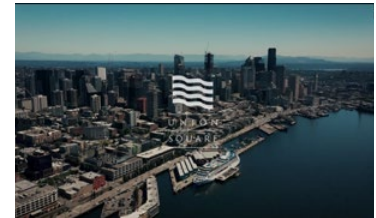




UNION
SQUARE

SEATTLE'S PREMIER
BUSINESS ADDRESS



TOUR THE PROPERTY

WA WASHINGTON
HOLDINGS

TABLE OF CONTENTS

INTRODUCTION

AMENITIES

LOCATION

TENANT SPACES

OUTDOOR SPACES

AVAILABILITY

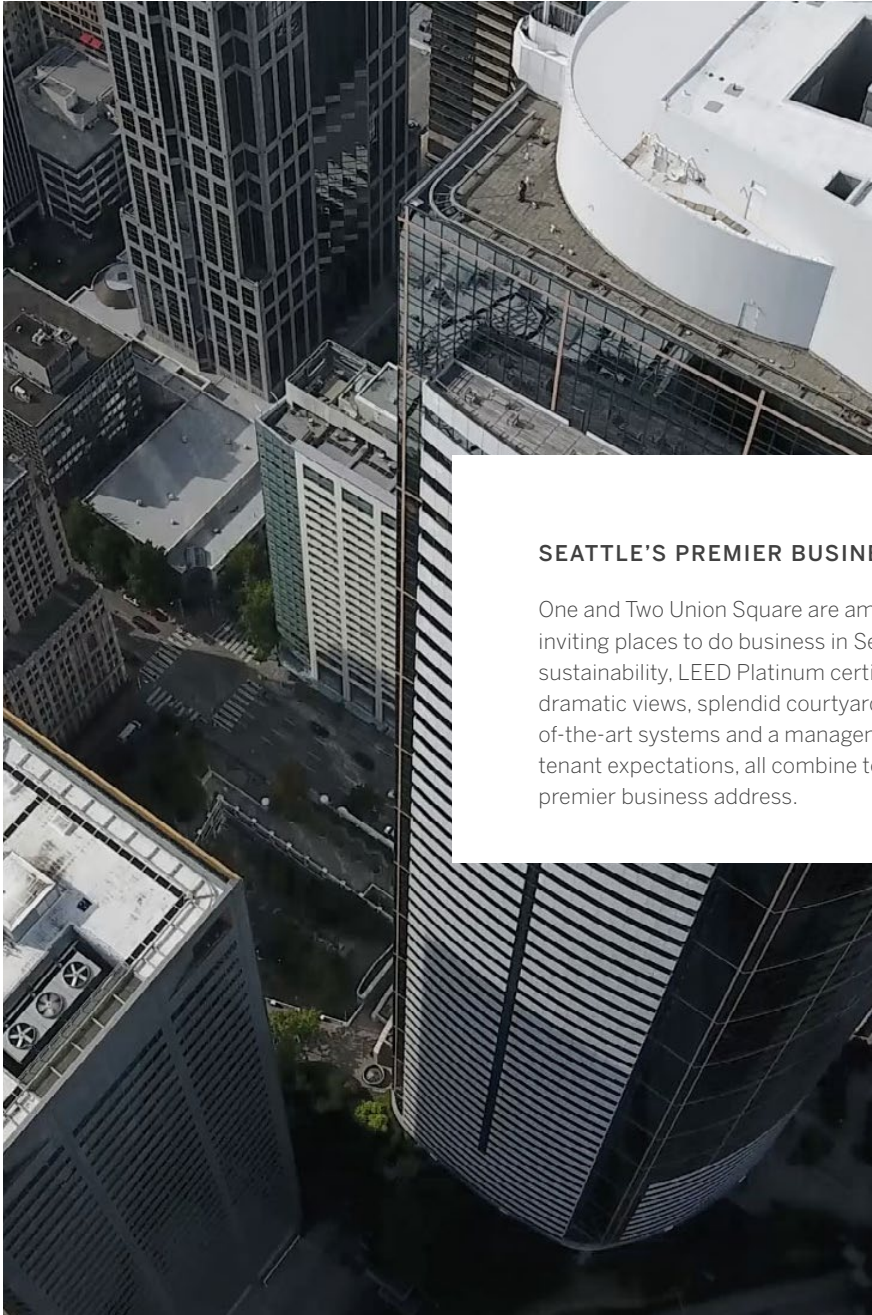
FACTS & FEATURES

CONTACT



TABLE OF CONTENTS

Introduction	03
Amenities	04
Location	07
Tenant Spaces	08
Outdoor Spaces	09
Availability	10
Facts, Features, & Awards	11
Contact	12



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.

TABLE OF CONTENTS

INTRODUCTION

AMENITIES

LOCATION

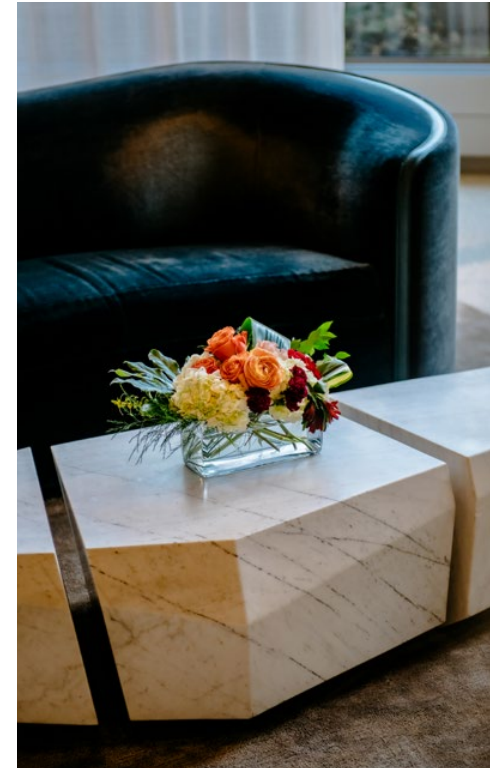
TENANT SPACES

OUTDOOR SPACES

AVAILABILITY

FACTS & FEATURES

CONTACT



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.

TABLE OF CONTENTS

INTRODUCTION

AMENITIES

LOCATION

TENANT SPACES

OUTDOOR SPACES

AVAILABILITY

FACTS & FEATURES

CONTACT



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

Visit 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.

TABLE OF CONTENTS

INTRODUCTION

AMENITIES

LOCATION

TENANT SPACES

OUTDOOR SPACES

AVAILABILITY

FACTS & FEATURES

CONTACT

SQUART



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.newtwounion.com for a full tour.

TABLE OF CONTENTS

INTRODUCTION

AMENITIES

LOCATION

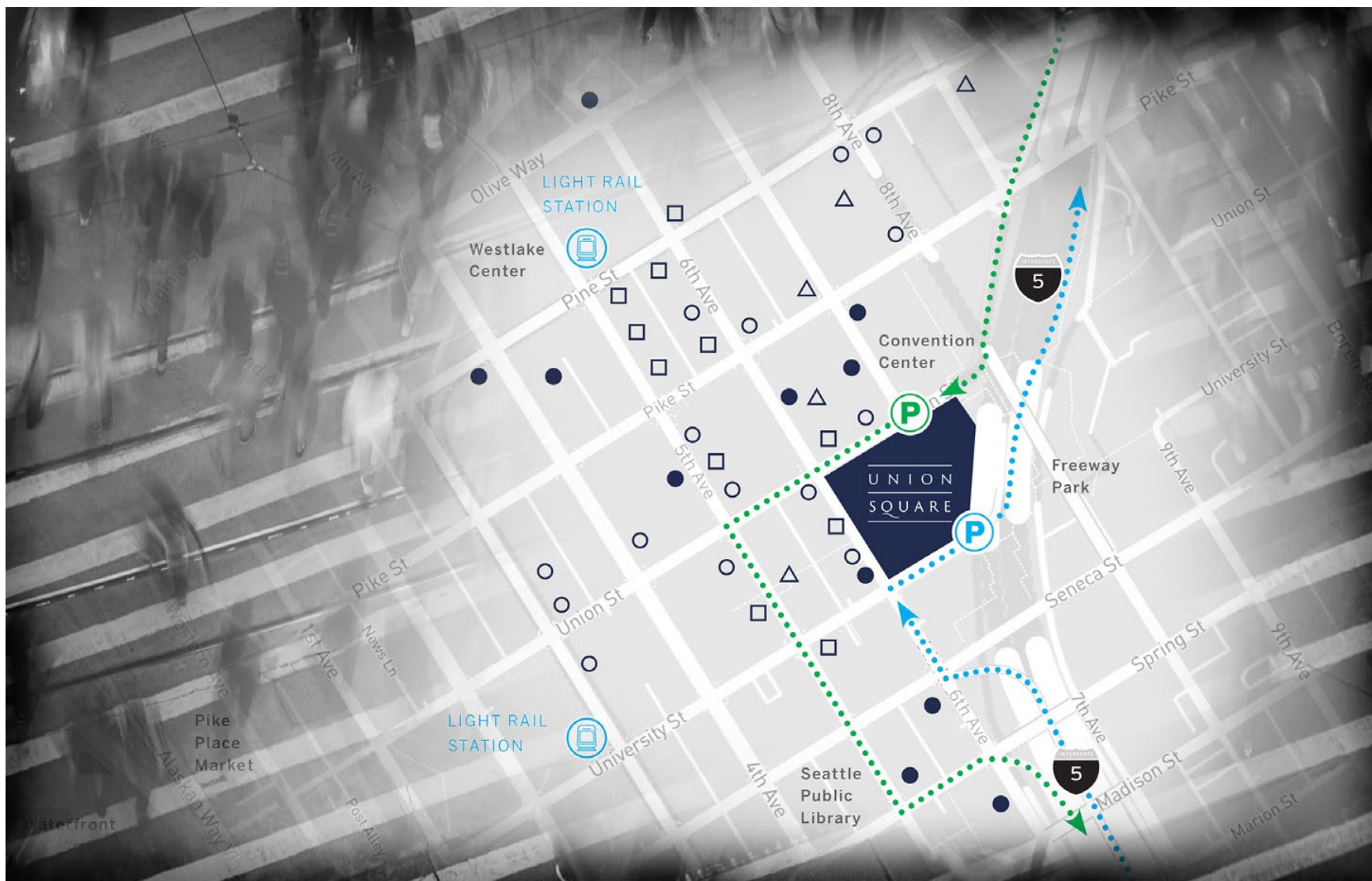
TENANT SPACES

OUTDOOR SPACES

AVAILABILITY

FACTS & FEATURES

CONTACT



An Address Like No Other

DIRECT
ACCESS TO
15

LIGHT RAIL
STATION
.2 MILES

WALK
SCORE
99

TRANSIT
SCORE
100



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

HOTELS
DINING

SHOPPING
ENTERTAINMENT

TABLE OF CONTENTS

INTRODUCTION

AMENITIES

LOCATION

TENANT SPACES

OUTDOOR SPACES

AVAILABILITY

FACTS & FEATURES

CONTACT



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.

TABLE OF CONTENTS

INTRODUCTION

AMENITIES

LOCATION

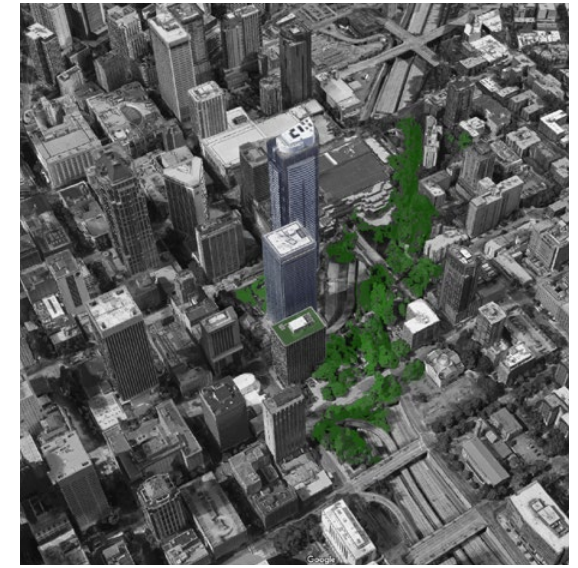
TENANT SPACES

OUTDOOR SPACES

AVAILABILITY

FACTS & FEATURES

CONTACT



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.

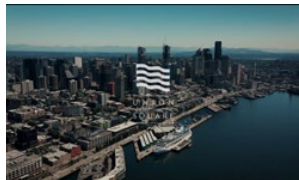




Mark Barbieri
Executive Vice President
206-613-5316
mbarbieri@waholdings.com

Tim Holt
Executive Vice President
206-613-5330
tholt@waholdings.com

Mick Newell
Vice President of Leasing
206-613-5318
mnewell@waholdings.com



TOUR THE PROPERTY 

One Union Square

FLOOR	RSF	VIEW	COMMENTS	
3	2,517	SW		FLOORPLAN
3	2,118	SE		FLOORPLAN
4	1,746	S		FLOORPLAN
4	6,201	E	elevator lobby exposure	FLOORPLAN
6	2,650	SW		FLOORPLAN
6	4,845	NW		FLOORPLAN
7	4,924	SW		FLOORPLAN
8	1,037	N	medical/dental space	FLOORPLAN
9	6,014	NW	elevator lobby exposure	FLOORPLAN 3D TOUR
10	2,855	NW		FLOORPLAN 3D TOUR
11	18,832		full floor	FLOORPLAN
13-14	28,310			FLOORPLAN
15	9,731	NE	elevator lobby exposure	FLOORPLAN
16	1,058	S		FLOORPLAN 3D TOUR
17	3,077	NW	available 5/1/24	FLOORPLAN
17	2,727	SW		FLOORPLAN
18	7,455	SE		FLOORPLAN
22	13,065	N		FLOORPLAN
23	6,222	SW	available 5/1/24	FLOORPLAN
24	5,481	NE	available 5/1/24	FLOORPLAN
25	3,023	SW	available 11/1/24	FLOORPLAN
27	2,639	NE	available 7/1/24	FLOORPLAN
28	3,255	E	available 10/1/24	FLOORPLAN
30	1,438	S		FLOORPLAN
30	998	S		FLOORPLAN
31	19,605		full floor	FLOORPLAN
32	6,955	S		FLOORPLAN

Two Union Square

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

UNION SQUARE FACTS AND FEATURES

AWARDS, CERTIFICATIONS, AND NOTABLE REVIEWS

SUSTAINABILITY

FLEXIBILITY

PARKING

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.

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*



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.



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.



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.

TABLE OF CONTENTS

INTRODUCTION

AMENITIES

LOCATION

TENANT SPACES

OUTDOOR SPACES

AVAILABILITY

FACTS & FEATURES

CONTACT



FOR LEASING INFO

Mark Barbieri

Executive Vice President
206-613-5316
mbarbieri@waholdings.com

Tim Holt

Executive Vice President
206-613-5330
tholt@washingtonholdings.com

Mick Newell

Vice President of Leasing
206-613-5318
mnewell@waholdings.com

Proudly Managed by



600 University Street, Suite 2820
Seattle, Wa 98101
206-613-5300