

WEST LAKE UNION CENTER

VISION INSPIRED HERE

1505 WESTLAKE AVENUE NORTH :: SEATTLE, WASHINGTON



Deutsche Asset
& Wealth Management

CBRE

WEST LAKE UNION CENTER

VISION INSPIRED HERE

You didn't get where you are by following the status quo. You have the vision to see what could be and the fortitude to make it happen. And you know every detail plays an important part—including where you work. West Lake Union Center was built for visionaries like you. Nestled in the vibrant and budding Westlake neighborhood, West Lake Union Center provides access to running paths, popular restaurants and bars, cultural amenities, freeways, public transportation and more—all just minutes from your door. Come and see for yourself why vision is inspired here.



Amenities with you in mind

West Lake Union Center offers amenities built with you in mind. Get away from your desk in our unique, light-filled, eight-story atrium. Enjoy our robust conference center for those important gatherings right on site. Find your next great idea during a workout in our private fitness center. And take advantage of plentiful parking for employees and clients.

See something new

Let the scenery inspire you. Enjoy unfettered views of Lake Union and Downtown Seattle, and take in the fresh air from private and common-area decks. The city's natural beauty and Lake Union's active community is always on display.



Common area deck

Lake Union views





West Lake Union Center

ADDRESS	1505 Westlake Avenue North, Seattle, Washington 98109
BUILDING OVERVIEW	Class A Office with distinctive floor plates connected via internal stairwells; impressive Lake Union views
ON-SITE AMENITIES	Fitness center, conference center, eight-story atrium, Lake View Deli, Heritage Bank, common area deck connecting Dexter Avenue with Westlake via pedestrian footbridges
LOCATION	Close proximity to South Lake Union, Queen Anne, Fremont and the Seattle CBD; walkable and bikeable neighborhood along Lake Union Trail bike/running path.
PARKING RATIO	2.3 per 1,000 rentable square feet
TRANSPORTATION	Major regional transportation connections via I-5 and Hwy 99. Public transit options include Metro bus lines 40, 62, 26, 28, 5, 16, 82 and the Rapid Ride E line, as well as the South Lake Union Streetcar.

WEST LAKE UNION CENTER

VISION INSPIRED HERE

Welcome to the neighborhood

Seattle's Westlake neighborhood is the city's hidden gem. And West Lake Union Center stands at the heart of this thriving central location as a literal bridge between the recreation of West Lake Union and the dynamic Dexter Avenue corridor. Dine at favorites like Starbucks, Pasta Freska, McCormick & Schmick's, Daniel's Broiler, Bucca de Beppo, and more.

Gold-standard amenities

1. Lyon's Grocery
2. Westlake Deli and Grocery
3. China Harbor Restaurant
4. Swedish Cultural Center
5. Dexter & Hayes Public House
6. Subway
7. Pasta Freska Italian Restaurant
8. Lake View Deli
9. Urban Crossfit
10. Winemakers Studio
11. West Marine
12. WRENCH Bike Shop
13. Starbucks
14. Taco Del Mar
15. Soopity
16. Starbucks
17. McCormick & Schmicks
18. Metropolitan Deli + Café
19. Herkimer Coffee
20. Pho Cyclo Café
21. Courtyard Marriott
22. Buca Di Beppo
23. World Sports Grille
24. Cask and Trotter
25. Trago Lake Union
26. Museum of History and Industry
27. The Center for Wooden Boats
28. Daniel's Broiler
29. Duke's Chowder House
30. Chandler's Crab House





Minutes to everything

West Lake Union Center is centrally located between some of Seattle's best neighborhoods and features easy access to I-5, a dedicated bike lane on Dexter Ave, and the Rapid Line. Enjoy the nightlife in Fremont, Queen Anne, South Lake Union, or downtown within minutes. Or lose yourself in a run around Lake Union, right out your front door.

LEGEND

- South Lake Union Streetcar
- Multi-Use Trail
- Dedicated Bike Lane
- Bike Route with Signage
- Rapid Ride Bus Stop
- King County Metro Bus Stop

WEST LAKE UNION CENTER

VISION INSPIRED HERE

The space you need

Whether a large company in need of a entire floor, or the next big startup looking for room to grow, West Lake Union Center has the space you need for today and tomorrow.

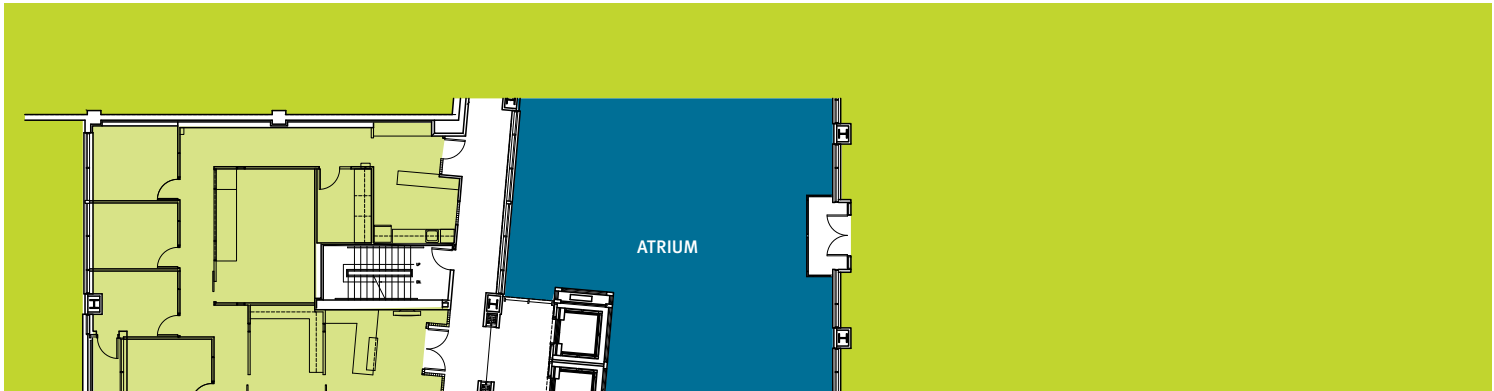
SUITE 600 37,895 rsf divisible to 17,000 rsf



SUITE 125 4,541 rsf



Westlake Avenue



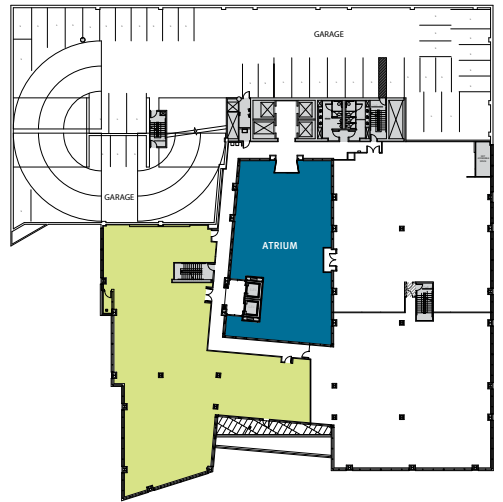
views of
Seattle CBD
←

SUITE 500
8,614 rsf

Private Deck

↓ views of Lake Union

SUITE 500 8,614 rsf



SUITE 320 4,793 rsf



views of
Seattle CBD
←

SUITE 320
4,793 rsf

↗

↓ views of Lake Union

WEST LAKE UNION CENTER

VISION INSPIRED HERE



For more
information
please
contact:

SCOTTA ASHCRAFT
First Vice President
+1 206 292 6063
scotta.ashcraft@cbre.com

JESSE OTTELE
Senior Vice President
+1 206 292 6096
jesse.ottele@cbre.com

CBRE, Inc.
1420 Fifth Avenue
Suite 1700
Seattle, WA 98101



Deutsche Asset
& Wealth Management

CBRE