

FOR LEASE

2001 + 2003 Western Ave  
Seattle, WA

# MARKET & PLACE



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BRODERICK  
· GROUP ·

2001 + 2003 Western Ave  
Seattle, WA

## PROPERTY OVERVIEW

Welcome to Market Place I & II, a distinctive 130,000 SF mixed-use campus steps from Pike Place Market. The property blends two Class A office buildings with vibrant street-level retail and a sunlit plaza built for connection. Elevated over Elliott Bay, the campus offers sweeping, protected water and mountain views and effortless connection to the revitalized waterfront via the new Overlook Walk.

# BUILDING HIGHLIGHTS



Unobstructed views of Elliott Bay, the Olympic Mountains, downtown Seattle and Mount Rainier



Steps from Pike Place Market, offering endless dining, shopping, and local artisan experiences



Direct waterfront access via the new Overlook Walk



Bike storage, showers & lockers



Anchorhead Coffee, Locust Cider, Sugo Hand Roll Bar, Aerlume, and Cutters Crabhouse onsite



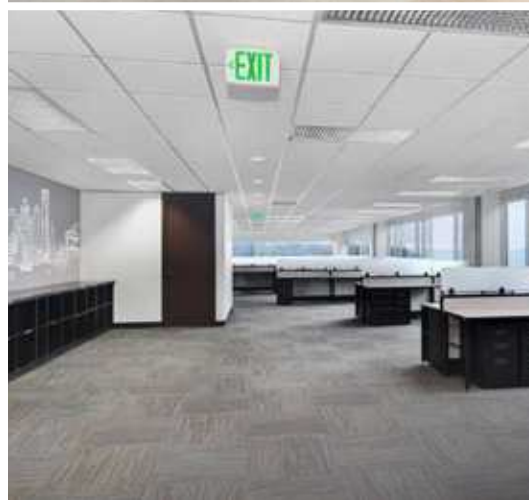
Steps from 40+ bus lines, Link Light Rail, and Seattle Streetcar for easy citywide access









Above-market parking ratio of 2.5/1,000




## MARKET & PLACE



## MARKET PLACE I

TOUR	SUITE	RSF	AVAILABLE	COMMENTS
	<u>200</u>	2,383	12/1/2026	Several private offices with water views
	<u>300</u>	7,108	NOW	Move-in ready suite with furniture in place. View of Elliott Bay and the Olympic Mountains.
	<u>340</u>	3,989	NOW	Suite features a mix of private office and open space.
	<u>400</u>	1,942	NOW	Law firm build out with water views. Can be combined with Suite 445 and 460 to make a full floor for 14,027 SF.
	<u>445</u>	7,286	NOW	Plug and play, dense office build-out with high end finishes. Can be combined with Suite 400 and 460 to make a full floor for 14,027 SF.
	<u>460</u>	4,799	NOW	Recent spec suite features a mixture of open space and some external private offices along with a deck overlooking Elliott Bay. Can be combined with Suite 400 and 445 to make a full floor for 14,027 SF.
	<u>600</u>	3,062	NOW	Suite features four private offices, large conference room, break room and open space with deck overlooking Elliott Bay.
	<u>610</u>	2,055	NOW	Suite features two private offices, work stations, open space and kitchen.

## MARKET PLACE II

	<u>200</u>	9,126	12/1/26	Creative space with water views.
	<u>400</u>	10,659	NOW	Full floor in shell condition with open layout.

# MARKET PLACE

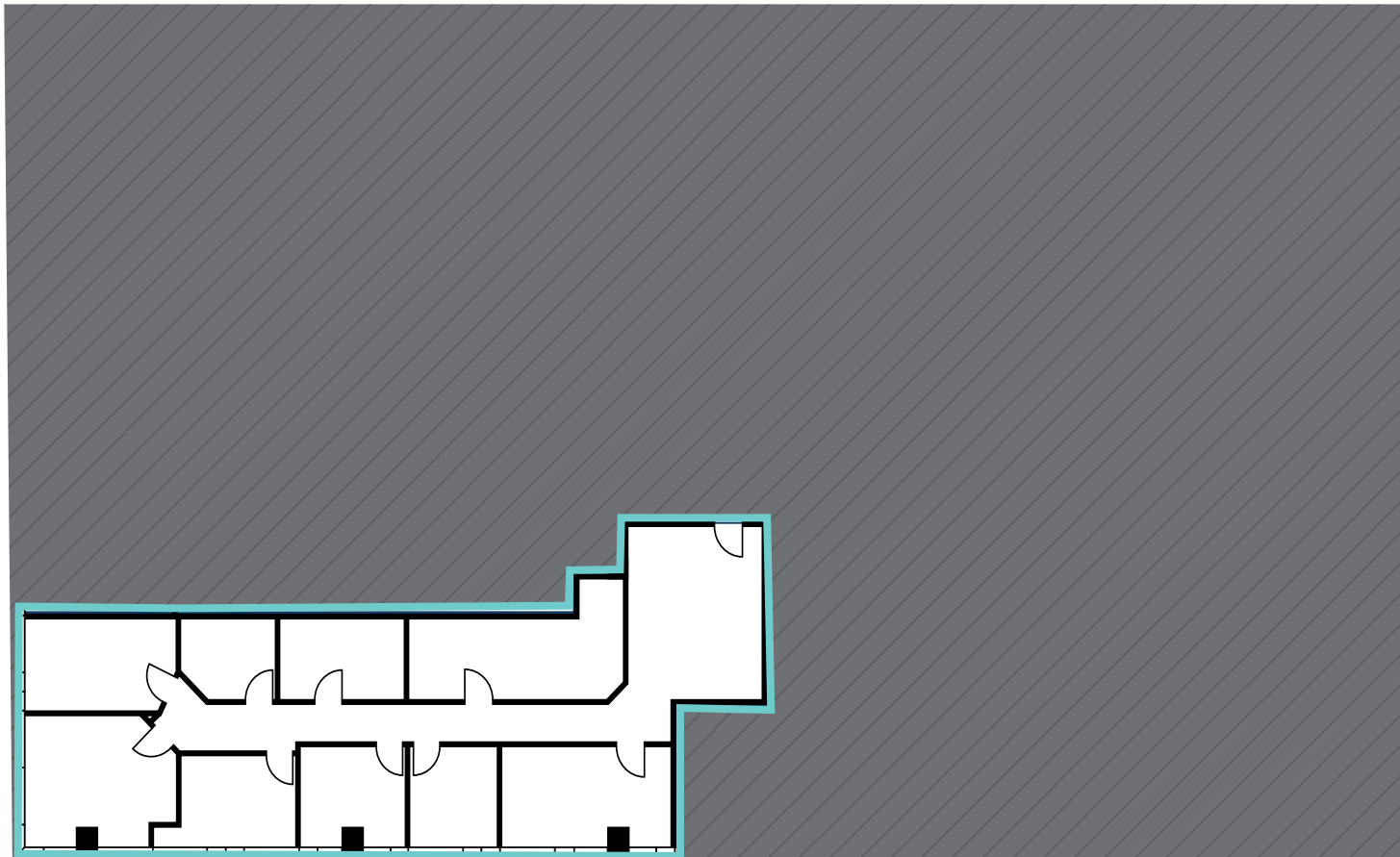
2003 Western Ave  
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## FLOOR 2

Suite 200 · 2,383 SF

Available 12/1/2026

WATER VIEWS



[CLICK TO RETURN TO AVAILABLE SPACE](#)

# MARKET PLACE

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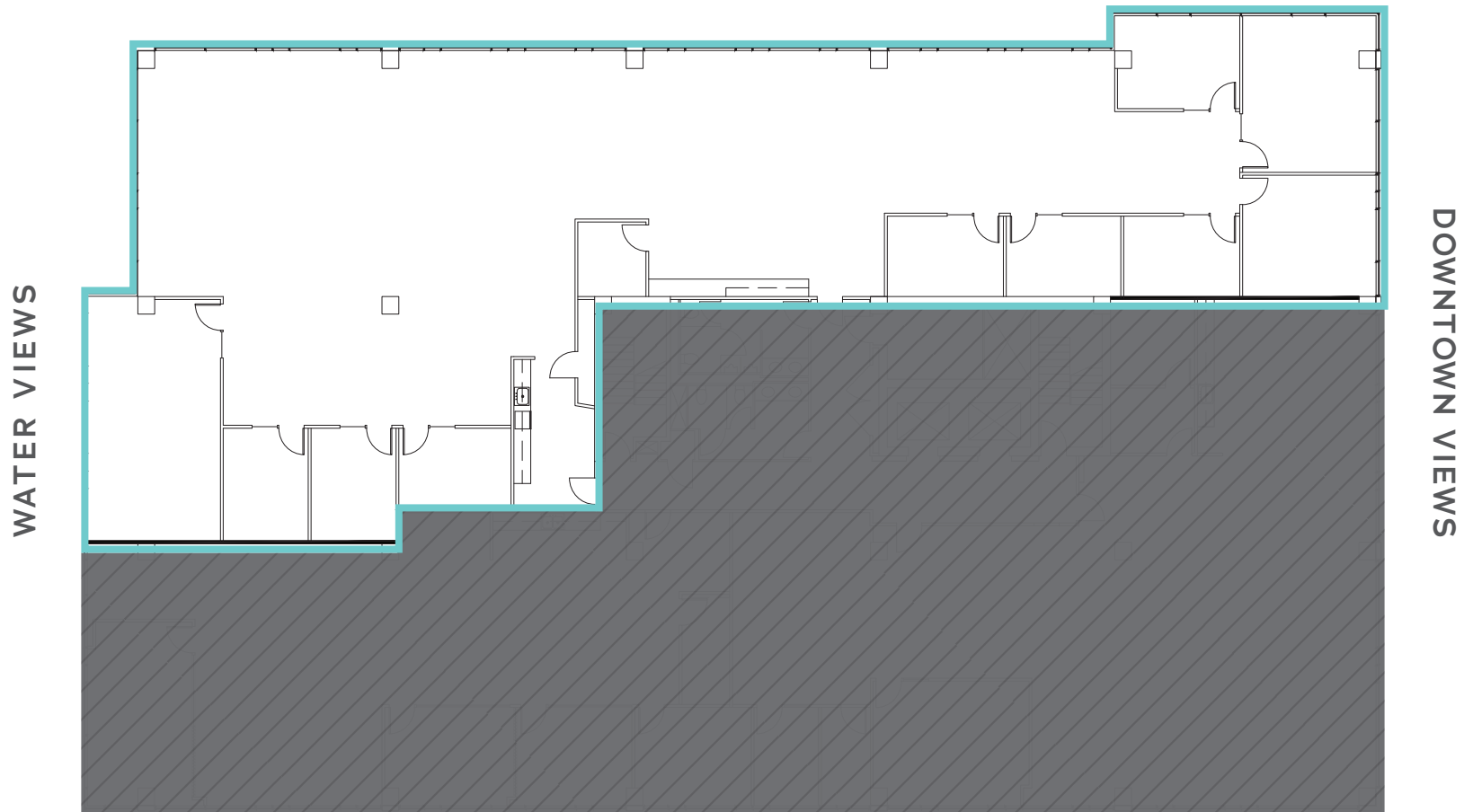
[CLICK TO VIEW  
VIRTUAL TOUR](#)

## FLOOR 3

Suite 300 · 7,108 SF

Available Now

PARTIAL WATER VIEWS



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LAUREN HALLGRIMSON · 206.948.4440 · hallgrimson@broderickgroup.com

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# MARKET PLACE

2003 Western Ave  
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## FLOOR 3

Suite 340 · 3,989 SF

Available Now



MARKET VIEWS

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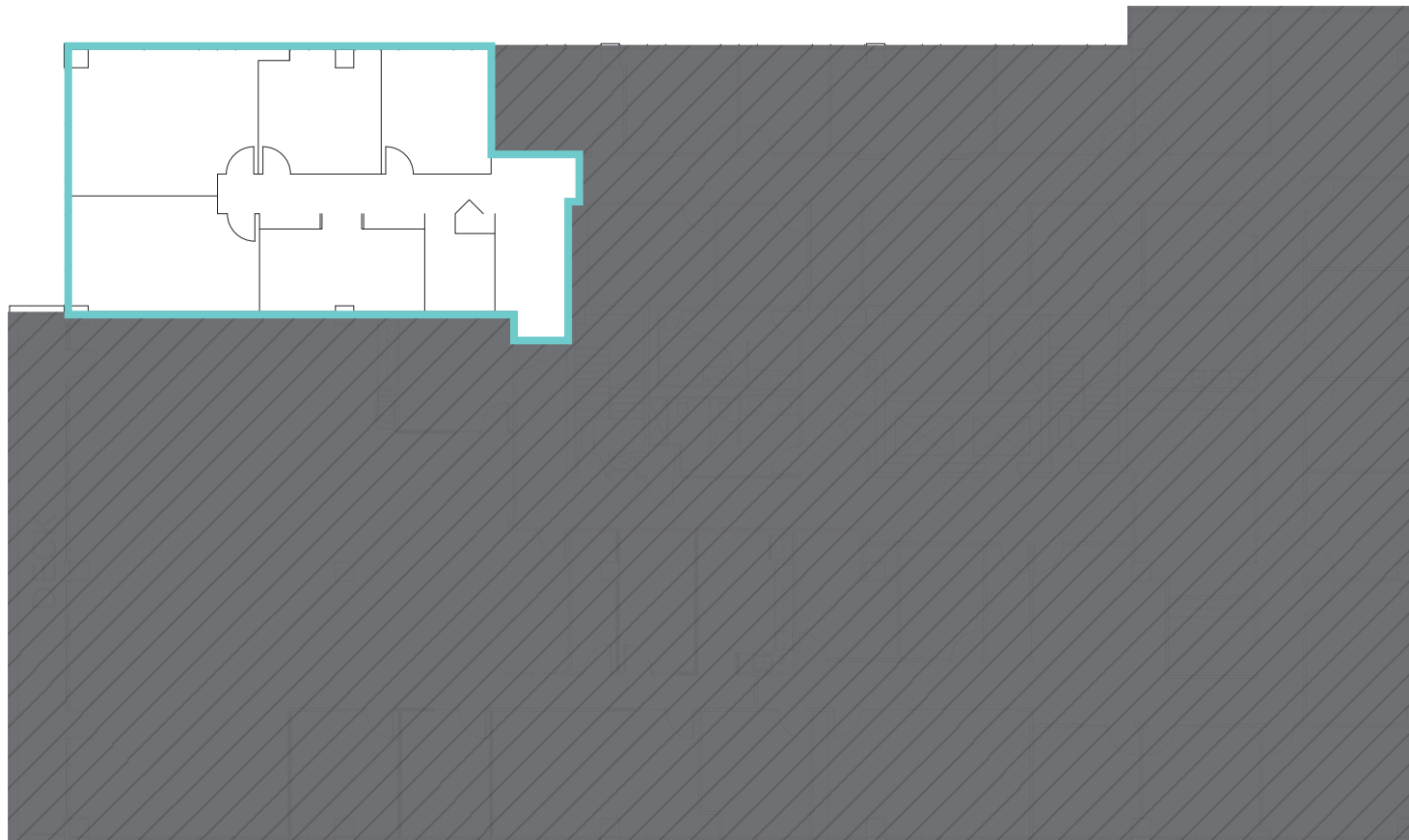
## FLOOR 4

Suite 400 · 1,942 SF

Available Now

PARTIAL WATER VIEWS

WATER VIEWS



Can be combined with Suite 445 and  
460 to make a full floor for 14,027 SF

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VIRTUAL TOUR](#)

## FLOOR 4

Suite 445 · 7,286 SF

Available Now

PARTIAL WATER VIEWS



DOWNTOWN VIEWS

Can be combined with Suite 400 and 460 to make a full floor for 14,027 SF

MARKET VIEWS

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## FLOOR 4

Suite 460 · 4,799 SF

Available Now



Can be combined with Suite 400 and 445 to make a full floor for 14,027 SF

MARKET VIEWS

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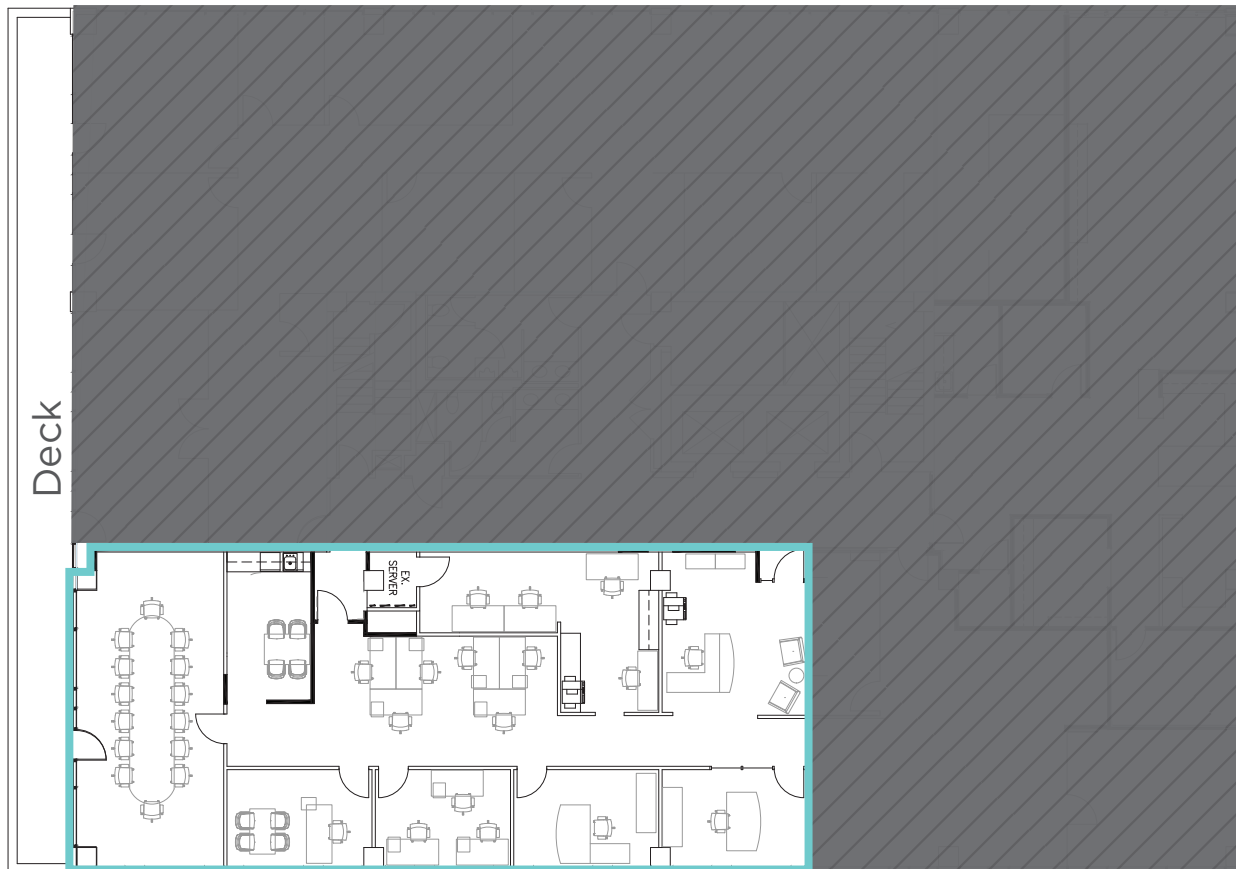
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## FLOOR 6

Suite 600 · 3,062 SF

Available Now

WATER VIEWS



MARKET VIEWS

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# MARKET PLACE

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## FLOOR 6

Suite 610 · 2,055 SF  
Available Now

### PARTIAL WATER VIEWS



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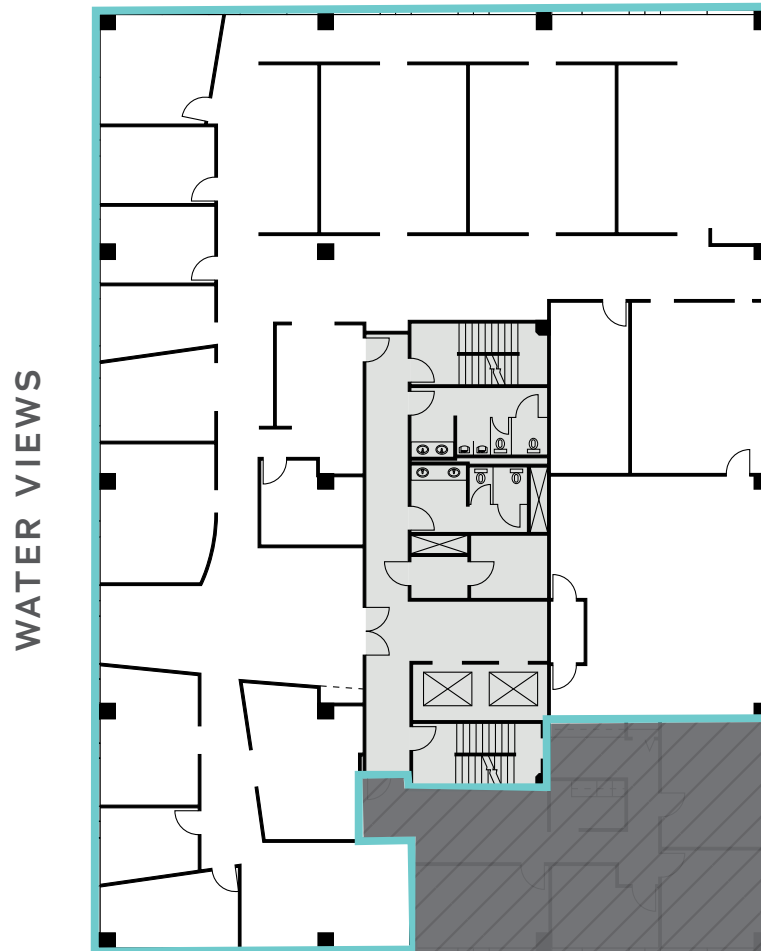
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## FLOOR 2

Suite 200 · 9,126 SF  
Available 12/1/2026

### PARTIAL WATER VIEWS



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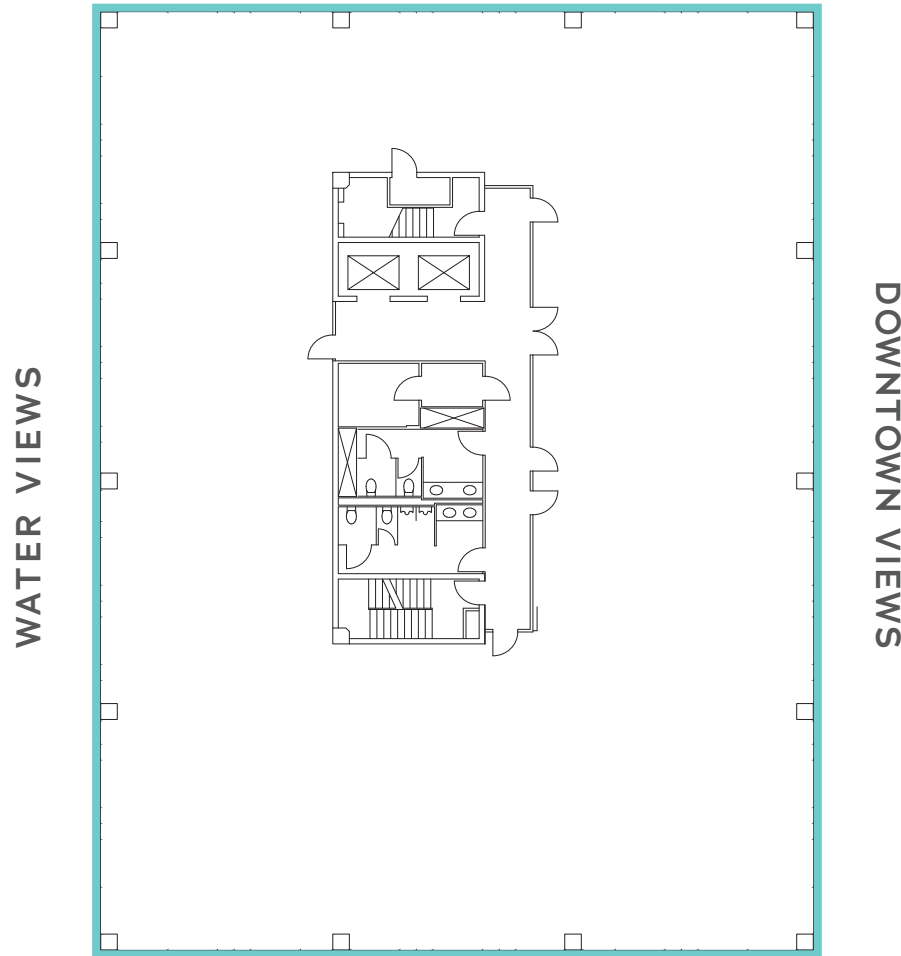
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## FLOOR 4

Suite 400 · 10,659 SF  
Available Now

### PARTIAL WATER VIEWS



MARKET VIEWS

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# LOCATION

Market Place I & II offers an unparalleled location in the heart of Downtown Seattle, just steps from the world-renowned Pike Place Market. With direct access to the city's revitalized waterfront and surrounded by iconic landmarks, premier dining, and vibrant retail, this mixed-use campus places tenants at the center of Seattle's most dynamic and walkable neighborhood.

## TRANSIT LINES

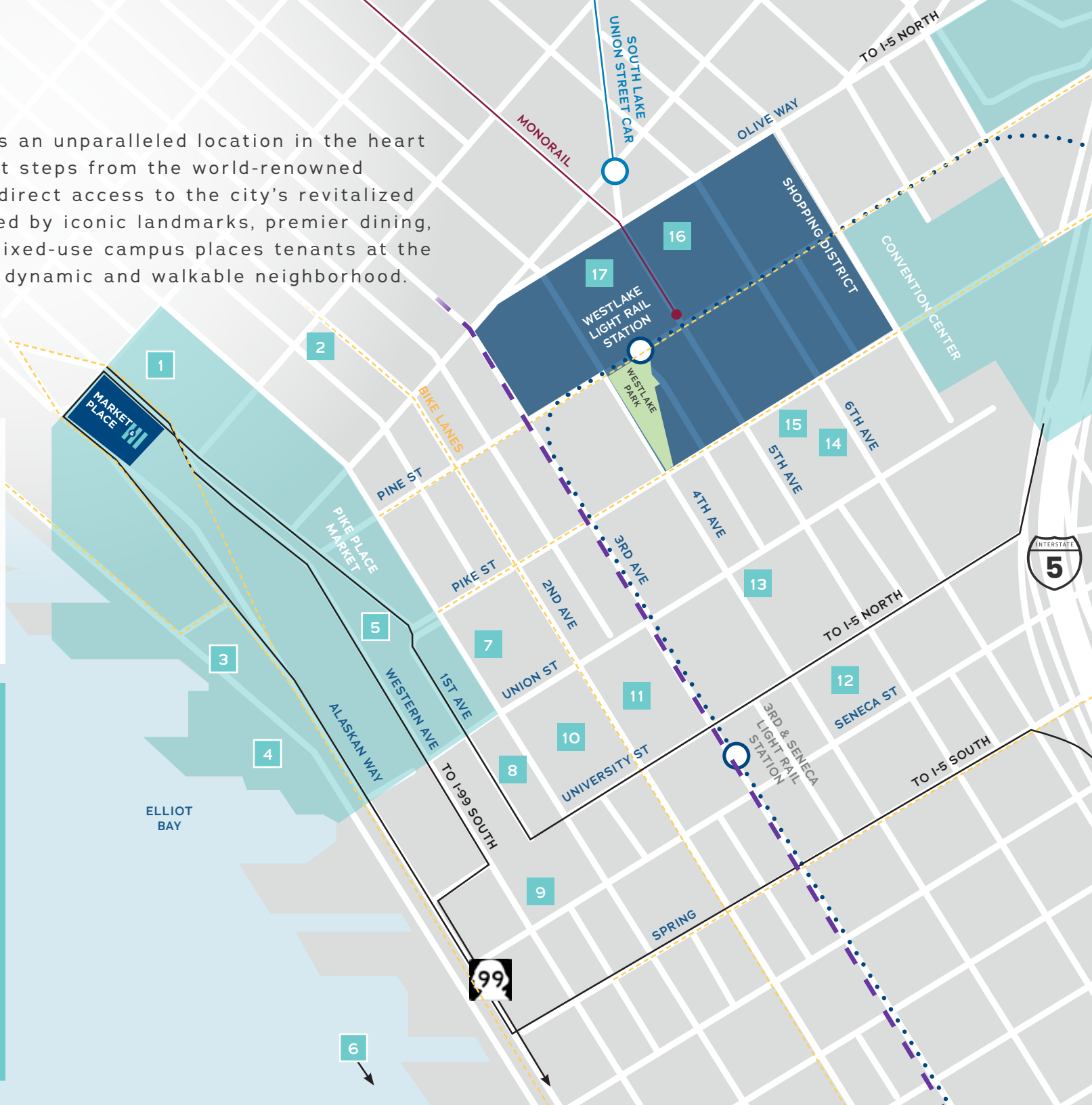
- Monorail
- Bus Lane
- - - Bike Lane
- SLU Street Car
- Link Light Rail

## 10 MINUTE

Walk to Westlake Light Rail Station

## NEARBY ATTRACTIONS

1. Seattle Athletic Club
2. Moore Theater
3. Overlook Walk
4. Seattle Aquarium
5. Pike Place Market
6. Colman Ferry Terminal
7. Showbox
8. Four Seasons
9. Harbor Steps
10. Seattle Art Museum
11. Benaroya Hall
12. Fairmount Olympic Hotel
13. Equinox Rainier Square
14. Washington Athletic Club
15. Museum of Illusions
16. Nordstrom
17. Westlake Center



# CITY WITHIN A CITY

Located just steps from Seattle's iconic Pike Place Market, Market Place I & II offers unparalleled access to a vibrant community of **over 220 independent shops and restaurants**, 180 craftspeople, and 70 local farmers. This dynamic destination blends culture, commerce, and community—making it a truly unique experience for visitors and locals alike.

## MARKET PLACE & II

- 1 Aerlume Seattle  
Cutters Crabhouse  
Sugo Hand Roll Bar
- 2 Seattle Athletic Club
- 3 Half Shell
- 4 Victor Steinbrueck Park
- 5 Pier 62
- 6 Seattle Aquarium
- 7 Old Stove Brewing Co
- 8 Kitchen & Market
- 9 Le Pichet
- 10 The Pink Door
- 11 Starbucks
- 12 Bacco Cafe
- 13 The Taproom at Pike Place
- 14 Storyville Coffee
- 15 Matt's in the Market
- 16 Goldfinch Tavern
- 17 Pike Place Market



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