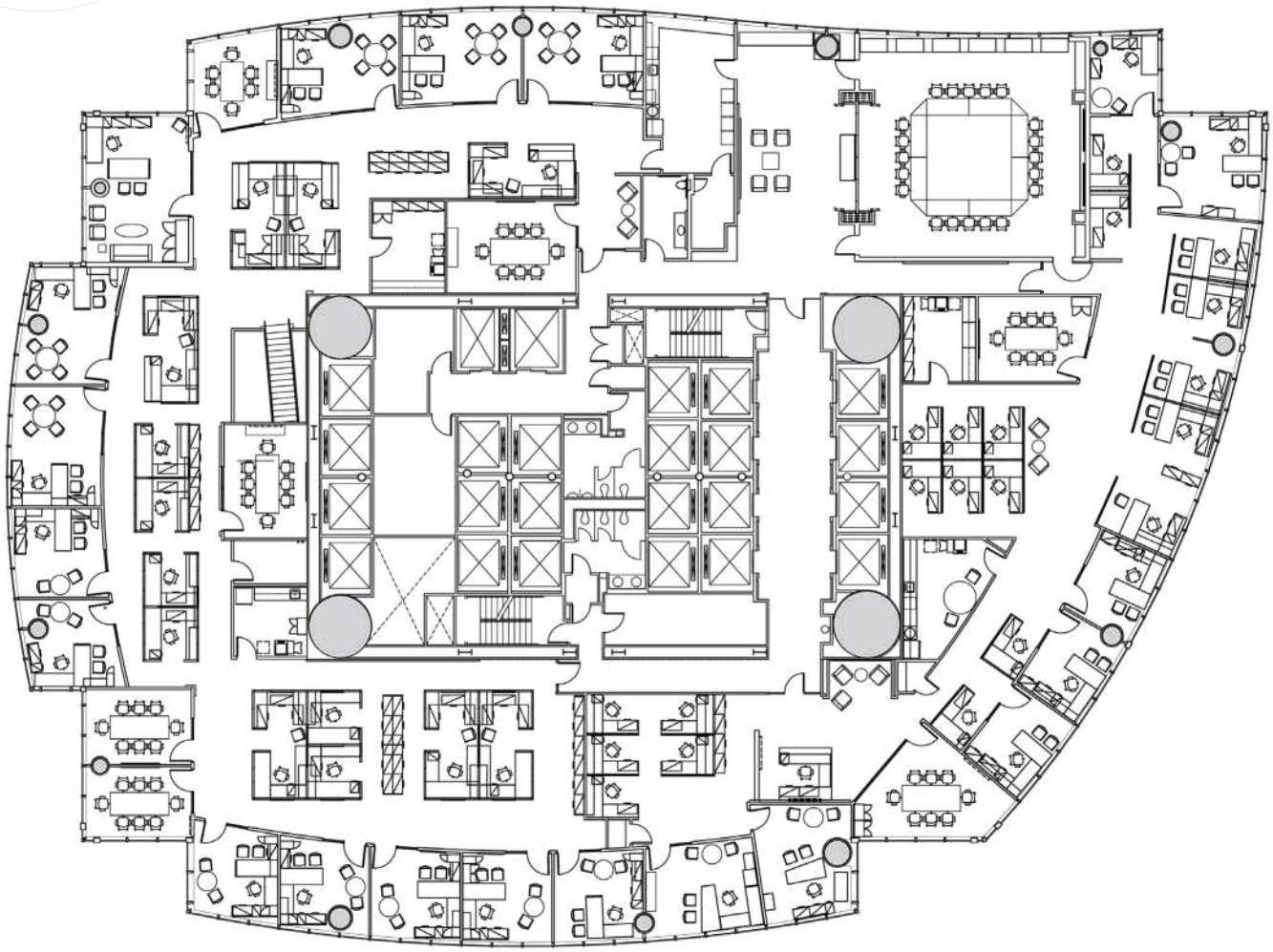
EXPLORE YOUR
NEXT SPACE

FULL FLOOR OPPORTUNITY

FLOOR 21

20,553 SQUARE FEET

Executive reception area, kitchen, boardroom, private restroom	22 private offices internal staircase connecting to floor 20
Four conference rooms, open office space, server room and coffee / work rooms	Furniture / FF&E is available



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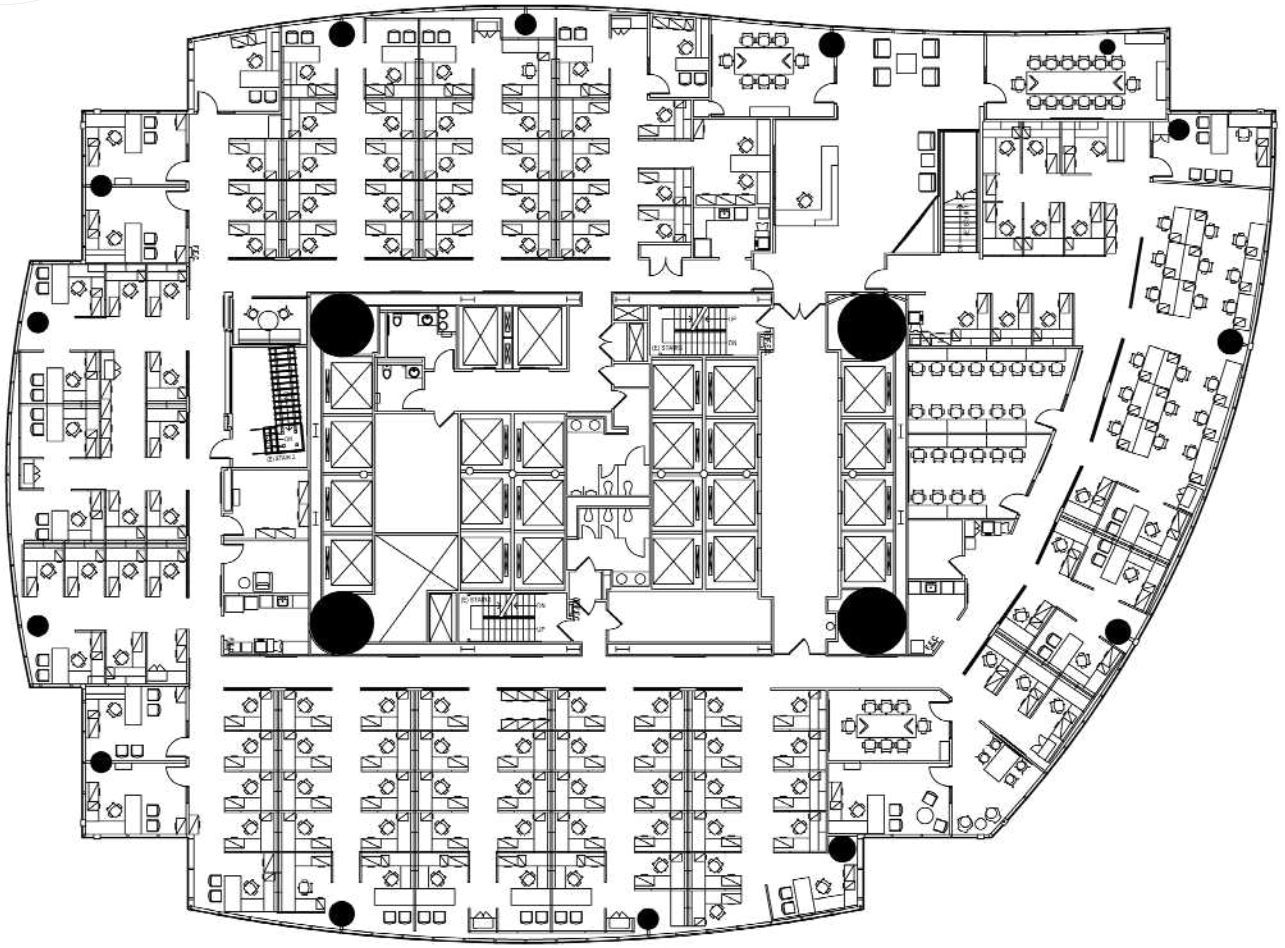
FULL FLOOR OPPORTUNITY

FLOOR 20

20,553 SQUARE FEET

Main reception area, internal connecting staircase to floors 19 & 21	8 private offices | open office space | 131 desks 2 break-out spaces
3 meeting rooms | server room coffee/work rooms	Sublease term through November 2027 Furniture/FF&E is available



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FULL FLOOR OPPORTUNITY

FLOOR 19

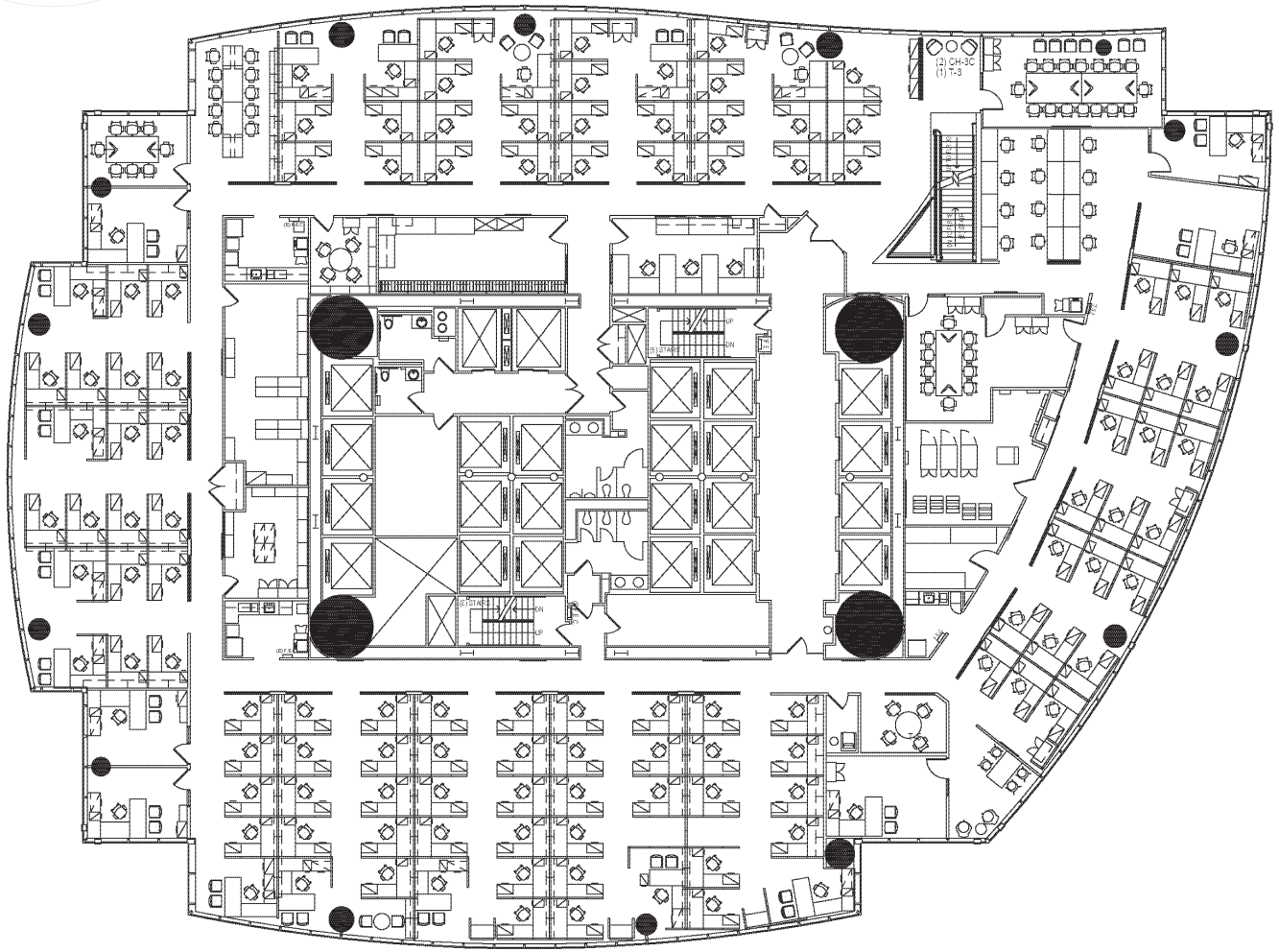
20,553 SQUARE FEET

Open office space | mail room
internal connecting staircase to floors 20 & 18

2 meeting rooms | 2 breakout spaces | 6 private offices | 121 desks | 12 touch-down desks

Large storage rooms | 1 quiet room | server room | coffee/ work rooms

Sublease term through November 2027
Furniture/FF&E is available



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PARTIAL FLOOR OPPORTUNITY

FLOOR 18

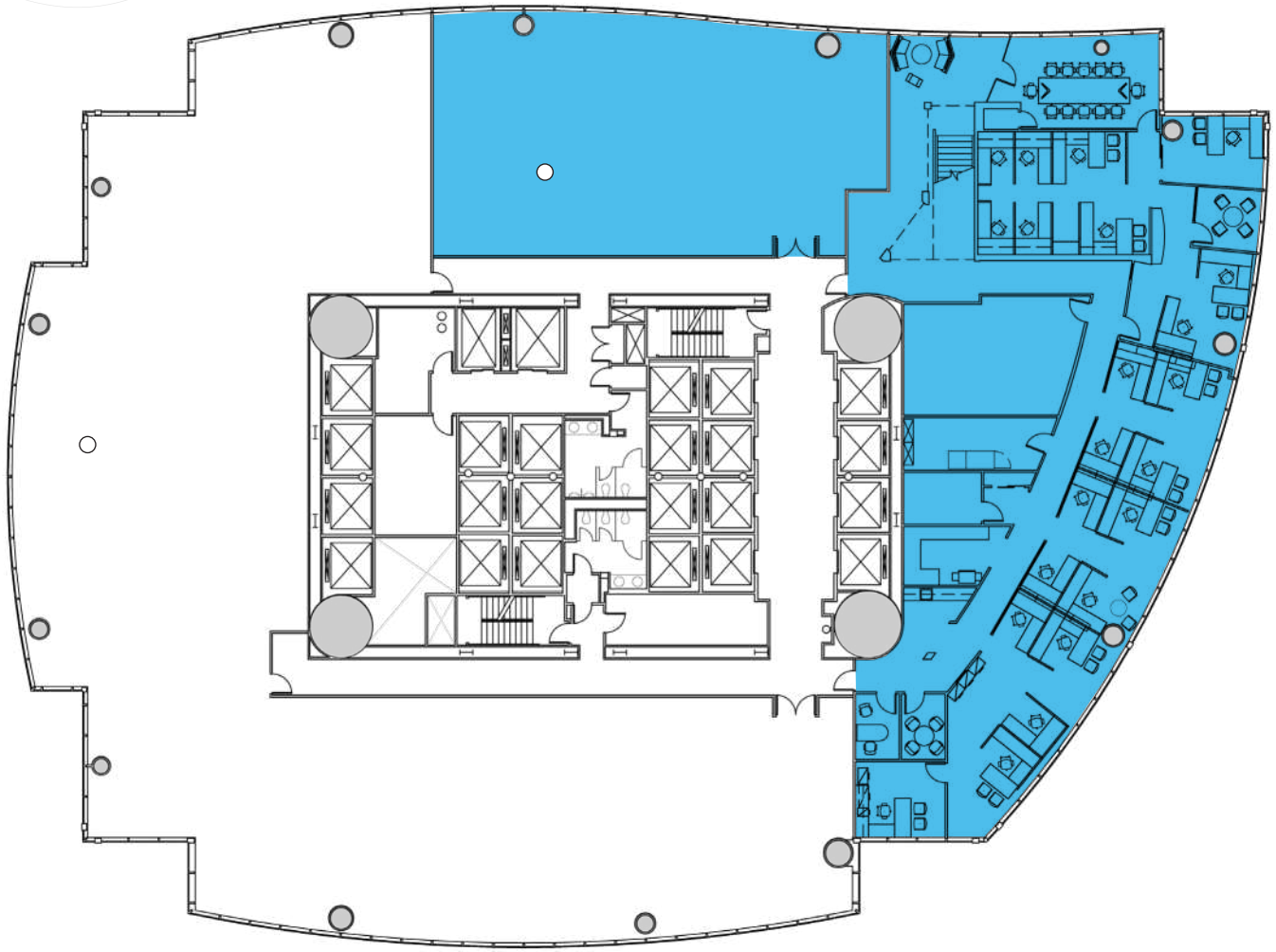
8,533 SQUARE FEET

Open office space | internal connecting staircase to floor 19

2 private offices | 1 large and 3 small meeting rooms
20 desks

Large storage rooms | server room | coffee/work rooms

Sublease term through November 2027
Furniture/FF&E is available



PARTIAL FLOOR OPPORTUNITY

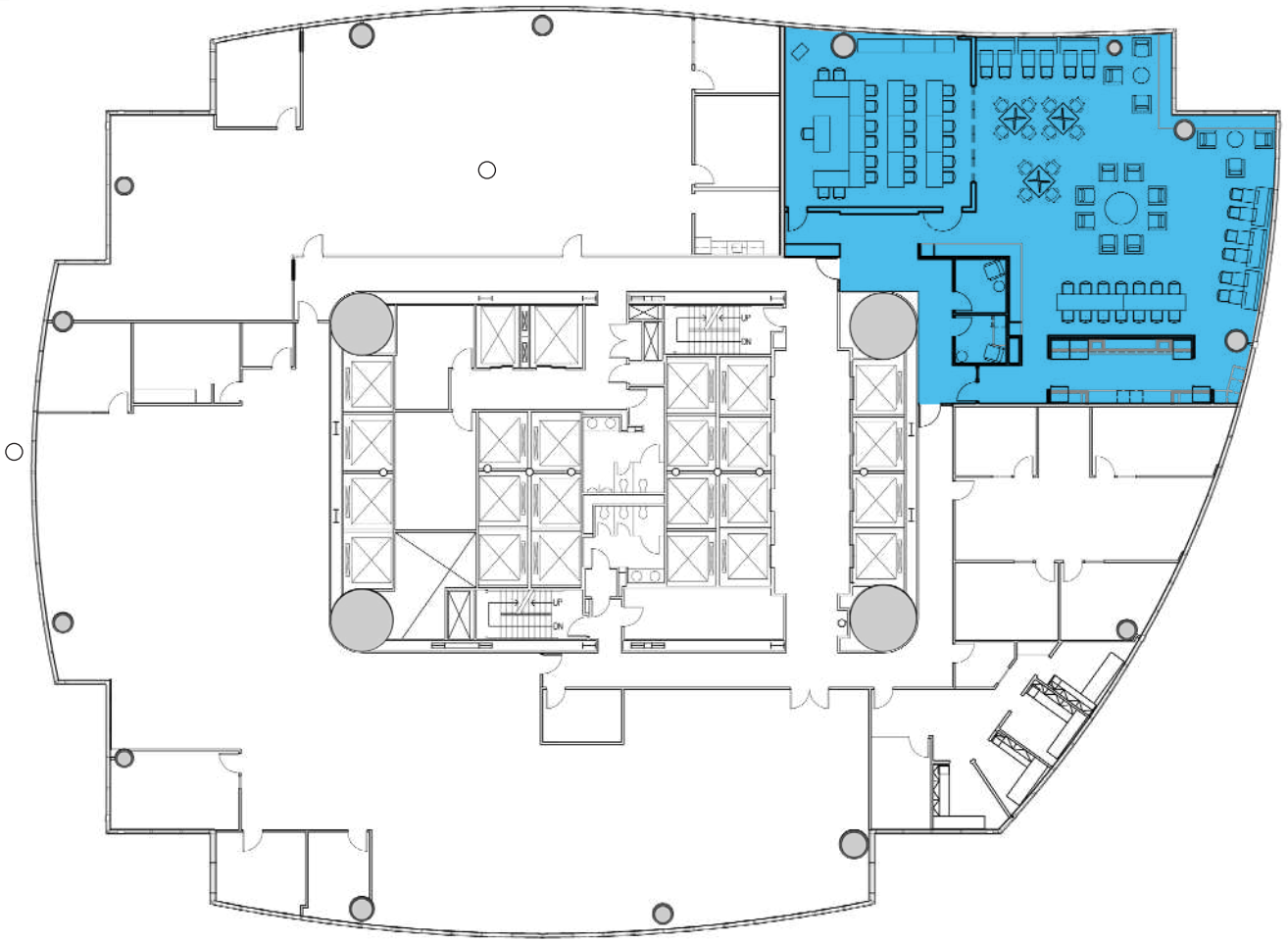
FLOOR 17

6,663 SQUARE FEET

Large corporate lunch room &
large training room with operable wall to create large open space

1 mother rooms
1 quiet room

Sublease term through
November 2027
Furniture/FF&E is available



FULL FLOOR OPPORTUNITY

FLOOR 7

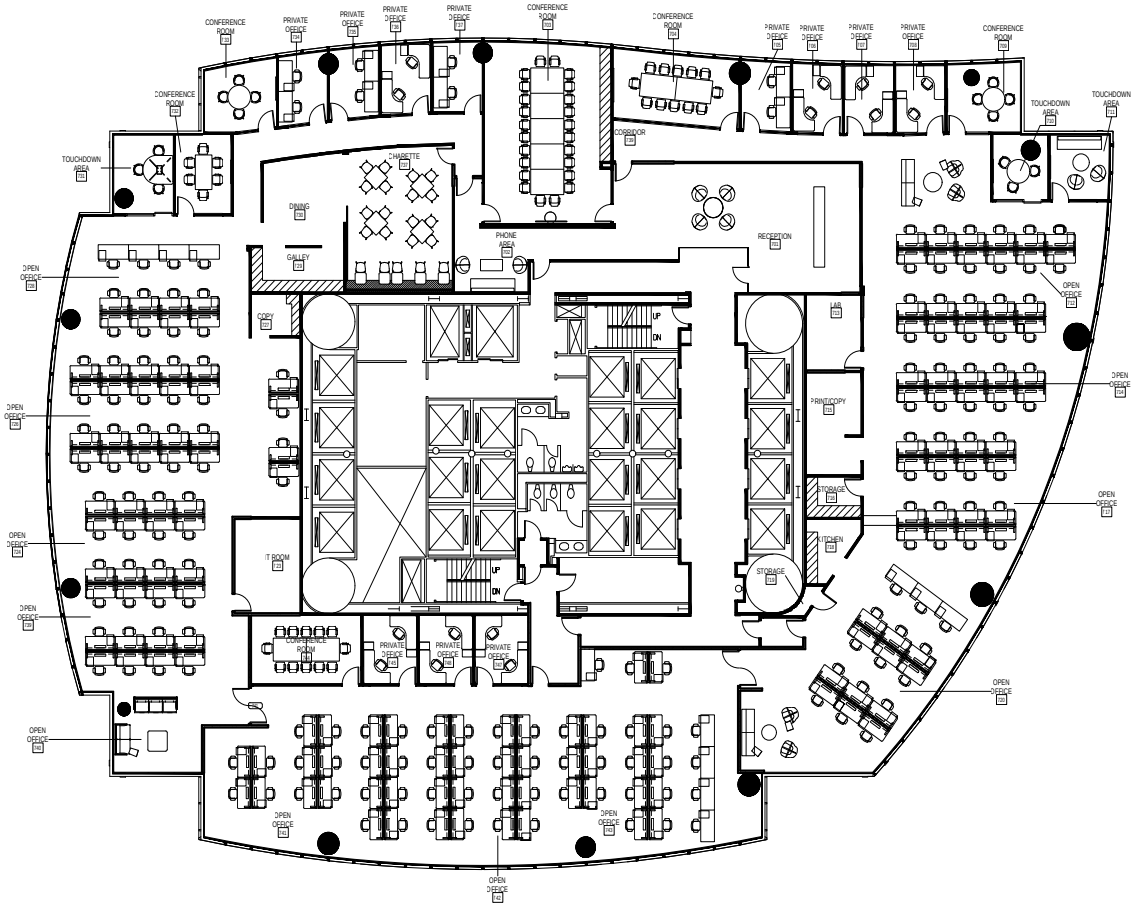
20,850 SQUARE FEET

Open office with large reception area, kitchen and breakout room

160 desks | 11 hoteling stations | 11 (2) person offices

4 small | 2 medium | 1 large meeting rooms

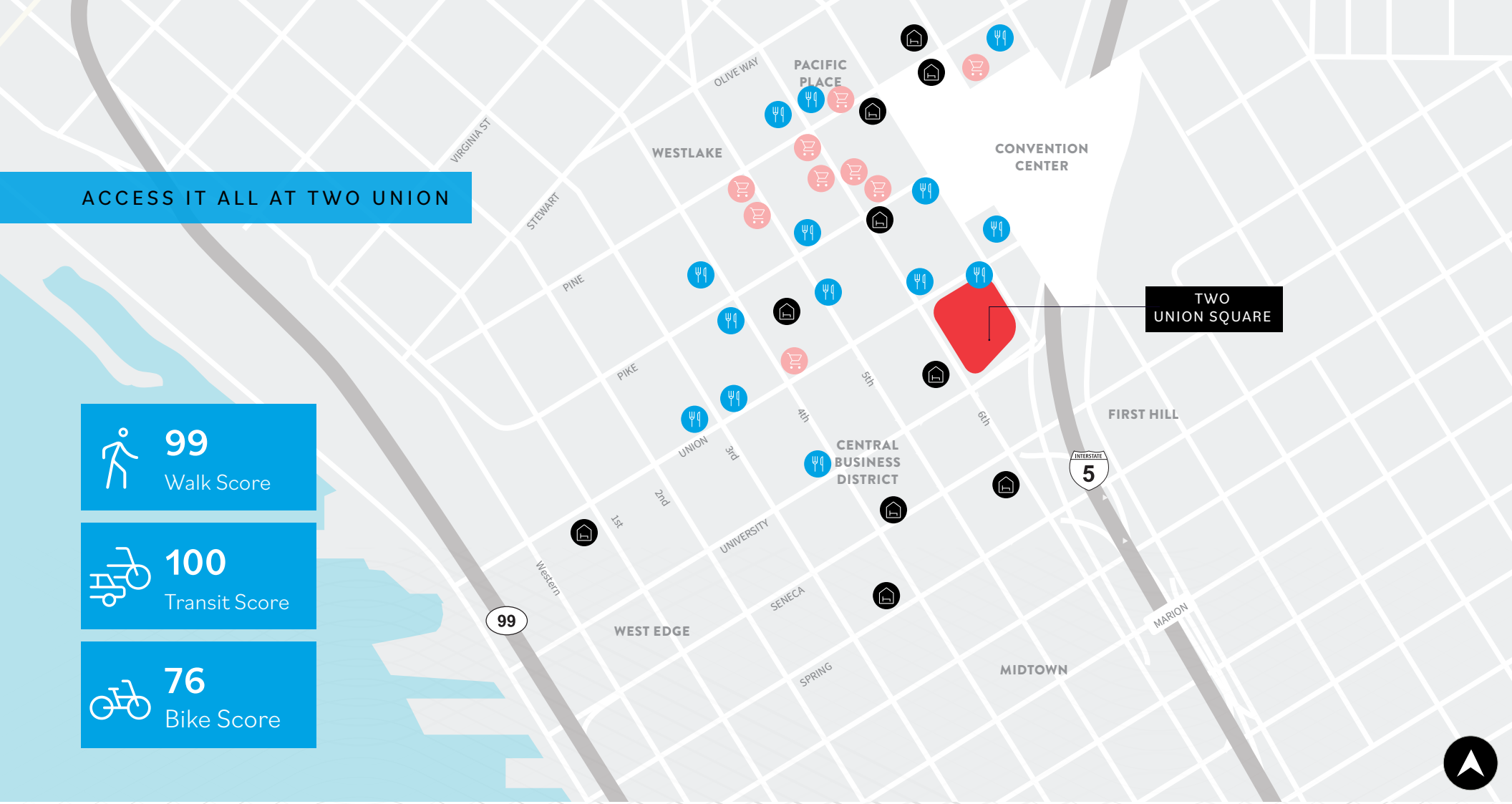
Sublease term through November 2027



Click to virtual tour

PICK YOUR SPACE

ACCESS IT ALL AT TWO UNION



99 Walk Score

100 Transit Score

76 Bike Score

RESTAURANTS

1. Wild Ginger
2. Gelatiamo
3. Veggie Grill
4. The Capital Grille
5. Monorail Espresso
6. Yard House
7. Cortina
8. Juicy Cafe
9. Din Tai Fung
10. Nordstrom Grill
11. Starbucks
12. Olympia Coffee Roasting
13. Alder & Ash
14. Dough Zone Dumpling House

LODGING

1. Sheraton Grand
2. Hilton Motif
3. Grand Hyatt
4. Hotel Theodore
5. The Paramount Hotel
6. Fairmont Olympic Hotel
7. Crowne Plaza
8. Kimpton Hotel Monaco
9. Coast Seattle Downtown Hotel
10. Four Seasons Hotel

RETAIL

1. AT&T Store
2. Nike
3. Urban Outfitters
4. Anthropologie
5. Allsaints Seattle
6. Tiffany & Co.
7. Marios
8. T-Mobile Experience Store
9. One Star Markets
10. Men's Wearhouse

FOR MORE INFORMATION, CONTACT

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