



FOR SALE OR LEASE

Entire Building | Owner/User or Investment Opportunity

Union Trust Annex

117 S MAIN ST | SEATTLE, WA 98101



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Property Detail

Building Total SF	26,890 SF
Stories	4 (not including basement/ lower level)
Submarket	Pioneer Square (Downtown Seattle)
Year Built/Renovated	1902
Zoning	PSM, Seattle

Property Highlights

- Positioned at the heart of the region's transportation hub, with ferry, light rail, streetcar, and bus access all within a 3-minute walk
- Surrounded by one of Seattle's top-rated food scenes, plus a standout collection of after-work restaurants and bars
- Overlooking Occidental Square adjacent to new Occidental Performance Pavillion. Occidental Square is the heart of Seattle's Pioneer Square, providing an attractive public gathering space that enhances the neighborhood's walkability, supports nearby restaurants and retailers, hosts community events, and creates a vibrant environment for residents, office workers, and visitors.
- Steps from Lumen Field and the Seattle Convention Center, as well as T-Mobile Park
- Convenient access to City Hall, King County offices, and federal and county courthouses
- At the center of Seattle's longstanding First Thursday Art Walk tradition

Historical Background

A PIONEER SQUARE LANDMARK SINCE 1901

Originally constructed in 1900–1901 for Seattle’s Superior Candy & Cracker Company, the Union Trust Annex reflects the city’s early commercial growth during the post fire rebuilding era that shaped Pioneer Square.

The four-story masonry building features a distinctive light-gray brick facade, large industrial style windows, decorative brick detailing, cast iron storefront elements, and an intact historic parapet, exemplifying the character defining architecture of Seattle’s oldest neighborhood.

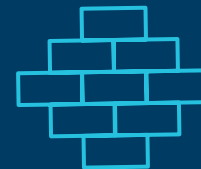
In the 1960s, renowned Seattle architect Ralph Anderson restored the Union Trust Annex as part of one of Pioneer Square’s earliest preservation efforts. His adaptive reuse of the property helped catalyze the revitalization of the district and laid the groundwork for Pioneer Square’s emergence as one of Seattle’s most celebrated historic neighborhoods.

Following Anderson’s restoration, the building served for more than two decades as the home of the Klondike Gold Rush National Historical Park’s Seattle museum and visitor center, welcoming visitors from around the world and further cementing the property’s place in Seattle’s cultural and historical landscape.

In 2007, the building entered its next chapter when it was acquired by Integrus. A comprehensive renovation and modernization program including seismic upgrades and building system improvements was undertaken to preserve the property’s historic character while bringing it to contemporary workplace standards.



BUILT IN
1901



2005 MASONRY
SEISMIC UPGRADES



LOCATED IN HISTORIC
PIONEER SQUARE

Nearby Amenities

FOOD

- | | |
|---|--------------------------------------|
| 1. Uwajimaya Market | 11. Fat Shack |
| 2. 13 Coins Seattle | 12. Luigi's Italian Eatery & Cantina |
| 3. Matsu | 13. Mediterranean Mix |
| 4. SuperKim Crab House | 14. Cafe Paloma |
| 5. Salumi | 15. Evergreens |
| 6. Taylor Shellfish Oyster Bar | 16. NIRMAL'S |
| 7. Salt Harvest | 17. TAT'S Deli |
| 8. General Porpoise / Il Terrazzo Carmine | 18. Rojo's Mexican Food |
| 9. Gordo Steak | 19. Tapas Angel |
| 10. Darkalino's / The Pastry Project | 20. 84 Yesler |

COFFEE

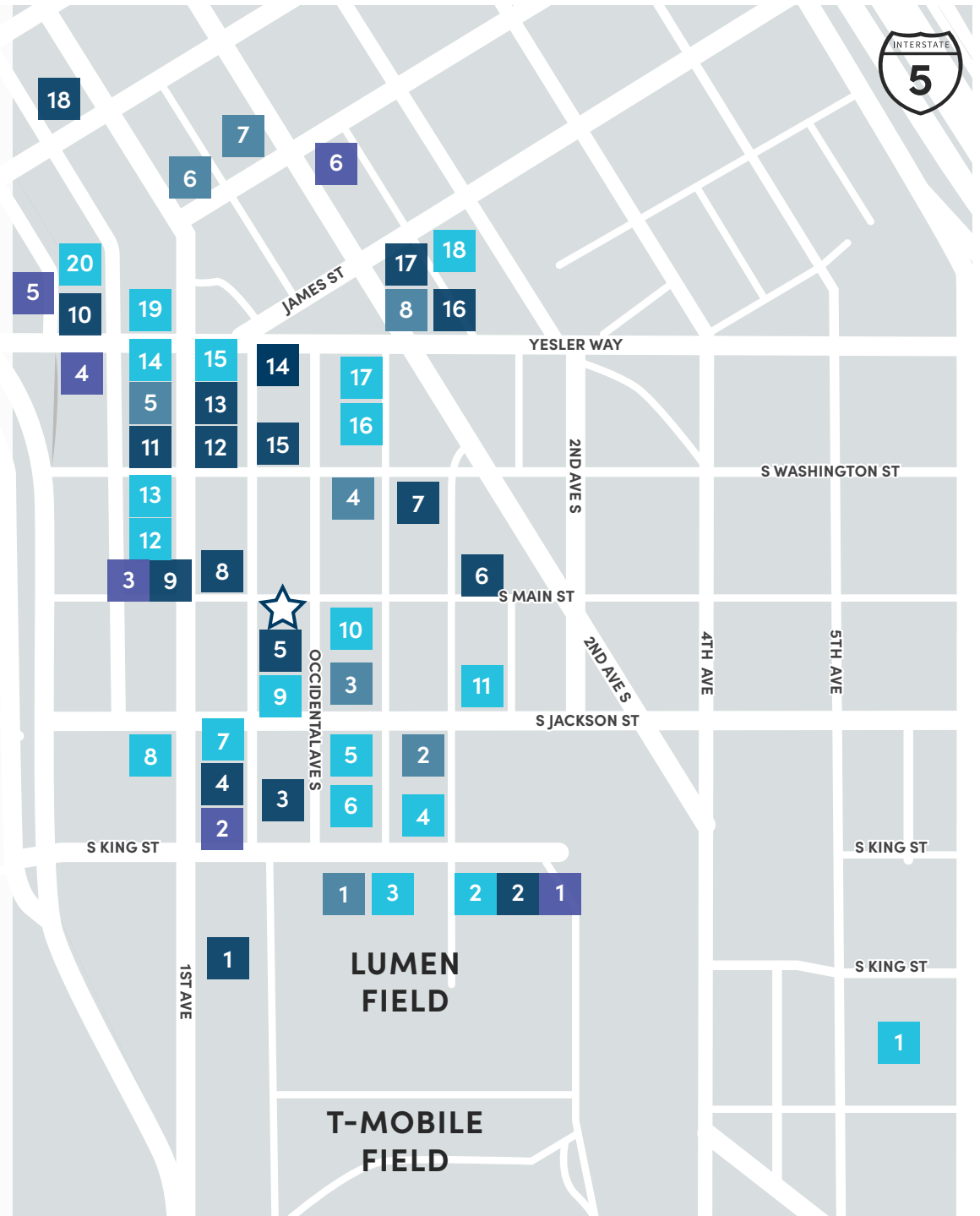
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|---------------------|------------------|
| 1. Cone & Steiner | 5. Lune Cafe |
| 2. Zeitgeist Coffee | 6. Cherry Street |
| 3. Caffè Umbria | 7. Coffee TAB |
| 4. Saigon Drip Cafe | 8. Caffè Vita |

DRINKS

- | | |
|----------------------------------|------------------------------|
| 1. Elysian Fields | 10. Bacovino Winery |
| 2. Zephyr Bar | 11. Underbelly |
| 3. Lowlander Brewing | 12. Damn The Weather |
| 4. Firn | 13. Dead Line |
| 5. Temple Billiards | 14. Merchant's Cafe & Saloon |
| 6. Flatstick Pub | 15. The Meyer |
| 7. McCoy's Firehouse Bar & Grill | 16. Shawn O'Donnell's |
| 8. Fair Isle on the Square | 17. Collin's Pub |
| 9. Central Saloon | 18. Owl N' Thistle |

HOTEL

- | | |
|----------------------------|--------------------------|
| 1. Embassy Suites - Hilton | 4. Best Western Plus |
| 2. Populus Seattle | 5. CitizenM |
| 3. The City Lookout | 6. Courtyard by Marriott |



Nearby Transit



LINK LIGHT RAIL



KING STREET STATION
SOUNDER & AMTRAK



SEATTLE FERRY TERMINAL



NEIGHBORHOOD
GREENWAY



SOUND TRANSIT STOP



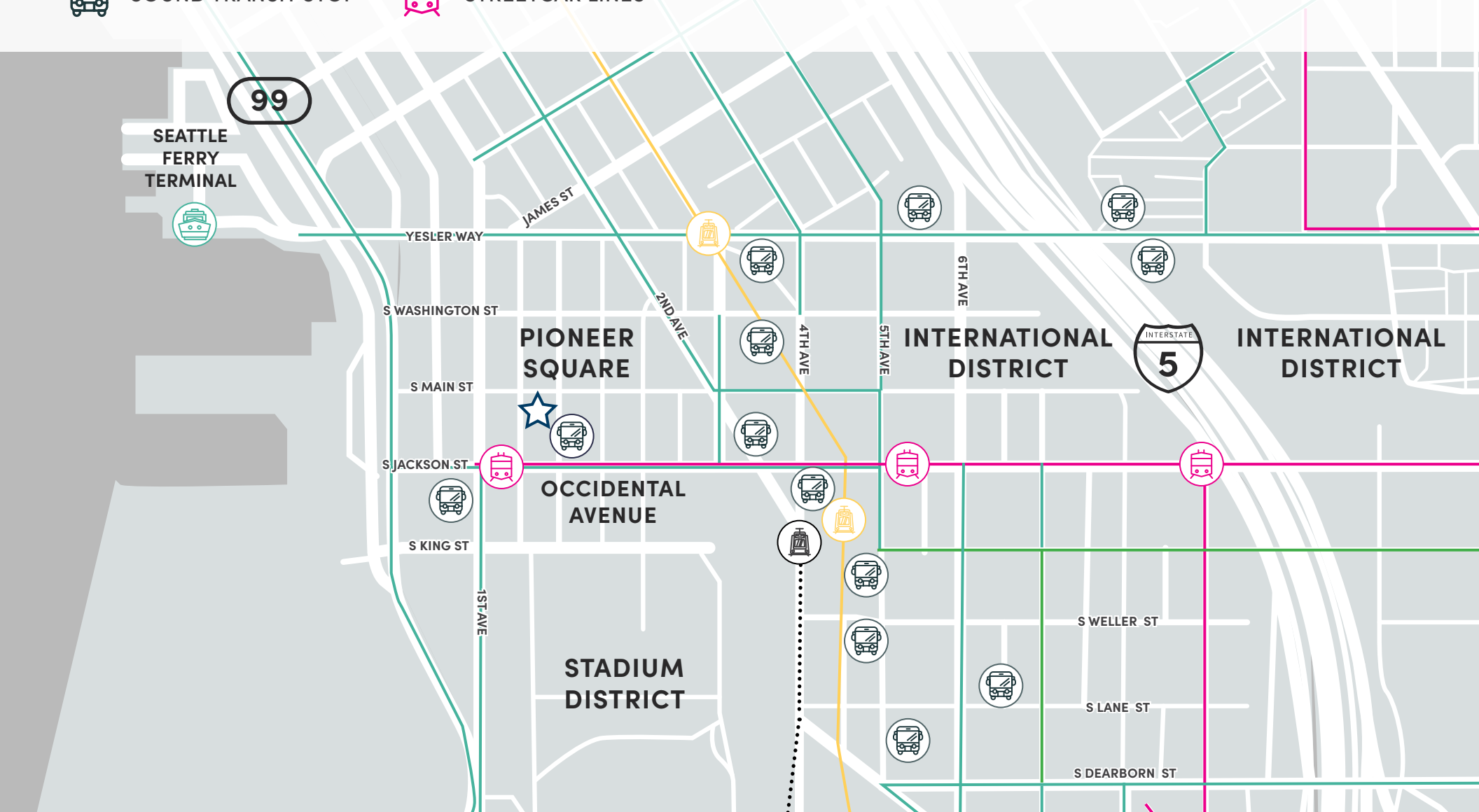
STREETCAR LINES



MULTI-USE TRAIL



BIKE PATH

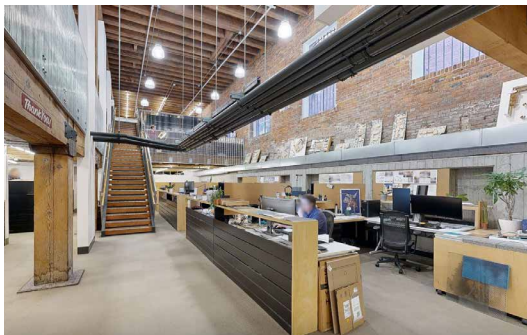
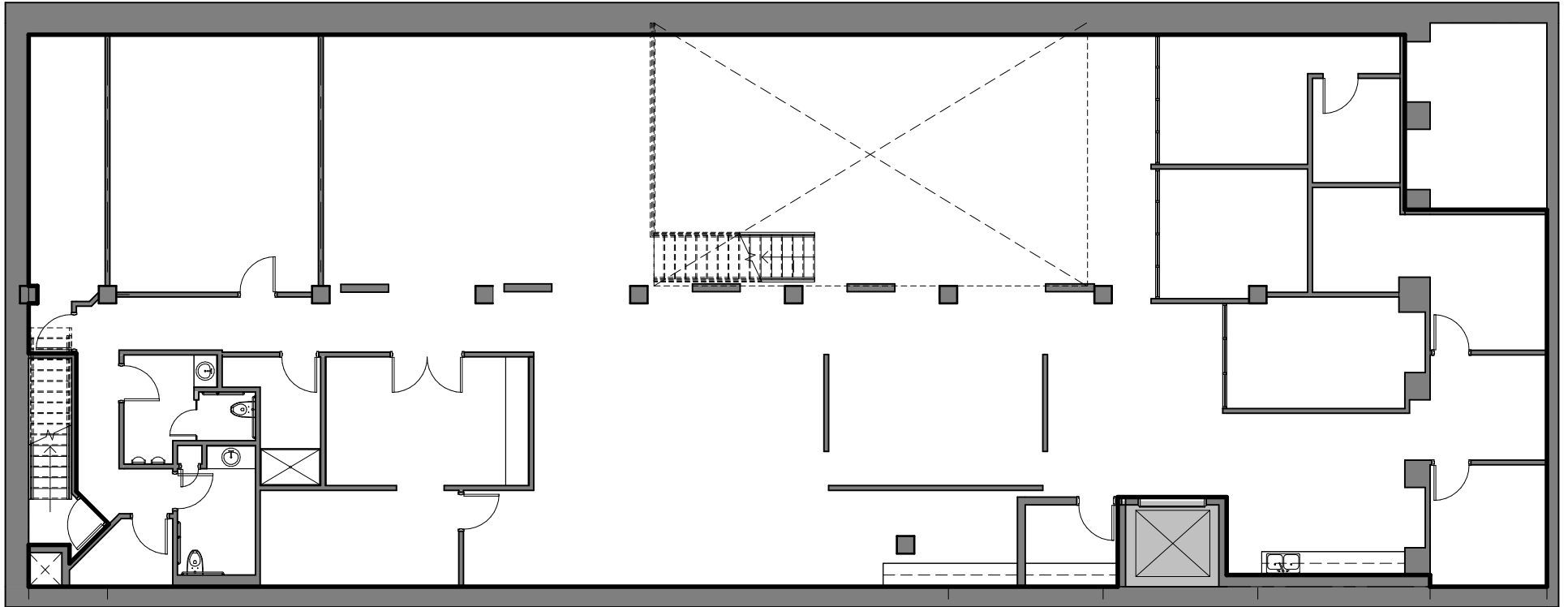


Floor Plan

Basement Level - 5,794 SF



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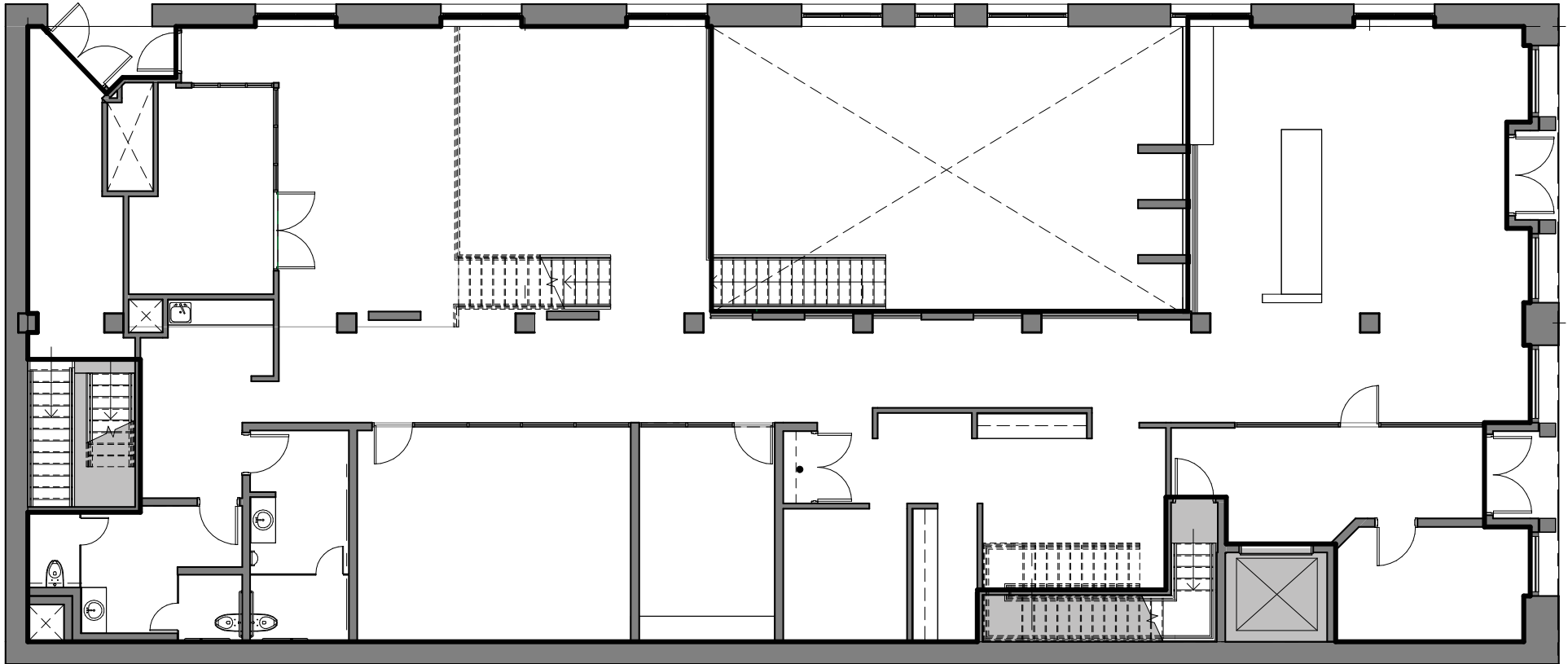


Floor Plan

Floor 1 - 4,501 SF



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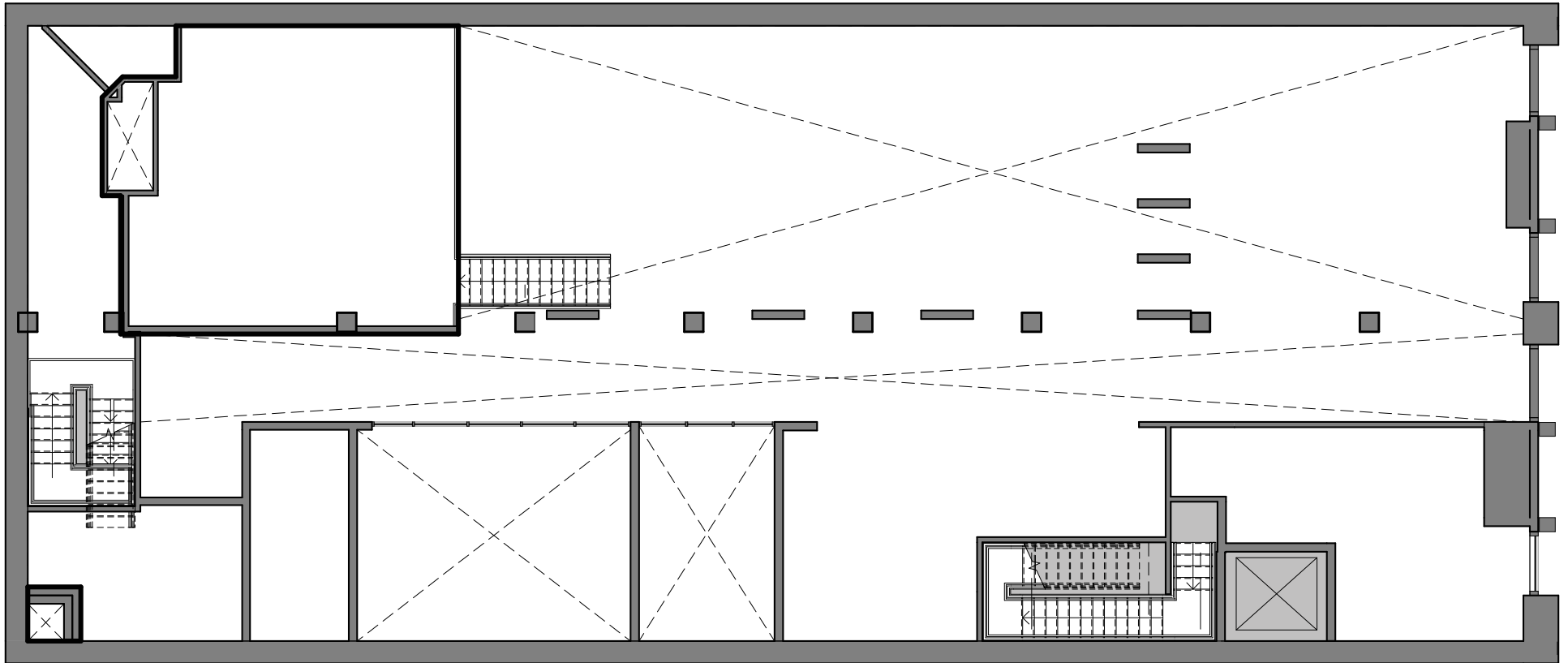


Floor Plan

Mezzanine Level - 651 SF



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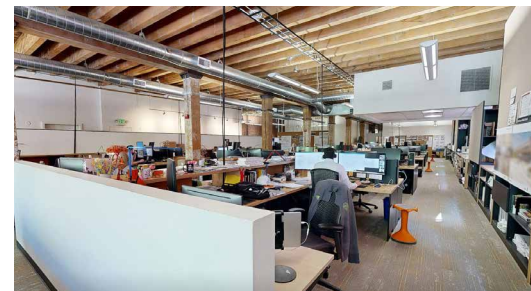
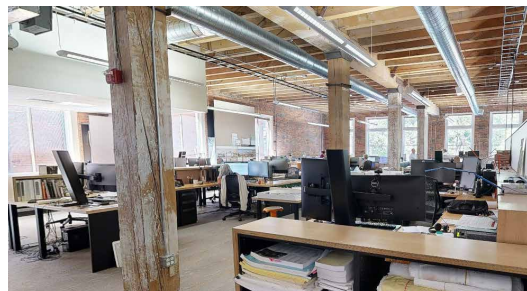
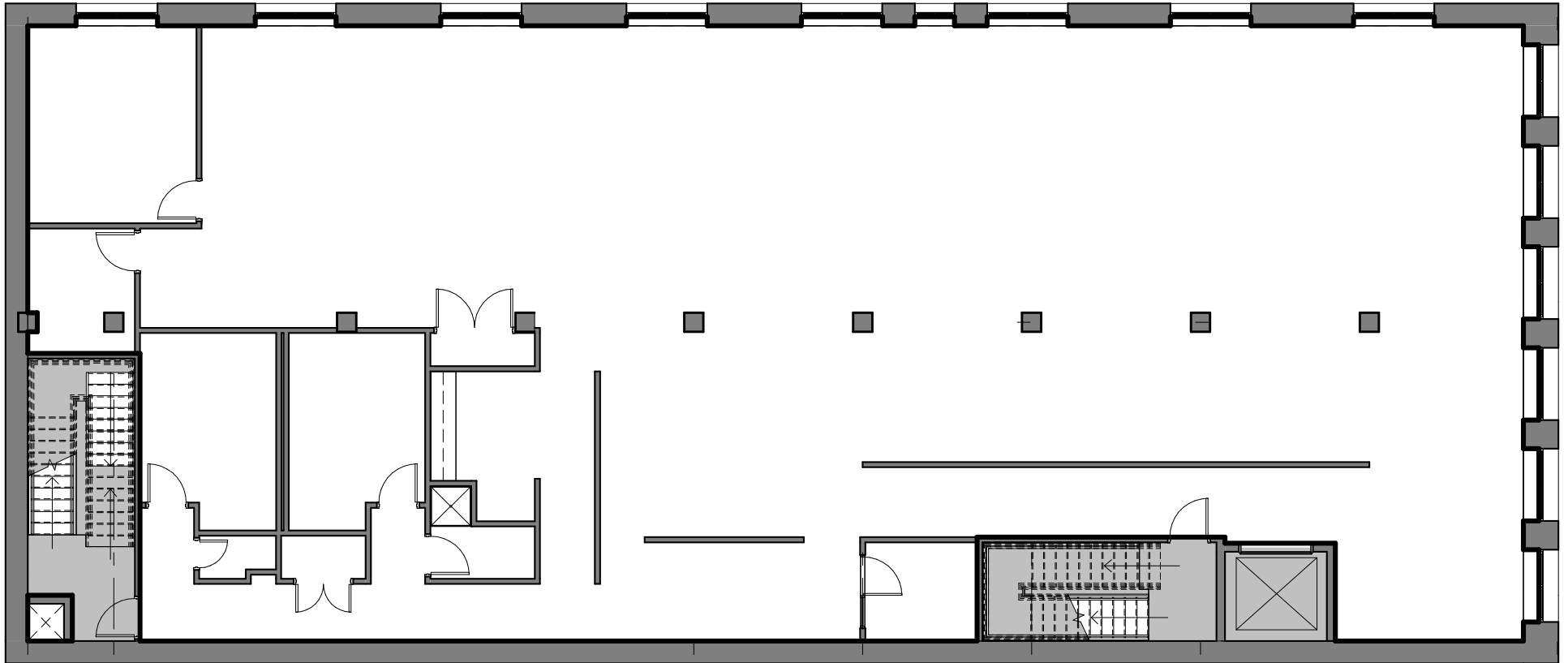


Floor Plan

Floor 2 - 5,329 SF



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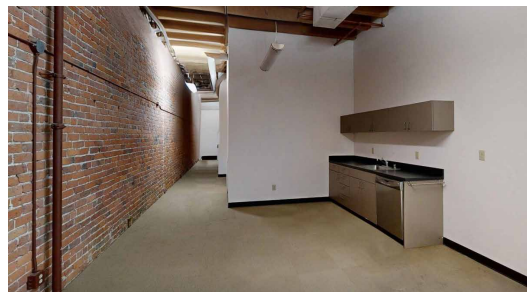
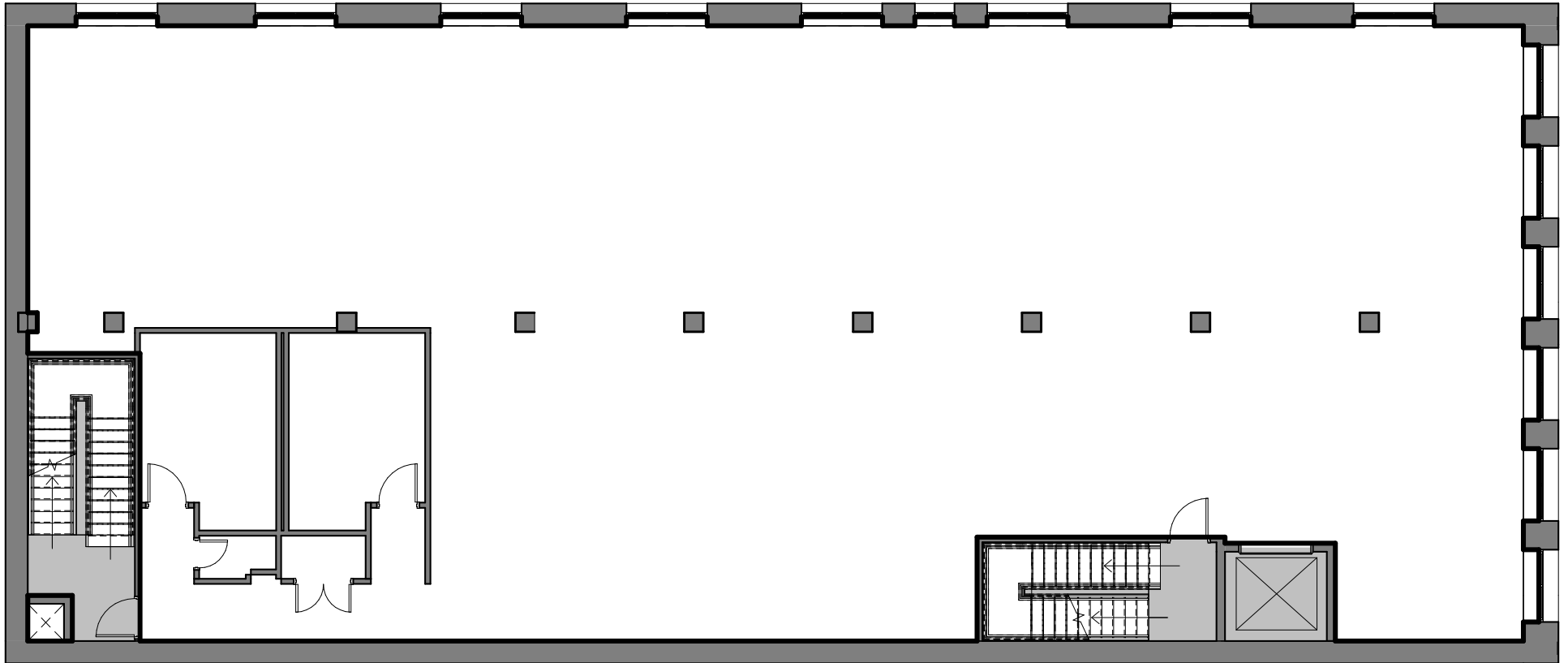


Floor Plan

Floor 3 - 5,328 SF



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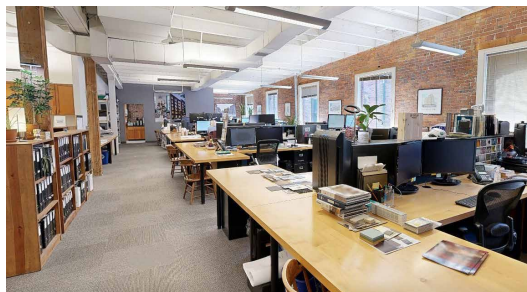
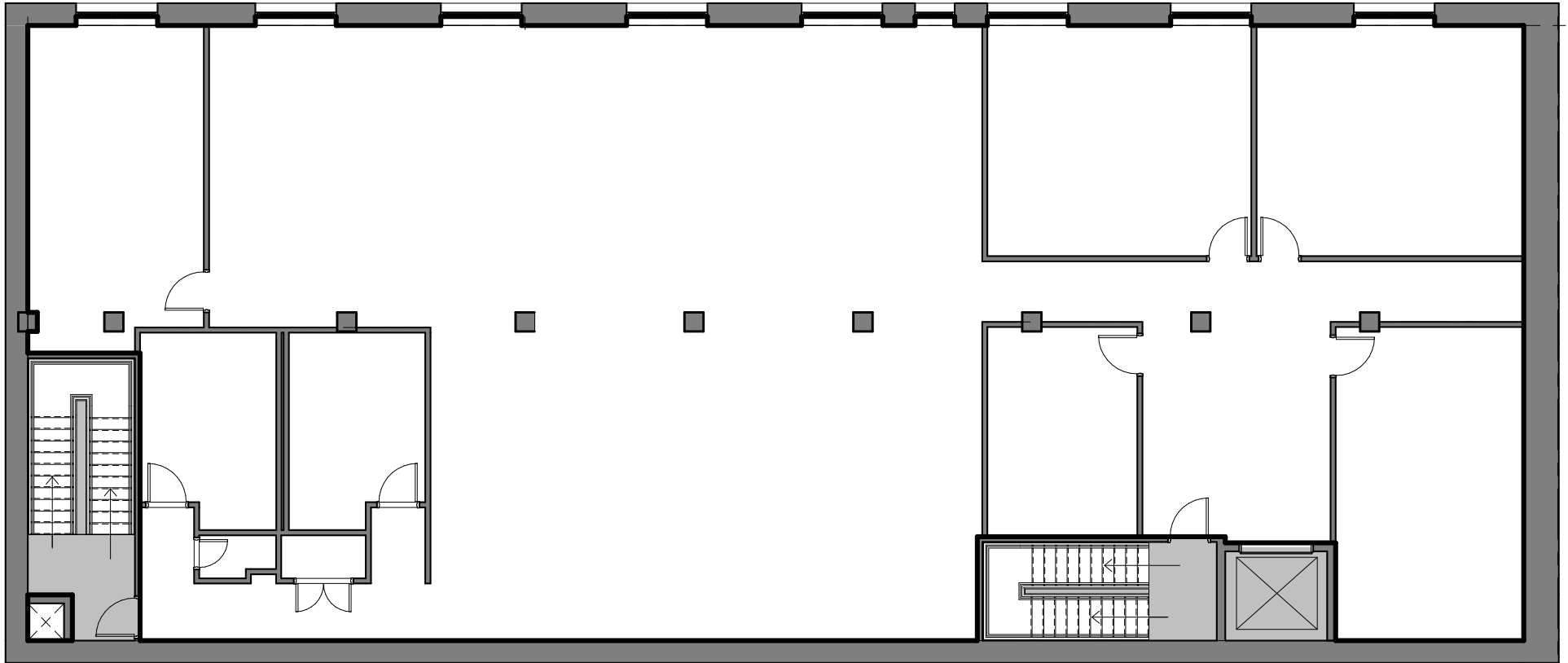


Floor Plan

Floor 4 - 5,287 SF



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The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.