

# 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



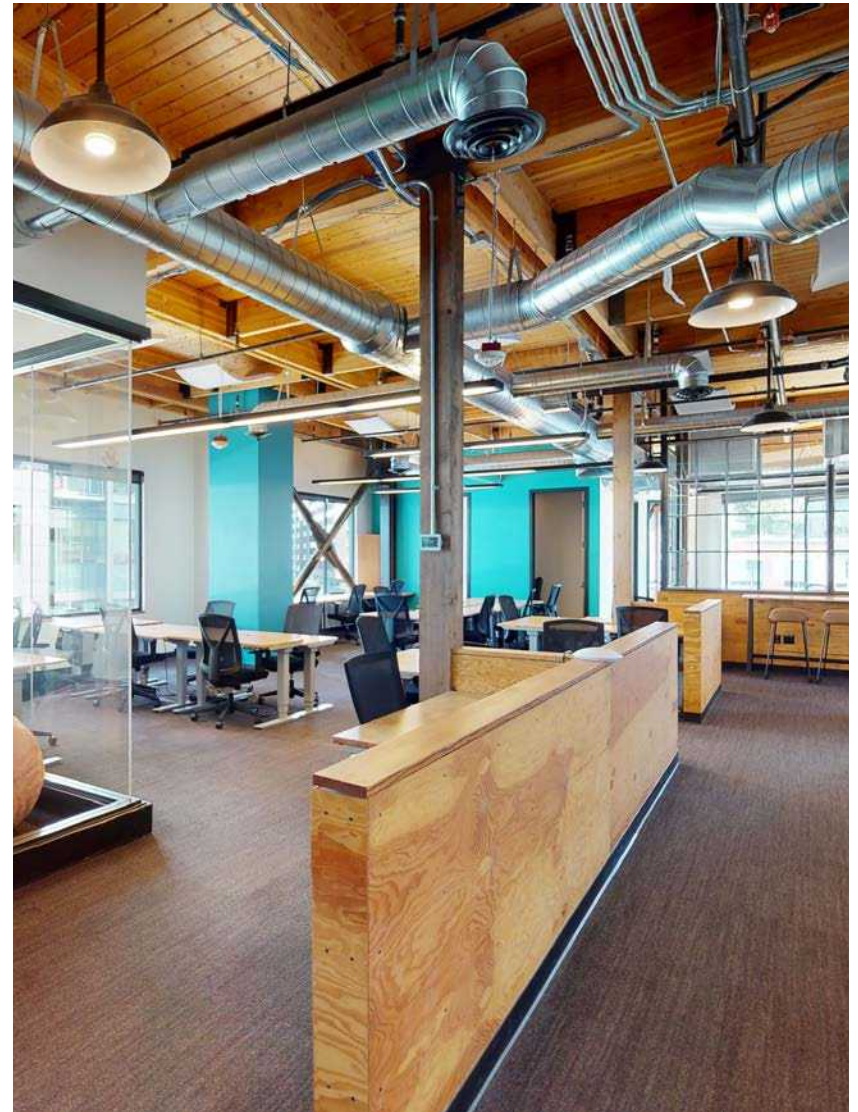
High ceilings w/ exposed wood  
beams and original brick



Prime proximity to  
SLU top amenities



Easy access to  
I-5 and SLU Street Car



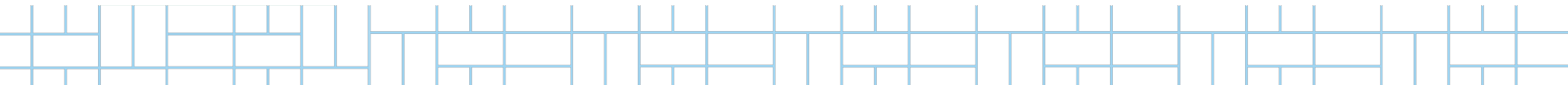
FLOOR PLAN

SHORT TERM LEASE OPTIONS AVAILABLE

# Floor 2



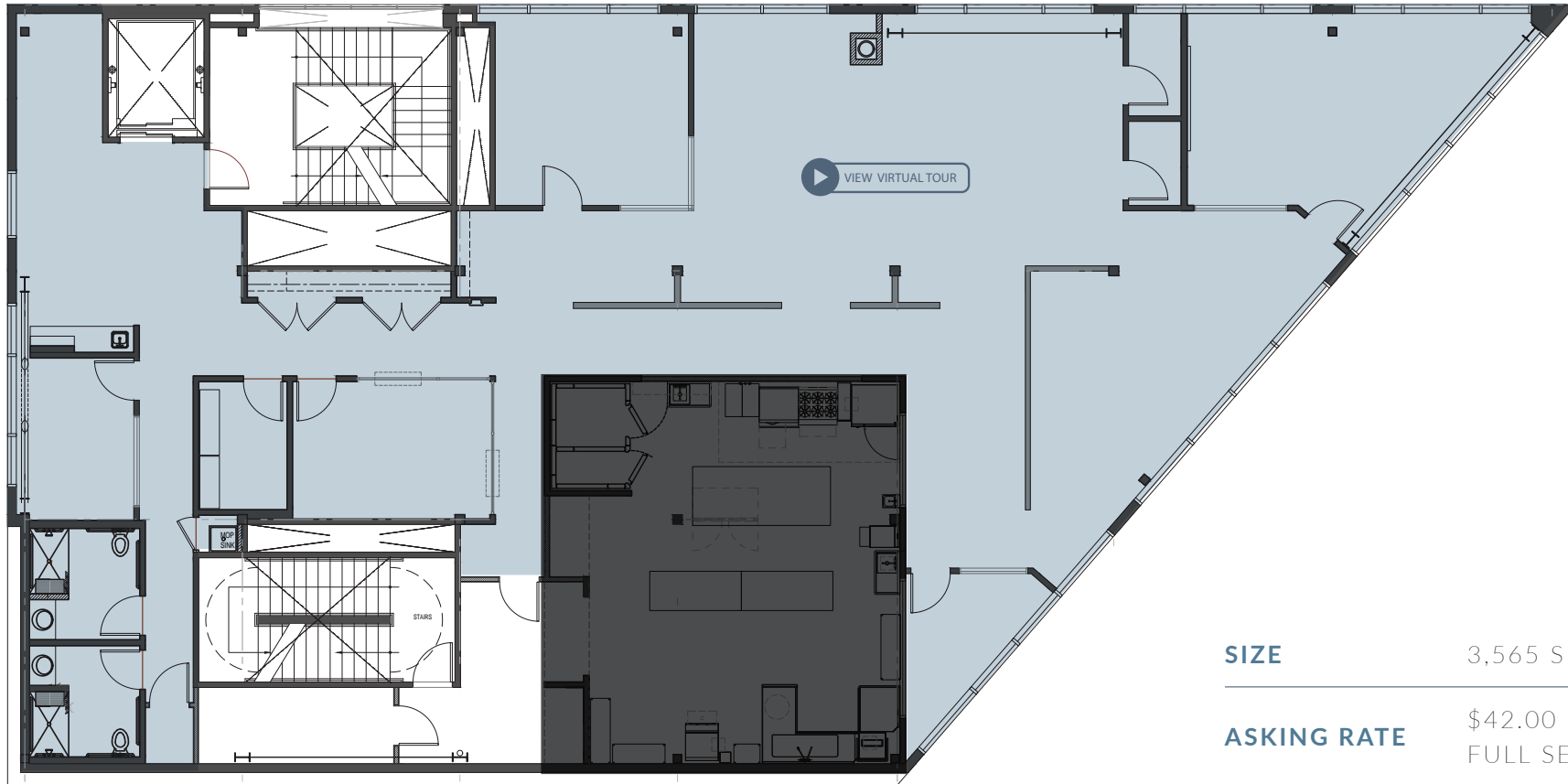
<b>SIZE</b>	4,672 SF
<b>ASKING RATE</b>	\$36.00 PSF FULL SERVICE
<b>ALLOWANCE</b>	NEGOTIABLE
<b>AVAILABILITY</b>	07/01/2026



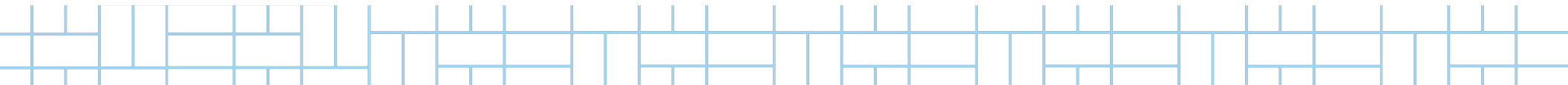
FLOOR PLAN

SHORT TERM LEASE OPTIONS AVAILABLE

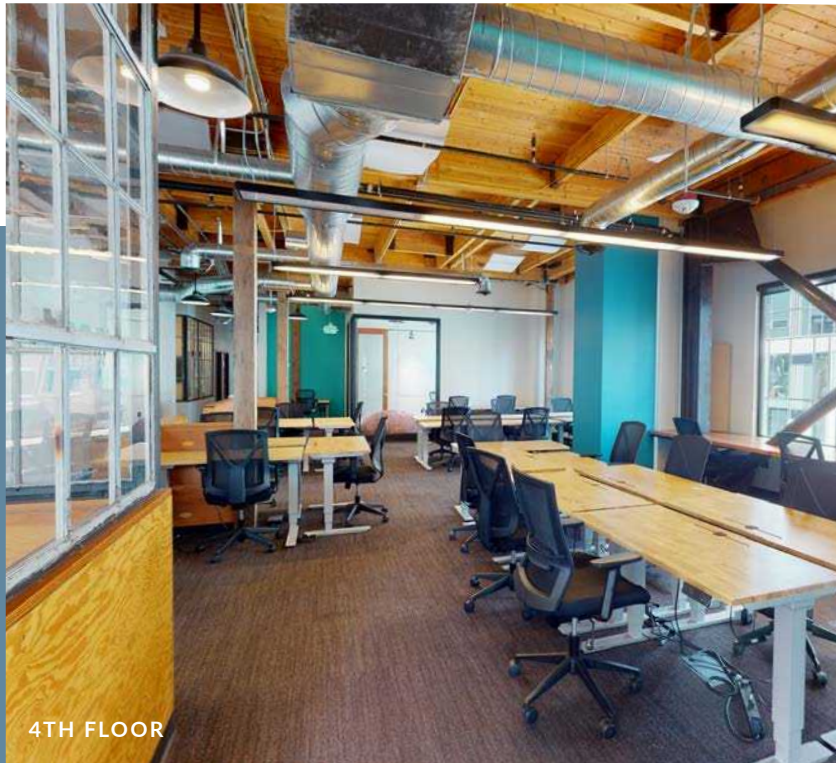
# Floor 4



<b>SIZE</b>	3,565 SF
<b>ASKING RATE</b>	\$42.00 PSF FULL SERVICE
<b>ALLOWANCE</b>	NEGOTIABLE
<b>AVAILABILITY</b>	AVAILABLE NOW



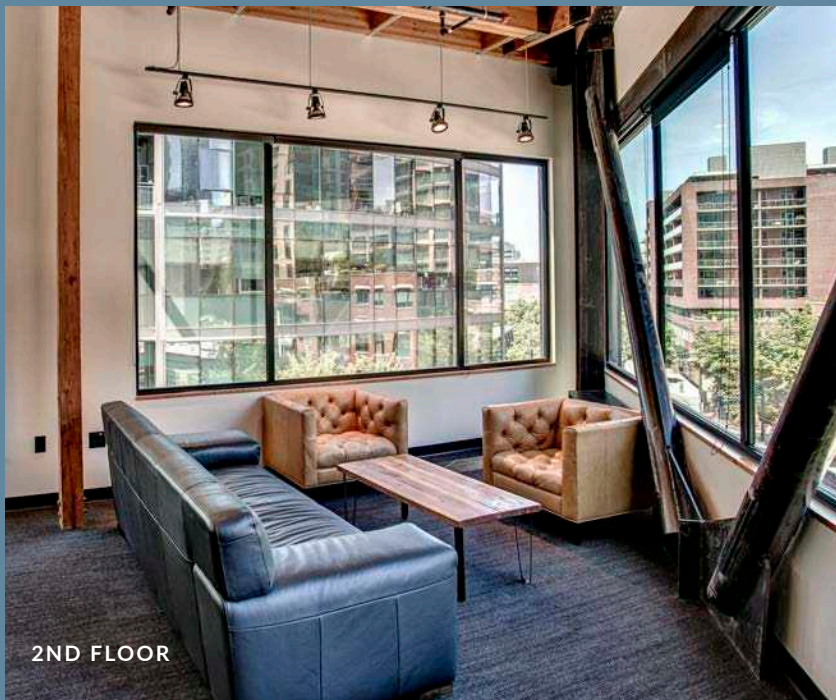
MODERN INDUSTRIAL DESIGN



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**

# 801

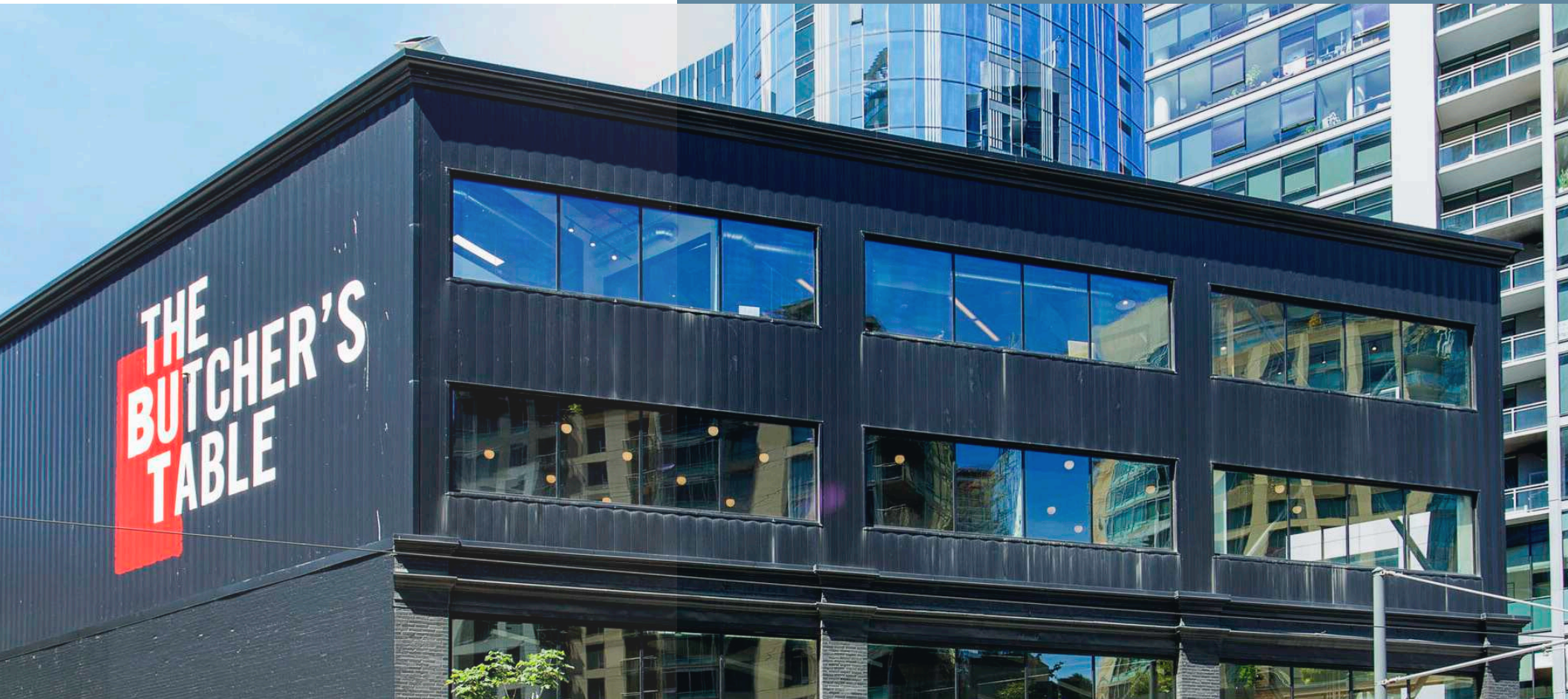
## BLANCHARD

SEATTLE | WA

### LEASING CONTACTS

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