

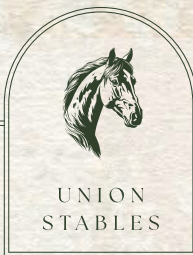


UNION  
STABLES

WHERE INNOVATION  
HITS ITS STRIDE



2200 Western Avenue | Seattle, WA



ROOTED IN CHARACTER

# Designed for Growth

Built in 1909 as one of Seattle's original urban horse stables, Union Stables has stood the test of time as a historic landmark.

Once a home for Seattle's hard-working horses, Union Stables has been reimagined for today's most ambitious teams. Blending authentic character with state-of-the-art upgrades, this landmark building sets the stage for bold ideas.



Exposed brick & timber interiors with modern finishes



Expansive western views of Elliott Bay

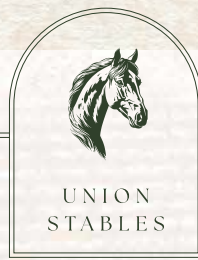


LEED Gold certified



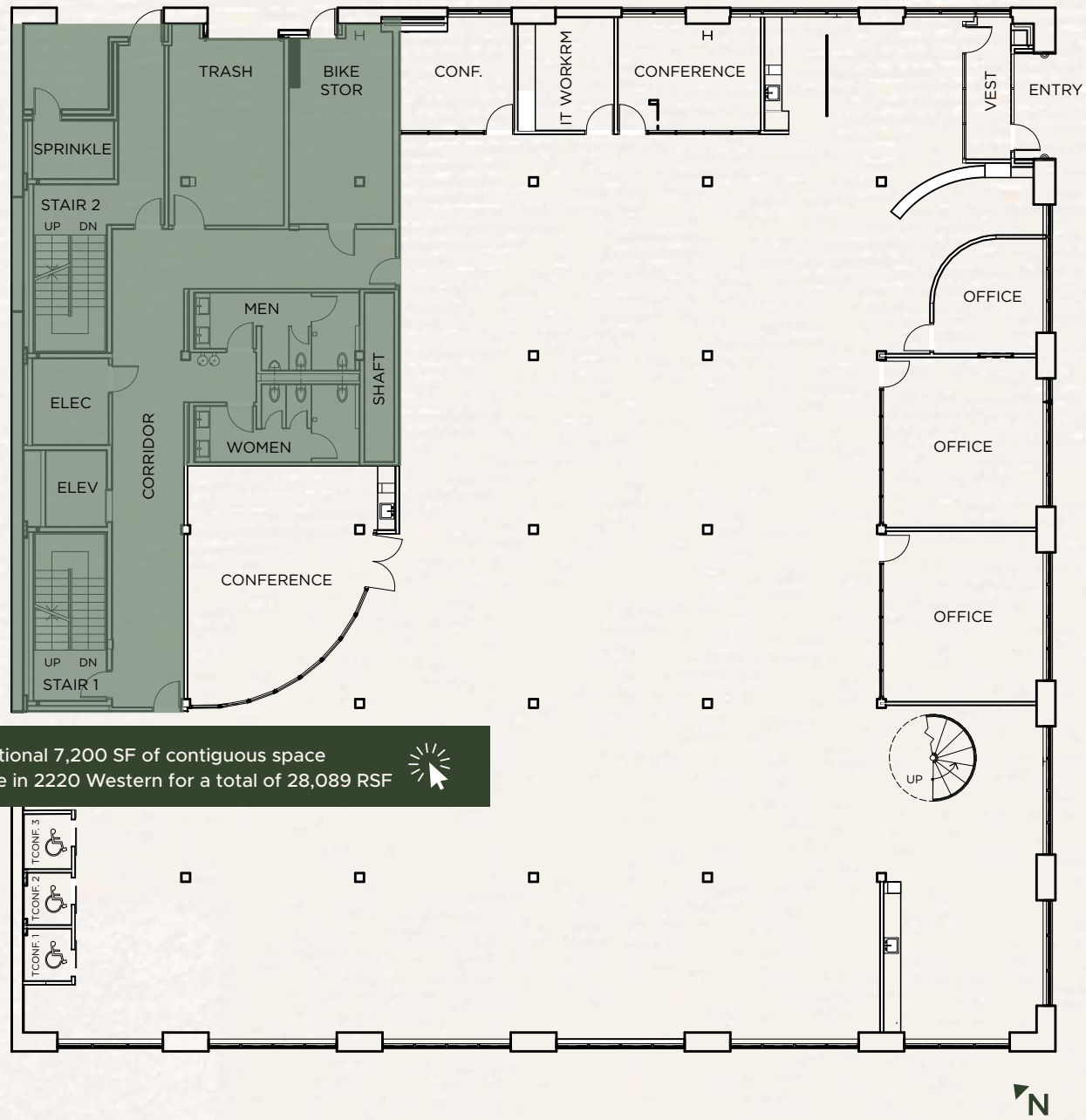
Prime location near Pike Place Market, transit, and revitalized Seattle Waterfront

On-Site Amenities:  
Bike lockers with showers & El Gaucho Steakhouse on ground floor



# Availabilities

20,889 SF OF CREATIVE OFFICE



FLOOR 2 | 12,907 SF

[Virtual Tour](#)


Available

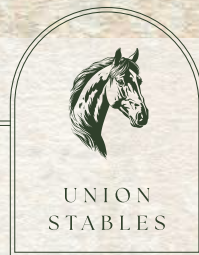


FLOOR 3 | 7,982 SF

[Virtual Tour](#)

Available

▶ An additional 7,200 SF of contiguous space available in 2220 Western for a total of 28,089 RSF 



THE CITY

# At Your Doorstep

Union Stables is located in one of Seattle's most walkable neighborhoods, offering a dynamic blend of shopping, dining, and outdoor spaces.



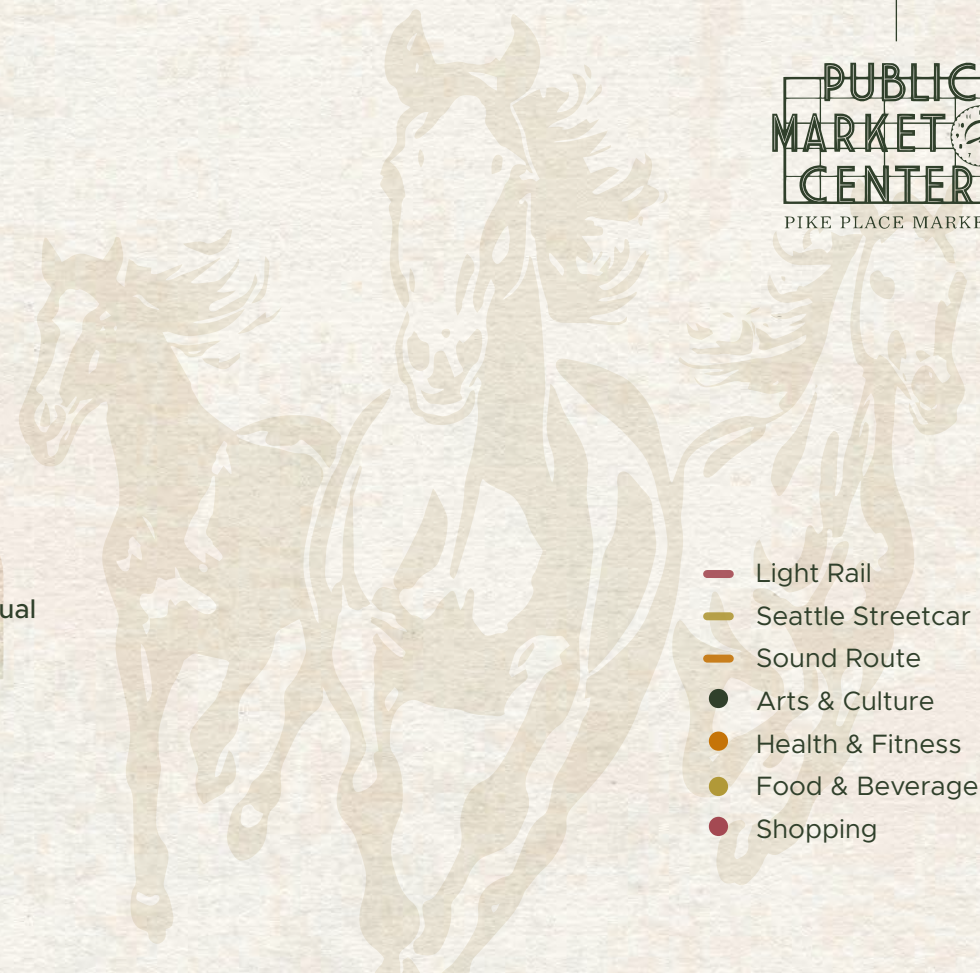
## SEATTLE'S WATERFRONT

The Waterfront Seattle Program began as a community vision to remove the Alaskan Way Viaduct and reconnect the city to its waterfront. The project started construction in 2020 and is anticipated to deliver the final phases in 2025.

**\$1.07B**  
Redevelopment  
Project

**\$400M**  
Annual Business  
Revenue

**8-12M**  
Projected Annual  
Visitors





UNION  
STABLES

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