

801

BLANCHARD

SEATTLE | WA

4,672 RSF

Second floor
and

3,565 RSF

Penthouse
office space
for lease





BUILDING OVERVIEW

801 Blanchard offers an iconic fusion of brick and timber, expertly redeveloped by Sugar Mountain in collaboration with Mallet Design Build.

Constructed in 2015, 801 Blanchard was fully rebuilt with an eye on keeping its automotive heritage and focusing on its unique floor plates and industrial design. Large perimeter windows promote unparalleled natural light and views up and down Westlake Avenue. Anchored by the award-winning Butcher's Table, and located on the SLU Street Car route, the building offers direct access to top retail and amenities, elevating the work-life experience.

ICONIC SPACE

Airy, modern office space built out with a perfect blend of rustic features and industrial design elements.



Modern design
w/ rustic elements



Natural light from
large perimeter windows



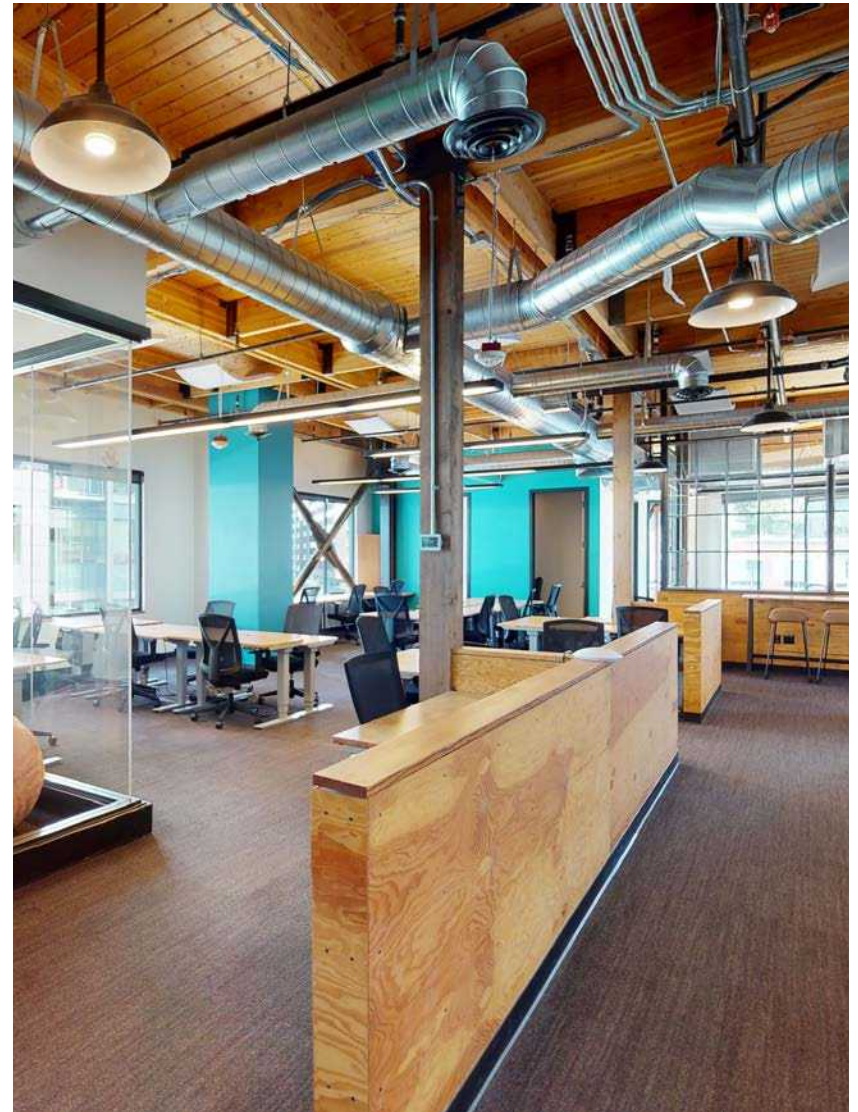
High ceilings w/ exposed wood
beams and original brick



Prime proximity to
SLU top amenities



Easy access to
I-5 and SLU Street Car



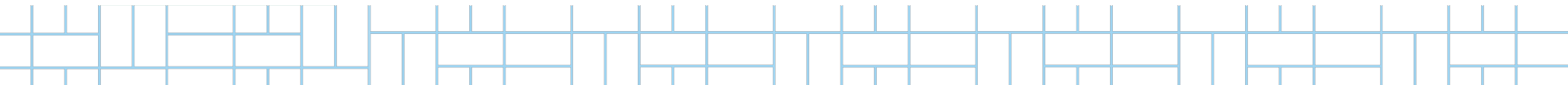
FLOOR PLAN

SHORT TERM LEASE OPTIONS AVAILABLE

Floor 2



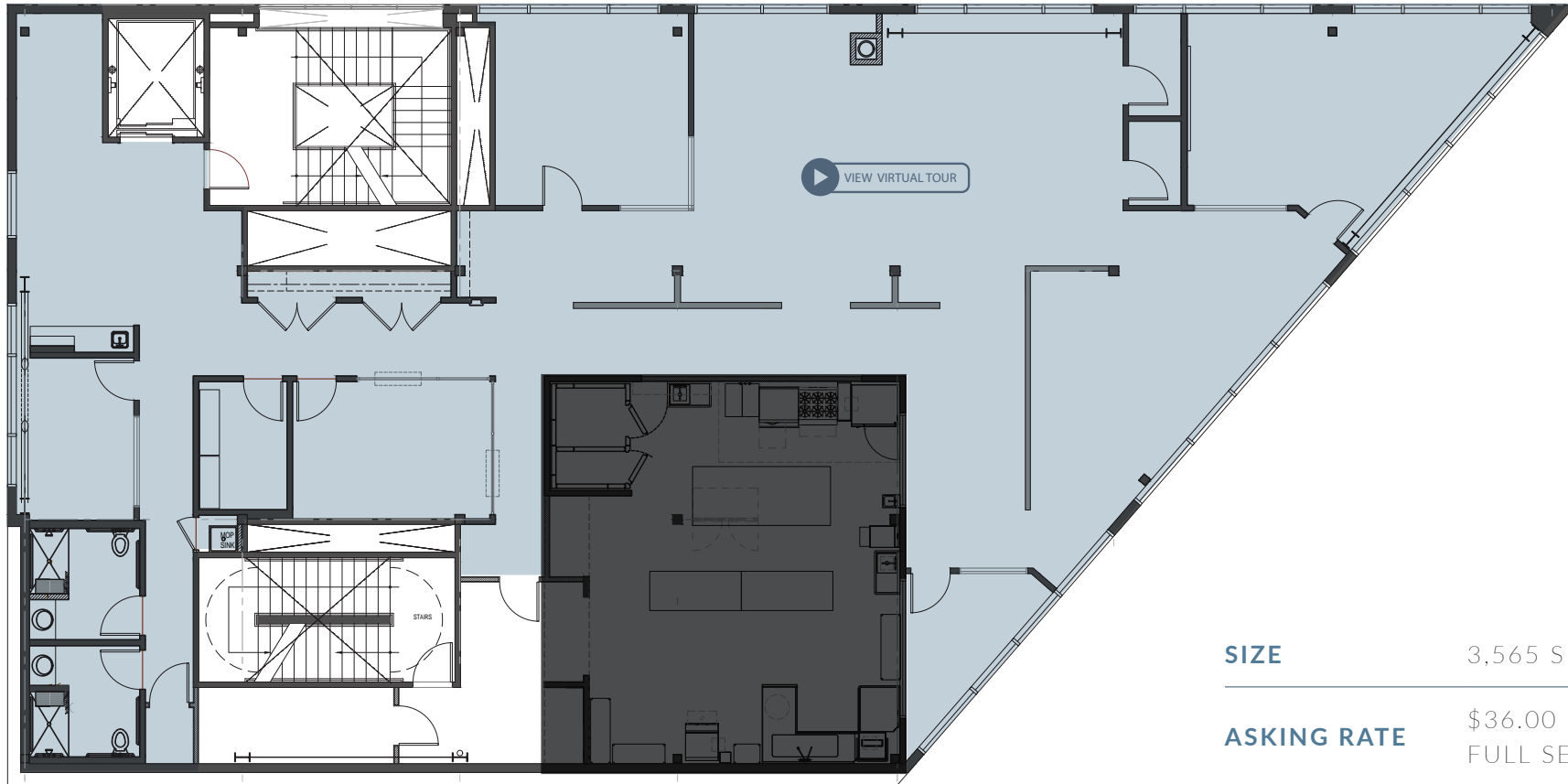
SIZE	4,672 SF
ASKING RATE	\$36.00 PSF FULL SERVICE
ALLOWANCE	NEGOTIABLE
AVAILABILITY	07/01/2026



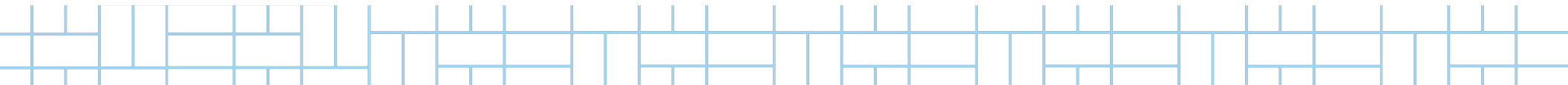
FLOOR PLAN

SHORT TERM LEASE OPTIONS AVAILABLE

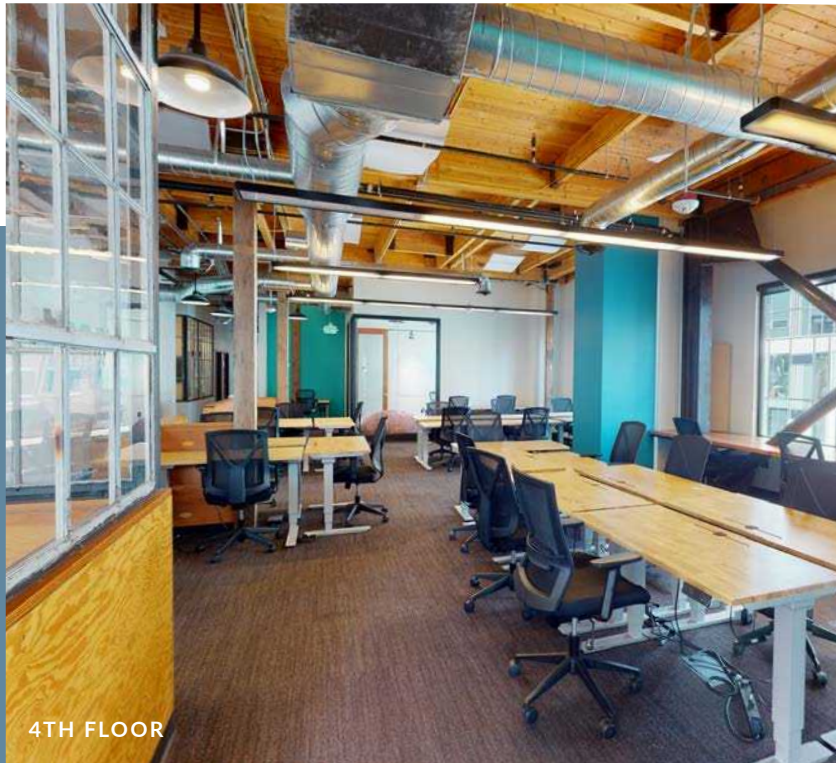
Floor 4



SIZE	3,565 SF
ASKING RATE	\$36.00 PSF FULL SERVICE
ALLOWANCE	NEGOTIABLE
AVAILABILITY	AVAILABLE NOW



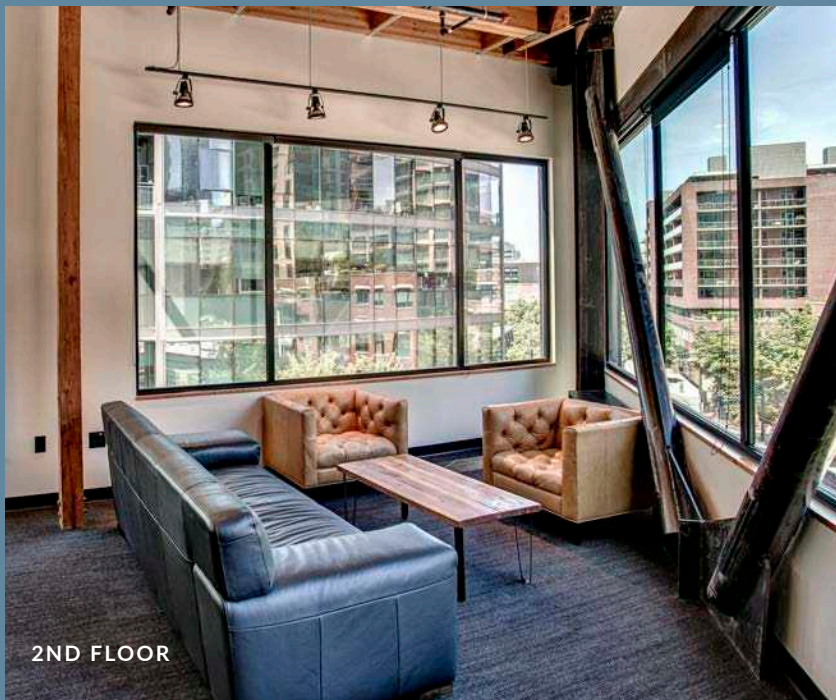
MODERN INDUSTRIAL DESIGN



4TH FLOOR



2ND FLOOR



2ND FLOOR

PERFECT LOCATION



DRIVE TIME	3 MIN	5 MIN	10 MIN
POPULATION	15,352	44,422	195,106
DAYTIME POPULATION	21,503	67,934	405,392
AVG. HH INCOME	\$211,657	\$183,945	\$169,202
MEDIAN AGE	32.9	33.1	33.8



THE NEIGHBORHOOD



NEARBY AMENITIES

Centered between SLU and the Seattle CBD, 801 Blanchard offers easy access to diverse dining, shopping and entertainment options.

801
BLANCHARD

- FLATSTICK PUB
- STARBUCKS
- THE COLLECTIVE
- REPUBLIC
- BOCZ SALON
- PLANTIFUL
- GOLD BAR
- BANYA 5
- WEST ELM
- EINSTEIN BAGELS
- ANN SACKS
- SHAKE SHACK
- JOE & THE JUICE
- LADY YUM
- 2120
- THE SPHERES
- VICTOR TAVERN
- RUBENSTEIN BAGELS
- PALACE KITCHEN
- DAHLIA BAKERY
- WESTLAKE CENTER
- MODERN DERMATOLOGY
- TOP POT DOUGHNUTS
- BA BAR
- LOCAL
- PORTAGE BAY CAFE
- CACTUS
- FLOW FITNESS
- CHIPOTLE
- DENTOLOGIE
- BARRY'S BOOTCAMP
- WHOLE FOODS
- THE BUTCHER'S TABLE
- VINASON
- MONORAIL
- MENDOCINO FARMS
- SOUL CYCLE
- SWEETGREEN
- AMAZON GO
- SEPHORA
- EVERGREENS
- SKILLET
- MAMNOONCITA
- MARINATION
- BAROLO
- PIKE TAPROOM
- BOMBO
- PACIFIC PLACE
- NORDSTROM
- DOUGHZONE

WALK SCORE
100

TRANSIT SCORE
100

BIKE SCORE
80

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LEASING CONTACTS

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