



UNION
SQUARE

SEATTLE'S PREMIER
BUSINESS ADDRESS



TOUR THE PROPERTY



WASHINGTON
HOLDINGS

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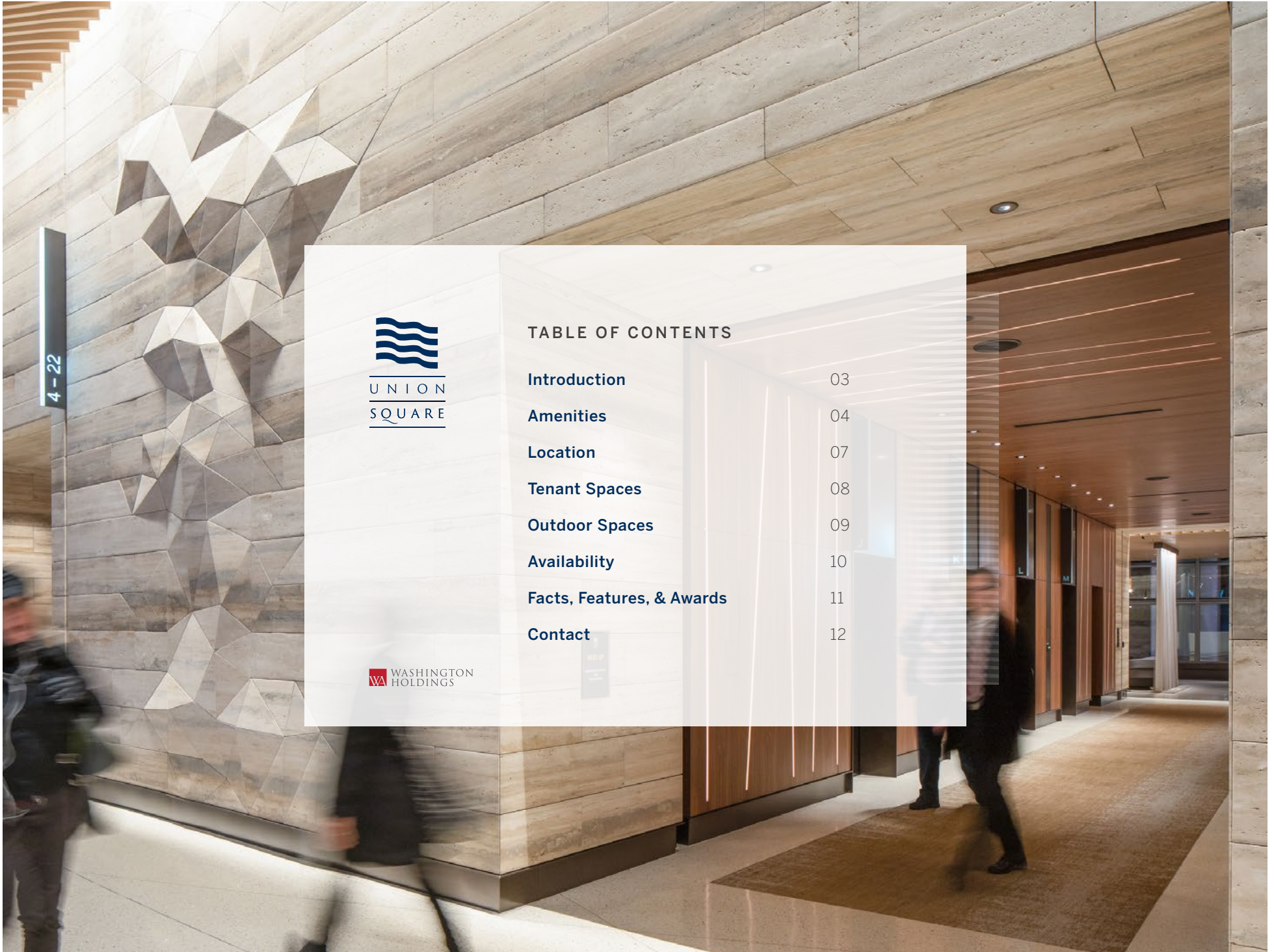


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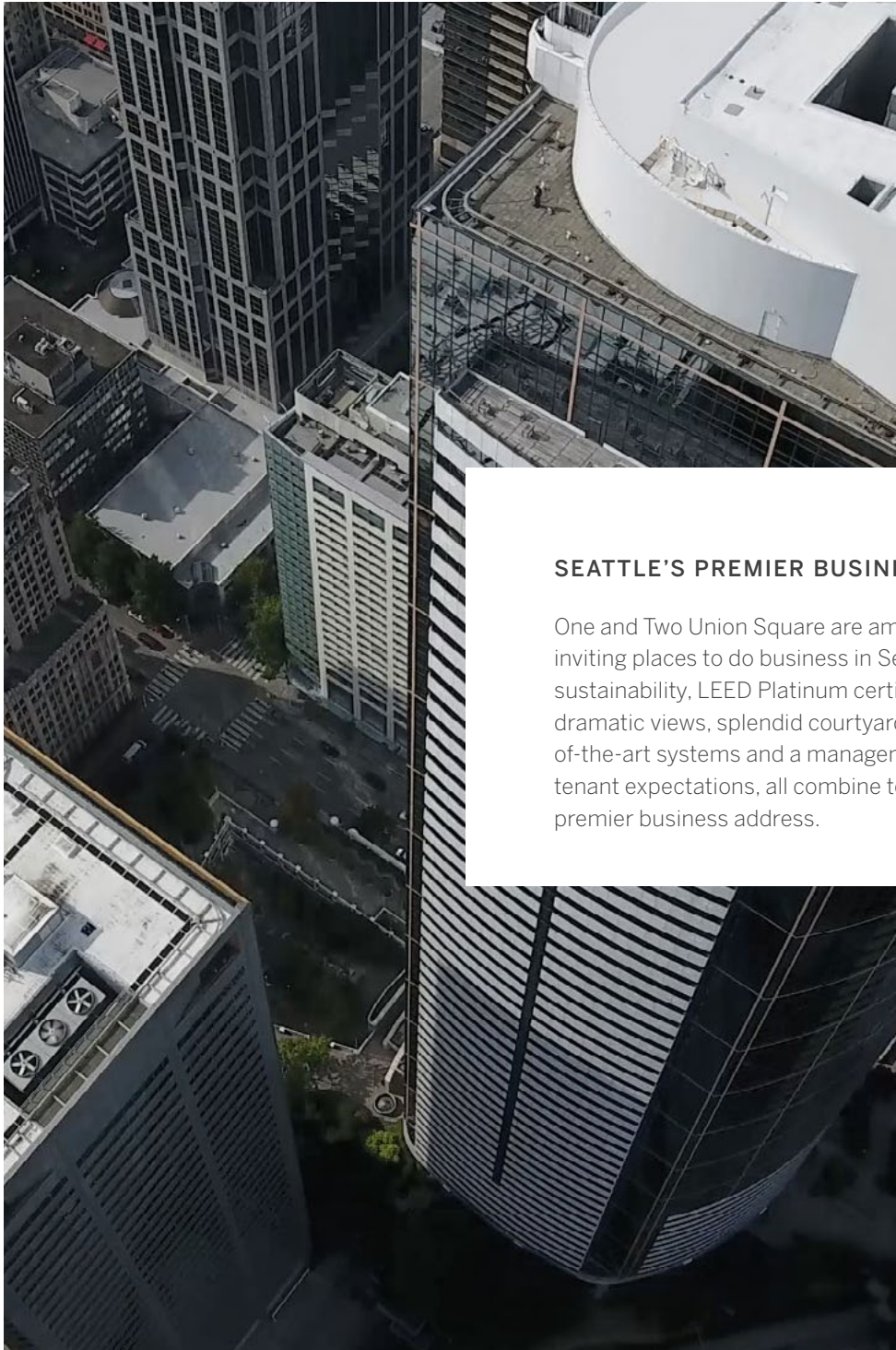
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SEATTLE'S PREMIER BUSINESS ADDRESS

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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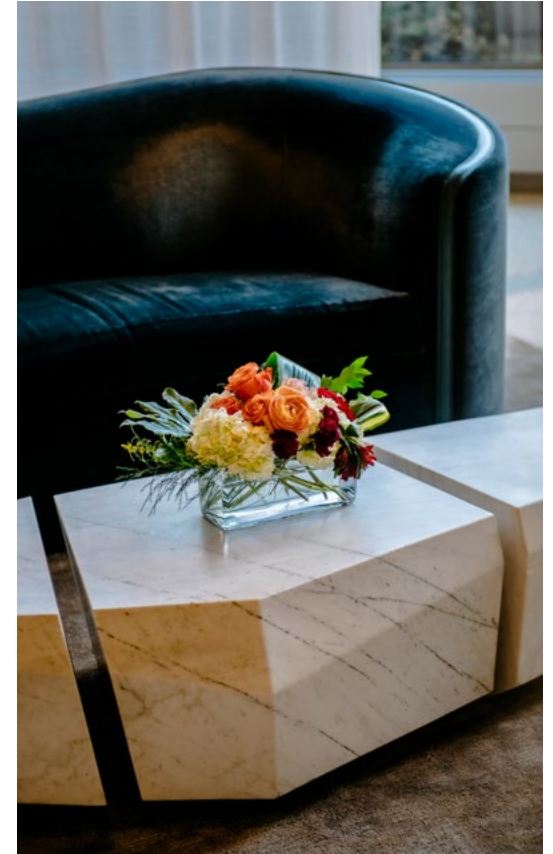
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World-Class Amenities that Inspire

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 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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SQUAWARTLE



**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 for a full tour.

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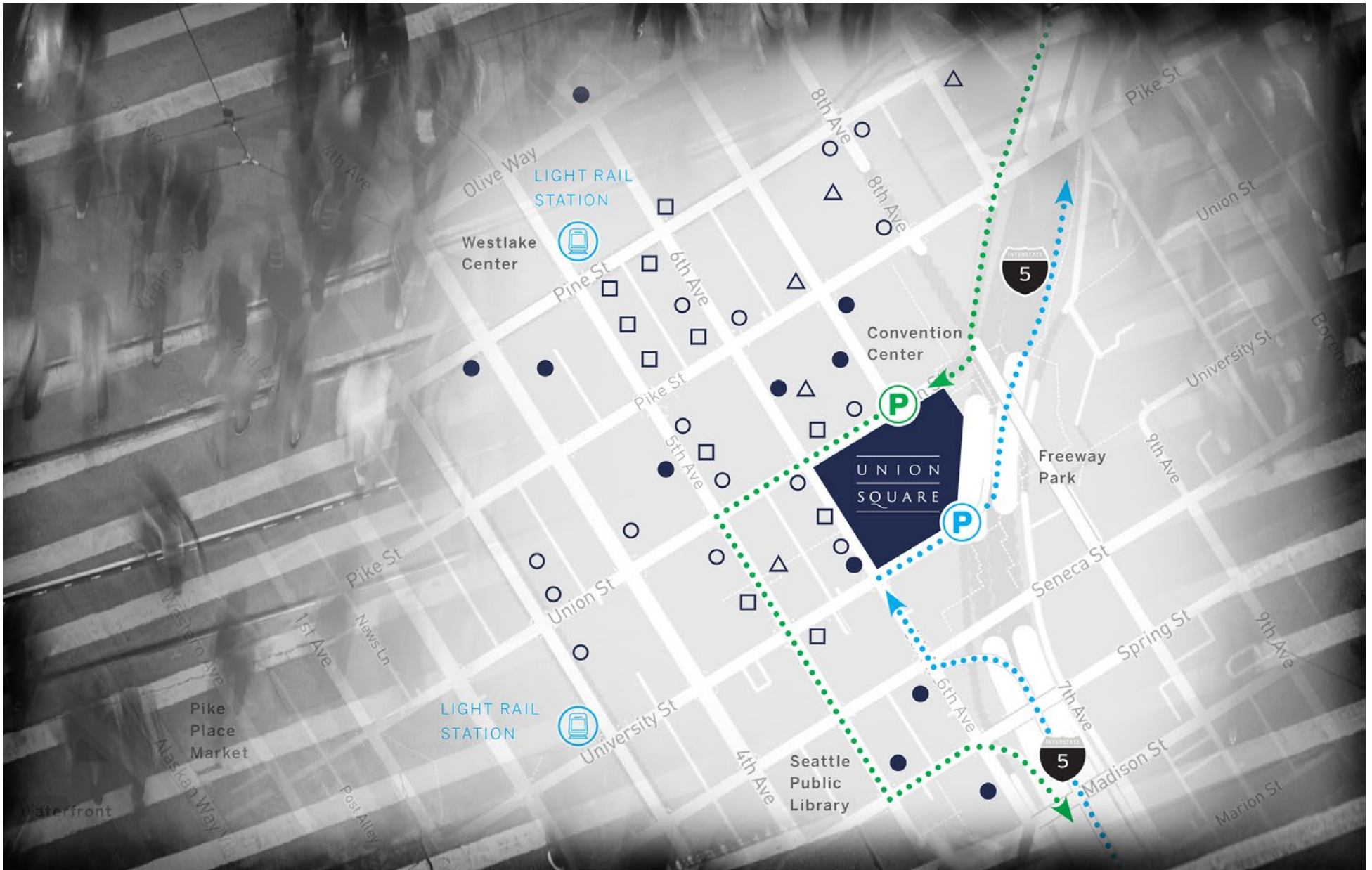
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An Address Like No Other

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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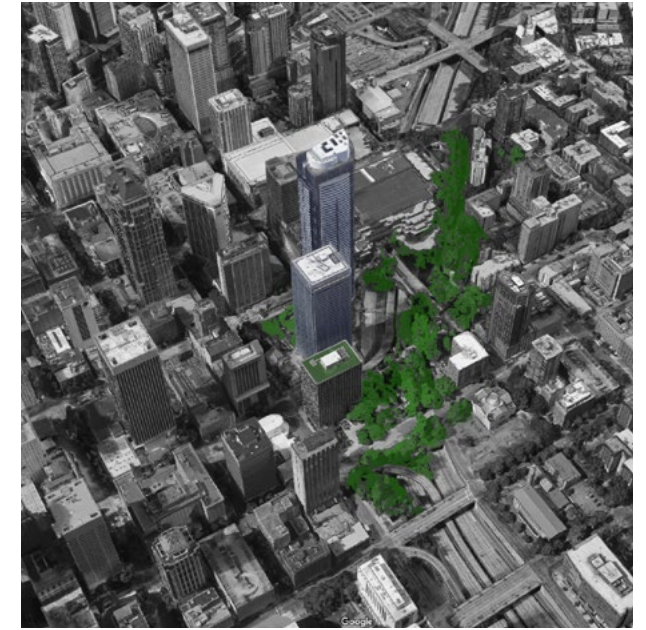
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PARKS, COURTYARDS AND GREEN SPACES

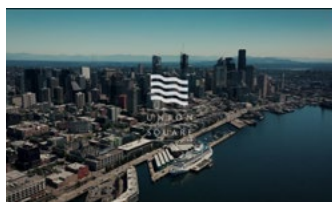
With a cascading waterfall, beautiful trees, granite rocks and flowers as its centerpiece, the Union Square courtyard is one of Seattle's hidden jewels. Union Square also has direct access to the expansive Freeway Park greenspace.



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TOUR THE PROPERTY

One Union Square

FLOOR	RSF	VIEW	COMMENTS	
3	2,517	SW		FLOORPLAN
3	2,118	SE		FLOORPLAN
4	1,746	S		FLOORPLAN
4	6,201	E	elevator lobby exposure	FLOORPLAN
6	3,048	N	available 10/1/24	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
11	18,832		full floor	FLOORPLAN
13	2,457	NW	available 1/1/25	FLOORPLAN
13-14	28,367			FLOORPLAN
15	9,731	NE	elevator lobby exposure	FLOORPLAN
16	1,058	S		FLOORPLAN 3D TOUR
17	3,077	NW		FLOORPLAN
17	2,727	SW		FLOORPLAN
18	7,455	SE		FLOORPLAN
22	13,065	N		FLOORPLAN
23	6,222	SW		FLOORPLAN
24	5,481	NE		FLOORPLAN
25	3,023	SW	available 11/1/24	FLOORPLAN
27	2,639	NE		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		
15	6,162	NE	available 10/1/24	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		FLOORPLAN		
46	5,948	S	available 6/1/25, elevator lobby exposure	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

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.



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.

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