

PRIME SUBLEASE OPPORTUNITY

- + Prominent Location
- + Uniquely Scalable

Strong credit sublandlord offering six individual suites, ranging in size from 4,875 rsf to 10,864 rsf. Option to combine suites for a maximum of 20,501 rsf on one floor. Flexible term or through 11/2027. Tenant improvement allowance available with optional furniture.

T W O
UNION
SQUARE

601 UNION ST
SEATTLE, WA 98101





PICK YOUR SPACE IN TWO UNION SQUARE

Suite 1100 9,637 RSF

Suite 1150 10,864 RSF

Suite 1400 6,646 RSF

Suite 1700 4,875 RSF

Suite 1750 9,228 RSF

Suite 1875 8,715 RSF

Highlights

- T.I. allowance available
- Flexible term or through master lease expiration date 12/2027
- Strong credit sublandlord

Building

- Newly renovated lobby and tenant lounge areas
- Excellent access to I-5, I-90 and major transportation for employees
- Fitness center, shower facilities, conference and training facilities
- Over 9 restaurants and retail amenities on-site



EXPLORE THE AREA

Two Union has something for everyone



Ideal Location

Easy access by car, mass transit, bike or on foot



Easy Parking

Clean, efficient and easily accessible underground parking. Reserved spots available and ample guest parking.



Food and Beverage Options

Coffee shops, salad bars, casual grab and go or meet for a drink after work



In-building Comfort

Recently renovated common areas, work out facility, boutique florist and sundries shop



Earth and People Friendly

Award winning and LEED Platinum certified, with an energy star rating of 97

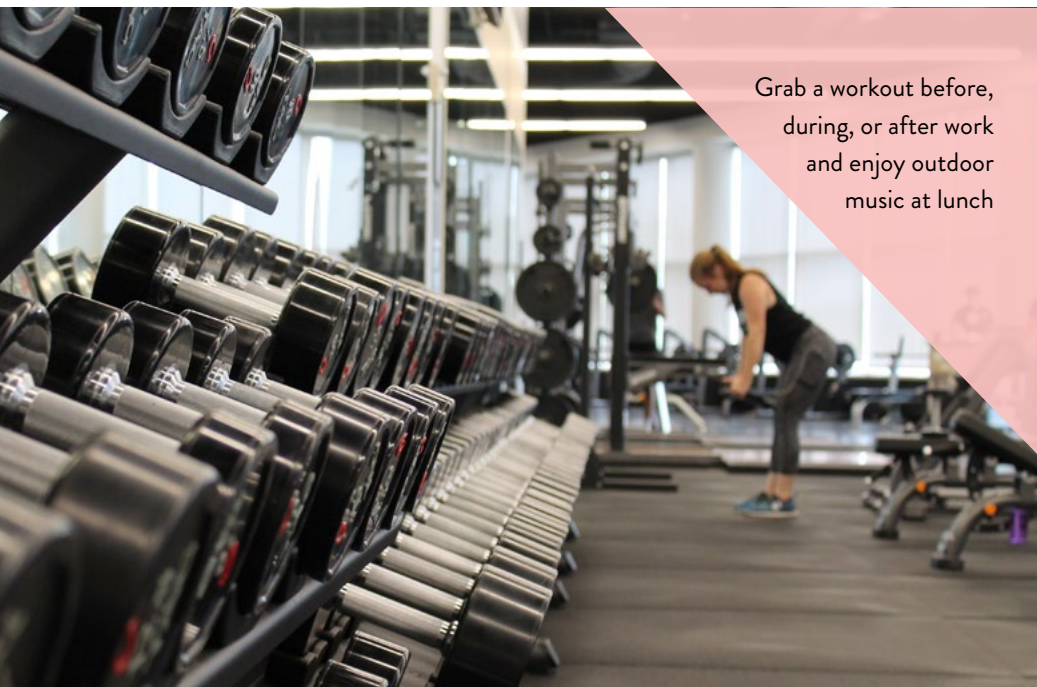


Next to Everything

Surrounded by popular eateries, upscale hotels, trendy retail and abundant nightlife

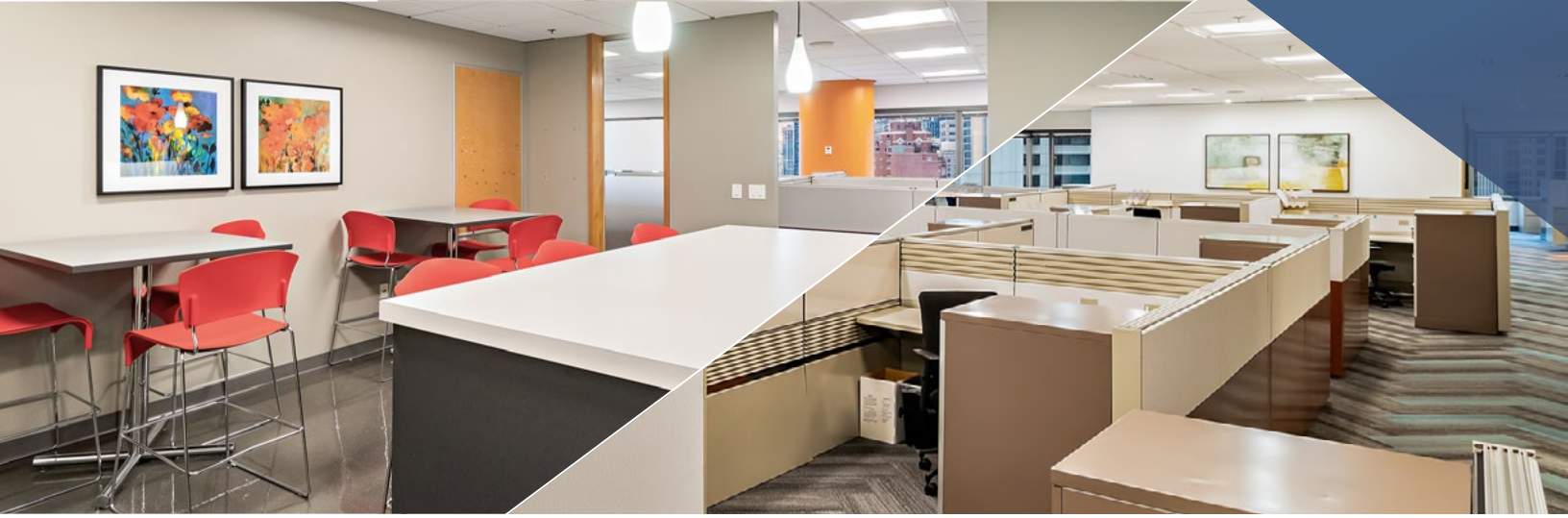


See it all with 360-degree panorama views of Puget Sound, Mount Rainier, downtown Seattle, the Space Needle and the Eastside



Grab a workout before, during, or after work and enjoy outdoor music at lunch





AVAILABILITIES

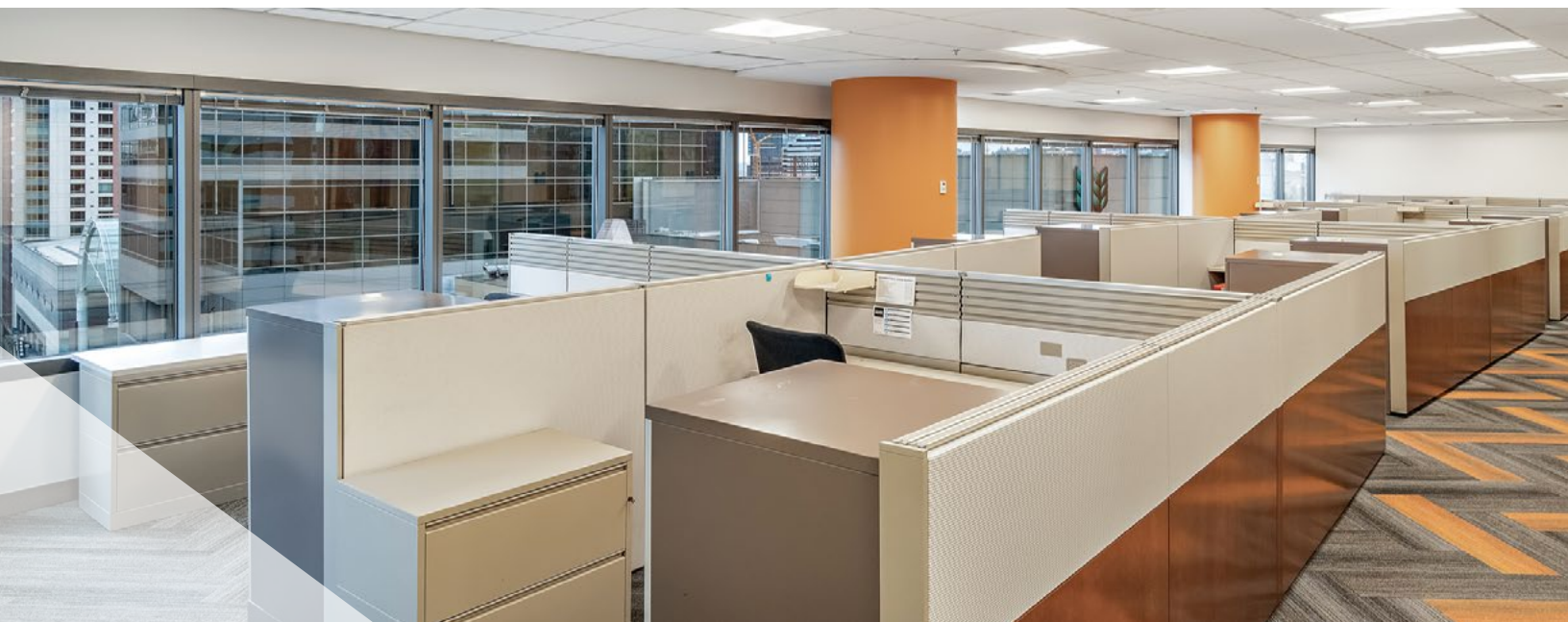
11th floor

Highlights

- Two Plug and Play opportunities
- Furniture Available
- Multiple demising options which can be combined to 20,501 sf
- \$42.00-\$45.00 psf/year
- Both suites in great condition and include views and elevator lobby exposure.
- Flexible term or through 11/2027
- Strong credit sublandlord

Building

- Newly renovated lobby and tenant lounge areas
- Excellent access to I-5, I-90 and major transportation for employees
- Fitness center, shower facilities, conference and training facilities
- Over 9 restaurants and retail amenities on-site





FLOOR PLAN

11th floor

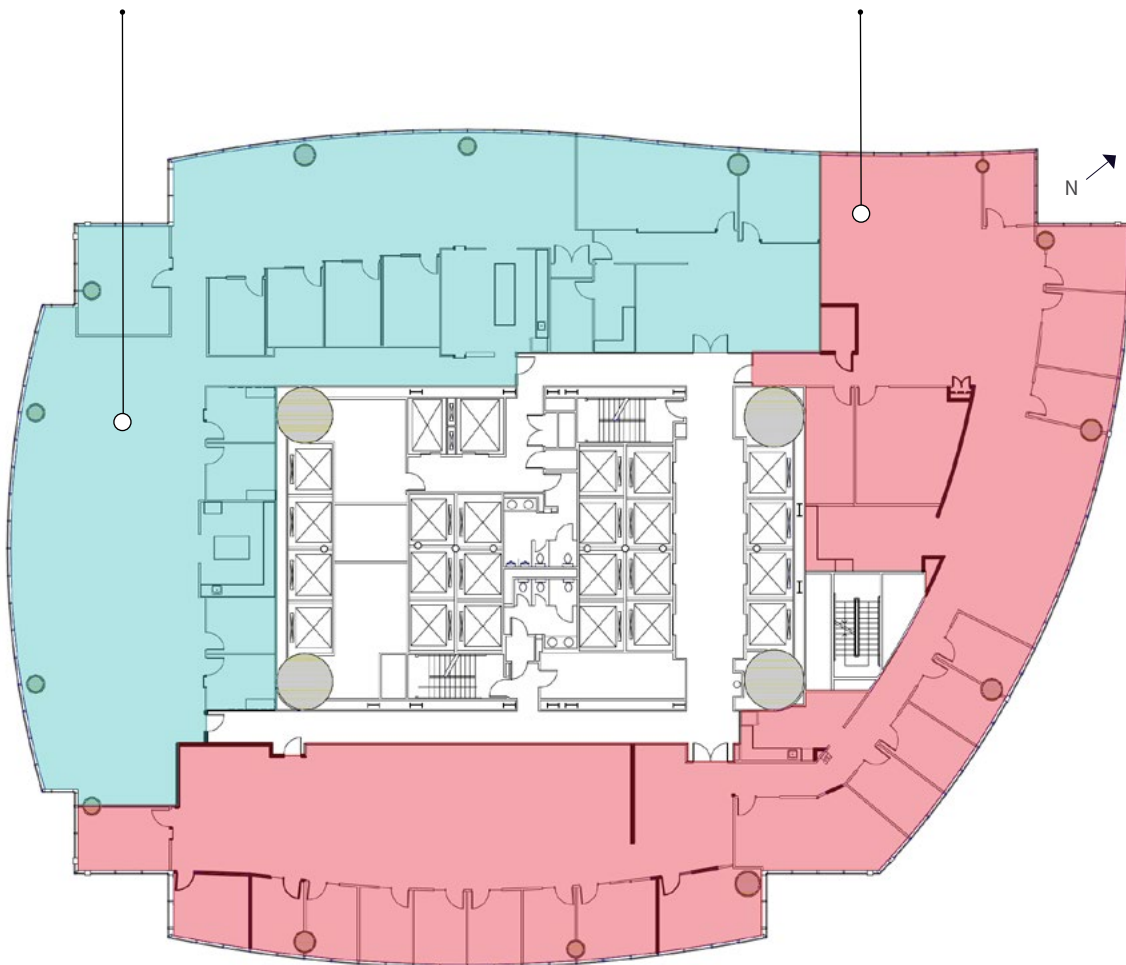
Up to 20,501 RSF combined

Suite 1100 9,637 RSF

Mostly open plan mix of private offices, conference rooms, and kitchen

Suite 1150 10,864 RSF

17 perimeter private offices, 3 conference rooms, and kitchen





AVAILABILITIES

14th floor

Highlights

- 6,646 sf available on floor 14
- Mostly open plan with perimeter conference rooms and offices
- Direct lobby exposure and southern facing views
- T.I. allowance available
- \$42.00-\$45.00 psf/year
- Flexible term or through 11/2027
- Strong credit sublandlord

Building

- Newly renovated lobby and tenant lounge areas
- Excellent access to I-5, I-90 and major transportation for employees
- Fitness center, shower facilities, conference and training facilities
- Over 9 restaurants and retail amenities on-site

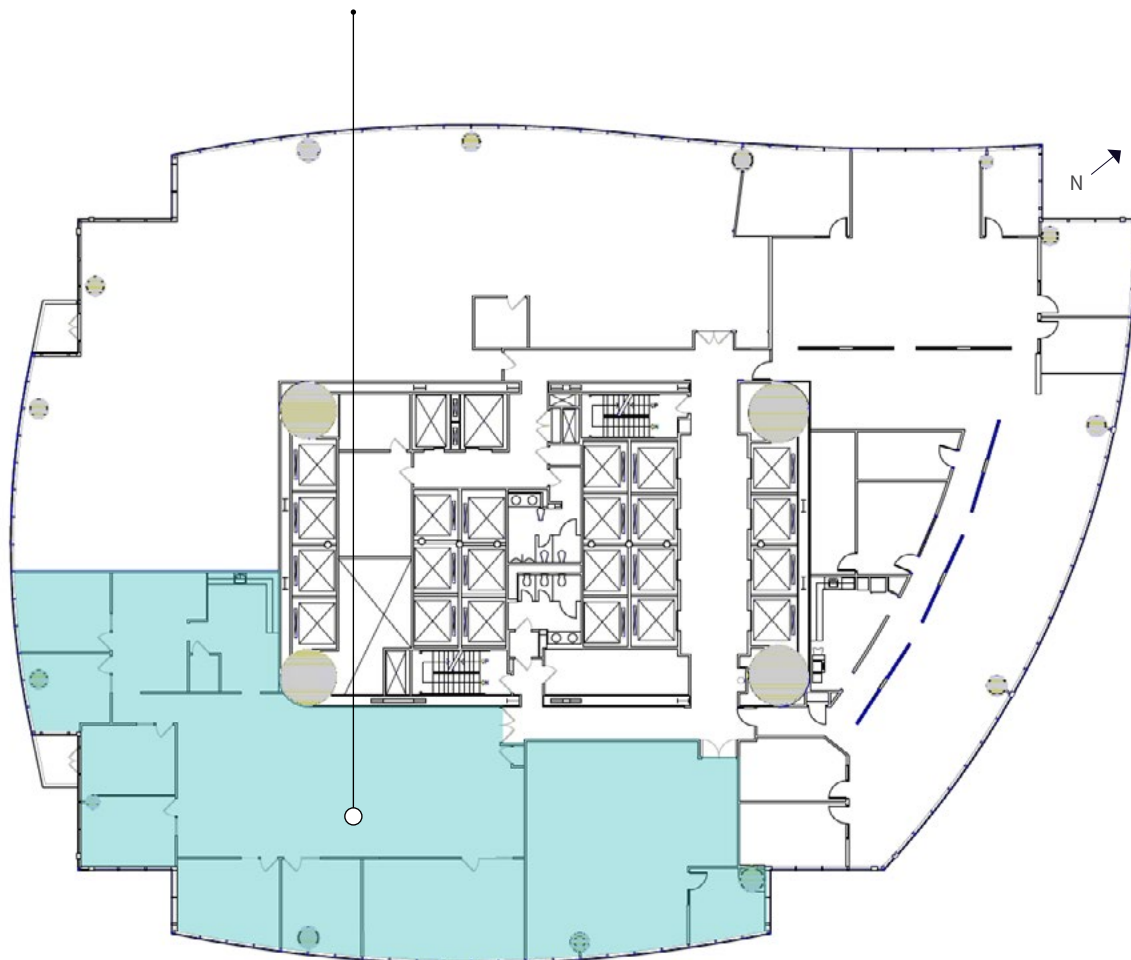




FLOOR PLAN

14th floor

Suite 1400 6,646 RSF





AVAILABILITIES

17th floor

Highlights

- Multiple demising options. Can be combined to 14,103 sf
- \$43.00-\$45.00 psf/year
- Both suites have access to additional shared expansive kitchen and lounge
- Flexible term or through 11/2027
- Strong credit sublandlord

Building

- Newly renovated lobby and tenant lounge areas
- Excellent access to I-5, I-90 and major transportation for employees
- Fitness center, shower facilities, conference and training facilities
- Over 9 restaurants and retail amenities on-site





FLOOR PLANS

17th floor

Up to 14,103 RSF combined

Suite 1700 4,875 RSF

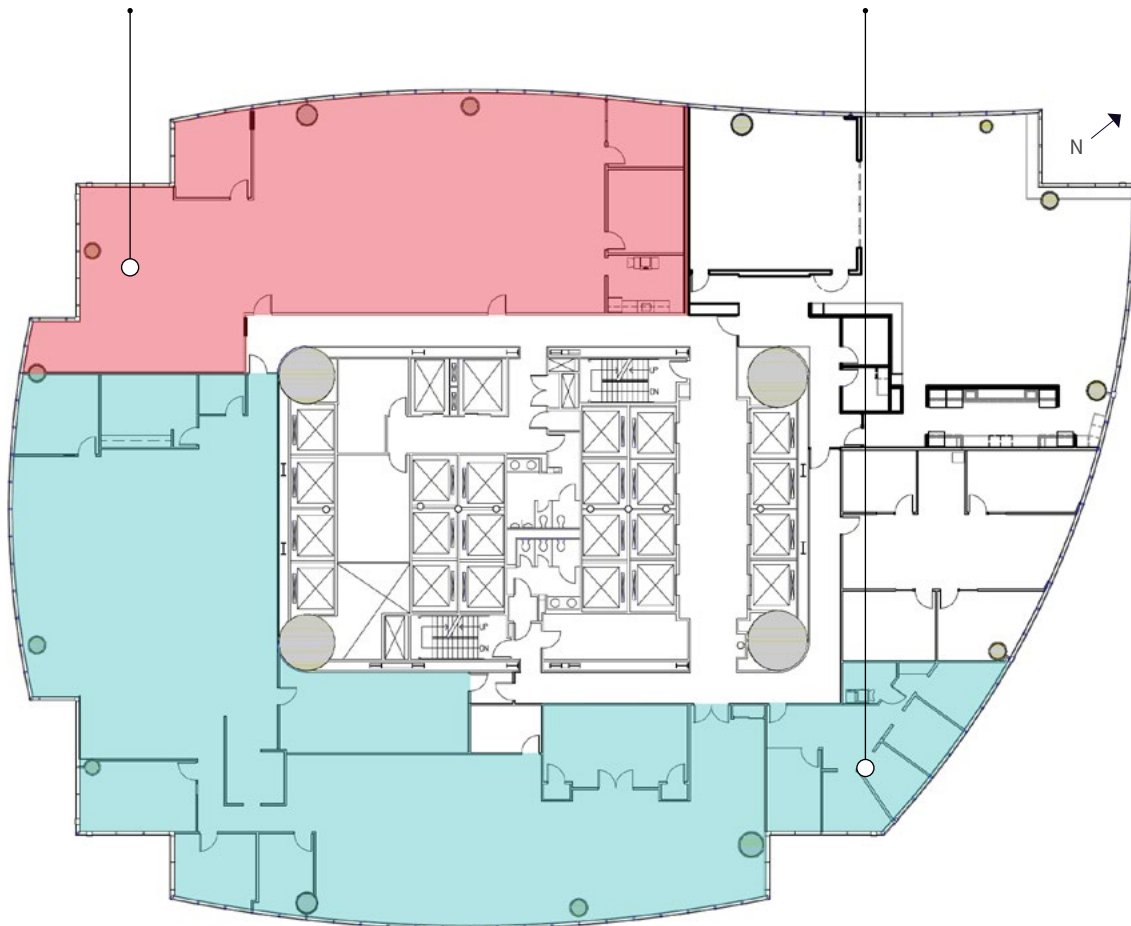
Plug and Play

Mostly open plan, 3 conference rooms, kitchen

Suite 1750 9,228 RSF

T.I. allowance available

Mostly open plan, conference rooms, kitchen





AVAILABILITIES

18th floor

Highlights

- 8,715 sf opportunity on the 18th floor with views
- Space can be demised
- T.I. allowance available
- All open plan with two large interior conference rooms
- \$44.00-\$45.00 psf/year
- Flexible term or through 11/2027
- Strong credit sublandlord

Building

- Newly renovated lobby and tenant lounge areas
- Excellent access to I-5, I-90 and major transportation for employees
- Fitness center, shower facilities, conference and training facilities
- Over 9 restaurants and retail amenities on-site

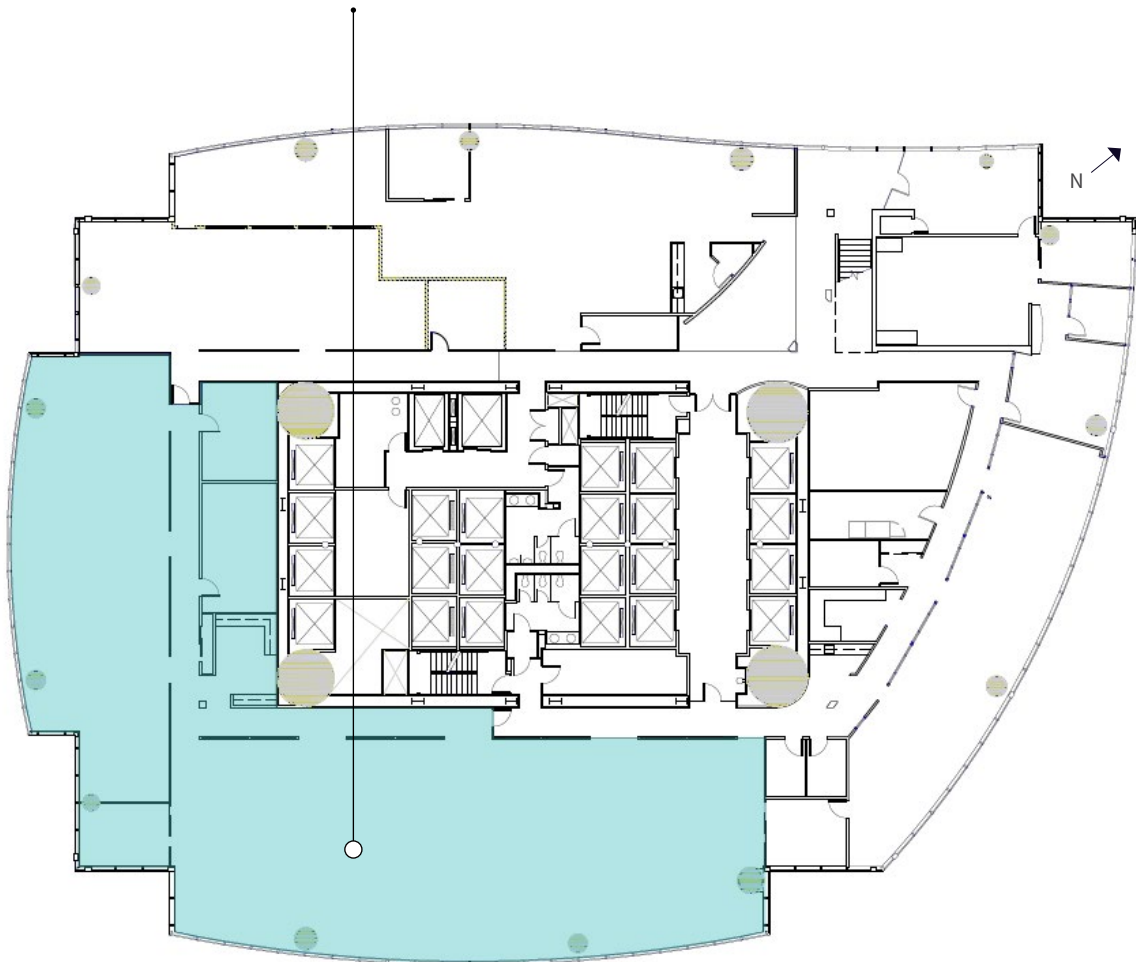




FLOOR PLAN

18th floor

Suite 1875 8,715 RSF



 WALK SCORE
99

 TRANSIT SCORE
100

 BIKE SCORE
76



TOP SPOTS JUST AROUND THE CORNER

RESTAURANTS

1. Loulay
2. RN 74
3. Wild Ginger
4. Capital Grille
5. Purple

COFFEE

1. Starbucks (6)
2. Cortina
3. SPIN
4. Voxx Coffee
5. Gameworks

HOTELS

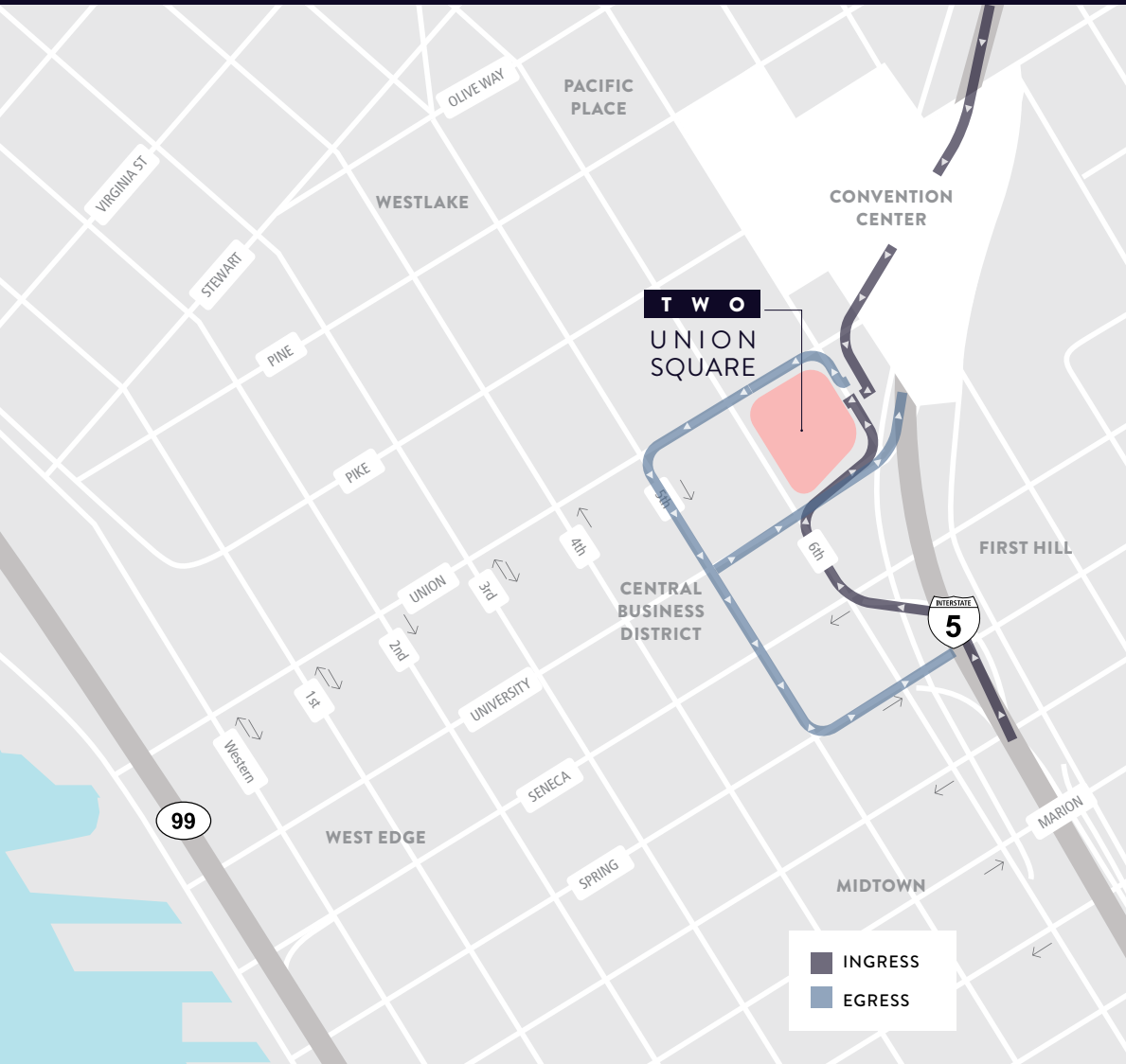
1. Sheraton
2. The Four Seasons
3. Fairmont Olympic
4. Motif
5. Hilton

SHOPPING

1. Nike
2. Urban Outfitters
3. Anthropologie
4. Tiffany & Co.
5. Marios

SEATTLE ESSENTIALS

1. Fifth Avenue Theatre
2. Pike Place Market
3. Westlake Center
4. Nordstrom
5. The Paramount



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