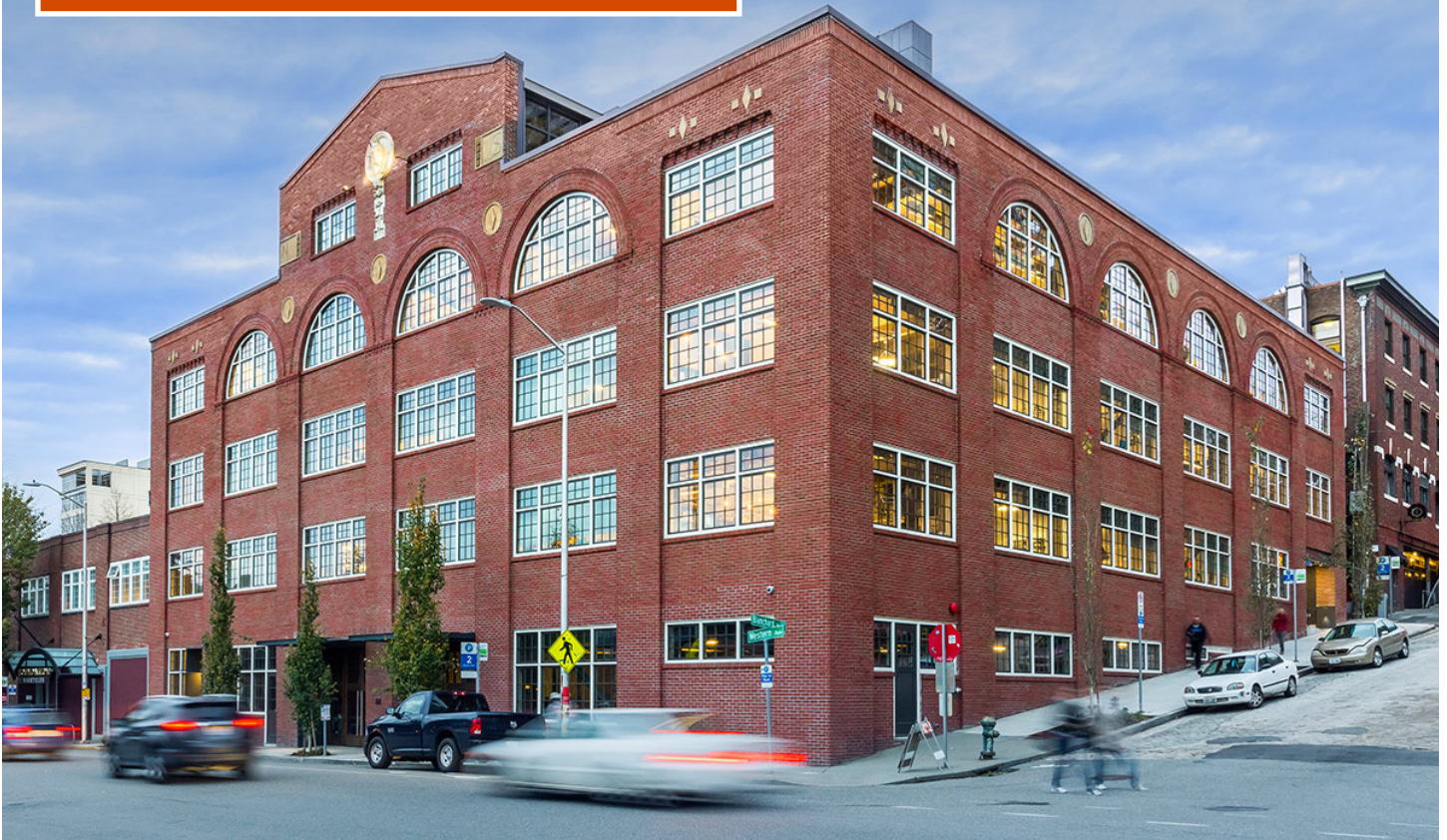


Commercial Office Space for Lease

UNION STABLES

2200 WESTERN AVE, SEATTLE

[CLICK HERE FOR A VIRTUAL TOUR](#)



- › Entire 2nd floor in historic building
- › Private entrance on Blanchard Street
- › \$25/SF NNN
- › 12,907 SF
- › Flexible lease term
- › Furniture available
- › Western views
- › Beautiful exposed brick and timber interiors
- › Steps from Pike Place Market and Seattle waterfront



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INTERIOR PHOTOS

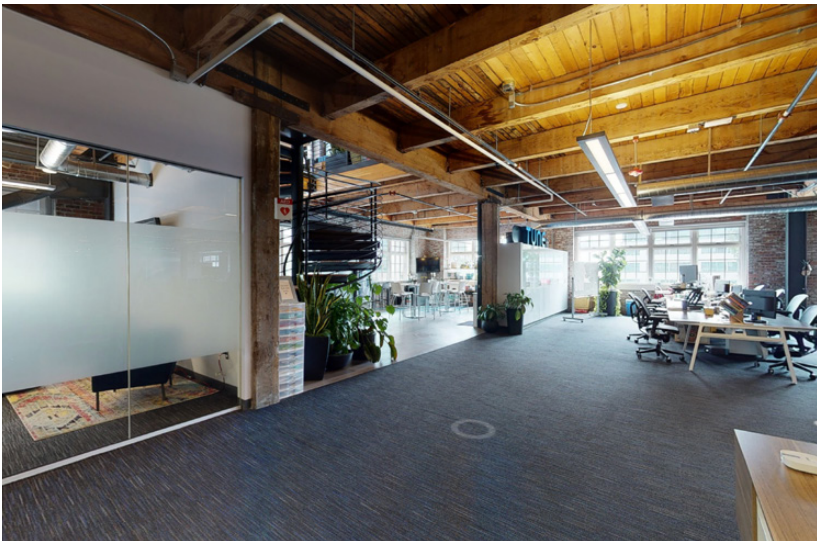
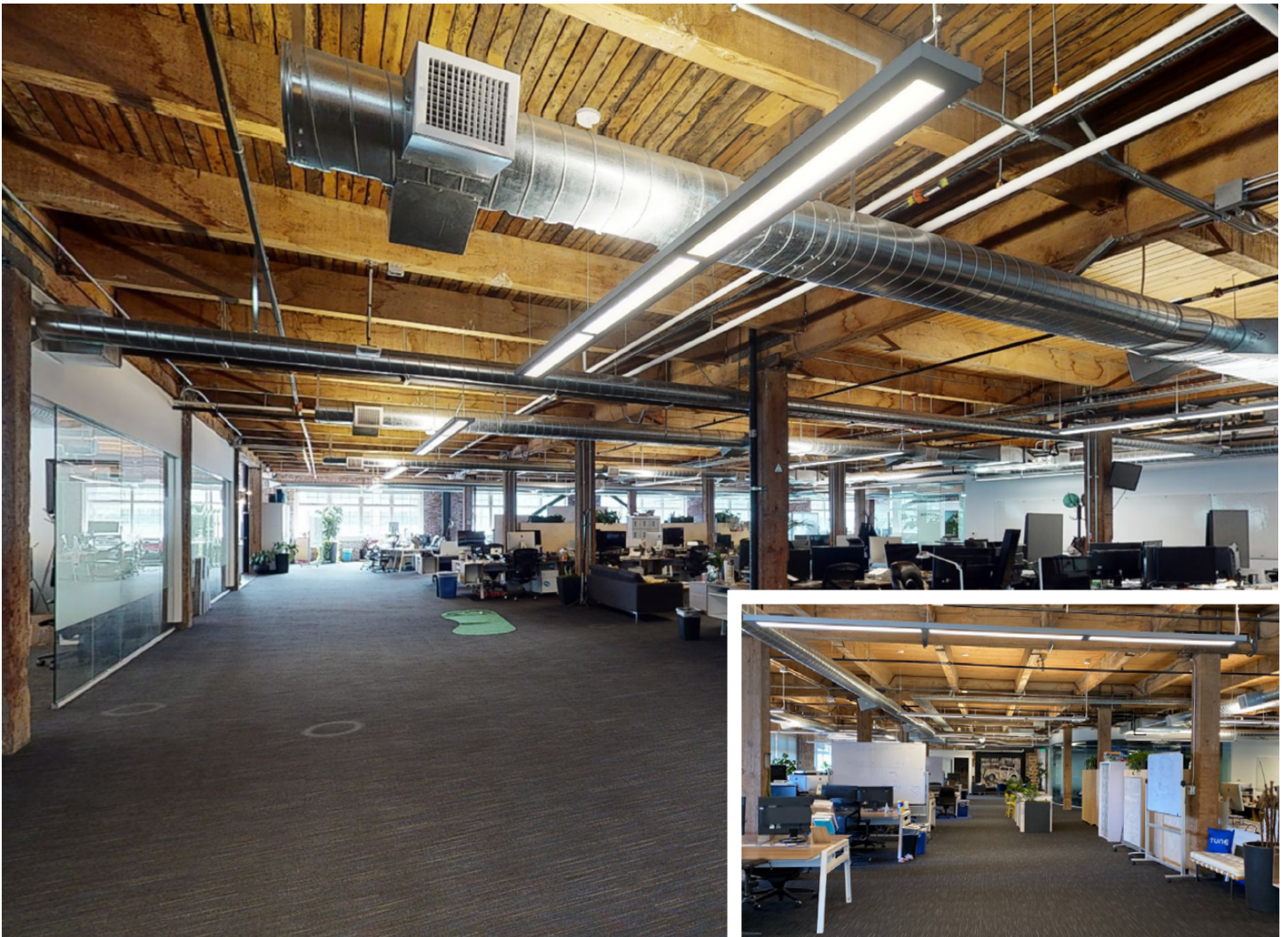


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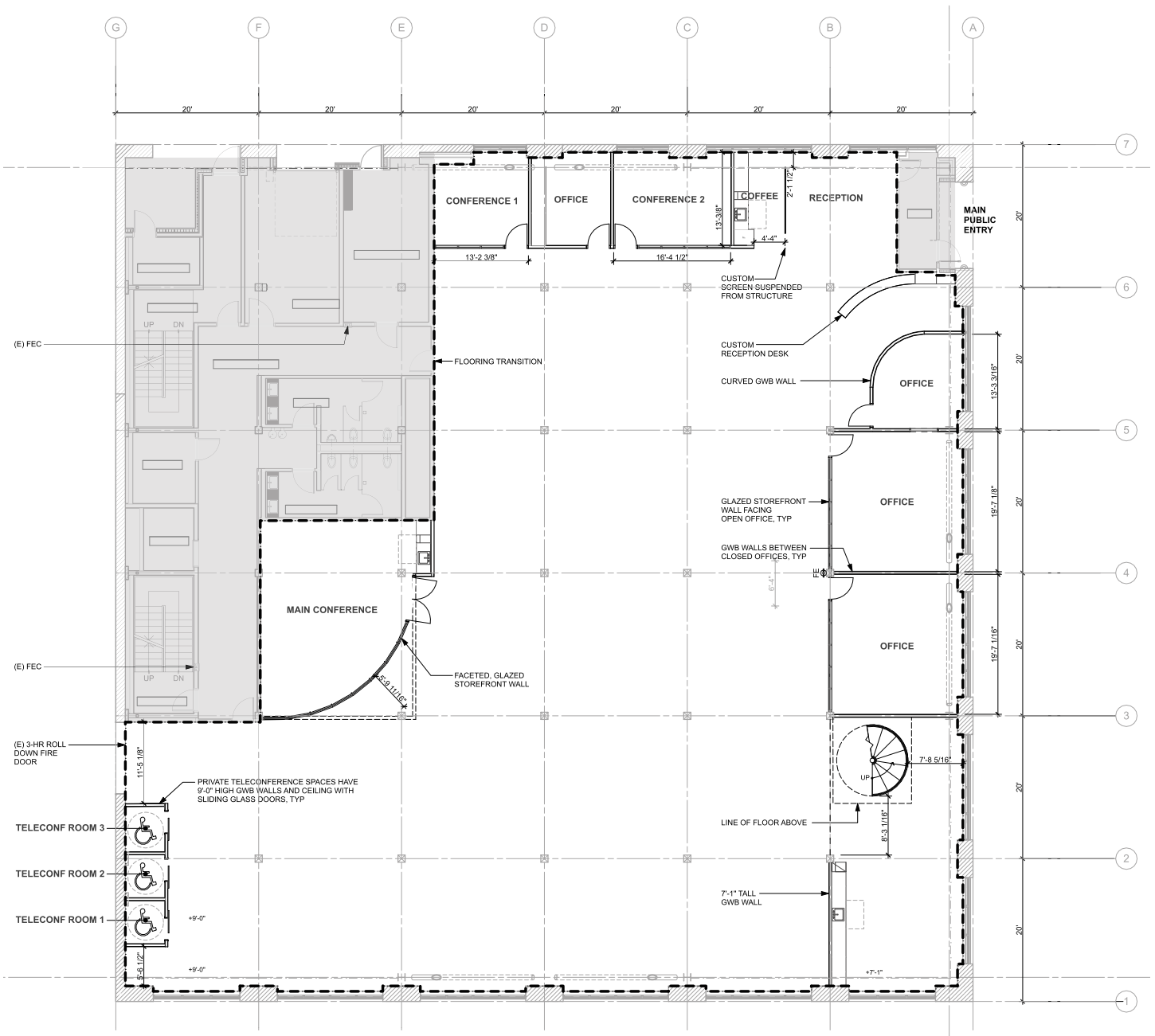


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UNION STABLES SUITE 200 FLOOR PLAN



Elliott Bay



BELLTOWN: A VIBRANT SEATTLE NEIGHBORHOOD

Located near Pike Place Market, the Retail Core, and South Lake Union, Belltown is one of Seattle's most hip, vibrant neighborhoods and contains most of Downtown Seattle's residential base. Home to a mix of art galleries, cafes, unique boutiques, and thrift shops, this youthful neighborhood also hosts many of Downtown's hottest restaurants, bars, nightclubs, and storied music venues. Belltown offers the best of Seattle – local flavor, culture, and diverse urban living.

- 50 Residential towers
- 100+ Restaurants
- 150 Boutiques, home & apparel retailers
- 9 Million visitors to the Pike Place Market
- 1 Million visitors to the Olympic Sculpture Park

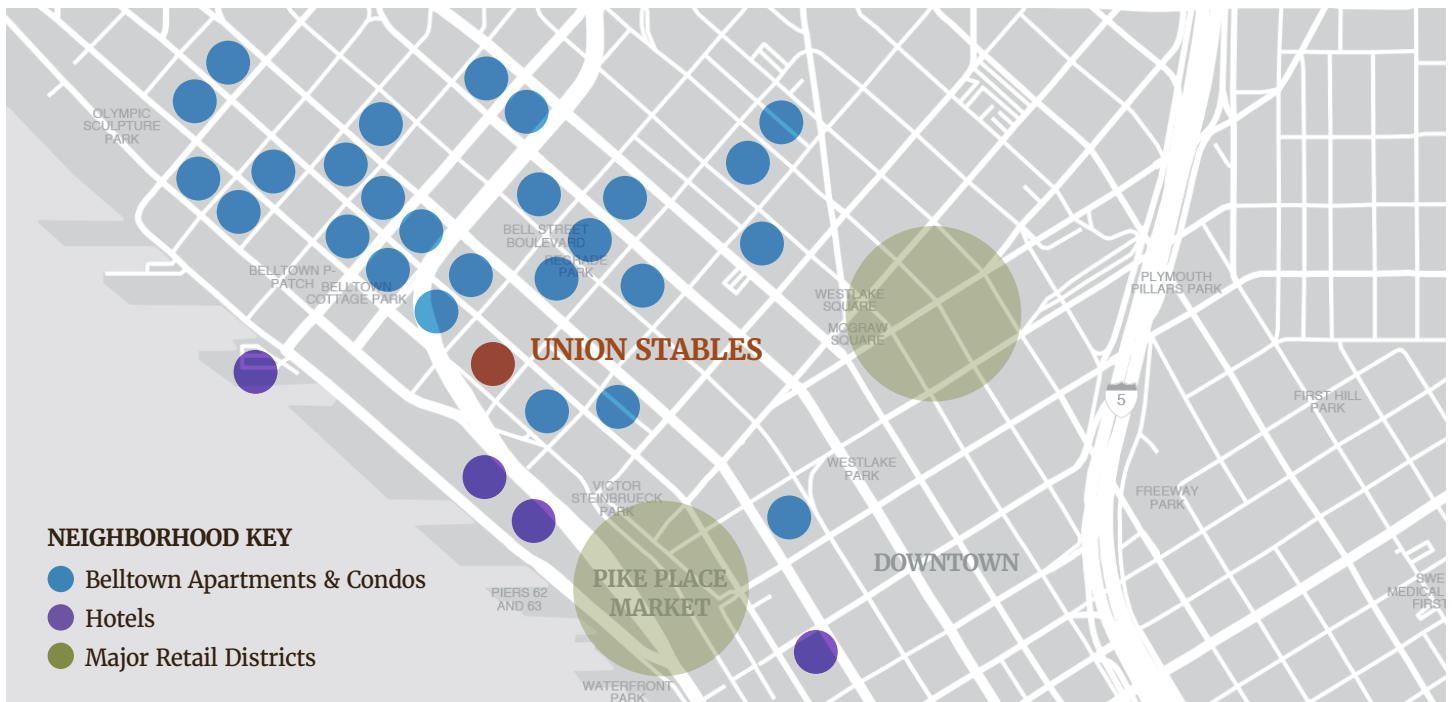


NEIGHBORHOOD TENANTS

Aburiya Bento House • Alex Condos • Alhambra • Bell Tower Apartments • Cost Plus World Market • Cristalla Apartments • Cutters Crabhouse • El Gaucho • Etta's Big Mountain BBQ • Federal Army & Navy Surplus • Floral Masters • Gallery Mack • Local Coffee Spot • Market Place North Condos • The NFT Museum • ORVIS • Patagonia • Pike and Western Wine • Queen City Grill • Robbins Brothers Jewelry • Rub With Love Shack • Sarajevo Lounge • Seatown Seabar • Seattle Housing Authority • The Seattle Club • Umi Saki House • Ventana Apartments

DEMOGRAPHICS

	3 Mile	5 Mile
Population	175,570	367,967
Total Households	92,425	174,799
Average HH Income	\$70,628	\$71,333



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WATERFRONT REDEVELOPMENT

Reconnecting The City To Its Waterfront

ABOUT THE PROJECT

The Union Stables is on the 50-yard line of the New Seattle Waterfront. The transformation provides a brand-new connection between Belltown and the waterfront and will tie into Bell Street at Elliott and Western Avenues, including new protected bike lanes and sidewalks. Lenora Street will provide another direct connection to the new Elliott Way, including a newly updated pedestrian bridge and elevator to help make walking, biking, and/or rolling between Belltown and the waterfront easier.

Two projects that will enhance 2200 Western's already terrific location include:

BELLTOWN BLUFFS

A series of destinations along a web of streets, stairs, elevators, bridges and overlooks with views to create a lively, safe and accessible connection between Belltown and the waterfront.

NEW ALASKAN WAY

A new surface street serving all modes with signalized intersections and crossings at every block. The street will include transit to move people north and south along the waterfront; options are being studied. Improved east-west connections will make the waterfront easier and more pleasant to get to on foot.



Content courtesy of waterfrontseattle.org

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RESTORING A LOCAL LANDMARK



Bringing Life Back To The Union Stables

The Union Stables Building is a rare remaining example of a once common building type, the urban horse stable. Constructed in 1909, the four-story, unreinforced masonry and heavy timber building was designed as a boarding house for many of Seattle's working horses in the area around the newly-built Pike Place Market. After cars and trucks replaced horse-powered transport in the 1920s, the building was used as a parking garage, an auto body shop, and then a furniture warehouse.

As both a historic preservation and an adaptive re-use effort, this project restored the Landmarked building facade, added a completely new fifth floor, and transformed the interior for contemporary office use.

The project was designed to meet LEED Gold and the exacting standards of the Federal Government's

Certified Rehabilitation Program administered by the National Park Service. The exterior masonry and terracotta were repaired and restored, and new replacement windows were installed that are consistent with the design and configuration of the original windows. A full structural renovation and a seismic retrofit was performed, and entirely new exit stairs, elevator, restrooms, and mechanical and electrical systems were installed.



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