

# 200 OCCIDENTAL

PIONEER SQUARE · SEATTLE WA



Photo Credit: David Boyd

## Retail Space Available

Join new tenants, Cherry Street Public House & Zocalo Restaurant



In 2016, Weyerhaeuser moved its global headquarters to 200 Occidental, bringing over 900 employees to the building. Founded in 1900, the company is one of the world's largest private owners of timberlands in the western hemisphere.

[kiddermathews.com](http://kiddermathews.com)

**UrbanVisions**  
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**km** Kidder  
Mathews



# Market Overview

	1 MILE	3 MILES	5 MILES
POPULATION	35,811	204,372	429,515
HOUSEHOLDS	20,454	120,979	223,975
AVERAGE INCOME	\$76,267	\$100,564	\$103,466

	SEAHAWKS	MARINERS	SOUNDERS
OVER 100 ANNUAL SPORTS EVENTS	10	81	17

# Neighborhood Highlights

Seattle is currently the fastest growing big city in the U.S., and the Pioneer Square submarket is one of the cities most buzzed-about and desirable neighborhoods to set up shop. The neighborhood was recently recognized as one of 'the best food neighborhoods in America' by Thrillist.



## COFFEE + DESSERT

1. Elm Coffee Roasters
2. Caffè Umbria
3. Elliott Bay Cafe
4. Starbucks
5. Cherry Street Espresso
6. Planet Java Breakfast
7. Starbucks
8. Tully's
9. Zeitgeist
10. Caffè Vita
11. Starbucks

## RESTAURANTS

1. Al Boccolino
2. Armandinos Salumi
3. Beba's Deli
4. Berliner Doner Kebab
5. Cafe Paloma
6. FX McRory's
7. Hole in the Wall Barbecue
8. Il Terrazzo Carmine
9. Main Street Gyros
10. McCoy's Firehouse Bar & Grill
11. New Orleans Creole
12. Thai Taste
13. Quality Athletics
14. The J&M Cafe
15. Grand Central Bakery
16. Collins Pub
17. Allstadt
18. Goodbar
19. Sprouts
20. London Plane
21. Taylor Shellfish
22. Damn the Weather

## FITNESS

1. Bodytonic Pilates
2. Kinesia Pilates Studio
3. Kinesia Pilates
4. Seattle Fitness Inc.

## GALLERIES

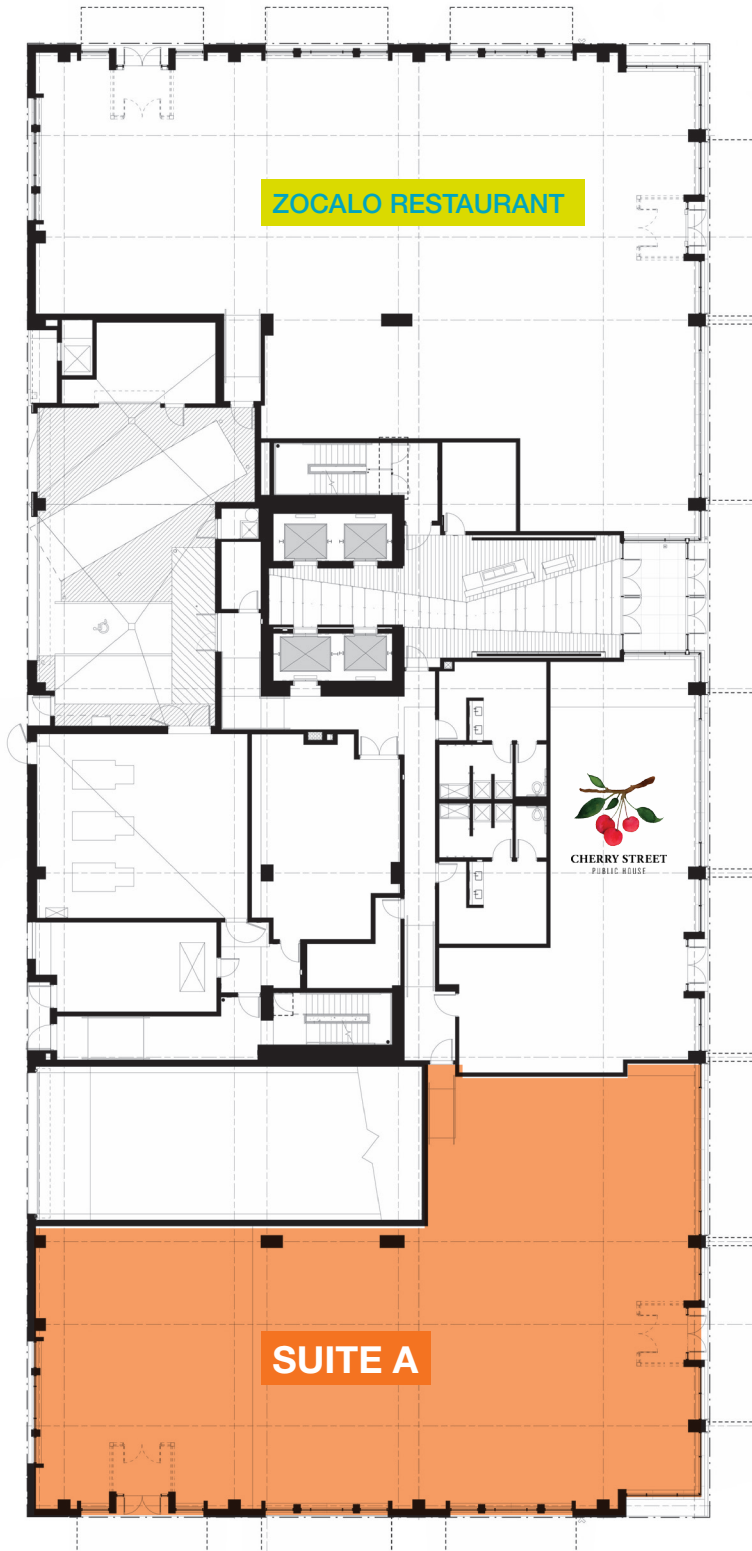
1. Art Xchange Gallery
2. Davidson Galleries
3. Foster White Gallery
4. James Harris Gallery
5. Linda Hodges Gallery

## TRANSPORTATION

1. Bus Terminal
2. Ferry Terminal
3. Bike Station
4. Light Rail Station
5. King Street Station
6. Street Car (Proposed)

# Retail Availability

Suite A | 6,654 RSF



## Pioneer Square

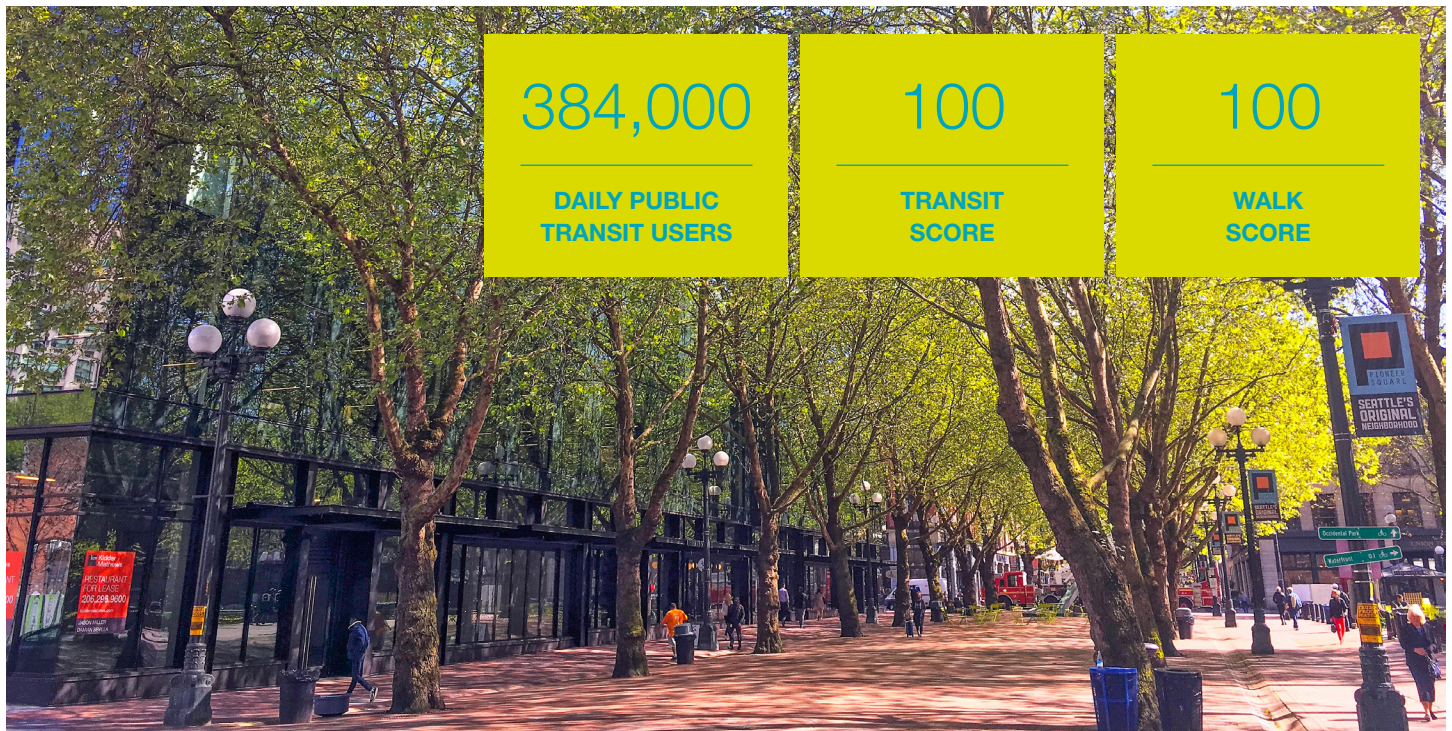
“A new and sudden wave of entrepreneurs, moneyed investors and urban dwellers that’ve rediscovered Pioneer Square in recent years has come along and made the place sparkle with possibility. It’s a not-so-quiet renaissance.”

- Seattle Times, February 2015



## Highlights

- Offered at \$38.00/RSF + \$9.60/NNN
- 6,654 RSF
- 17' ceilings with totally clear span space
- Large area for outdoor seating in the park
- Join Cherry Street Public House & Zocalo Mexican Restaurant as the other retail tenants in the building
- Tenant improvement package available
- Floor-to-ceiling glass along three walls
- Distinctly beautiful sliding glass storefronts designed by Mithun
- LEED Gold Certification



Owned and Managed by

**UrbanVisions**  
SEATTLE REAL ESTATE

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