AXIS 9

1800 Ninth Avenue | Seattle, WA

Ownership

Lake Washington
PARTNERS

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Axis9 is the place to position your team to thrive. Located at the crossroads of Seattle's Central Business District and South Lake Union, our vision is to provide a modern workspace that elevates productivity, fosters collaboration, and attracts talent—all with convenient access to key amenities, transportation, and flexible leasing options.

LOCATION

Located at the intersection of the Central Business District, Denny Triangle, and Capitol Hill, Axis9 provides prime accessibility to Seattle's key neighborhoods. This central location ensures easy access to the city's major office, retail, and cultural areas, fostering a thriving and dynamic work environment.

99
Walk Score

100
Transit Score

Proximity to Capitol Hill

Access to vibrant dining, arts, and entertainment options ideal for after-work gatherings and fostering employee satisfaction.

Convention Center

Directly across the street from the new $2 billion expansion, bringing increased foot traffic, enhanced connectivity, and added prestige to the neighborhood.

South Lake Union

A hub for tech and innovation, offering seamless networking opportunities and amenities that cater to professionals in the greater South Lake Union area.

Office, Retail, & More

Within walking distance to the city's most significant office buildings, high-end retail shops, dining, and cultural landmarks.

Mixed-Use Corridor

The area offers a fantastic blend of residential, retail, and office to create a lively live-work-play atmosphere.

Ongoing Investments

Streetscape improvements along Pike & Pine, new green spaces, and upgraded pedestrian infrastructure promote a more connected and safe neighborhood.

HIGHLIGHTS

Axis9 is an office environment that fuels growth and flexibility. Our existing features and planned building improvements will foster efficient workspaces, unmatched comfort, and exceptional convenience.

KEY FEATURES

- Welcoming lobby with on-site 24/7 security personnel for peace of mind and protection
- Class A building with sustainable features underway, LEED Silver certification and upgraded building systems
- Flexible, column-free floor plates with center core systems
- Tenant exclusive luxury amenities floor - LV 4
- On-site five level parking garage with above-market parking availability
- Open air rooftop terrace
- Bike storage and repair station for sustainable commuters

IMPROVEMENTS

Lake Washington Partners (LKWP) is planning an extensive building renovation.

Following an estimated completion of Q1 2026, tenants will have premier access to:

- New **fourth floor tenant amenity center** complete with an air bar, conference rooms, training center, lounge areas perfect for coffee meetings and comfortable lunches, advanced soundproof podcasting studio, and a quiet time library room.
- A **rooftop terrace** with access to Wi-Fi, multiple seating options, and lush landscaping.
- **10,000 SF modernized fitness center** with a pickle ball court, yoga room, full-service locker rooms and showers, new equipment, and a red light therapy room.

For tenants looking for move-in ready space or the ability to customize floors, LKWP will immediately offer the following:

- **LV 10: Three remaining ~5,000 SF move-in ready spec suites.**
- **LV 9: 10,000 SF suite** in warm shell condition ready for tenant design.

Our improvement plan is designed to provide a portfolio of companies with the opportunity to choose from a variety of flexible floorplan options.

LEVEL FOUR AMENITIES

FLOOR PLAN

LEVEL FOUR AMENITIES

INDOOR/OUTDOOR AIR BAR, LOUNGE & LIBRARY

FITNESS CENTER

LEVEL 10
MARKET READY SUITES

Landlord offers three pre-programmed space plans, each tailored to a distinct style—from modern and clean to warm and sophisticated. Choose a space that perfectly aligns with your unique character.

SUITE 1000

MATTERPORT TOUR

RECEPTION & BREAK ROOM AREA

SUITE 1020

MATTERPORT TOUR

RECEPTION & BREAK ROOM AREA

SUITE 1030

MATTERPORT TOUR

RECEPTION & BREAK ROOM AREA

THE LKWP WAY

Building one of the US's great real estate portfolios.

At Lake Washington Partners, greatness is more than a goal—it's a journey we embark on every day. Our story of greatness unfolds through meticulous attention to detail and an unwavering commitment to excellence. It's told in the way we manage and maintain our properties, ensuring they remain at the forefront of quality and functionality. Greatness is about building relationships grounded in trust, integrity, and long-term partnership.

Lake Washington
PARTNERS

AXIS9

Ready to explore the possibilities?

axis9seattle.com

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