

1201 WESTERN BUILDING

1201 Western Ave, Seattle, WA



NEWMARK MARTIN SMITH INC



Property Description

1201 Western occupies one-half city block along the west side of Western Avenue. 1201 Western consists of a seven-story renovated building, originally constructed in 1910 and extensively renovated in 1985-86 and again in 2004. During the 1985-86 renovation, a penthouse was added, along with an exterior rooftop patio that provides spectacular views of the city, Elliott Bay and the Olympic Mountains. Significant seismic improvements were also completed at this time. There is abundant neighborhood parking in nearby garages and surface lots that service the waterfront district.

1201 Western is located in the Waterfront District that is experiencing tremendous growth and redevelopment. Long known for its maritime emphasis, Seattle is making visible changes to the city's under-used waterfront. Less than 100 feet from Elliott Bay, 1201 Western Building is a direct beneficiary of the added amenities occurring along the piers.

Waterfront District Location



SEATTLE AQUARIUM



OVERLOOK WALK

Building Design

Size 101,661 SF

Floors Seven (7) stories

Year Built 1910

Exterior Exterior brick walls, terra cotta arched entryway, heavy timber framing

Floors Typical floor size is approximately 15,500 SF

Modernized Elevators Two (2) high-speed traction electric passenger elevators



Building Amenities

 Bicycle Storage

 Shower Facilities

 Historic Landmarked



Availabilities

Suite 530	3,429 SF
Suite 550	4,562 SF
Floor 5	7,991 SF
Suite 610	4,116 SF
Suite 630	3,447 SF
Suite 650	4,572 SF
Floor 6	12,134 SF

Floors 5 & 6 combinable to 20,125 SF via connecting stairwell

The Neighborhood

NEARBY PLACES

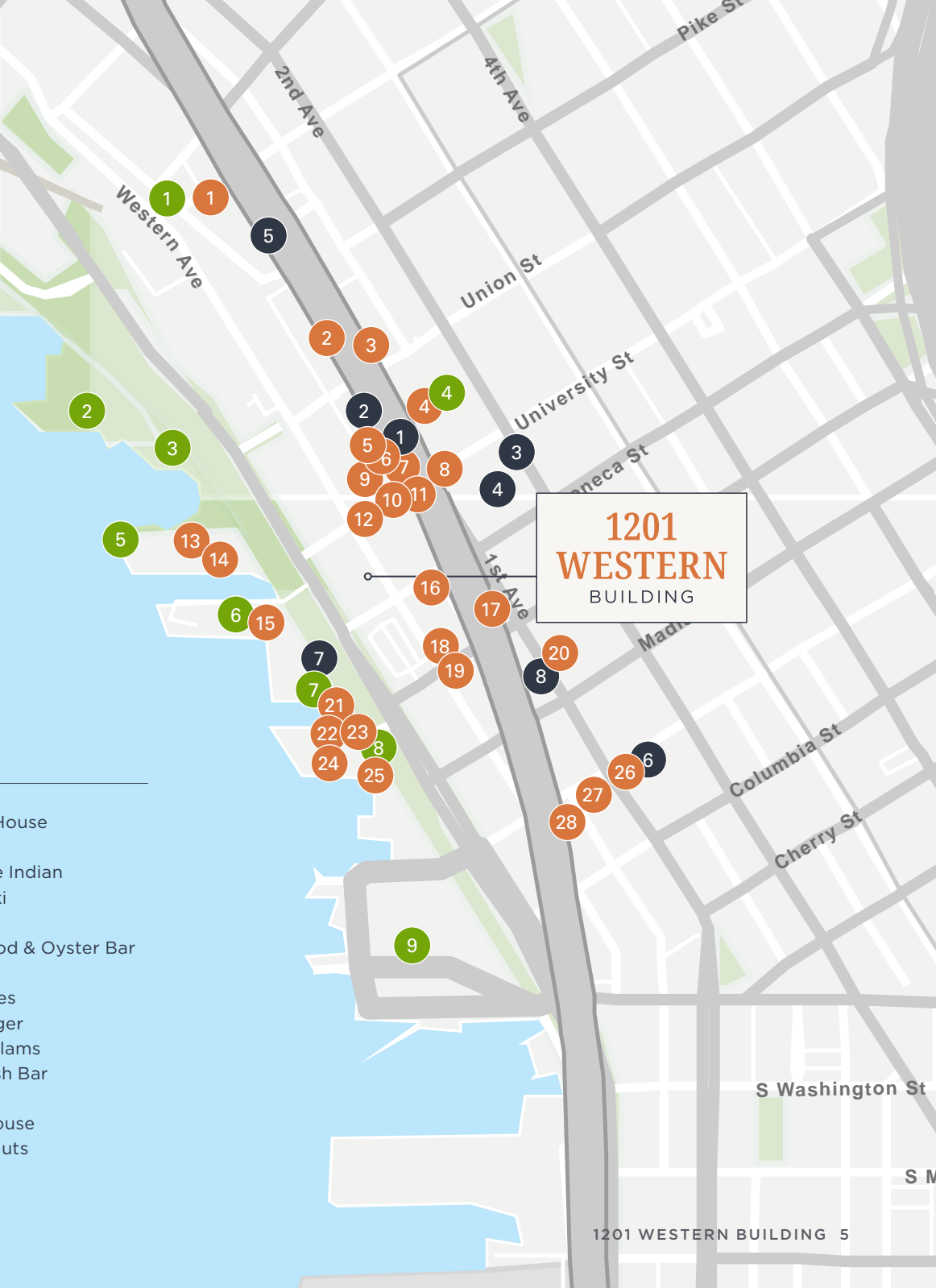
1. Pike Place Market
2. Seattle Aquarium
3. Waterfront Park
4. Seattle Art Museum
5. The Seattle Great Wheel
6. Pier 56
7. Pier 55
8. Pier 54
9. Colman Dock

COFFEE SHOPS

1. Starbucks
2. Fonté Coffee - 1st Avenue
3. Caffè Ladro - Downtown at 2+U
4. The Shop by Porter
5. Storyville Coffee Pike Place
6. Café Hitchcock
7. Starbucks
8. Futurebean

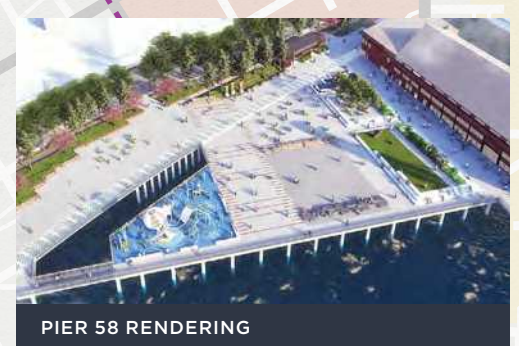
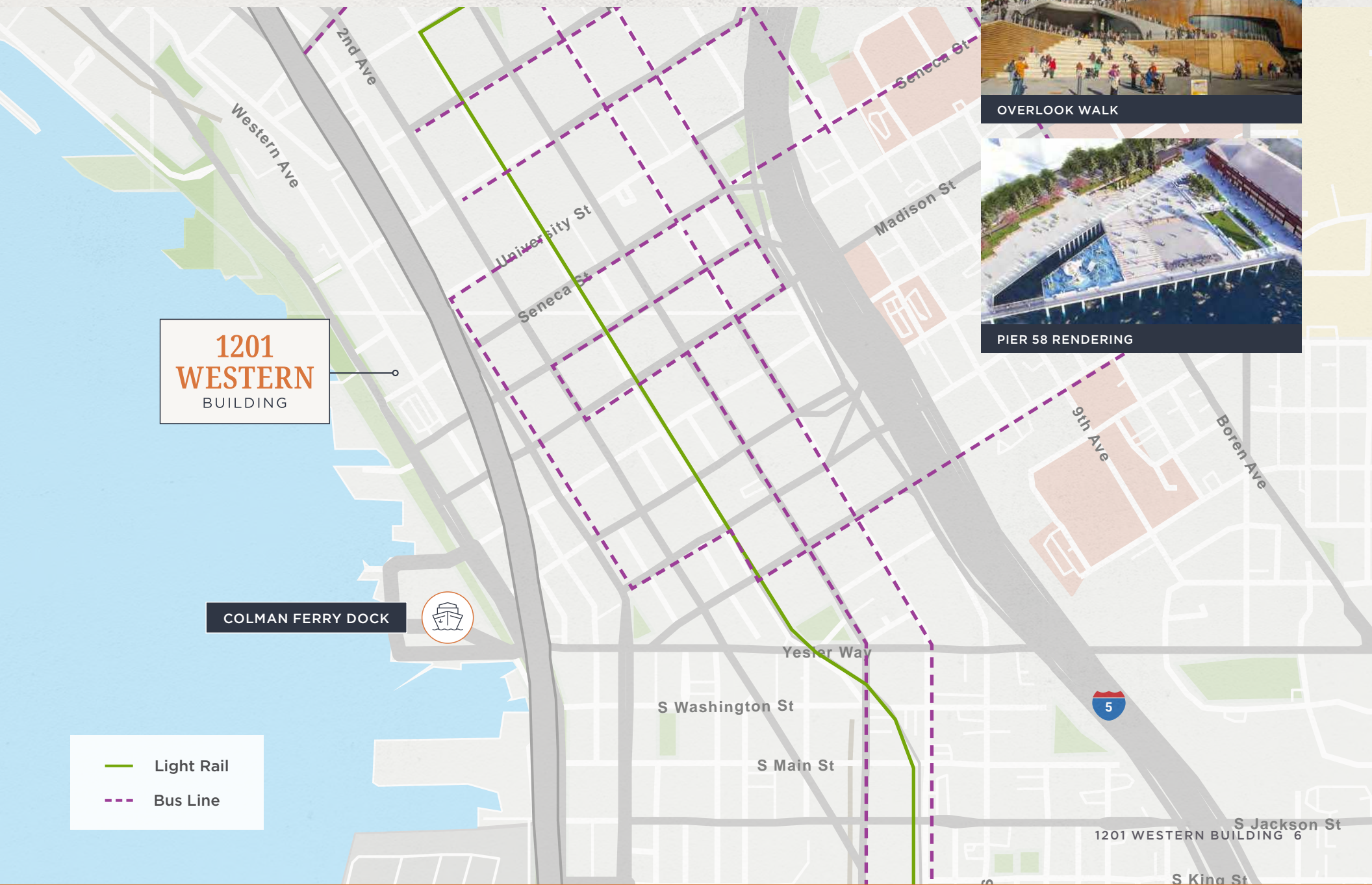
FOOD & DRINK

- | | |
|--|------------------------------------|
| 1. 20+ Food & Drink Locations | 15. Elliott's Oyster House |
| 2. Plantiful First & Union | 16. Post Alley Pizza |
| 3. Japonessa Sushi Cocina | 17. Mint Progressive Indian |
| 4. Market Seafood Eatery | 18. Okinawa Teriyaki |
| 5. Mason's Famous Lobster Rolls | 19. Skalka |
| 6. Noi Thai Cuisine - Downtown Seattle | 20. All Water Seafood & Oyster Bar |
| 7. the victor tavern | 21. The Frankfurter |
| 8. Diller Room | 22. Premier Meat Pies |
| 9. Skillet Diner @ Post Alley | 23. Great State Burger |
| 10. Locust Cider Post Alley | 24. Ivar's Acres of Clams |
| 11. Von's 1000 Spirits | 25. Ivar's Pier 54 Fish Bar |
| 12. Dough Zone Dumpling House Harbor Steps | 26. Oyster Cellar |
| 13. The Crab Pot Seattle | 27. Ferry Noodle House |
| 14. The Fisherman's Restaurant Seattle | 28. Top Pot Doughnuts |



1201
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Nearby Transportation



Floor 5

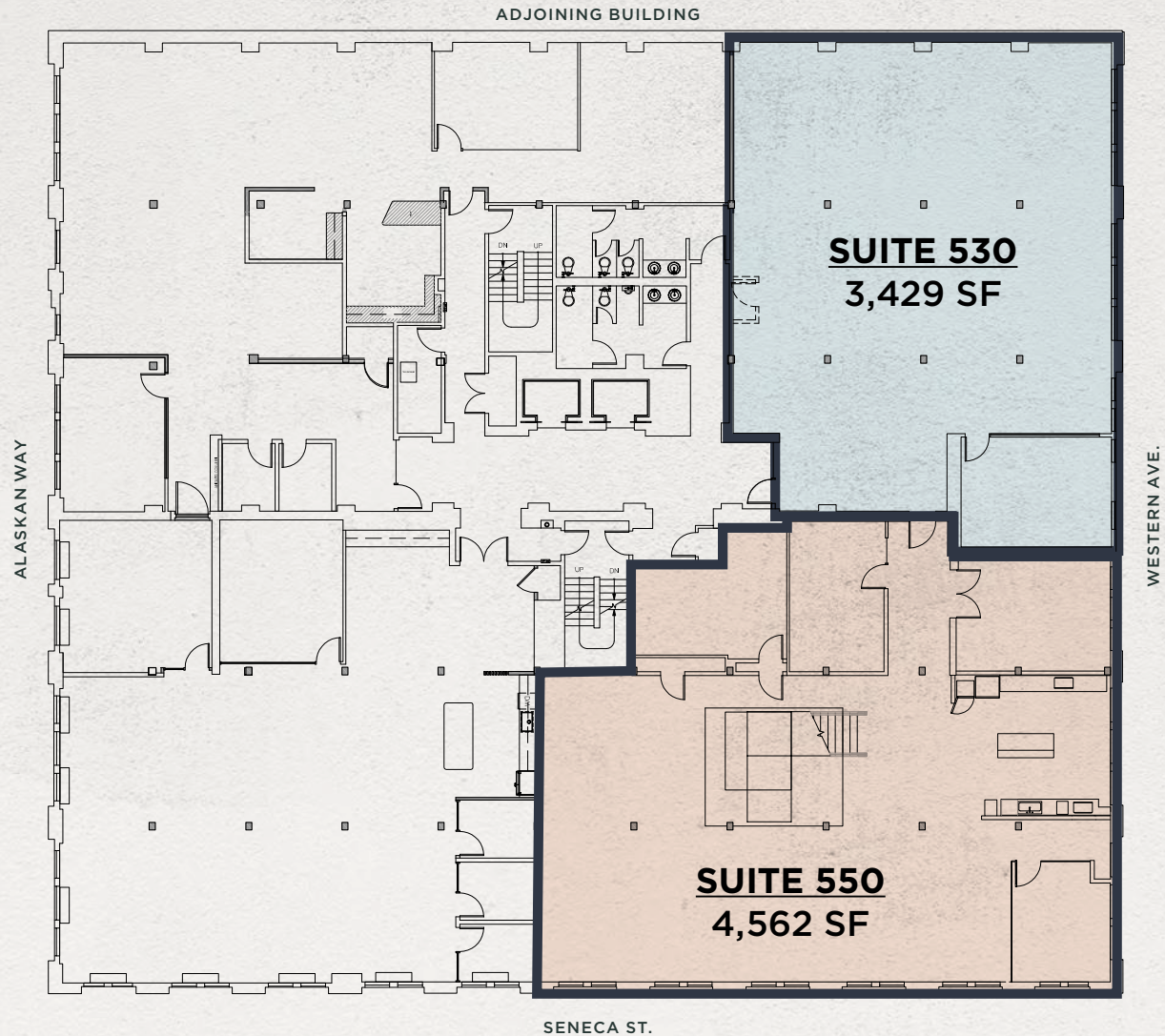
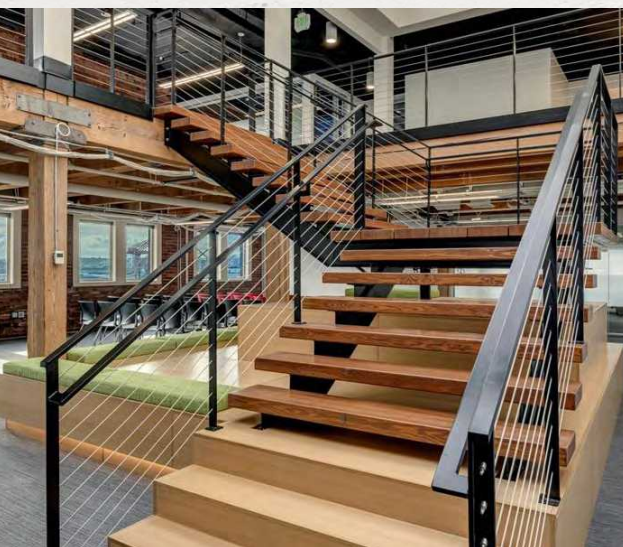
Suite 530: 3,429 SF

Suite 550: 4,562 SF

Available now

5th floor suites combinable to 7,991 SF

Floors 5 & 6 combinable to 20,125 SF via connecting stairwell

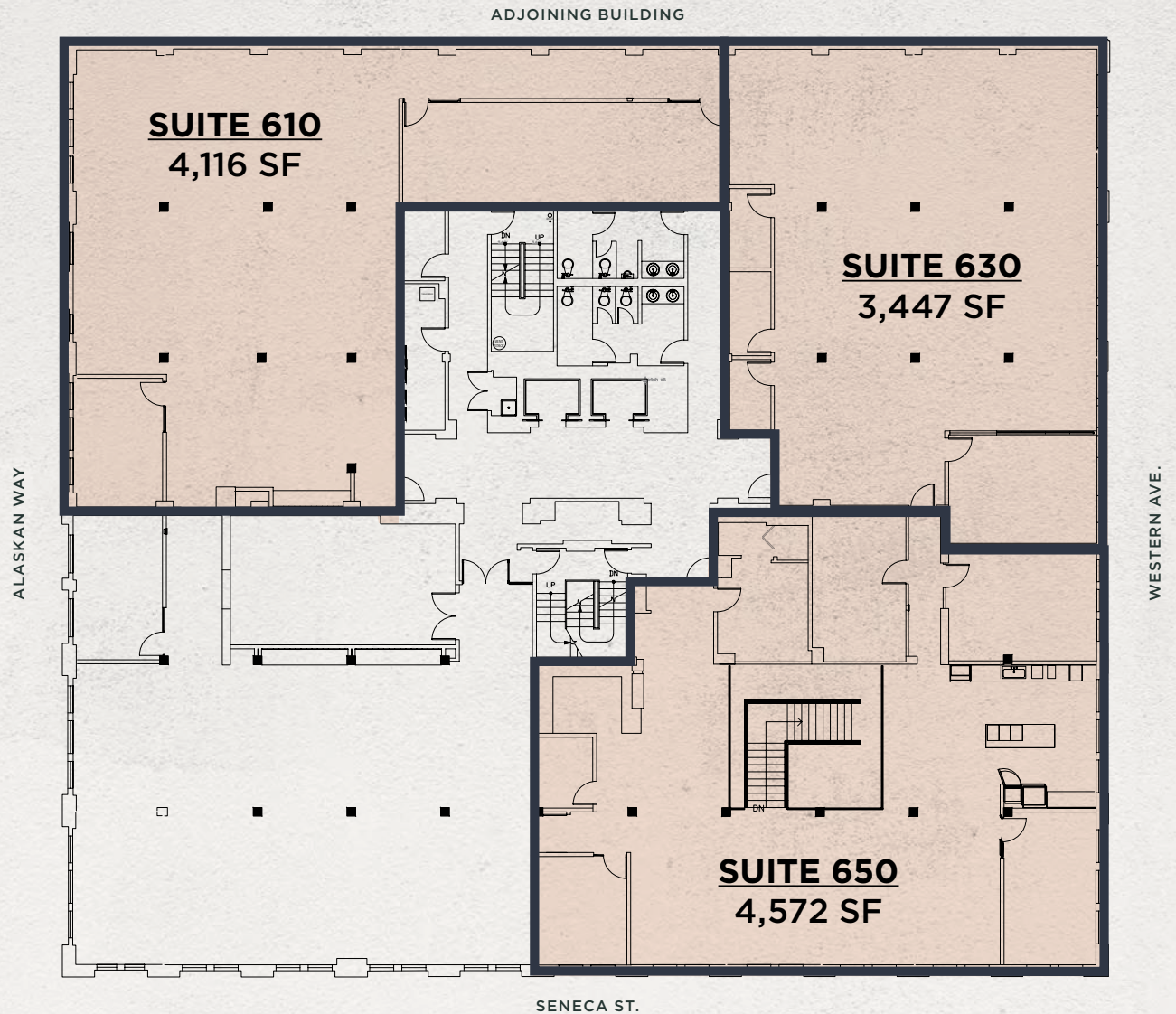


Floor 6

- Suite 610: 4,116 SF
- Suite 630: 3,447 SF
- Suite 650: 4,572 SF
- Available now



6th floor suites combinable to 12,134 SF
Floors 5 & 6 combinable to 20,125 SF via connecting stairwell



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NEWMARK

MARTIN SMITH INC

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