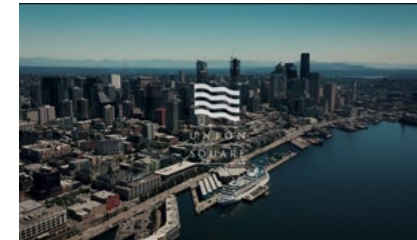


UNION  
SQUARE

SEATTLE'S PREMIER  
BUSINESS ADDRESS



TOUR THE PROPERTY

 WASHINGTON  
HOLDINGS

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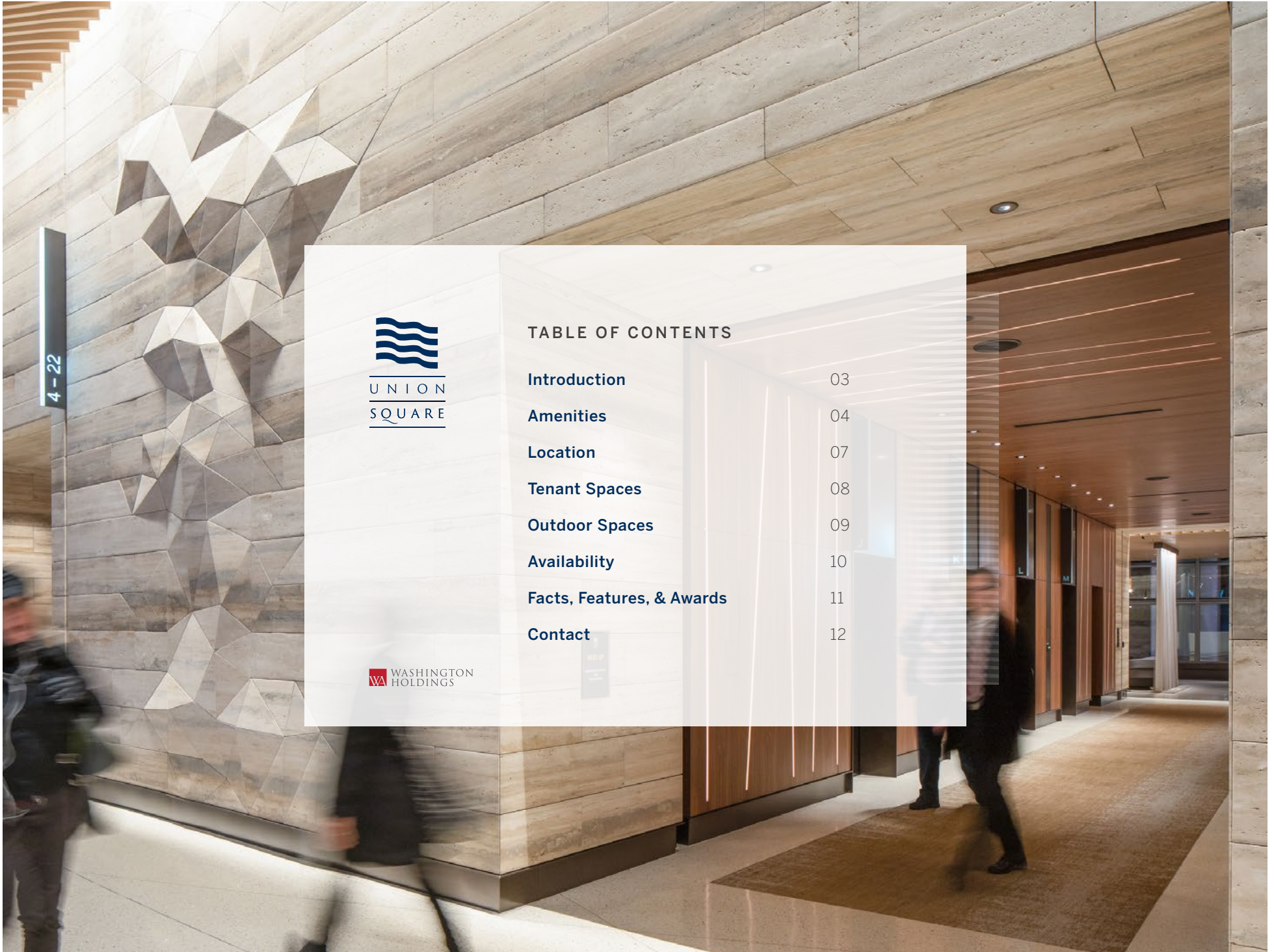
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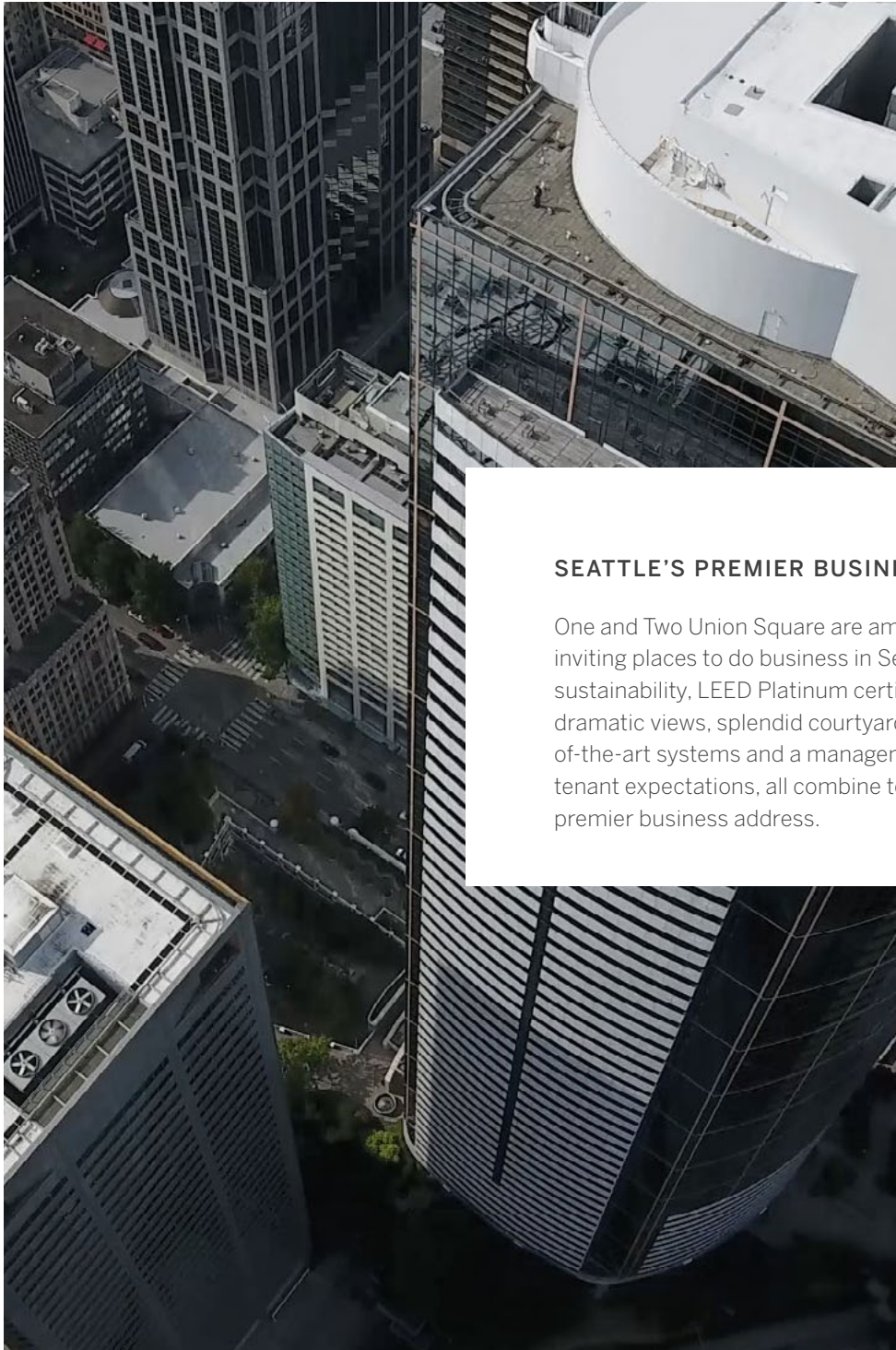
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### SEATTLE'S PREMIER BUSINESS ADDRESS

One and Two Union Square are among the most prestigious and inviting places to do business in Seattle. Award-winning, icon of sustainability, LEED Platinum certified, northwest-inspired design, dramatic views, splendid courtyards, superior office finishes, state-of-the-art systems and a management team dedicated to exceeding tenant expectations, all combine to make Union Square Seattle's premier business address.

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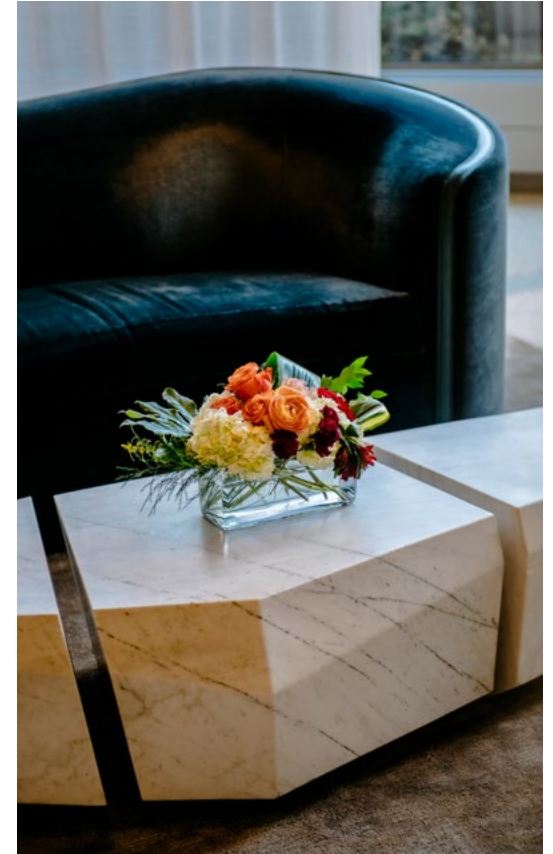
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## World-Class Amenities that Inspire

From stunning and spacious lobbies to on-site dining, retail, quality services, and thoughtfully designed outdoor courtyards and green spaces, Union Square

offers amenities that inspire and help build business and community.

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**Food. Drinks.  
Retail. Community.**

Visit [www.unionsquareseattle.com](http://www.unionsquareseattle.com) to discover all of Union Square's dining, entertainment, retail options as well as other modern amenities, including a fitness center, EV charging, bike storage and shower rooms.

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# SEATTLE



**Award-Winning Northwest Regionalism Architecture and the New Union Square**

Recent renovations to Union Square focused on refreshing and expanding the property's public spaces. The new architecture is intended to represent the unique intersection of natural beauty and technology, creating spaces intended to foster community, creativity and development.

Visit [www.newtunion.com](http://www.newtunion.com) for a full tour.

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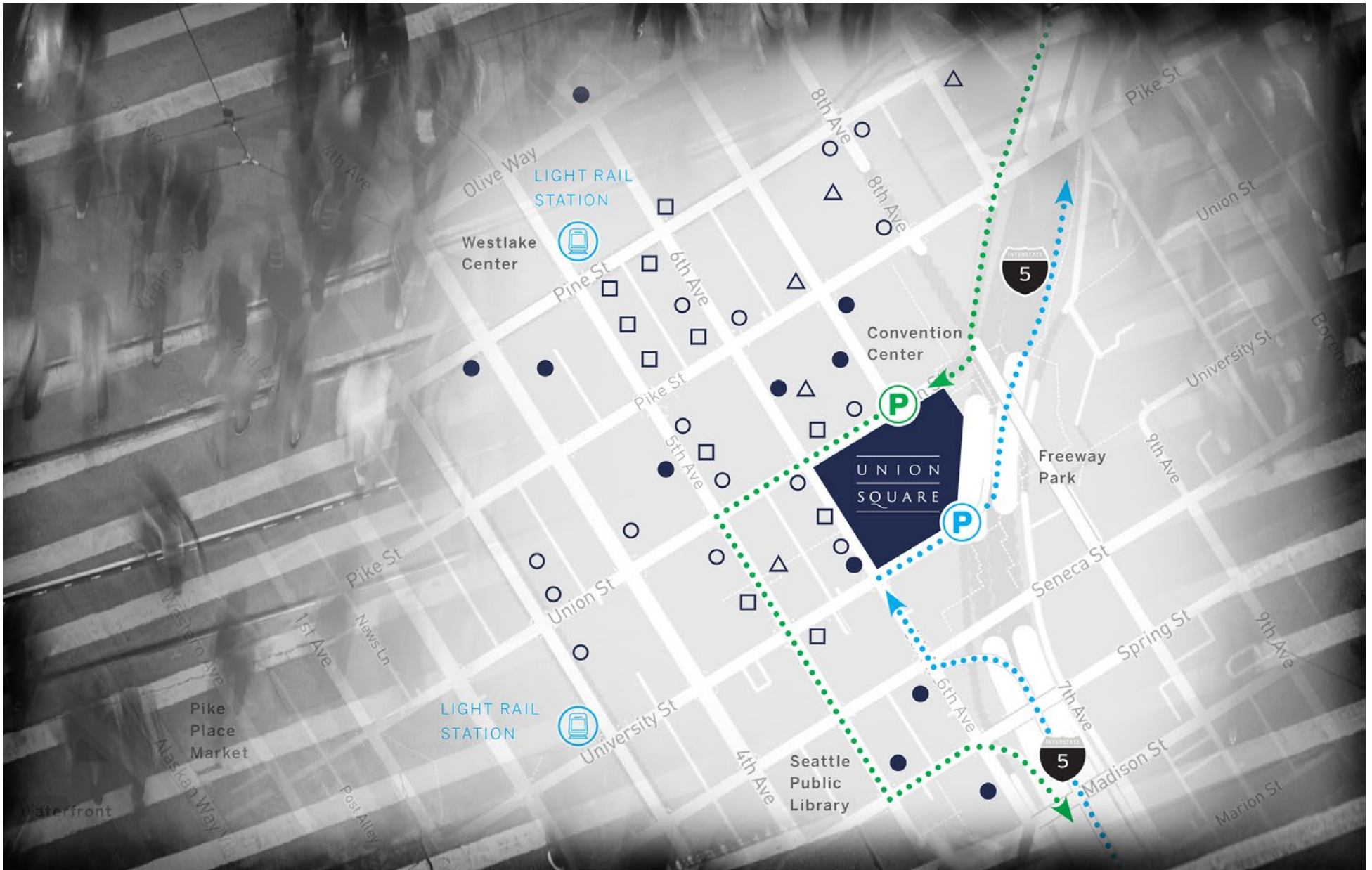
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## An Address Like No Other

DIRECT ACCESS TO  
**15**

LIGHT RAIL STATION  
**.2 MILES**

WALK SCORE  
**99**

TRANSIT SCORE  
**100**

**P** GARAGE ENTRY  
 NORTHBOUND On-Ramp/Off-Ramp  
 SOUTHBOUND On-Ramp/Off-Ramp

**●** HOTELS    **○** DINING    **□** SHOPPING    **△** ENTERTAINMENT

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## Flexible Floor Plans, Spectacular Views

Union Square offers tremendous flexibility with two buildings totaling 1,851,500 SF. The building's floor plates are approximately 18,800 to 22,600 SF per floor. The two buildings are connected by a fireplace lobby and indoor pedestrian concourse.

## Premier Location

with views of Puget Sound, Lake Union, Lake Washington, Mt. Rainier, Mt. Baker, and the Olympic and Cascade mountain ranges.



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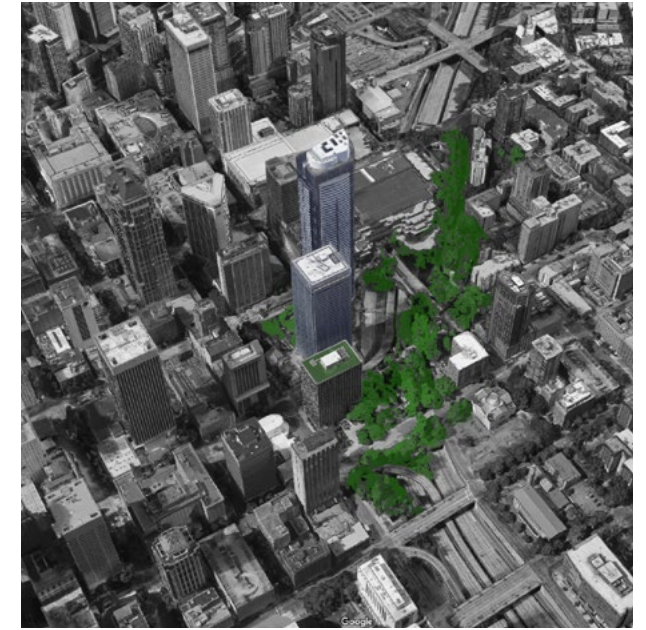
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## PARKS, COURTYARDS AND GREEN SPACES

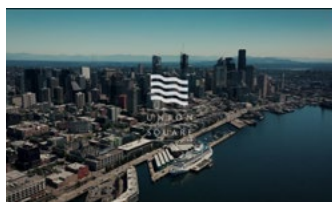
With a cascading waterfall, beautiful trees, granite rocks and flowers as its centerpiece, the Union Square courtyard is one of Seattle's hidden jewels. Union Square also has direct access to the expansive Freeway Park greenspace.



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TOUR THE PROPERTY

# One Union Square

FLOOR	RSF	VIEW	COMMENTS	
3	2,517	SW		<a href="#">FLOORPLAN</a>
3	2,118	SE		<a href="#">FLOORPLAN</a>
4	1,746	S		<a href="#">FLOORPLAN</a>
4	6,201	E	elevator lobby exposure	<a href="#">FLOORPLAN</a>
6	3,048	N	available 10/1/24	<a href="#">FLOORPLAN</a>
6	2,650	SW		<a href="#">FLOORPLAN</a>
6	4,845	NW		<a href="#">FLOORPLAN</a>
7	4,924	SW		<a href="#">FLOORPLAN</a>
8	1,037	N	medical/dental space	<a href="#">FLOORPLAN</a>
9	6,014	NW	elevator lobby exposure	<a href="#">FLOORPLAN</a> <a href="#">3D TOUR</a>
11	18,832		full floor	<a href="#">FLOORPLAN</a>
13	2,457	NW	available 1/1/25	<a href="#">FLOORPLAN</a>
13-14	28,367			<a href="#">FLOORPLAN</a>
15	9,731	NE	elevator lobby exposure	<a href="#">FLOORPLAN</a>
16	1,058	S		<a href="#">FLOORPLAN</a> <a href="#">3D TOUR</a>
17	3,077	NW		<a href="#">FLOORPLAN</a>
17	2,727	SW		<a href="#">FLOORPLAN</a>
18	7,455	SE		<a href="#">FLOORPLAN</a>
22	13,065	N		<a href="#">FLOORPLAN</a>
23	6,222	SW		<a href="#">FLOORPLAN</a>
24	5,481	NE		<a href="#">FLOORPLAN</a>
25	3,023	SW	available 11/1/24	<a href="#">FLOORPLAN</a>
27	2,639	NE		<a href="#">FLOORPLAN</a>
28	3,255	E	available 10/1/24	<a href="#">FLOORPLAN</a>
30	1,438	S		<a href="#">FLOORPLAN</a>
30	998	S		<a href="#">FLOORPLAN</a>
31	19,605		full floor	<a href="#">FLOORPLAN</a>
32	6,955	S		<a href="#">FLOORPLAN</a>

# Two Union Square

FLOOR	RSF	VIEW	COMMENTS			
1	6,844	NW	1332 6th Avenue, retail	<a href="#">FLOORPLAN</a>	<a href="#">3D TOUR</a>	<a href="#">VIDEO TOUR</a>
3	2,682			<a href="#">FLOORPLAN</a>		
4	5,499	W		<a href="#">FLOORPLAN</a>		
4	2,636	S	elevator lobby exposure	<a href="#">FLOORPLAN</a>	<a href="#">3D TOUR</a>	
5	5,080	SE	elevator lobby exposure	<a href="#">FLOORPLAN</a>	<a href="#">3D TOUR</a>	
6	2,140	SE		<a href="#">FLOORPLAN</a>		
13	21,547		full floor	<a href="#">FLOORPLAN</a>		
15	6,162	NE	available 10/1/24	<a href="#">FLOORPLAN</a>		
16	7,858	S		<a href="#">FLOORPLAN</a>		
16	2,709	N		<a href="#">FLOORPLAN</a>		
16	1,651	SE		<a href="#">FLOORPLAN</a>	<a href="#">3D TOUR</a>	
16	678	W		<a href="#">FLOORPLAN</a>	<a href="#">3D TOUR</a>	
27	3,855	S		<a href="#">FLOORPLAN</a>		
29	1,086	SE		<a href="#">FLOORPLAN</a>		
32	1,764	S		<a href="#">FLOORPLAN</a>		
33	3,867	NW		<a href="#">FLOORPLAN</a>		
35	2,708	W		<a href="#">FLOORPLAN</a>	<a href="#">3D TOUR</a>	
37	2,529	SE	elevator lobby exposure	<a href="#">FLOORPLAN</a>	<a href="#">3D TOUR</a>	
39	6,483	E		<a href="#">FLOORPLAN</a>		
46	5,948	S	available 6/1/25, elevator lobby exposure	<a href="#">FLOORPLAN</a>		
46	7,056	NW		<a href="#">FLOORPLAN</a>		
47	22,484		available 8/1/24, full floor	<a href="#">FLOORPLAN</a>		
48	22,566		full floor	<a href="#">FLOORPLAN</a>		
49	7,880	NW	elevator lobby exposure	<a href="#">FLOORPLAN</a>		
49	8,919	S	elevator lobby exposure	<a href="#">FLOORPLAN</a>	<a href="#">3D TOUR</a>	<a href="#">VIDEO TOUR</a>
48-49	31,485			<a href="#">FLOORPLAN</a>		
50	11,502	N	available 8/1/24	<a href="#">FLOORPLAN</a>		
53	2,635	W		<a href="#">FLOORPLAN</a>	<a href="#">3D TOUR</a>	
54	17,461		full floor	<a href="#">FLOORPLAN</a>		

## UNION SQUARE FACTS AND FEATURES

### ONE UNION

36 floors above ground

672,479 sq ft

Completed in 1981

Outdoor courtyard connecting One and Two Union Square

### TWO UNION

56 floors above ground

1,165,441 sq ft

Completed in 1989

The building, at a height of 740 ft (230 m), is among Seattle's tallest skyscrapers.

Tip of the flag pole is 796'6" above the street and the 90-foot flag pole is 56'6" above the roof.

The 20 x 30 foot US flag flies at about 300 feet higher than the top of the Space Needle.

## AWARDS, CERTIFICATIONS, AND NOTABLE REVIEWS

LEED Certified 2009, LEED Platinum Certified 2015, 2023  
Certification of One and Two Union Square

Puget Sound Blood Center 2011  
Union Square Community Service Award

Energy Star: One Union = 99 , Two Union = 95  
One and Two Union Square

BOMA Building of the Year 1999/2000  
Two Union Square

Featured in Architecture and Urbanism 1991  
Two Union Square

### **NWCP Outstanding Projects 2019**

Suspended Ceiling Award for the New Two Union Lobby

**Best Commercial Lobby Transformation for 2019**  
– *Interiors Magazine*

## SUSTAINABILITY



We are committed to maintaining buildings at the forefront of environmental design and operation. Both One and Two Union Square received LEED Platinum certification in 2015 and recertified at the Platinum level in 2023.



The two buildings total roughly 1,837,920 SF with approximately 19,000 to 22,500 SF floor plates per floor. The two buildings are connected by a fireplace lobby and indoor pedestrian concourse to the neighborhood.

## FLEXIBILITY

## PARKING



The 1,021-stall parking garage, including EV charging stations, offers tenants and visitors an unmatched convenience. Weekdays offer complimentary Valet parking and low evening and weekend rates of \$7 are now available. Evenings start at 5pm-close, and weekends are Sat-Sun. Find out more at [www.DowntownSeattleParking.com](http://www.DowntownSeattleParking.com).

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