

# First Union

92-96 Union Street / Arcade Building



Unique office/retail opportunities located at the nexus of the Waterfront, Pike Place Market and the CBD

# First/Union

92-96 Union Street / Arcade Building

Located at the nexus of the Seattle Waterfront, the historic Pike Place Market, and Seattle CBD, this one-of-a-kind opportunity for first class retail or unique office space offers local and regional tenants unbeatable access to CBD amenities and Pike Place Market, and excellent transit.

WALK SCORE  
98

TRANSIT SCORE  
100



# Unbeatable Location



## ACCESS

With a Walk Score of 99 and a Transit Score of 100, there's nowhere you can't get to from this unbeatable location! Major Seattle bus routes run along First and Third Avenue while University Street Station and Link Light Rail are within a 5 minute walk.



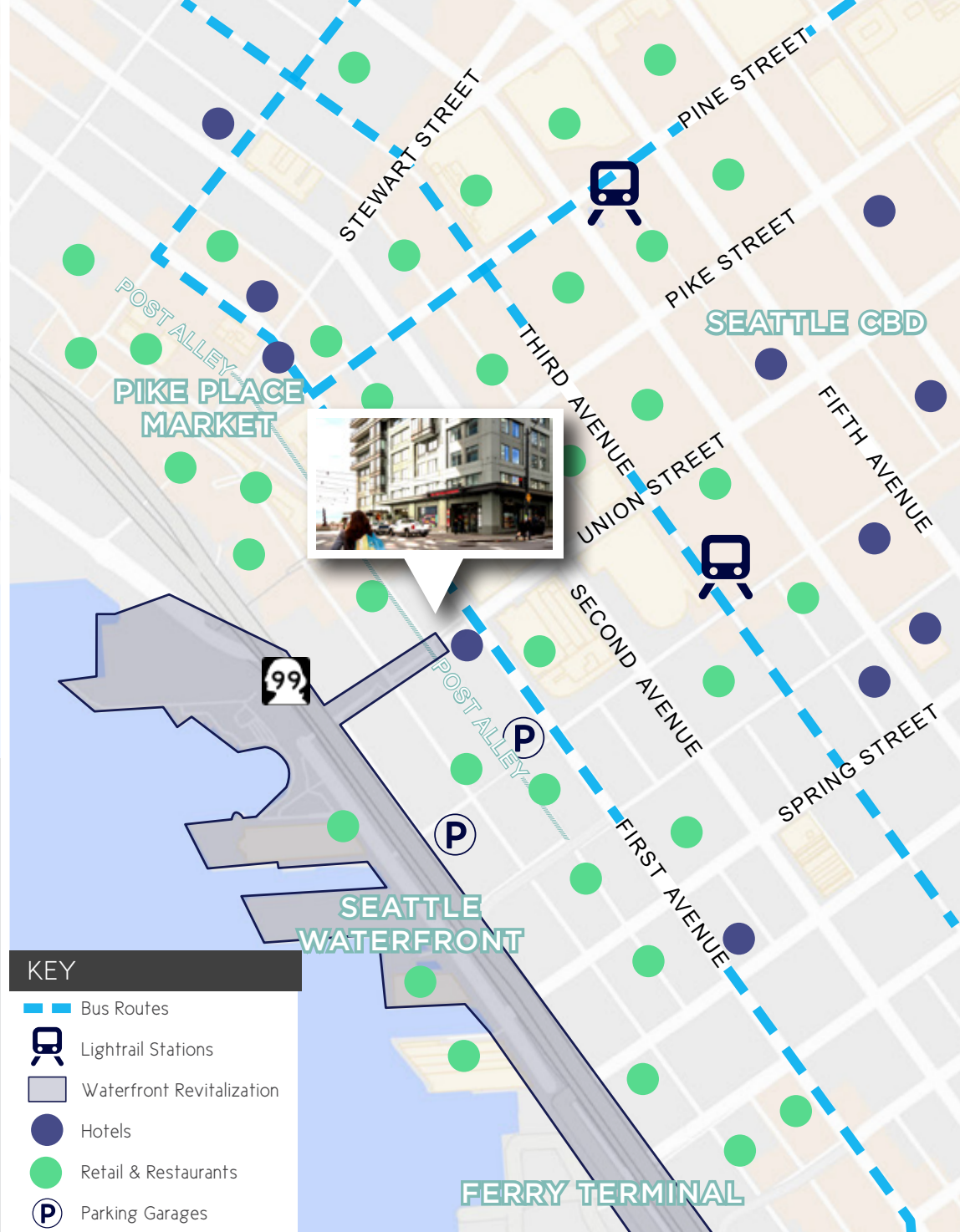
## AMENITIES

Perfectly positioned between Pike Place Market, Downtown Seattle and the Waterfront, First & Union is within 5 blocks of hundreds of retailers and only 10 minutes to the waterfront - giving you the best amenities in town!



## PARKING

Neighborhood parking is available at the 51 University or Harbor Steps parking garages. Both garages are located a quick 5 minute walk to and from the office!



### KEY

- Bus Routes
- Lightrail Stations
- Waterfront Revitalization
- Hotels
- Retail & Restaurants
- Parking Garages

# Unbeatable Location

With the upcoming removal of the Alaskan Way Viaduct, a stairway and elevator on the corner of Union Street will provide a brand new pedestrian access point with direct access to the future Seattle Waterfront. The project aims to enhance water views and create an iconic pathway that preserves the integrity of historic buildings along its boundaries while increasing the pedestrian experience. The waterfront revitalization project plans to create a vibrant, public thoroughfare to connect the city to the waterfront. First & Union will have a front row seat to the action, with direct and easy access to all of the upcoming changes, including a floating dock with pool barge, extended aquarium plaza, tideline promenade, and overlook walk.



WATERFRONT  
REVITALIZATION



Lower Union from Western Avenue Overlook



Lower Union from Western Avenue Overlook

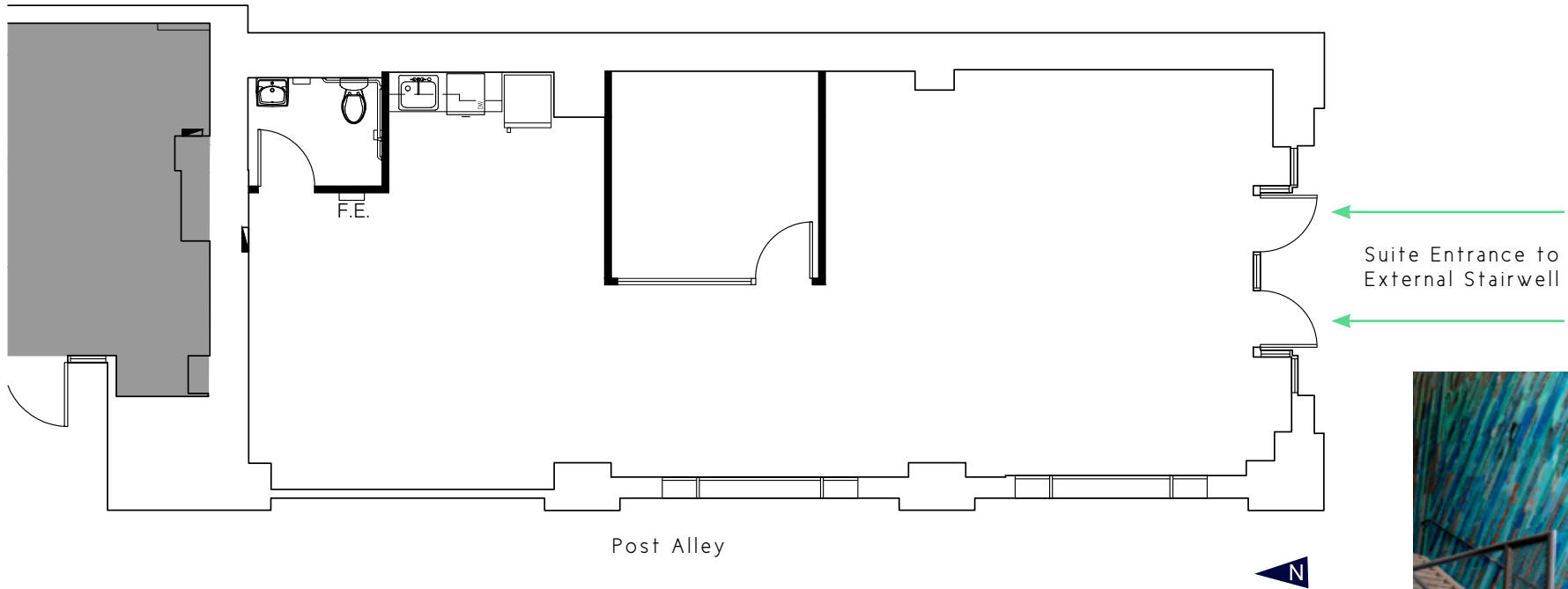


View up Union from the promenade and Alaskan Way

# Unique/Space

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## LOWER LEVEL



### FEATURES

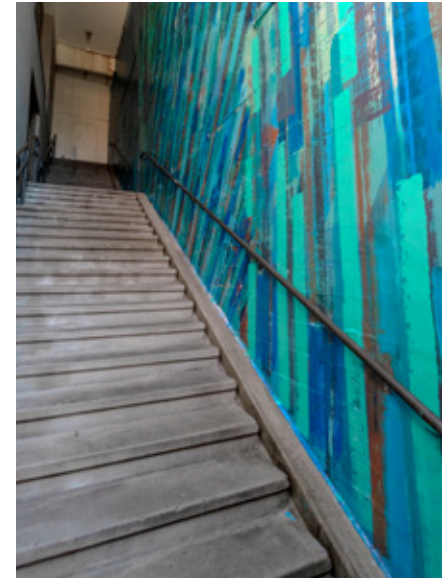
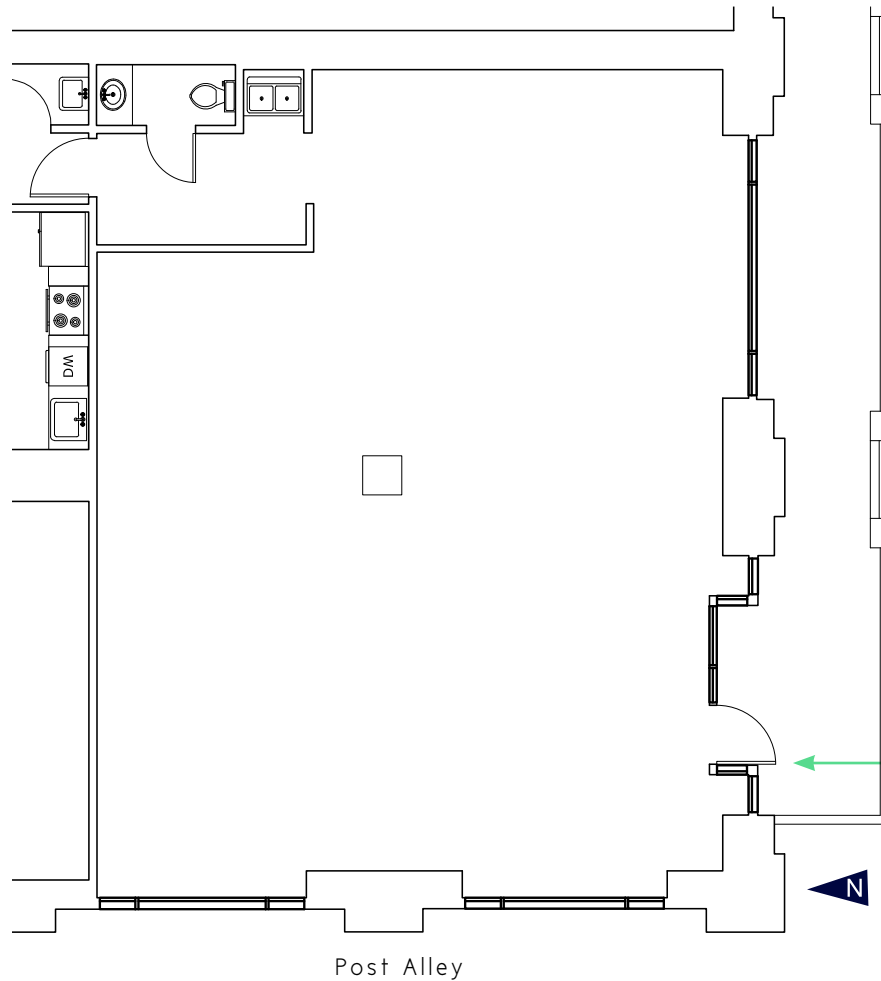
- 1,693 RSF available now
- Recently vacated suite to be remodeled



# Unique/Space

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## FLOOR 2



Suite Entrance to External Stairwell

### FEATURES

- 1,888 RSF available now