



Holyoke Building

107 Spring Street

Space
availability
summary

WeWork @ 107 Spring Street
Seattle, WA

wework

5th Floor 9,270 RSF

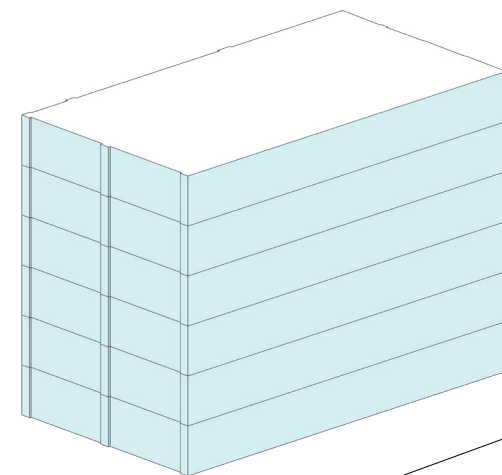
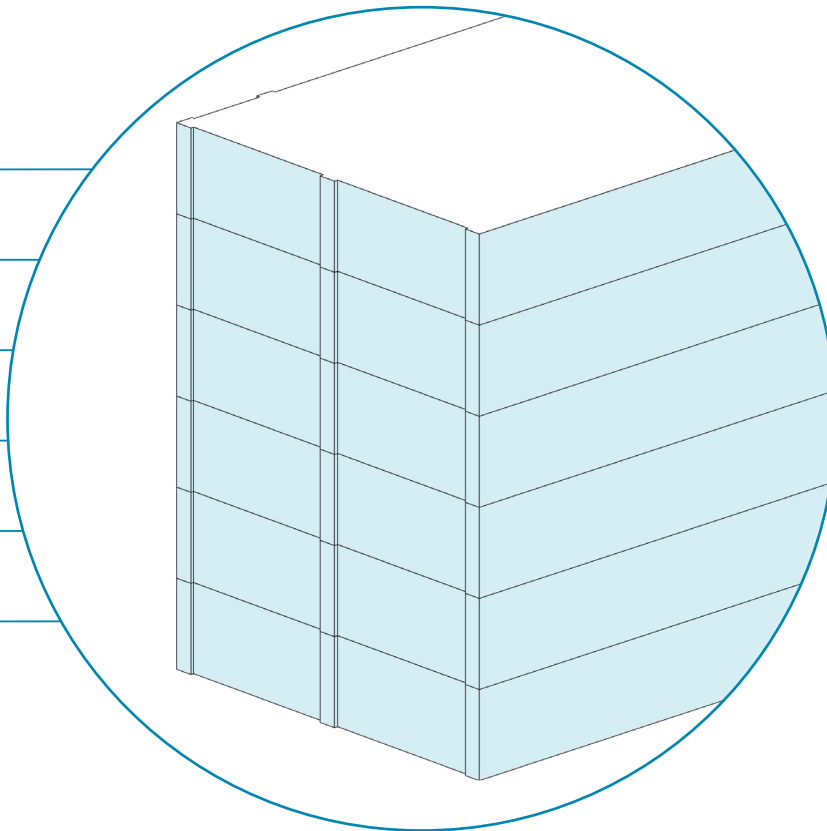
4th Floor 9,109 RSF

3rd Floor 9,223 RSF

2nd Floor 7,190 RSF

1st Floor 3,440 RSF

Basement 5,056 RSF



SPRING STREET

34,792 RSF

TOTAL WEWORK RSF

Holyoke Building

At a glance

Workspaces designed for productivity and creativity with flexible size & term

Dedicated, private suites available from 121 to 5,056 RSF

Move-in ready suites - furnished & wired

6

TOTAL BUILDING FLOORS

43,289

TOTAL BUILDING SQ FT

All dimensions are approximate and subject to variances. It is your obligation to independently verify the particulars of the property. WeWork reserves the right to make changes.



Just inside the building's stone facade are full-height windows, modern décor, and furniture in a variety of rich hues.



Aqua and burnt orange lounge seating complement the space's neutral walls and white tiling.

Fresh Seattle workspace with historic charm

The Holyoke Building is a six-story, Energy Star rated building with a prime location in the heart of Downtown Seattle. Originally completed in 1889 after the Great Seattle Fire, the building underwent renovations in 1980 and is now listed on the National Register of Historic Places. Spanning all six floors of the building, with sleek private offices, artistic meeting rooms, light-filled lounges, and an outdoor terrace, this workspace marries distinctive period architecture and historic details with creative, modern design.



Original stone walls capture the building's unique history and character.

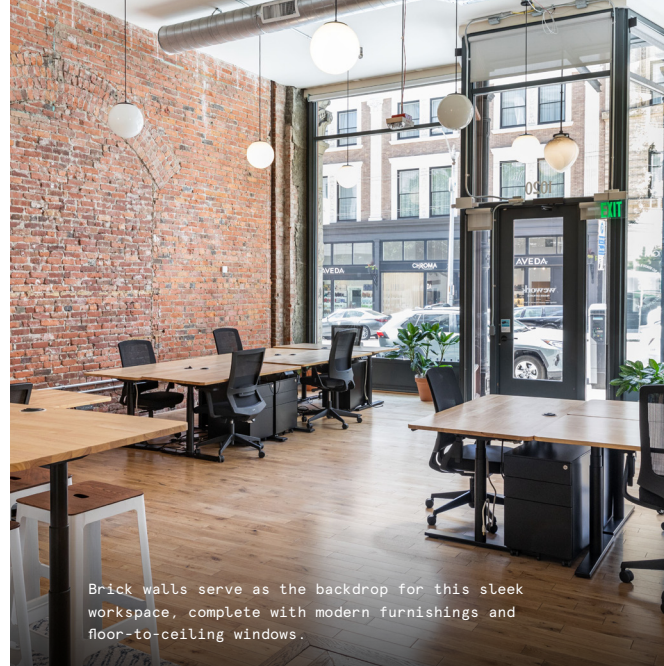


Custom pendant lighting dots the space, creating a warm, inviting atmosphere.

Historic character meets playful design

The Holyoke Building combines historic charm and details—including exposed brick walls, hand-crafted stonework, and high ceilings—with a creative yet polished design approach. Open-plan workspaces and full-height windows create a bright, airy atmosphere, while pops of bold color lend themselves to a youthful, playful feel. The result is a space that's equal parts old and new; engaging and inviting.

- The building's rich materiality shines through in exposed raw beams, reclaimed wood wall cladding, and original brick walls and stonework
- Industrial details—including exposed ductwork and polished concrete floors—are warmed with bright pops of color and rich wood millwork
- Texture and pattern are key features of the space, with soft furnishings and rugs, tile mosaics, and intricate wallpapers throughout



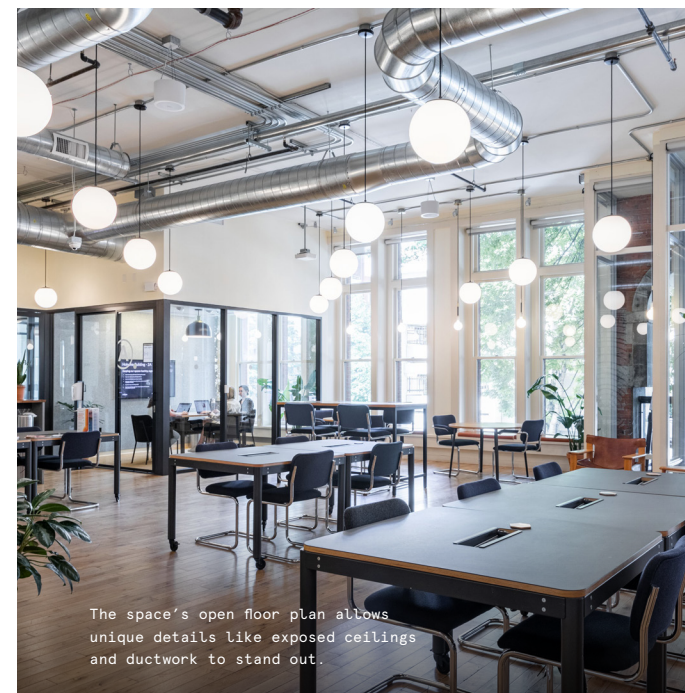
Brick walls serve as the backdrop for this sleek workspace, complete with modern furnishings and floor-to-ceiling windows.



Warm millwork is seen throughout the space—this custom coffee table serves a dual purpose with built-in shelving.



Black-and-white tile lends itself to a calm, neutral environment in this mother's room.



The space's open floor plan allows unique details like exposed ceilings and ductwork to stand out.



On-site amenities

- Electronic keycard access
- Business-class printers
- Professional events and programming
- Stocked pantry
- US mail drop

- On-site staff
- Meeting rooms
- Mother's room
- Phone booths
- Wellness/meditation room
- Event space

- Recreational games
- Gender-neutral restrooms
- Outdoor space
- Dog-friendly spaces
- Bicycle storage
- Showers

Building specifications



Hours of operation

Monday - Friday: 8am-5pm



Security

24/7 attended lobby
24/7 CCTV monitoring



HVAC

Monday - Friday: 8am-5pm



Building history

Built in 1889-1890



Elevators

1 passenger elevator
with a capacity of 2500 lbs



Fire strategy

Fully-sprinklered floors



Building size

6 stories
43,289 SF



Certifications

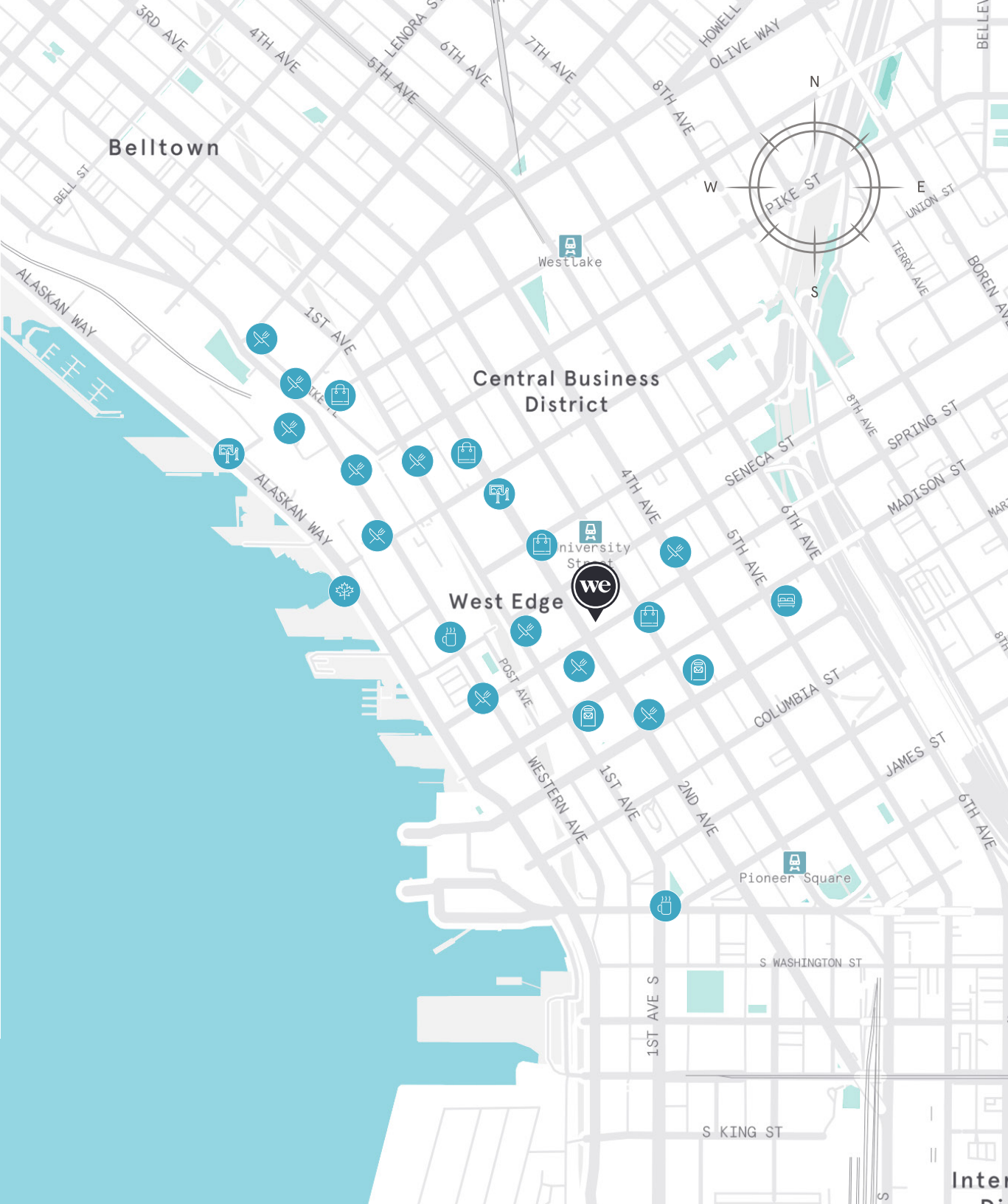
Energy Star certified

Explore Seattle from the inside out

The Holyoke Building finds itself in Downtown Seattle’s central business district. This premier location provides easy access to some of the best attractions, amenities, bars, and restaurants the city has to offer. Members can stop by nearby Pike Place Market, the Seattle Great Wheel, and Pioneer Square—all within walking distance. The building is a two-minute walk to the Seattle Ferry Terminal, while bus stops are just a couple of blocks away. Parking across the street also ensures an easy commute.

Distance to WeWork

2nd Avenue and Seneca Stop		Walk	2 min
Madison Street and 2nd Avenue Stop		Walk	3 min
Ace Parking		Walk	3 min
3rd Avenue and Seneca Stop		Walk	4 min
Harbor Steps Parking Garage		Walk	4 min
Marion and 1st Avenue Stop		Walk	5 min
University Street Station		Walk	5 min
Republic Parking		Walk	6 min
Seattle Pier 50 Water Taxi		Walk	10 min



Basement Floor

5,506 RSF



2

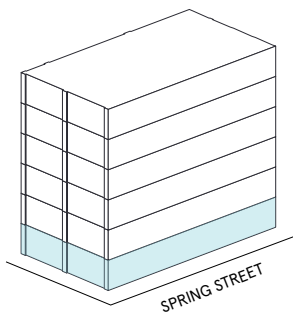
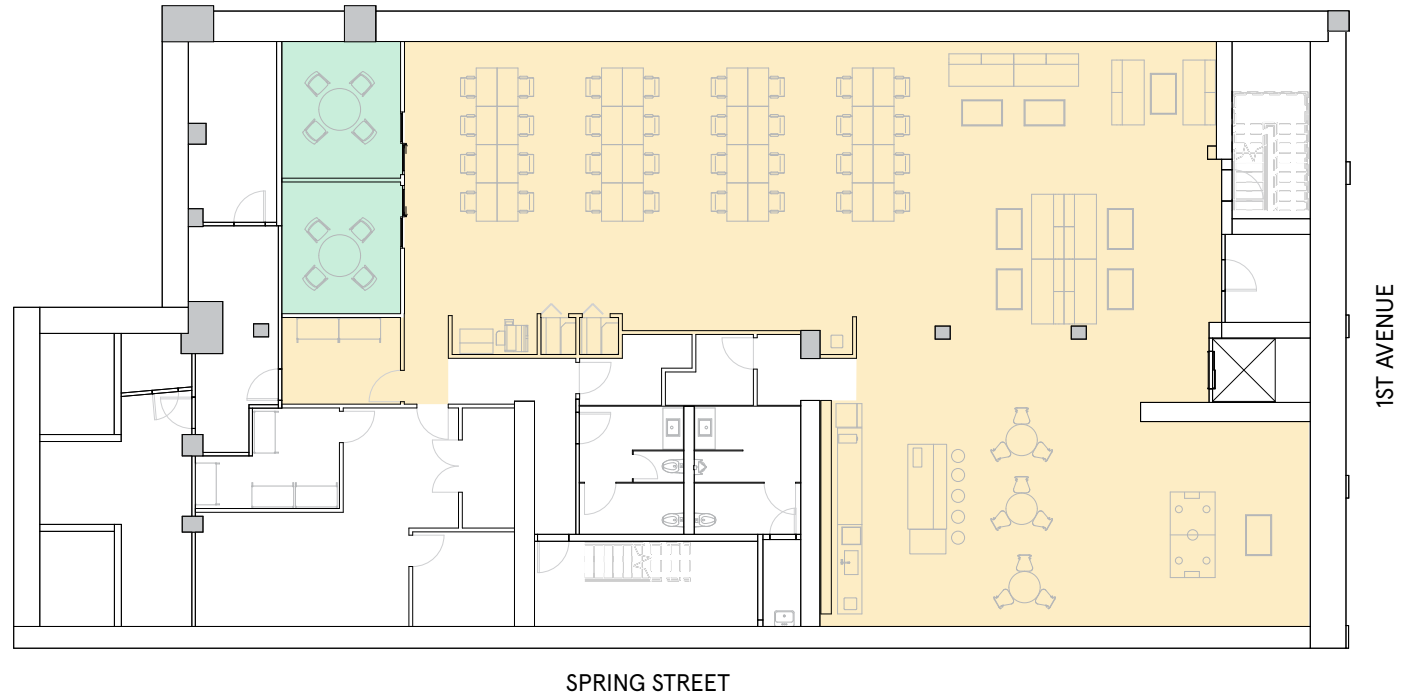
MEETING ROOM(S)

2

SHARED WORKSPACE(S)

LEGEND

-  MEETING ROOM
-  SHARED WORKSPACE
-  DEDICATED SPACE



1st Floor

3,440 RSF

1

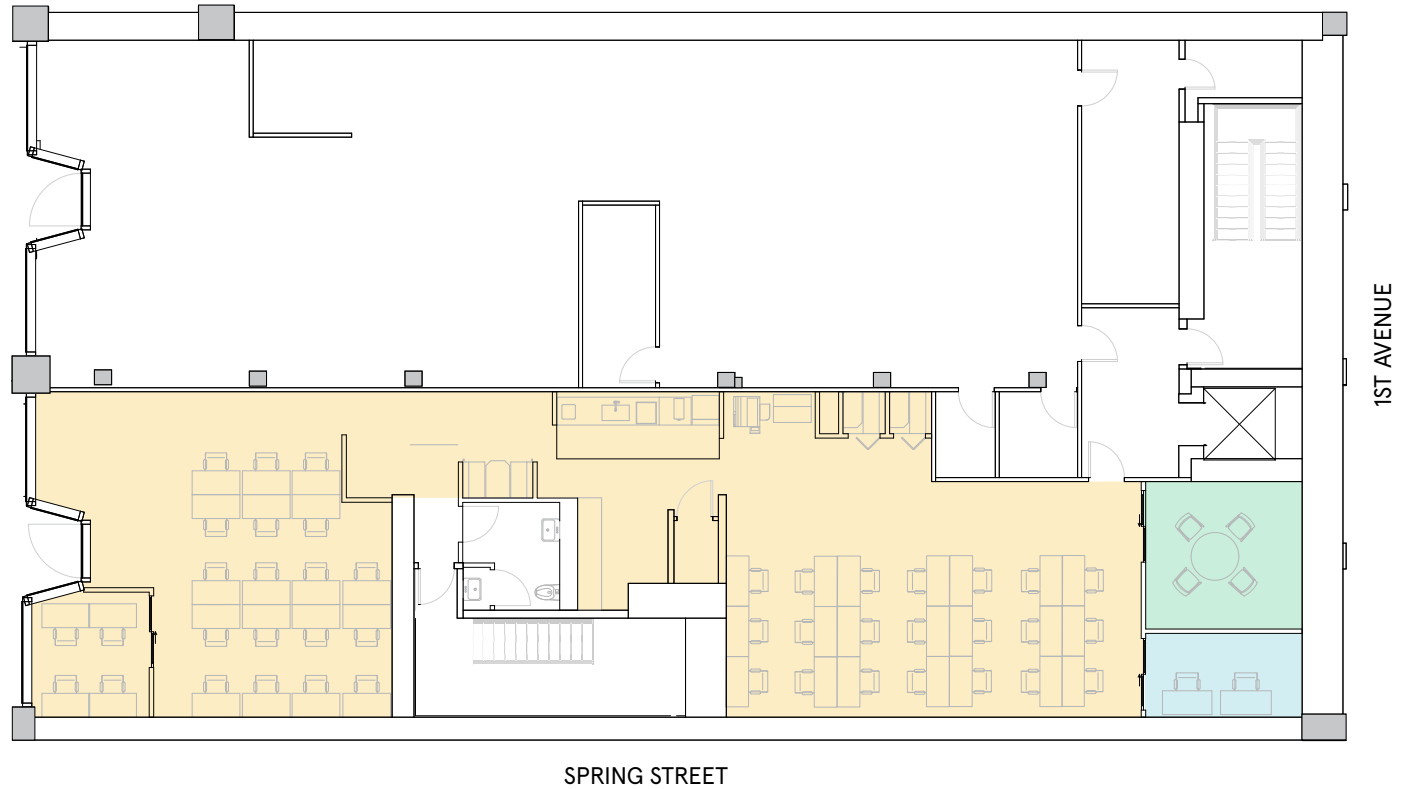
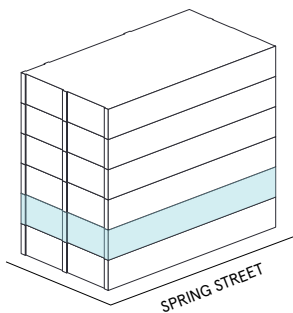
MEETING ROOM(S)

1

SHARED WORKSPACE(S)

LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



2nd Floor

7,190 RSF



2

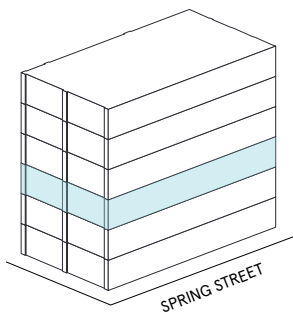
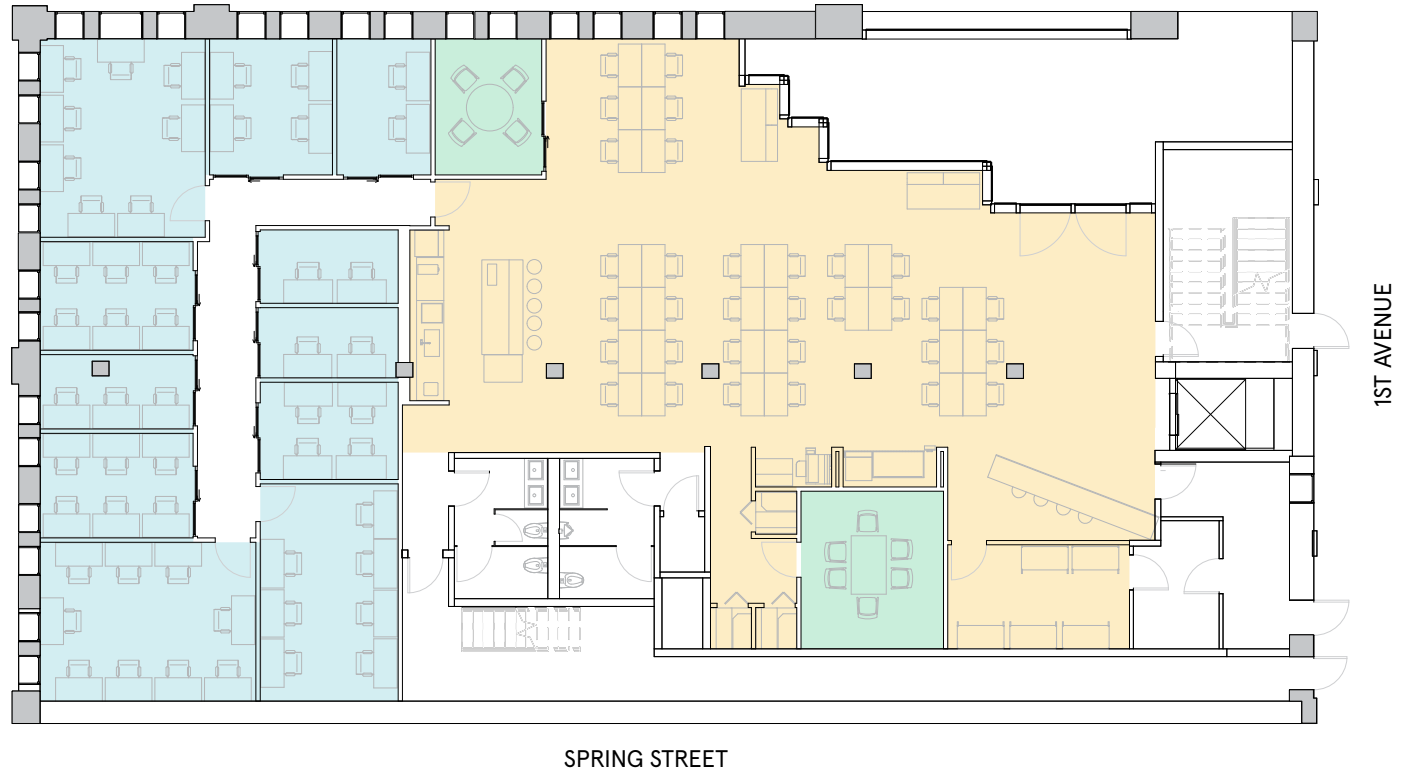
MEETING ROOM(S)

2

SHARED WORKSPACE(S)

LEGEND

-  MEETING ROOM
-  SHARED WORKSPACE
-  DEDICATED SPACE



3rd Floor

9,223 RSF



1

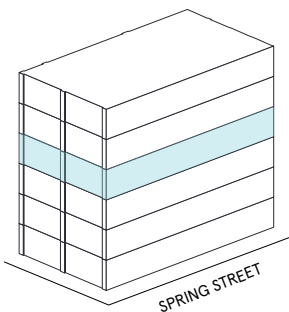
MEETING ROOM(S)

1

SHARED WORKSPACE(S)

LEGEND

-  MEETING ROOM
-  SHARED WORKSPACE
-  DEDICATED SPACE



4th Floor

9,109 RSF



1

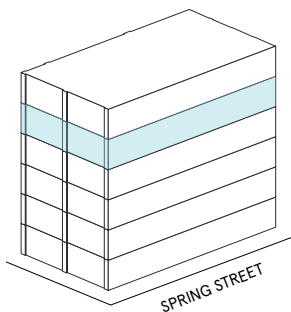
MEETING ROOM(S)

1

SHARED WORKSPACE(S)

LEGEND

-  MEETING ROOM
-  SHARED WORKSPACE
-  DEDICATED SPACE



5th Floor

9,270 RSF



2

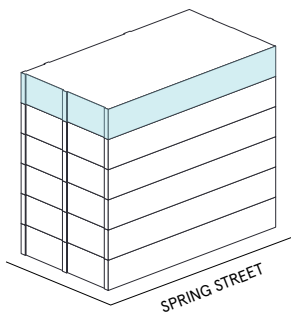
MEETING ROOM(S)

2

SHARED WORKSPACE(S)

LEGEND

-  MEETING ROOM
-  SHARED WORKSPACE
-  DEDICATED SPACE



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