

A high-angle, aerial photograph of the Seattle skyline during the day. The city is filled with numerous skyscrapers of various heights and architectural styles. In the background, the Puget Sound and the Olympic Mountains are visible under a clear blue sky. A faint grid pattern is overlaid on the image, creating a sense of depth and structure.

PRIME SUBLICENSE OPPORTUNITY

TWO UNION SQUARE



REIMAGINE YOUR WORKSPACE AT TWO UNION

Offering premium office space in the heart of the city's central business district, Two Union boasts 360-degree panoramic views of Puget Sound, Mount Rainier, downtown Seattle, the Space Needle and Eastside. Featuring state-of-the-art amenities including a fitness center and conference facilities, with direct access to public transportation.



Newly renovated
lobby and tenant
lounge areas



Excellent access to
I-5, I-90 and major
transportation



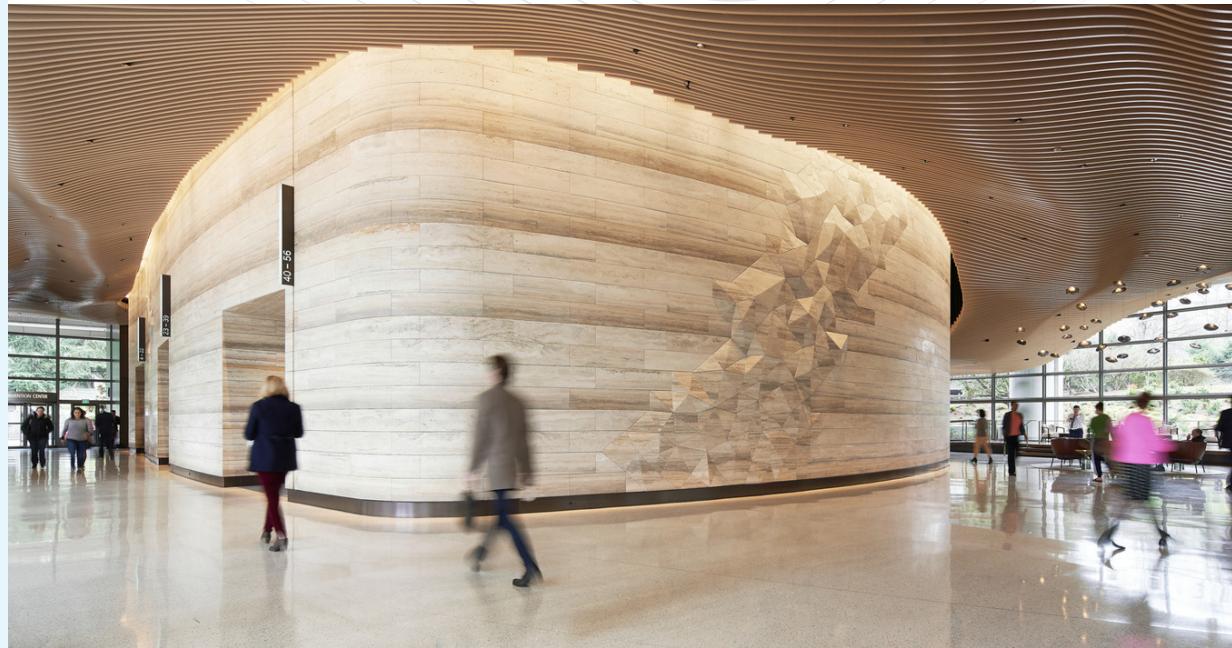
Parking ratio
1:1,500 RSF



10+ Restaurants
and retail amenities on-site



Fitness Center, shower facilities,
conference and training facilities





UNIQUELY SCALABLE SUBLEASE OPTIONS

Strong credit sublandlord

Individual or multiple
suites available

Floor plates ranging from
±2,900 - ±21,500 RSF

Sublease terms
through **11/30/2027**

Furniture available



A high-angle, color photograph of the Seattle city skyline. In the foreground, several modern skyscrapers are visible, including the Columbia Center and the Seattle Municipal Tower. The Space Needle stands prominently in the middle ground. In the background, the Olympic Mountains are visible across a body of water. The sky is a clear, pale blue.

EXPLORE YOUR
NEXT SPACE

FULL FLOOR OPPORTUNITY

FLOOR 21

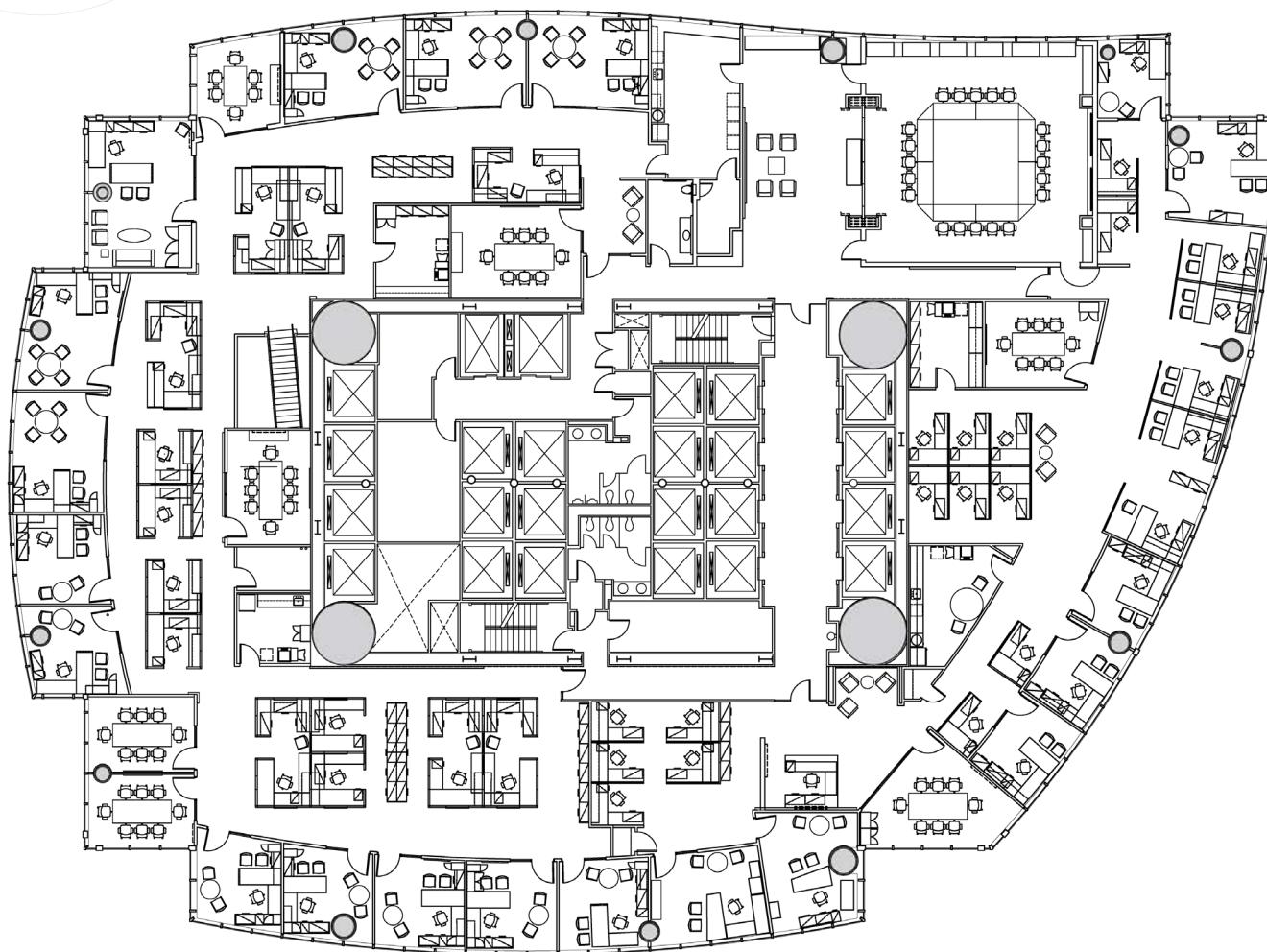
20,553 SQUARE FEET

Executive reception area,
kitchen, boardroom, private
restroom

22 private offices
internal staircase connecting to
floor 20

Four conference rooms, open
office space, server room and
coffee / work rooms

Furniture / FF&E is available



FULL FLOOR OPPORTUNITY

FLOOR 20

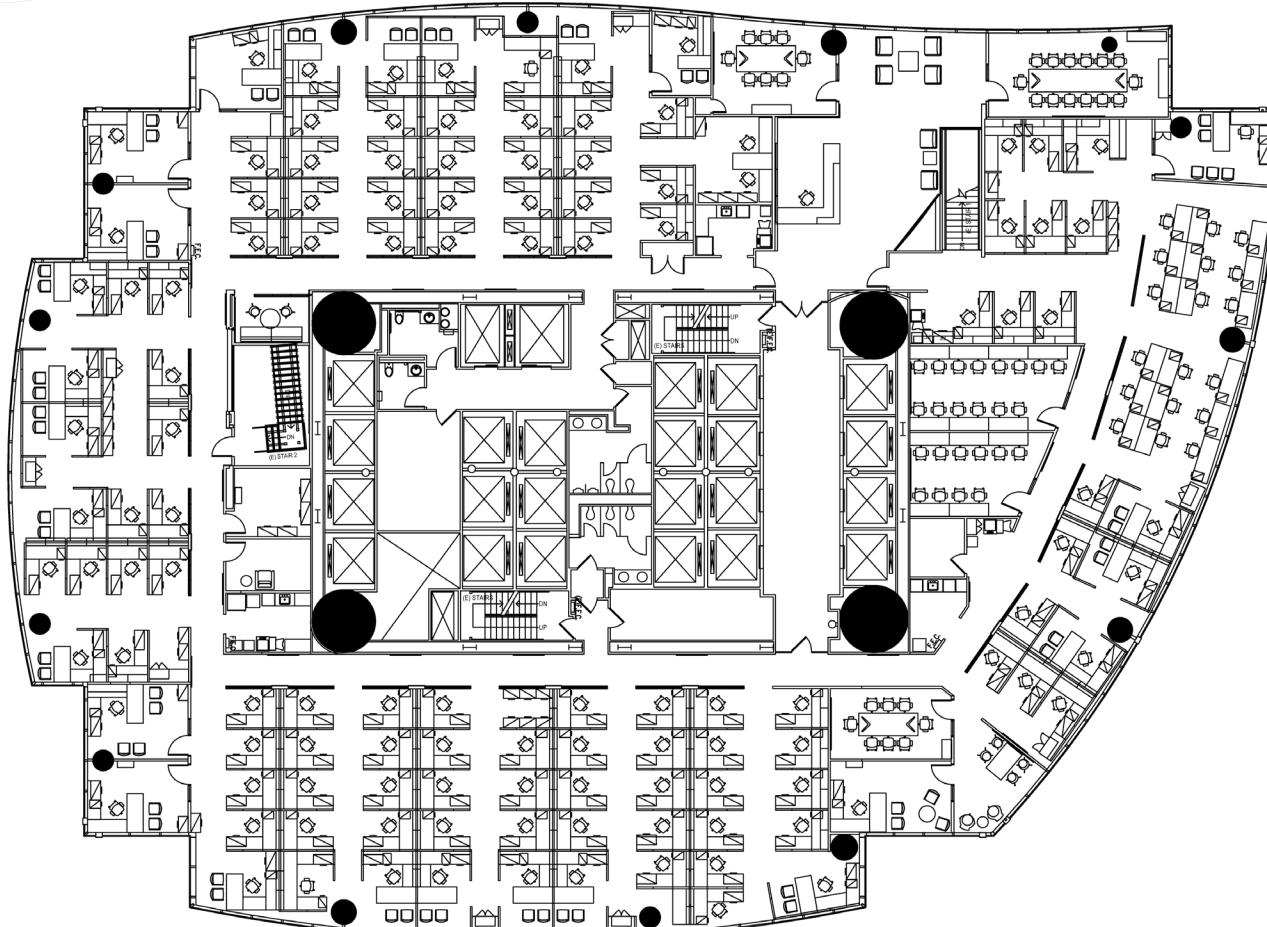
20,553 SQUARE FEET

Main reception area, internal
connecting staircase to
floors 19 & 21

8 private offices | open office
space | 131 desks
2 break-out spaces

3 meeting rooms | server room
coffee/work rooms

Sublease term through
November 2027
Furniture/FF&E is available



FULL FLOOR OPPORTUNITY

FLOOR 19

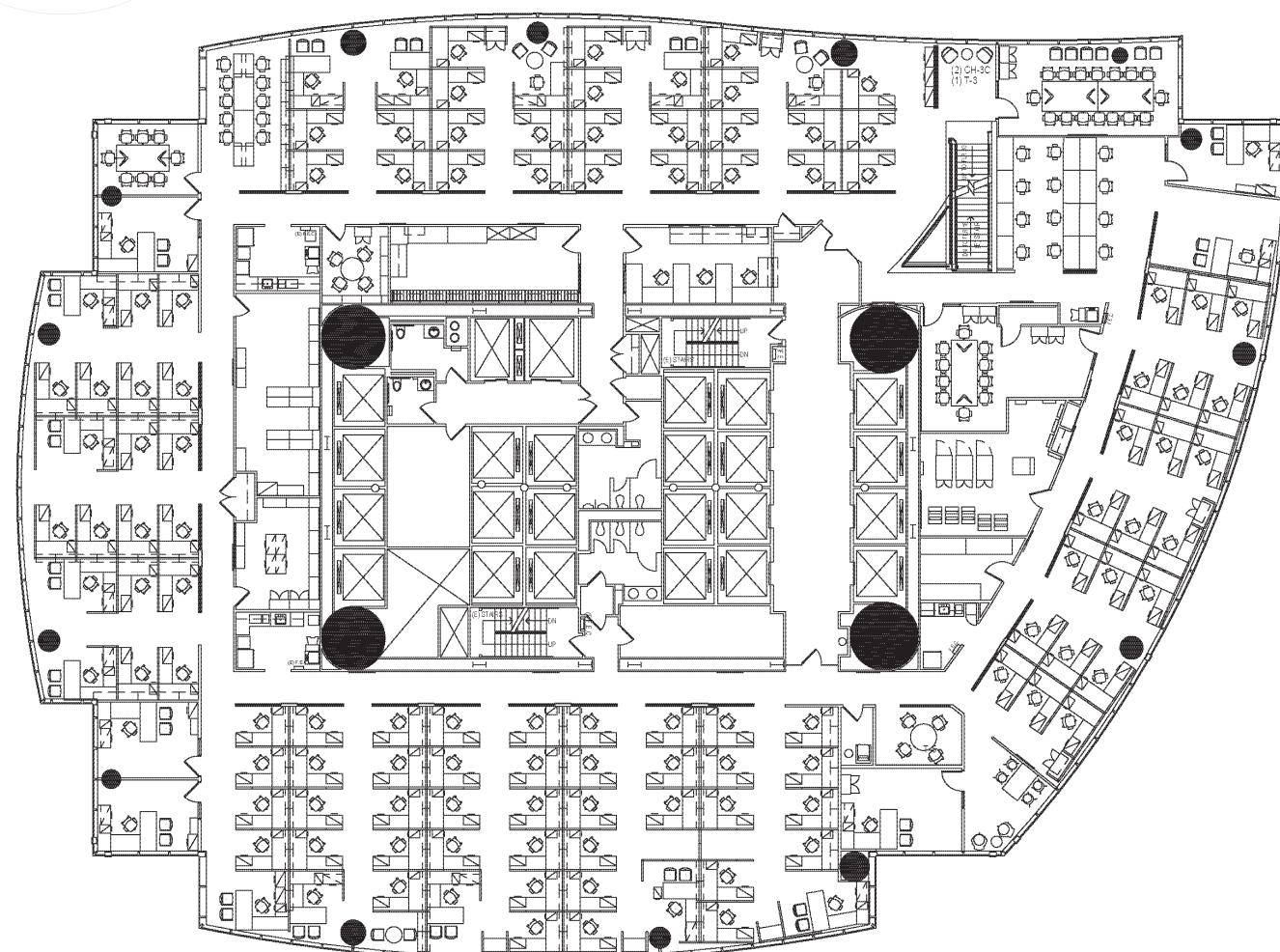
20,553 SQUARE FEET

Open office space | mail room
internal connecting staircase to
floors 20 & 18

2 meeting rooms | 2 breakout
spaces | 6 private offices | 121
desks | 12 touch-down desks

Large storage rooms | 1 quiet
room | server room | coffee/
work rooms

Sublease term through
November 2027
Furniture/FF&E is available



PARTIAL FLOOR OPPORTUNITY

FLOOR 18

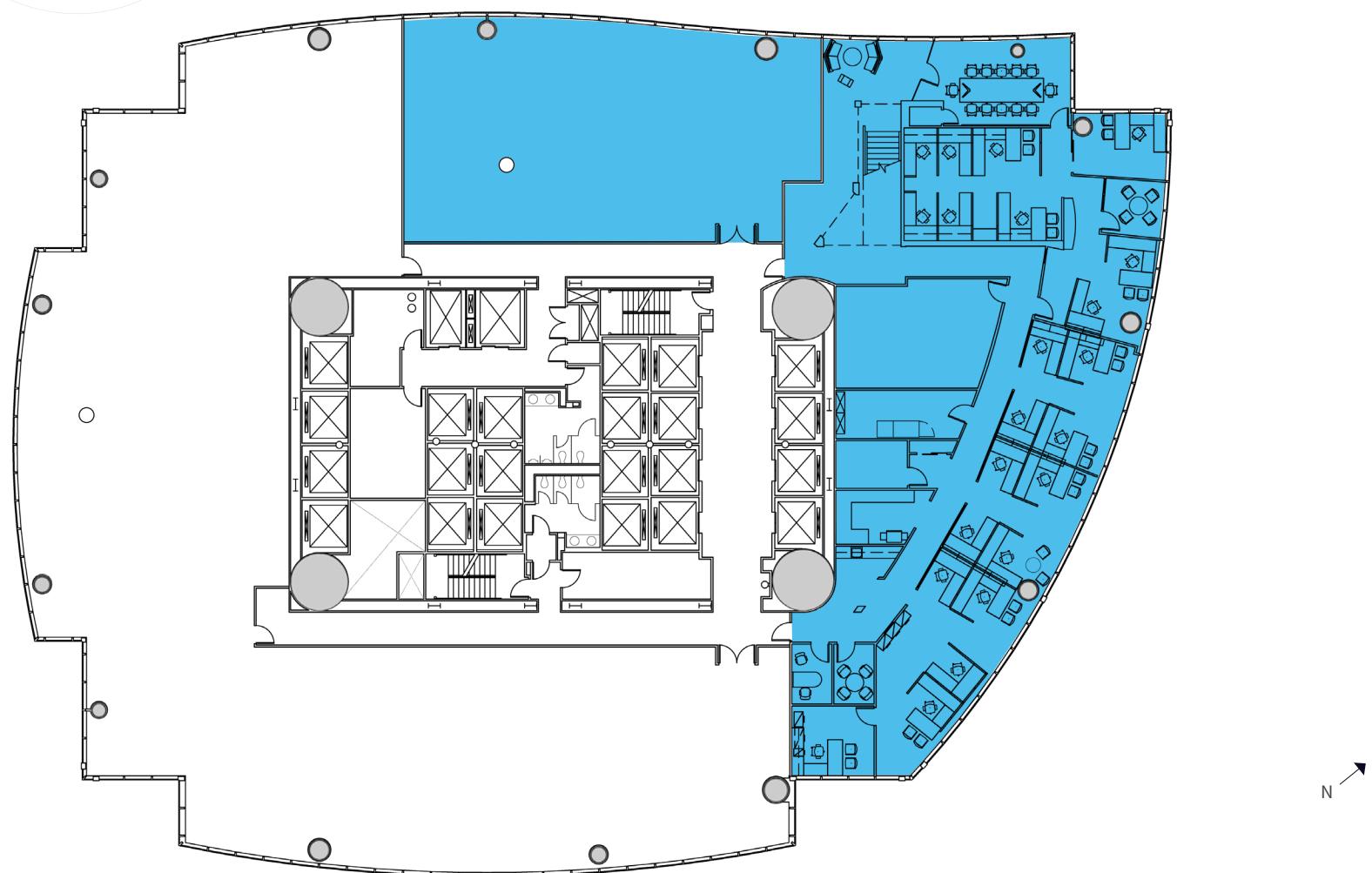
8,533 SQUARE FEET

Open office space | internal
connecting staircase
to floor 19

2 private offices | 1 large and 3
small meeting rooms
20 desks

Large storage rooms | server
room | coffee/work rooms

Sublease term through
November 2027
Furniture/FF&E is available



PARTIAL FLOOR OPPORTUNITY

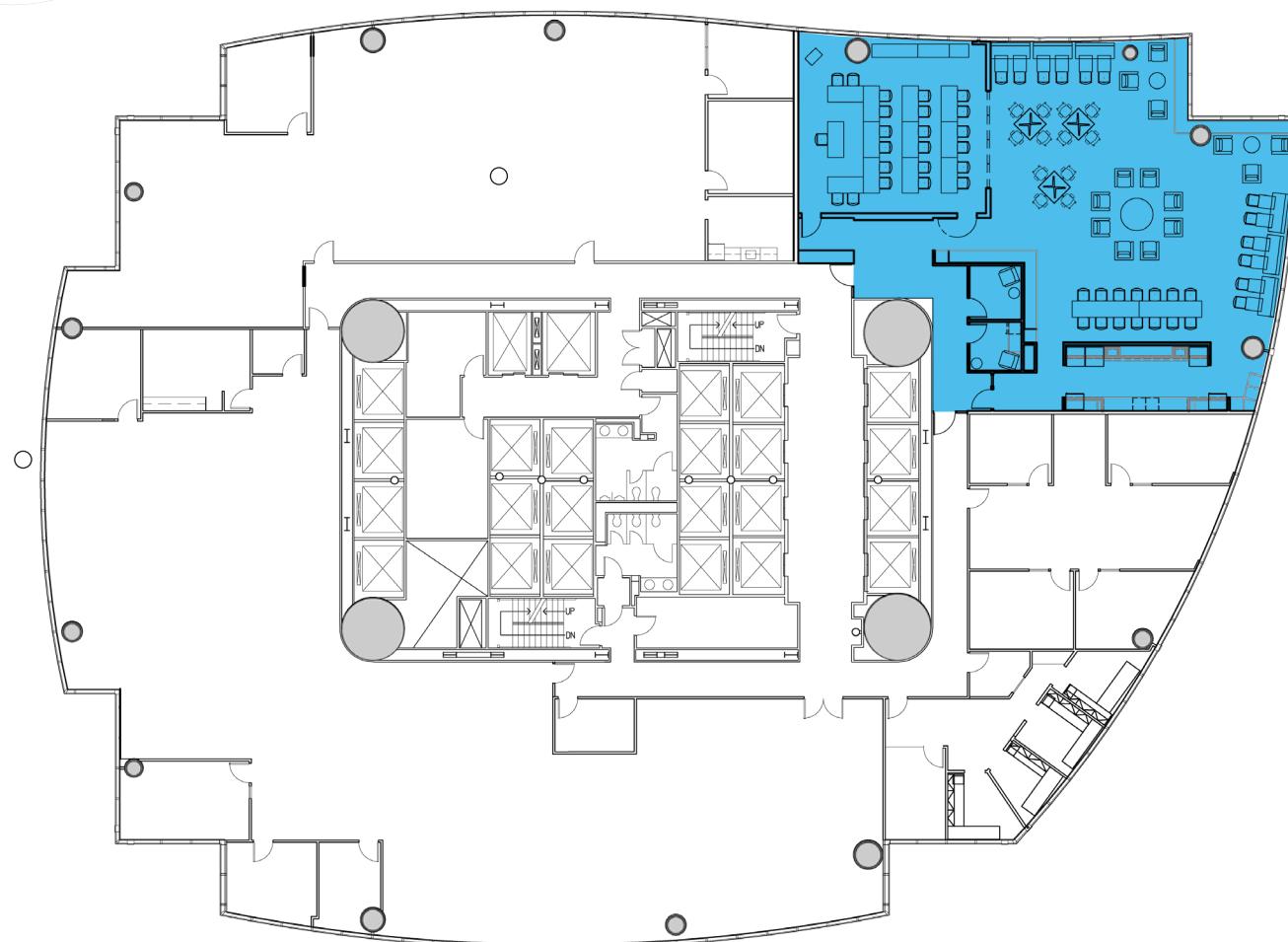
FLOOR 17

6,663 SQUARE FEET

Large corporate lunch room &
large training room with operable wall to create large open space

1 mother rooms
1 quiet room

Sublease term through
November 2027
Furniture/FF&E is available



FULL FLOOR OPPORTUNITY

FLOOR 7

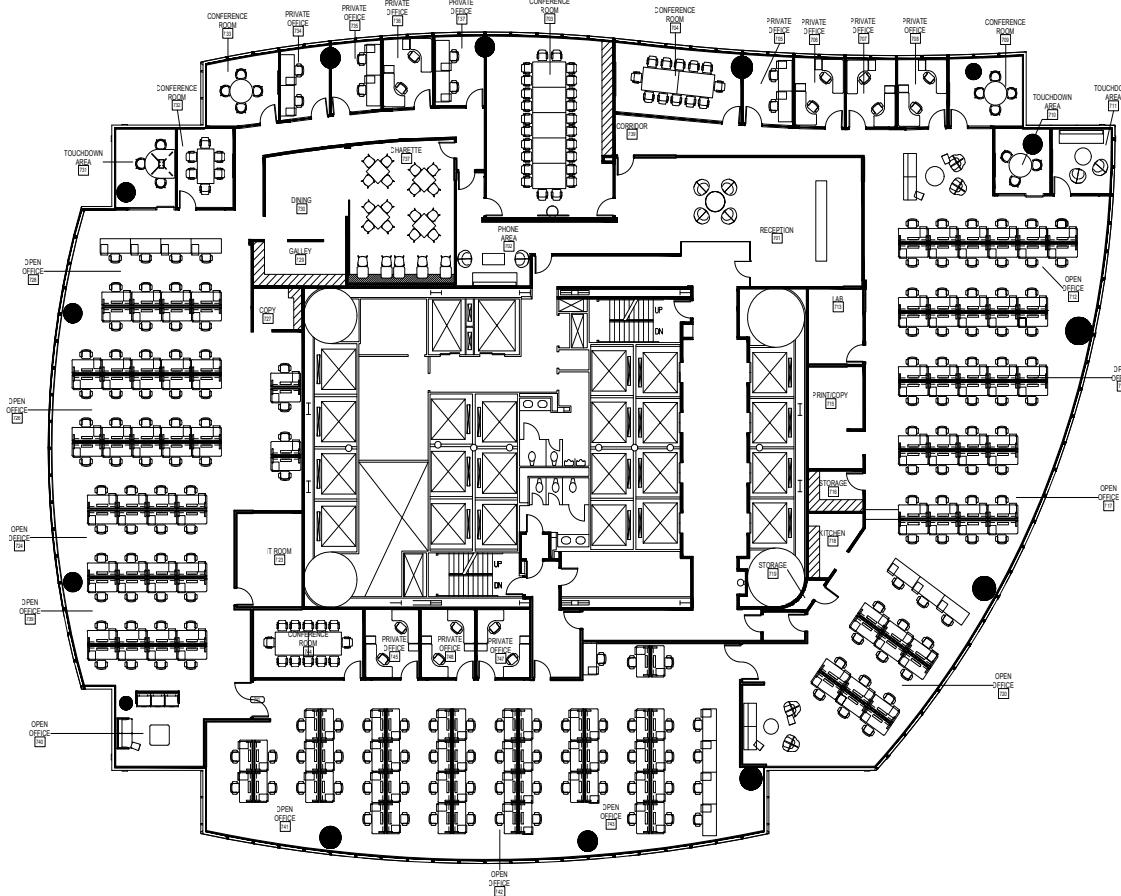
20,850 SQUARE FEET

Open office with large reception area, kitchen and breakout room

160 desks | 11 hoteling stations | 11 (2) person offices

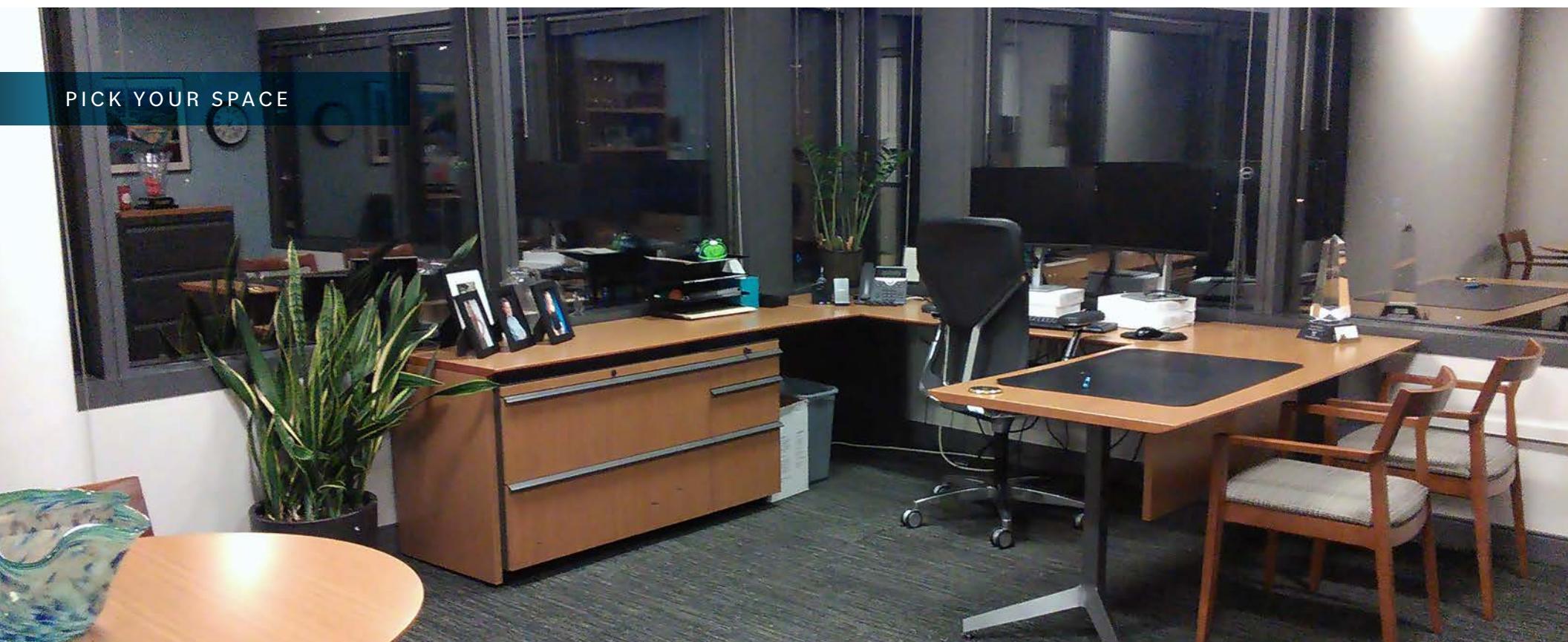
4 small | 2 medium | 1 large meeting rooms

Sublease term through November 2027

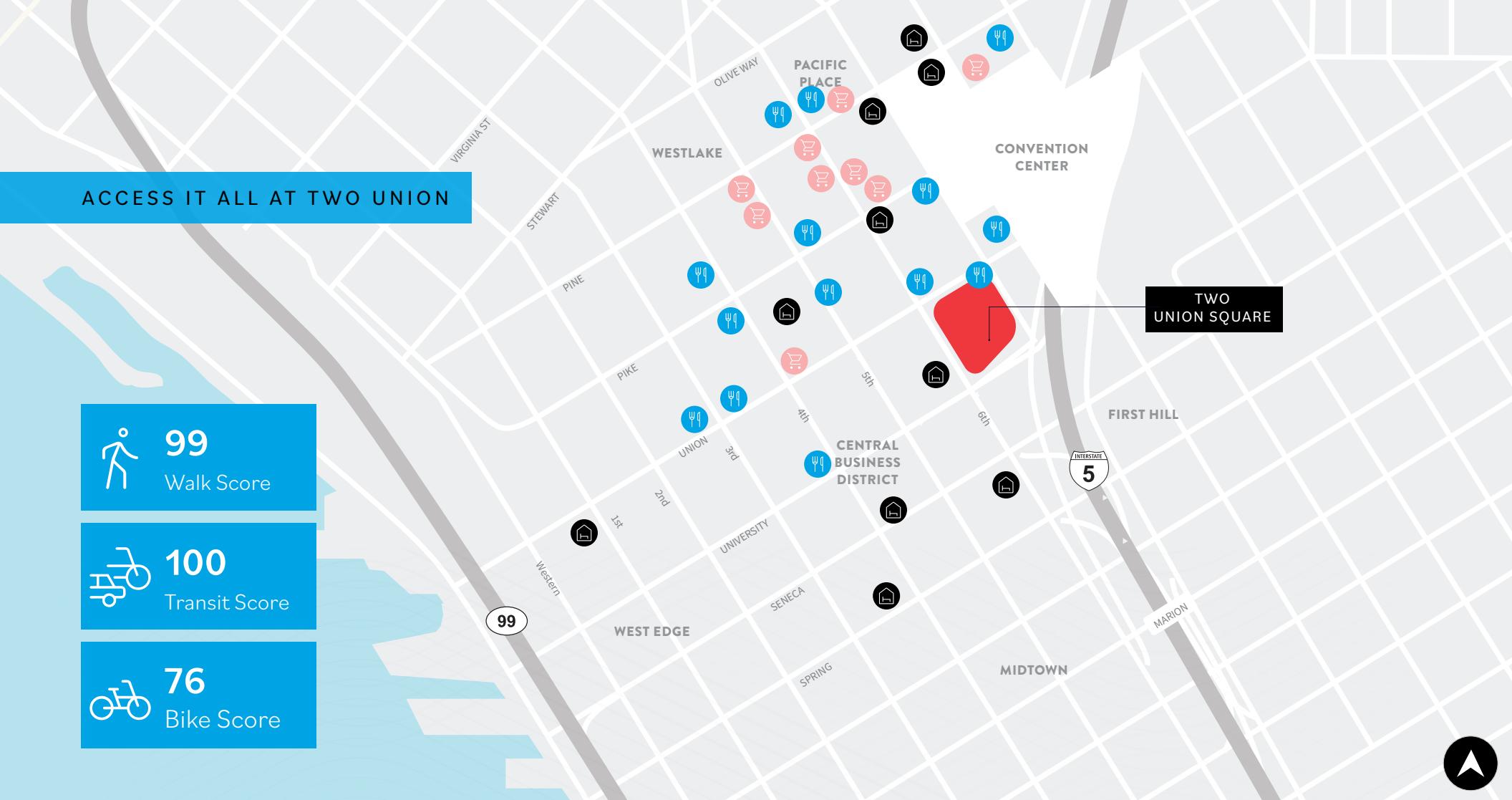


Click to
virtual tour





ACCESS IT ALL AT TWO UNION



RESTAURANTS

1. Wild Ginger
2. Gelatiamo
3. Veggie Grill
4. The Capital Grille
5. Monorail Espresso
6. Yard House
7. Cortina
8. Juicy Cafe
9. Din Tai Fung
10. Nordstrom Grill
11. Starbucks
12. Olympia Coffee Roasting
13. Alder & Ash
14. Dough Zone Dumpling House

LODGING

1. Sheraton Grand
2. Hilton Motif
3. Grand Hyatt
4. Hotel Theodore
5. The Paramount Hotel
6. Fairmont Olympic Hotel
7. Crowne Plaza
8. Kimpton Hotel Monaco
9. Coast Seattle Downtown Hotel
10. Four Seasons Hotel

RETAIL

1. AT&T Store
2. Nike
3. Urban Outfitters
4. Anthropologie
5. Allsaints Seattle
6. Tiffany & Co.
7. Marios
8. T-Mobile Experience Store
9. One Star Markets
10. Men's Wearhouse



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