

Lake Union Building

1700 Westlake Avenue N, Seattle



FOR LEASE

Lake Union's Premier Office Building

Todd Battison
206.296.9621
todd@kiddermathews.com

Jake Bos
206.296.9640
jbos@kiddermathews.com

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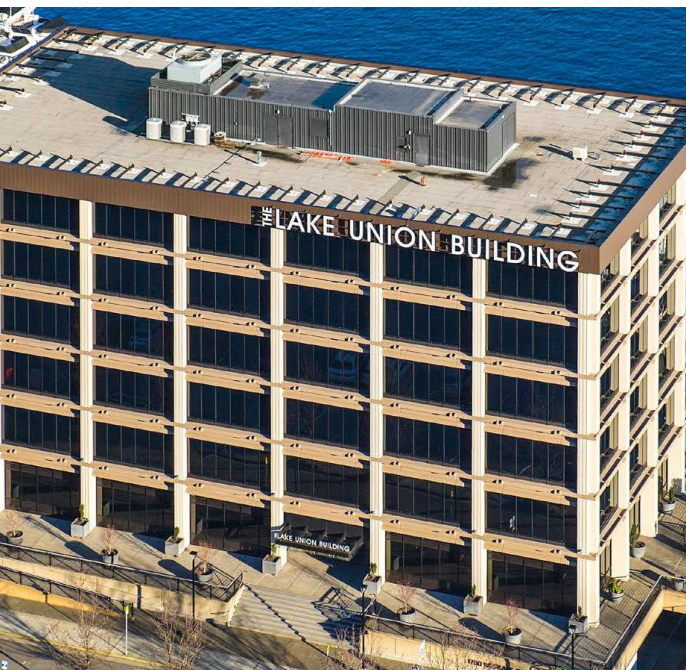


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AVAILABLE SUITES

Suite 100: 5,264 SF (Can be demised into two suites)

Suite 100A: 2,250 SF & Suite 100B: 3,014 SF

Suite 400: 5,742 SF

BUILDING FEATURES & AMENITIES

Recent building renovations include: new building wide exterior windows, exterior and front entrance upgrades, fully renovated lobby, new building standard interior finishes including ceiling and light fixtures, covered/secure bike lounge, and marina float amenity space

LEED GOLD certified building

Easy access to I-5 and SR-99

Multiple public transportation routes nearby including Metro Rapid E line

Located directly on the Cheshiahud Lake Union Loop bike and walking trail, as well as new bike lanes connecting to Downtown, Fremont and beyond

2.0 stalls per 1,000 SF, covered and surface parking available

Moorage available for vessels up to 66 FT in length

Amenities in the area include: Fremont pubs and eateries, kayak and paddle board rentals, Kenmore Air seaplanes, Duck Dodge and Sunday public sailing, Museum of History and Industry, Historic Ships Wharf, Lake Union Park

<http://www.henbart.com/properties/lake-union.html>

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STATE OF THE ART VIEWGLASS

No blinds required

Reduces glare

Controls heat and building energy cost

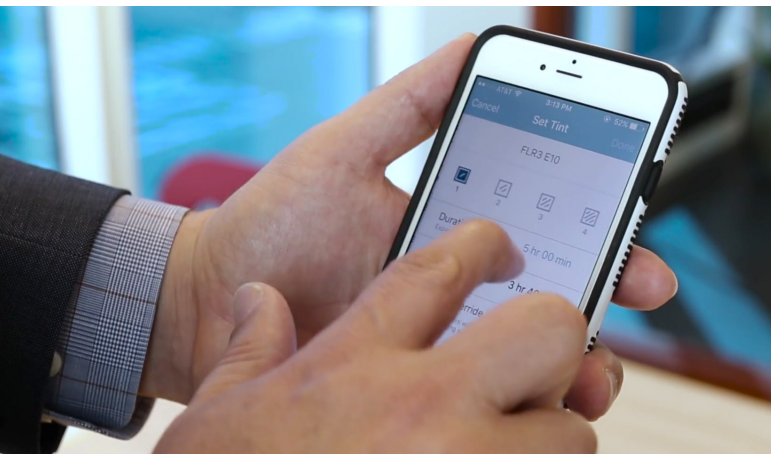
Allows for 24/7/365 unencumbered marina, lake and city views

Fully customizable settings controllable on smartphones



view

Dynamic Glass



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Neighborhood Amenities



RESTAURANTS

- 1 The Toledo
- 2 The 100 Pound Clam
- 3 Space Needle Restaurant
- 4 Chandler's Crabhouse
- 5 I Love Sushi on Lake Union
- 6 Crow
- 7 Cask and Trotter
- 8 Flying Fish
- 9 Duke's Chowder House
- 10 Daniel's Broiler
- 11 Mollusk
- 12 Teriyaki Bowl
- 13 Starbucks
- 14 Pho Viet Anh
- 15 Bahn Thai
- 16 Dominos
- 17 McCormick & Schmick's
- 18 Art Marble 21
- 19 Great Nabob
- 20 Canlis
- 21 Ten Sushi
- 22 MOHAI Cafe
- 23 Lunchbox Laboratory
- 24 Pho Cyclo
- 25 Serious Pie & Biscuit
- 26 Row House Cafe
- 27 Laredos Grill
- 28 Cuoco
- 29 Uptown Espresso
- 30 Caffe Vita
- 31 Cafe 815 Mercer
- 32 Brave Horse Tavern
- 33 Portage Bay Cafe
- 34 El Chupacabra
- 35 Nollie's Cafe
- 36 China Harbor
- 37 Boathouse Deli
- 38 Subway
- 39 Pasta Fresca
- 40 Lakeview Deli
- 41 Taco Del Mar
- 42 Koibito Sushi & Teriyaki
- 43 Herkimer Coffee
- 44 On the Mark Deli

LIFESTYLE

- 1 Kenmore Air Seaplanes
- 2 Center for Wooden Boats
- 3 Banya 5 Urban Spa
- 4 Denny Park
- 5 5focus Physical Therapy
- 6 REI
- 7 Young Child Academy
- 8 Cornish College of the Arts
- 9 MacLean Park
- 10 Moss Bay Rowing & Kayaking Center
- 11 Dexter Dry Cleaners
- 12 US Bank
- 13 Barking Lounge
- 14 Morningside Academy
- 15 FINASEATTLE
- 16 Museum of Pop Culture
- 17 Simply Dental
- 18 Seattle Unity Church
- 19 Cascade Park Playground
- 20 Bright Horizons
- 21 Allure Salon
- 22 Salon Voda

HOTELS

- 1 Pan Pacific Hotel
- 2 Marriott Courtyard
- 3 Marriott Residence Inn
- 4 Hyatt Place Hotel
- 5 Silver Cloud Inn
- 6 Holiday Inn Express
- 7 Hampton Inn Downtown
- 8 Holiday Inn Hotel
- 9 Springhill Marriott Hotel
- 10 The Maxwell Hotel

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Corporate Neighbors



BIOTECH/RESEARCH

- 1 Battelle Research Center
- 2 Fred Hutchinson Research Center
- 3 Group Health
- 4 Seattle Biomedical Research Institute
- 5 Seattle Cancer Care Alliance
- 6 UW Medical School
- 7 Zymogenetics
- 8 Swedish Hospital

TECH/OTHER

- 1 Amazon
- 2 NBBJ
- 3 Pemco
- 4 Seattle Times
- 5 Tommy Bahama
- 6 Kenmore Air
- 7 Facebook
- 8 Best Buy
- 9 Google
- 10 Car Toys
- 11 Impinj

NON PROFITS

- 1 Bill & Melinda Gates Foundation
- 2 NW Parkinson's Foundation

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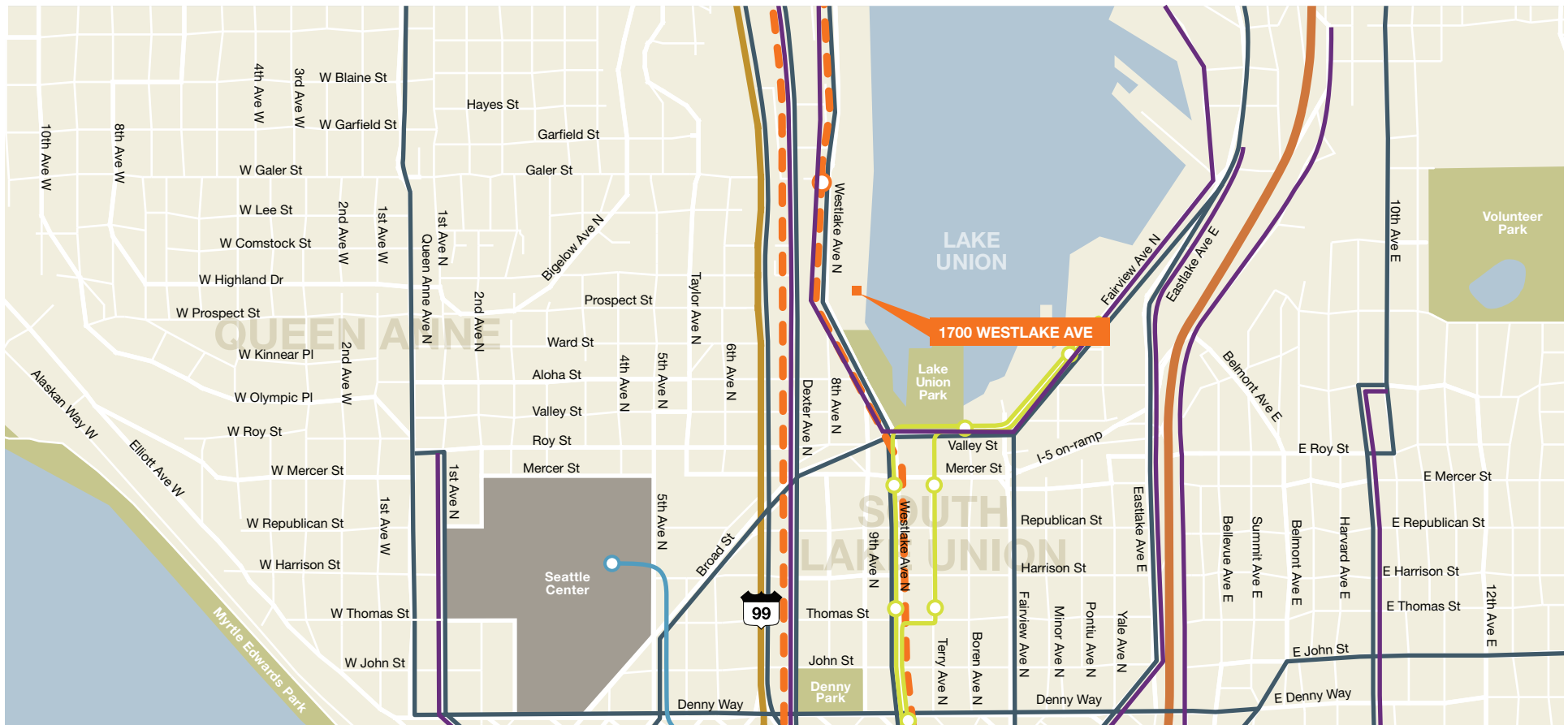
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Transit Options



— Bike Lane

— Streetcar

— Downtown Transit Tunnel & Link Light Rail

— Arterial Bus Route

— Monorail

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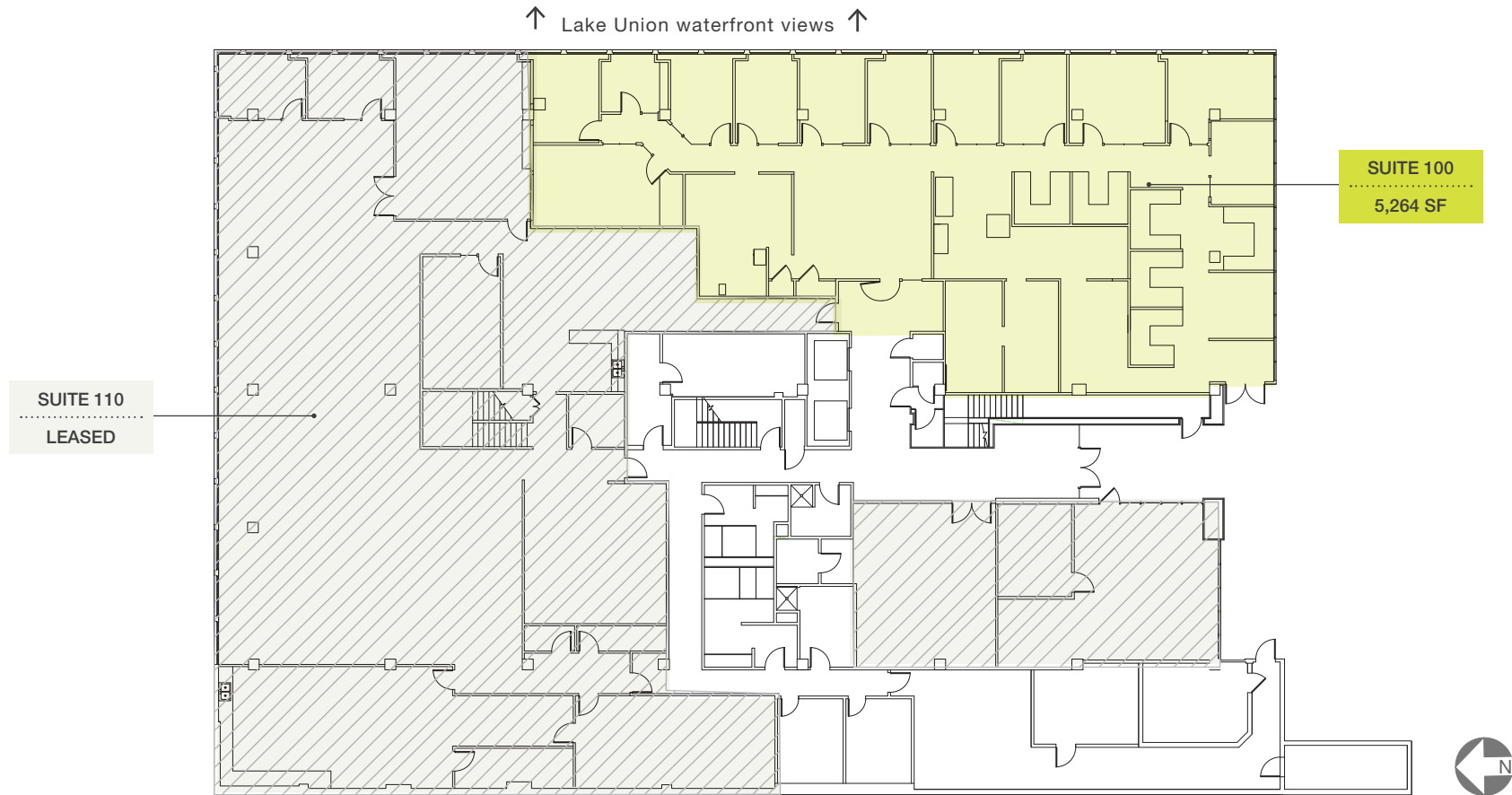


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First Floor Plan



ADDITIONAL STORAGE SPACE AVAILABLE FOR LEASE, 294 SF

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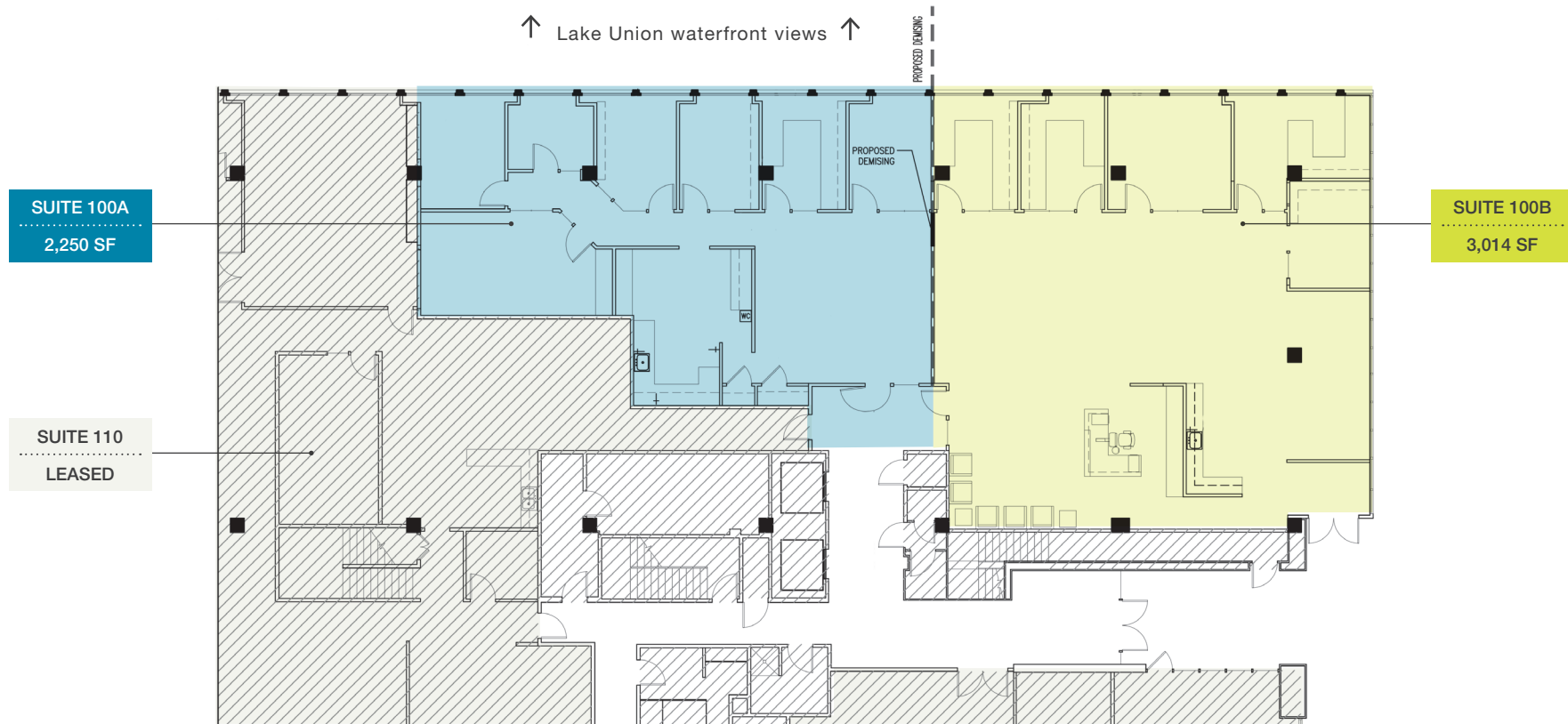
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First Floor Plan - Demised Option



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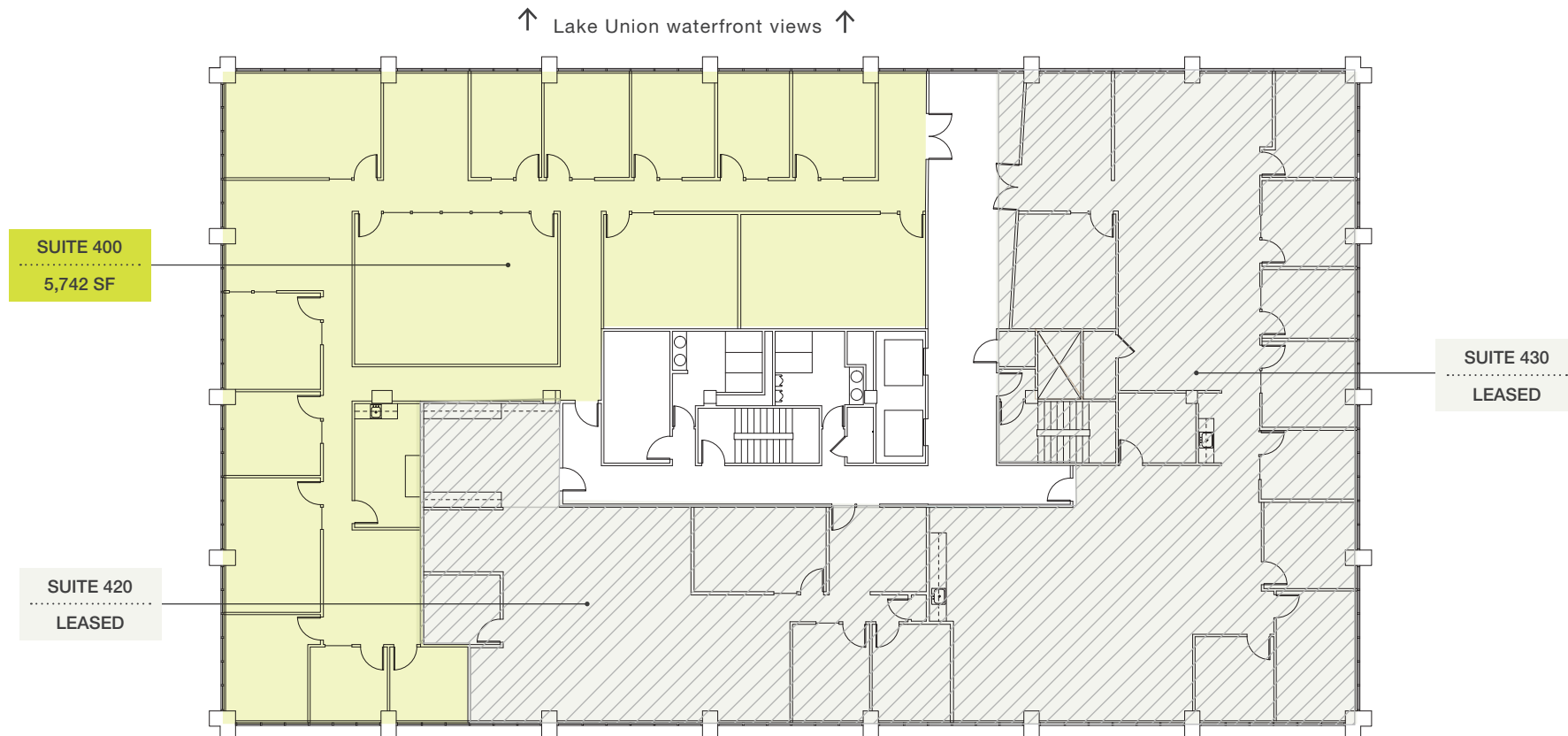
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Fourth Floor Plan



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