

OCCIDENTAL MALL

308-316 Occidental Ave S | Seattle, WA

NEWMARK

MARTIN SMITH INC

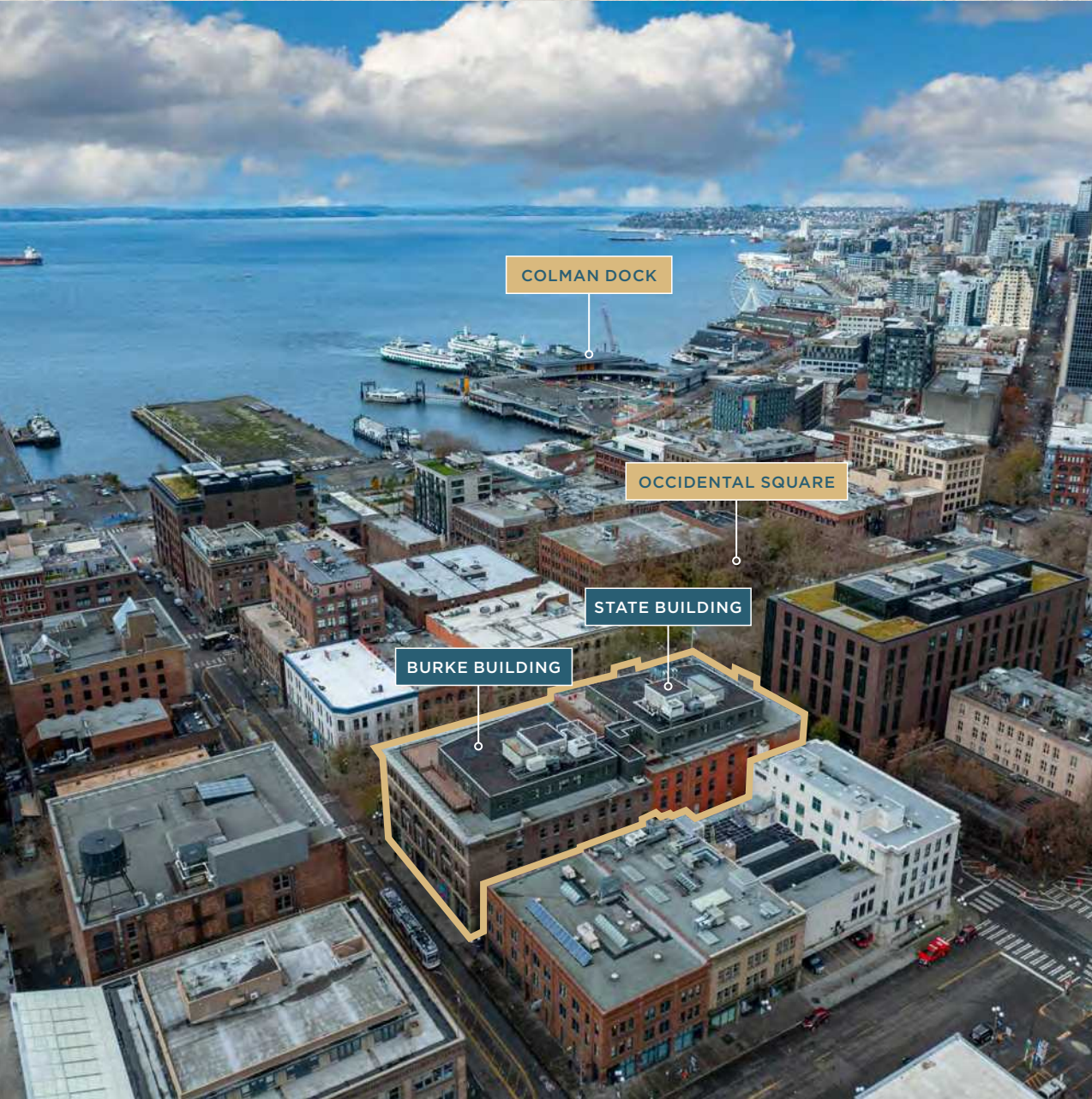


Building Description

Located in one of the most iconic and historic parts of Seattle's Pioneer Square, Occidental Mall offers tenants cool, creative spaces with modern amenities and high-quality, on-site ownership. This mid-rise, Class A historic office building features fantastic street-level retail, including Caffè Umbria, Darkalino's, and Hometeam, and is just steps away from the new Seattle waterfront and the amenities around Lumen Field.

The project consists of two connected buildings: the Burke Building to the south and the State Building to the north. They are situated in a unique park setting that allows employees to walk directly out to a retail plaza with seating and parking. In addition to the in-building retail, numerous restaurants, bars, art venues, shops, and event spaces surround the buildings, giving employees the opportunity to explore and enjoy the neighborhood. The campus is also located close to the Colman Ferry Terminal, King Street Station, and Metro Transit Tunnel, providing maximum transit options and easy access to the I-5 and I-90 freeways.

Iconic Location



PIONEER SQUARE



CLOSE PROXIMITY TO LUMEN FIELD

Building Design



116,443
SIZE (SF)



5 Stories
FLOORS



1908
YEAR BUILT





SUITE 400 - STATE BUILDING



SUITE 400 - STATE BUILDING



Availabilities

State Building - 308 Occidental Ave S

Suite 300	3,555 - 13,861 SF	Available Now	VIRTUAL TOUR
Suite 400	3,973 - 14,049 SF	Available Now	VIRTUAL TOUR
Suite 300 & 400*	27,910 SF	Available Now	

*Currently connected via featured internal staircase. Can be demised.

Burke Building - 316 Occidental Ave S

Suite 101	6,249 SF	Available Now	VIRTUAL TOUR
Third Floor	13,730 SF (Divisible)	Available Now	
Suite 300	4,620 SF	Available Now	VIRTUAL TOUR
Suite 310	7,935 SF	Available Now	VIRTUAL TOUR
Suite 320	1,175 SF	Available Now	VIRTUAL TOUR

Suite 300



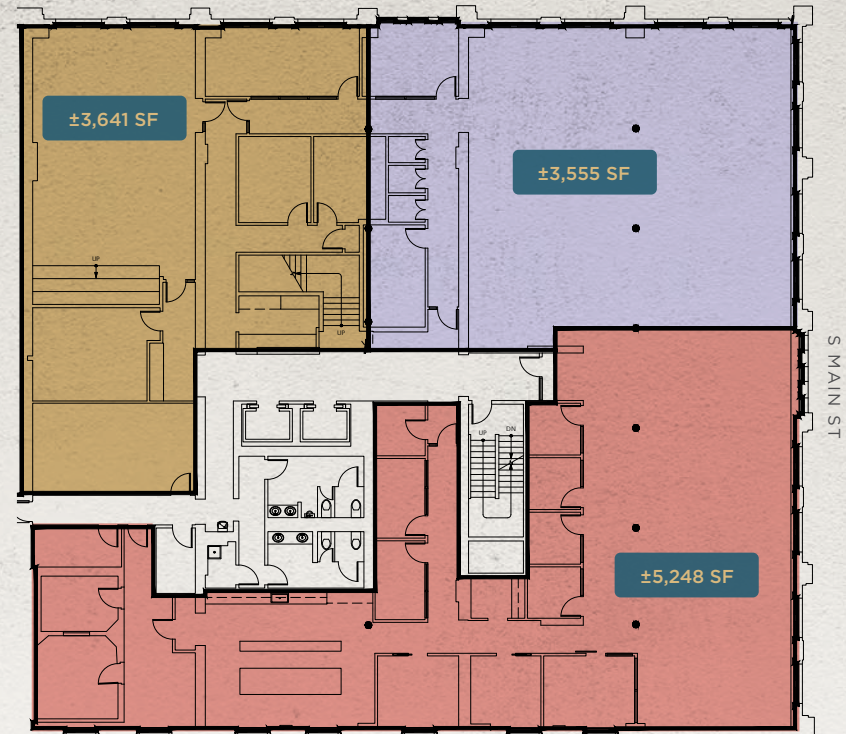
13,861 SF (Divisible)

Available Now

CURRENT LAYOUT
OCCIDENTAL AVE S



DEMISING OPTIONS
OCCIDENTAL AVE S



STATE BUILDING

Suite 400

14,049 SF (Divisible)

Available Now



VIRTUAL TOUR



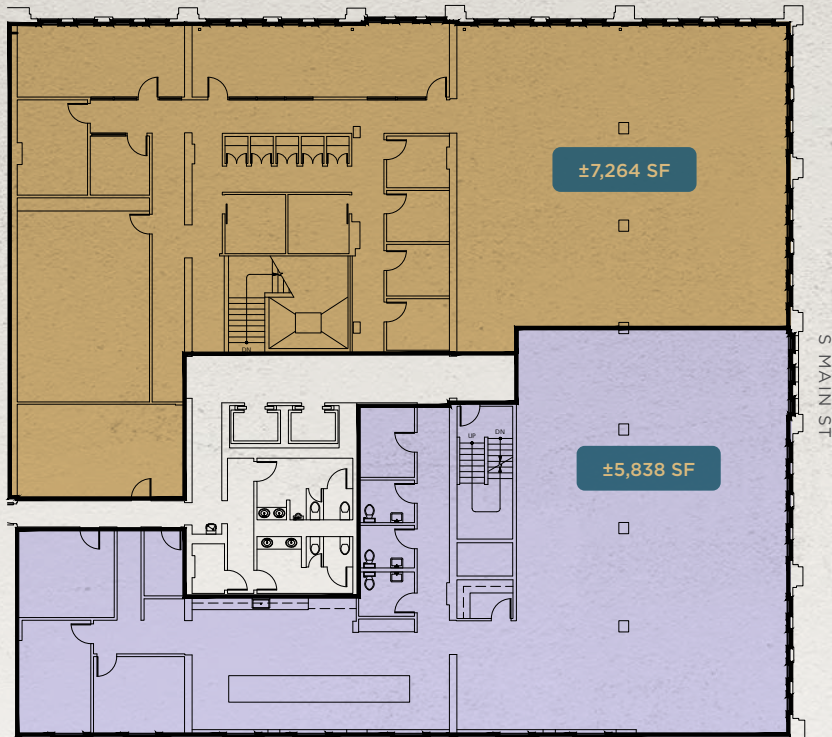
Suite 400 Demising Options



14,049 SF (Divisible)

Available Now

DEMISING OPTION A
OCCIDENTAL AVE S



DEMISING OPTION B
OCCIDENTAL AVE S



BURKE BUILDING
Suite 101

6,249 SF
Available Now



Third Floor

13,730 SF (Divisible)

Available Now



SUITE 300



SUITE 310



SUITE 320



The Neighborhood

NEARBY PLACES

1. Colman Dock
2. Lumen Field
3. T-Mobile Park
4. King Street Station
5. Occidental Square
6. Waterfall Garden
7. Pioneer Park
8. Klondike Gold Rush National Historical Park

FOOD & DRINK

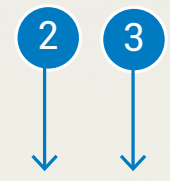
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| <ol style="list-style-type: none"> 1. Darkalino's 2. Cookie's Country Chicken 3. Fat Shack 4. Salumi 5. King Street Bar & Oven 6. SuperKim Crab House Muse 7. Good Bar 8. Flatstick Pub - Pioneer Square 9. McCoy's Firehouse Bar & Grill 10. Saigon Drip Cafe 11. Pass D Jollof 12. OHSUN Banchan Deli & Cafe 13. 13 Coins Seattle 14. Matsu 15. Cowgirls inc 16. General Porpoise 17. Il Terrazzo Carmine 18. Browne Family Vineyards Tasting Room | <ol style="list-style-type: none"> 19. The Pastry Project 20. Locus Wines 21. Seattle Jazz Fellowship 22. Damn the Weather 23. NIRMAL'S 24. Ephesus Meze & Wine Bar 25. Asia Ginger Teriyaki Restaurant 26. Taylor Shellfish Oyster Bar 27. The Pharmacy 28. Xtadium 29. Intrigue Chocolate Co. 30. Kingdome Deli 31. Amphitryon Inc 32. Lady Yum Pioneer Square 33. TAT'S DELI - Cheesesteaks, Subs & Catering 34. Muse |
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COFFEE SHOPS





1. Elm Coffee Roasters
2. Heard Coffee, and Hoot
3. Lune Cafe
4. Central Saloon
5. Luigis Italian Eatery
6. The Chapel Lounge




OCCIDENTAL MALL




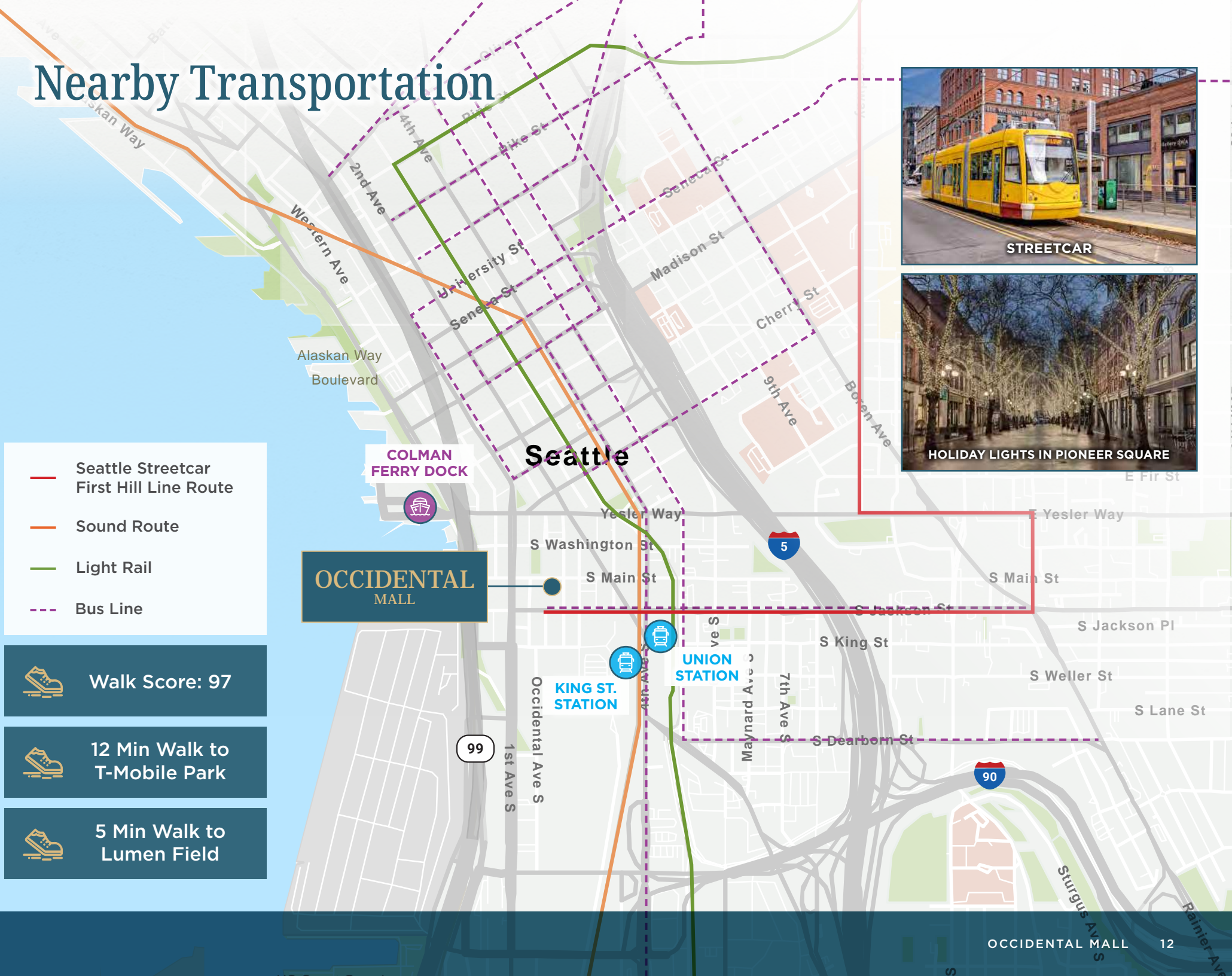
Nearby Transportation

-  Seattle Streetcar First Hill Line Route
-  Sound Route
-  Light Rail
-  Bus Line

 Walk Score: 97

 12 Min Walk to T-Mobile Park

 5 Min Walk to Lumen Field



STREETCAR



HOLIDAY LIGHTS IN PIONEER SQUARE

OCCIDENTAL MALL

Seattle

KING ST. STATION

UNION STATION

COLMAN FERRY DOCK

OCCIDENTAL MALL

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NEWMARK

MARTIN SMITH INC

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