



# WASHINGTON PARK

118 ALASKAN WAY S  
SEATTLE, WA 98104

**BRODERICK**  
• GROUP •

**UNICO**

[WAPARKSEATTLE.COM](http://WAPARKSEATTLE.COM)



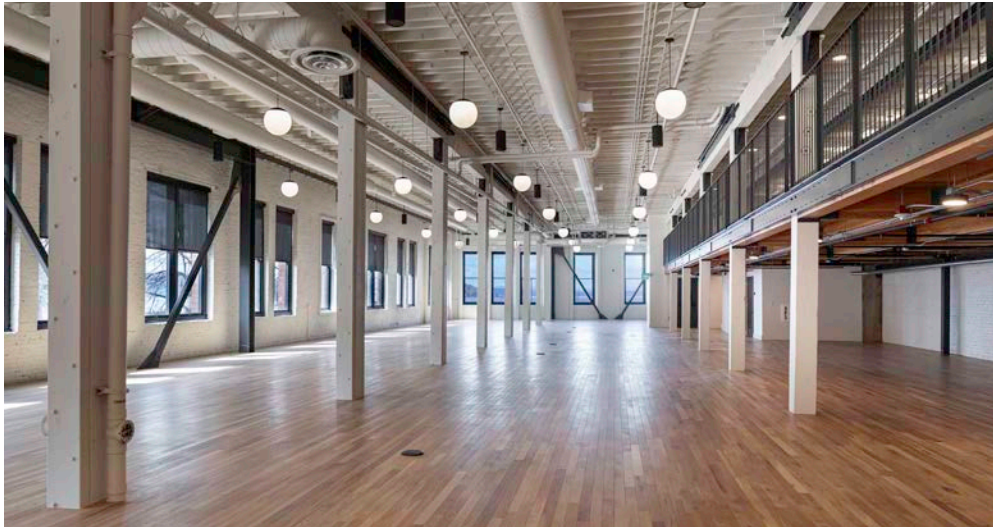
# Available Space

\*Includes ±2,000 SF of Mezzanine



# Building Highlights

PROPERTY ADDRESS	118 Alaskan Way S Seattle, WA 98104	AVERAGE FLOOR PLATE	±12,200 RSF
FLOORS	3 Floors + Lower Level + Penthouse	SLAB-TO-SLAB HEIGHT	12'7" -18'10"
BUILDING RSF	52,809 RSF	SECURITY	Key card and fob system for shared lobby entrance
YEAR BUILT / RENOVATION	1890 / 2023	AVAILABLE	Now
ON-SITE AMENITIES	Rooftop deck, showers, lockers, bike storage, building storage	FLEXIBLE TERMS	Due to the unique ownership structure (no debt, Opportunity Zone), very unique business terms are being offered. Ownership will consider flexibility on lease term (2 years +), rents and other terms.





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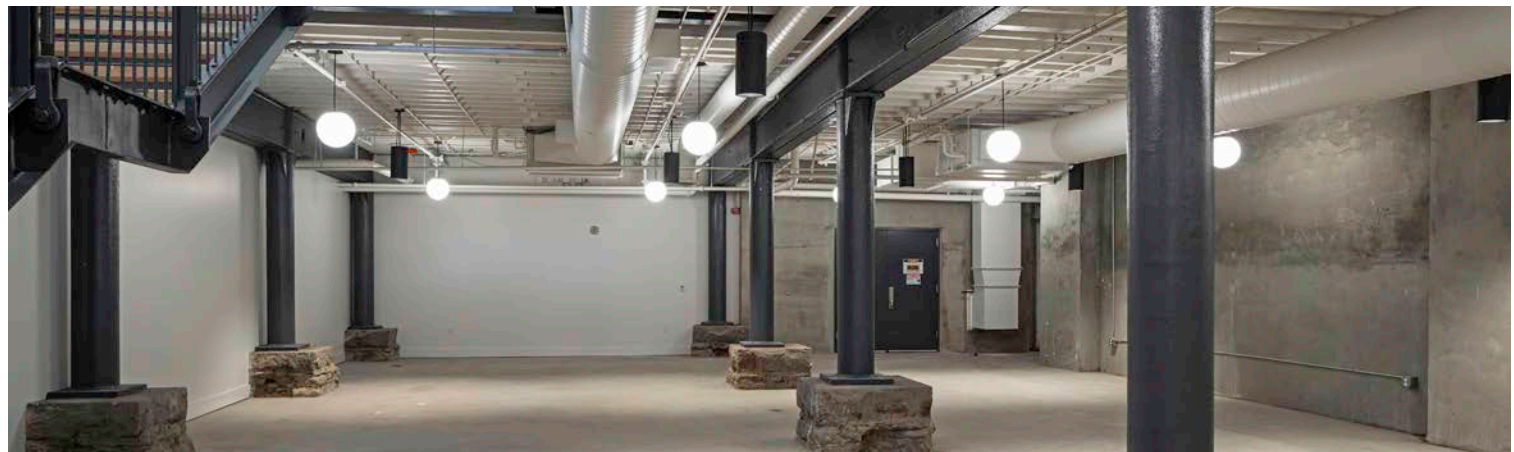
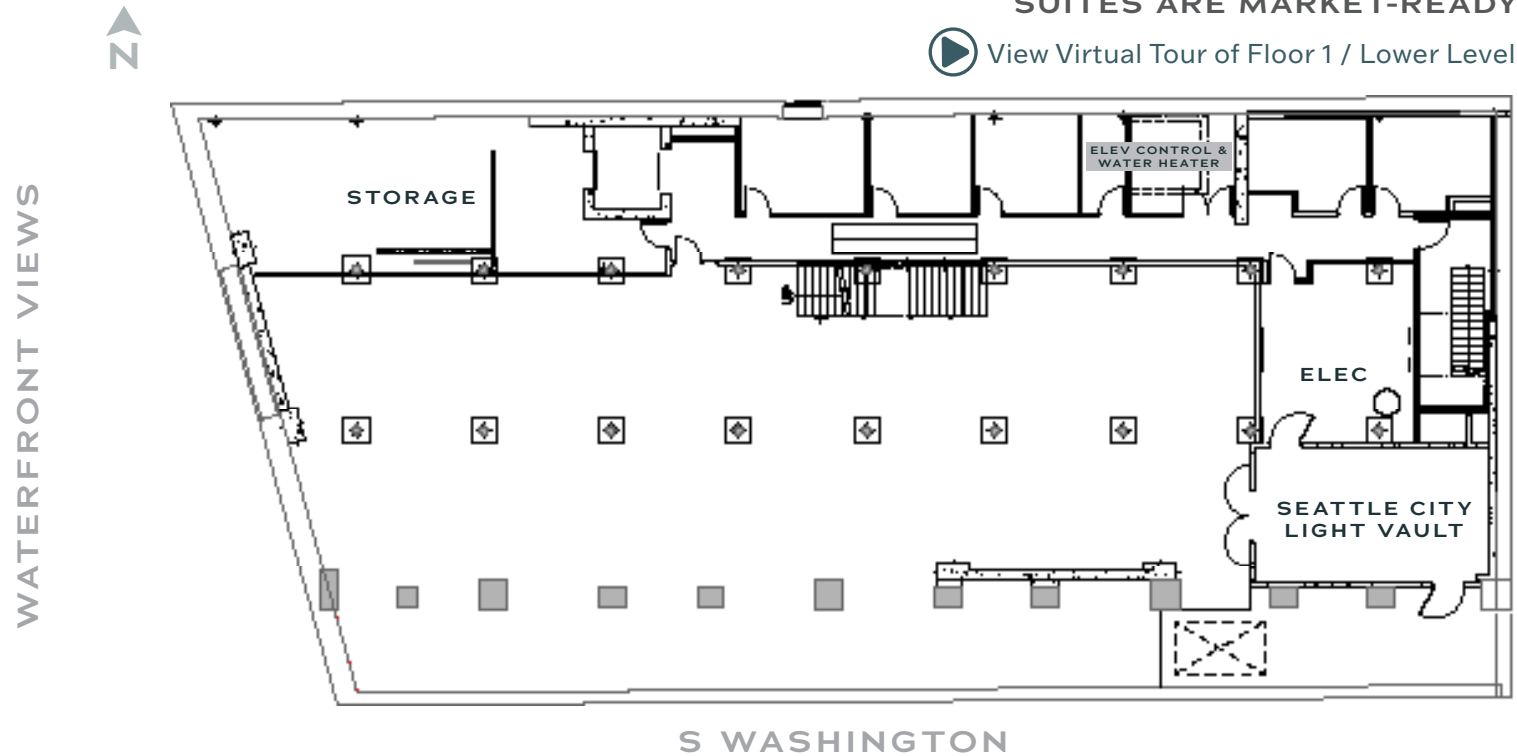
# LOWER-LEVEL

±9,273 RSF | Ceiling Height: 12'7"

\*Must be leased with Floor 1, 17,005 SF combined.

**SUITES ARE MARKET-READY**

[View Virtual Tour of Floor 1 / Lower Level](#)





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# FLOOR 1

±7,732 RSF\* | Ceiling Height: 18'10"

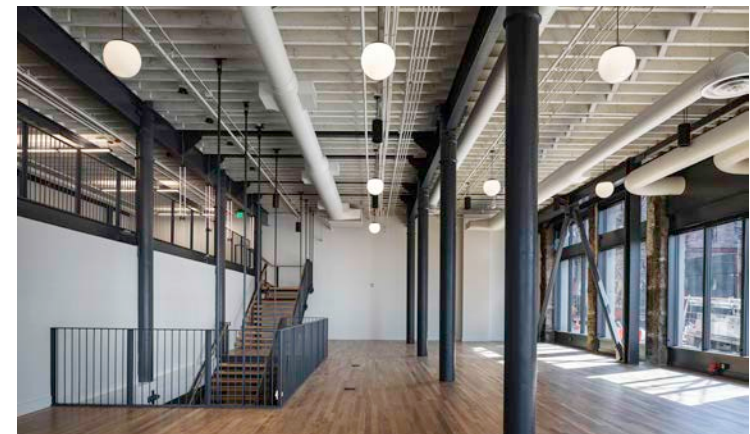
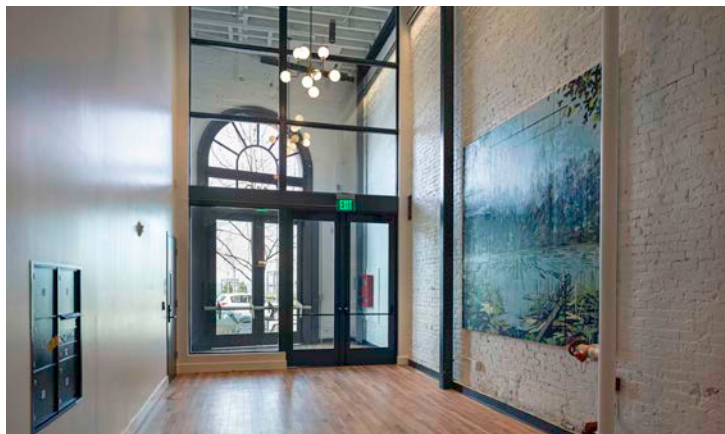
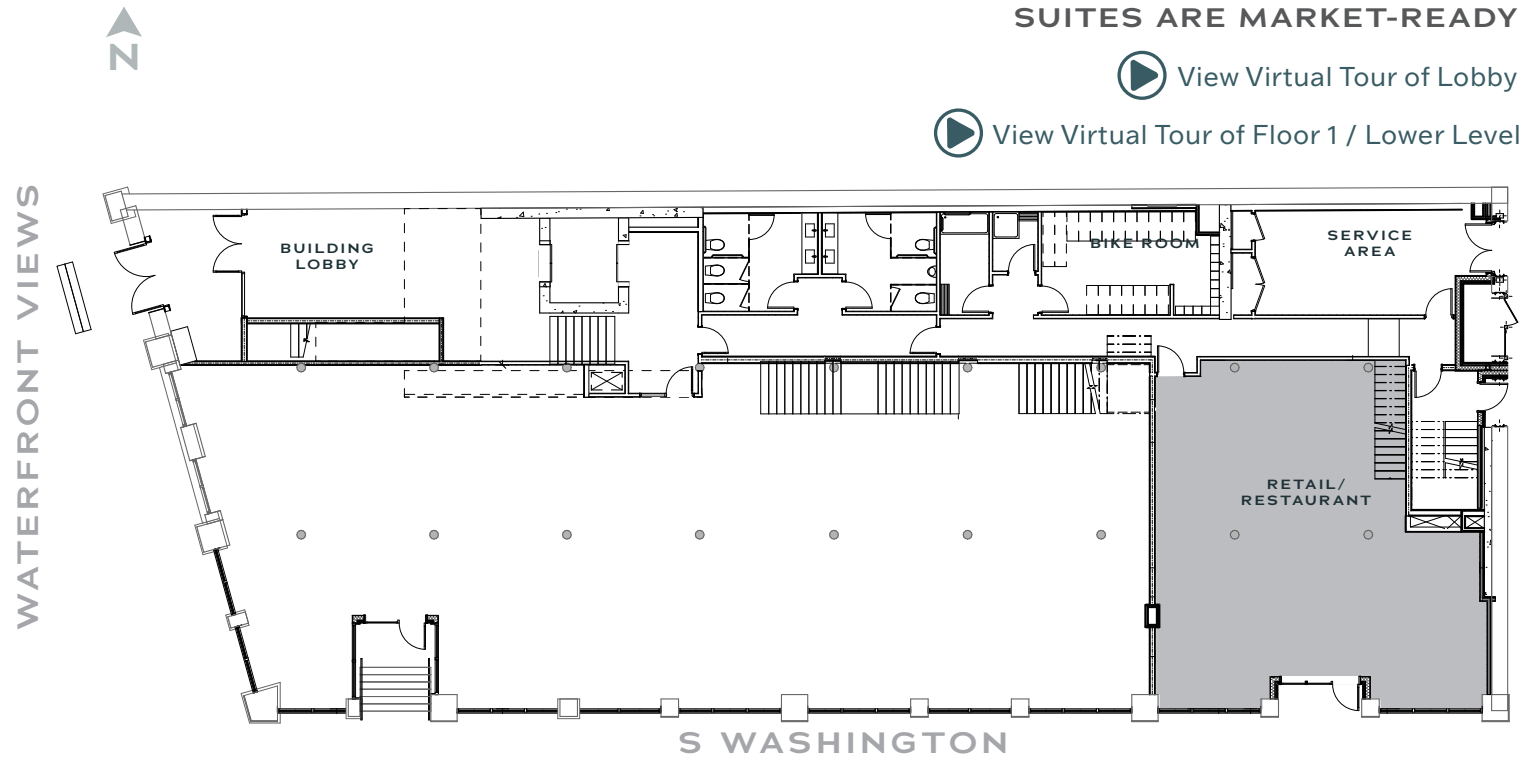
\*Must be leased with Lower Level. 17,005 SF combined.

\*Includes ±2,000 SF of Mezzanine.

**SUITES ARE MARKET-READY**

 View Virtual Tour of Lobby

 View Virtual Tour of Floor 1 / Lower Level





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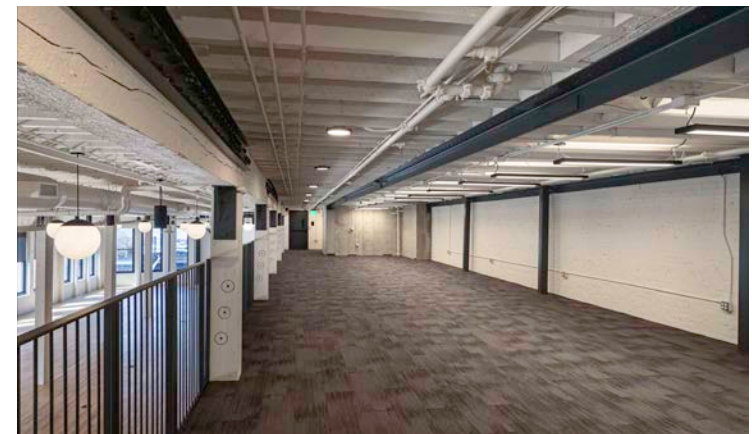
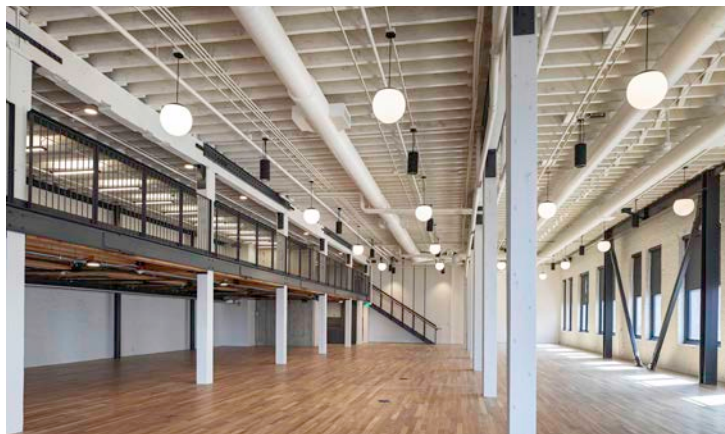
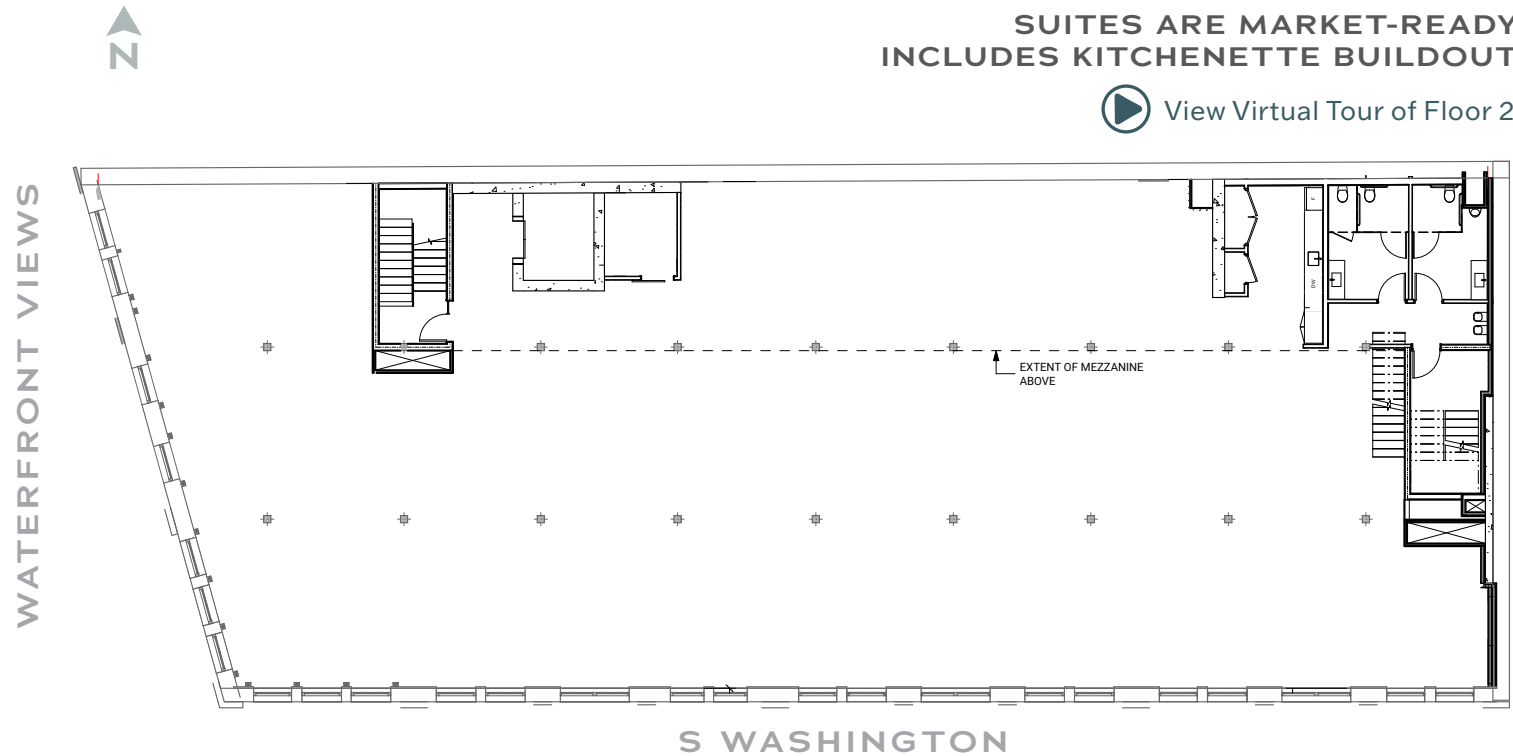
# FLOOR 2

±12,242 RSF\* | Ceiling Height: 17'9"

\*Includes ±2,000 SF of Mezzanine.

**SUITES ARE MARKET-READY  
INCLUDES KITCHENETTE BUILDOUT**

 View Virtual Tour of Floor 2





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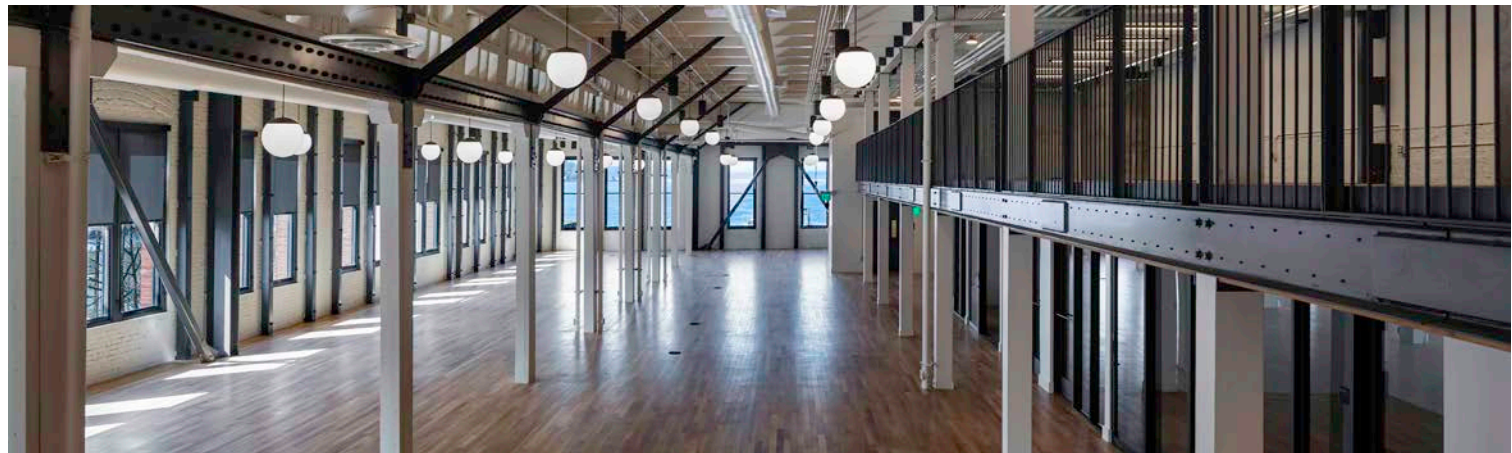
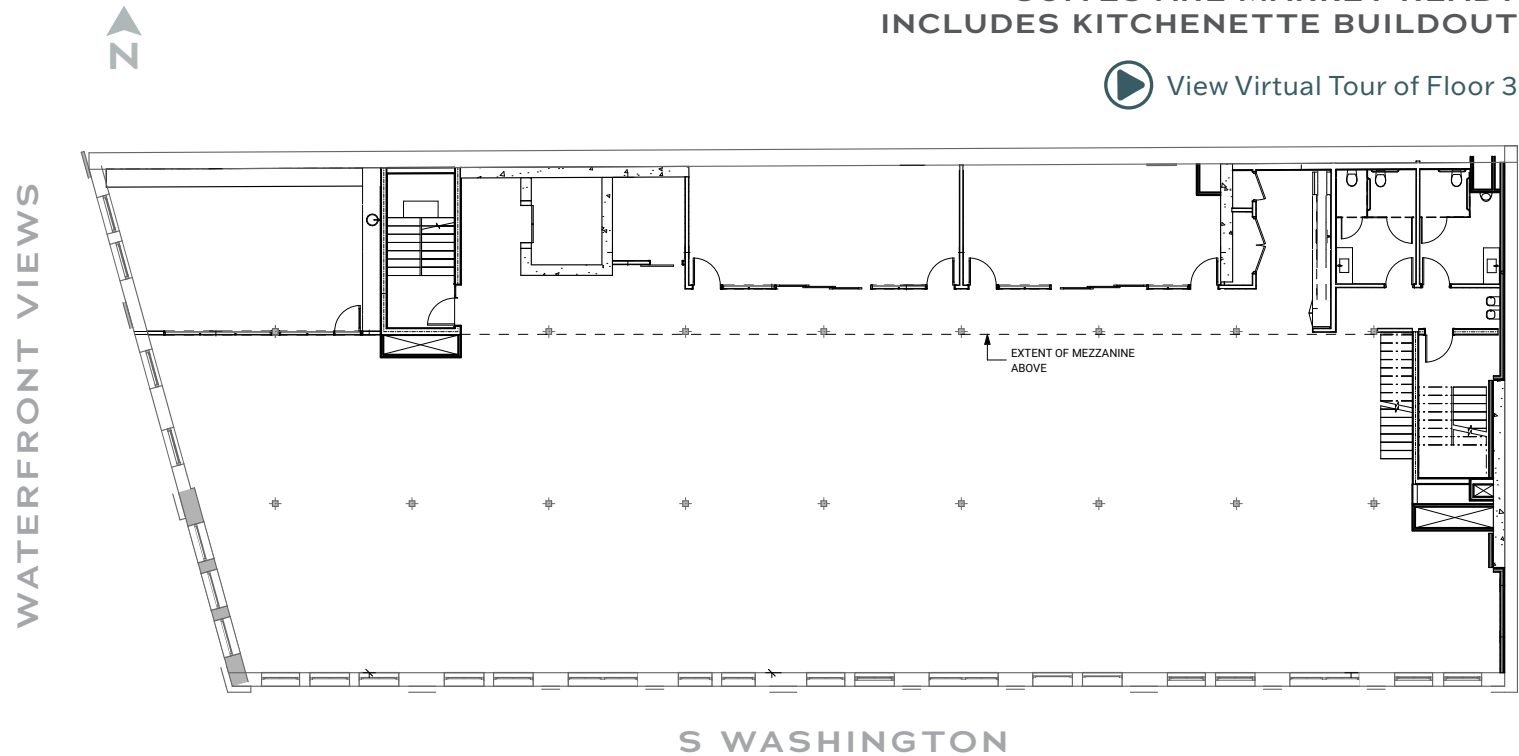
# FLOOR 3

±12,285 RSF\* | Ceiling Height: 18'6"

\*Includes ±2,000 SF of Mezzanine.

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 View Virtual Tour of Floor 3





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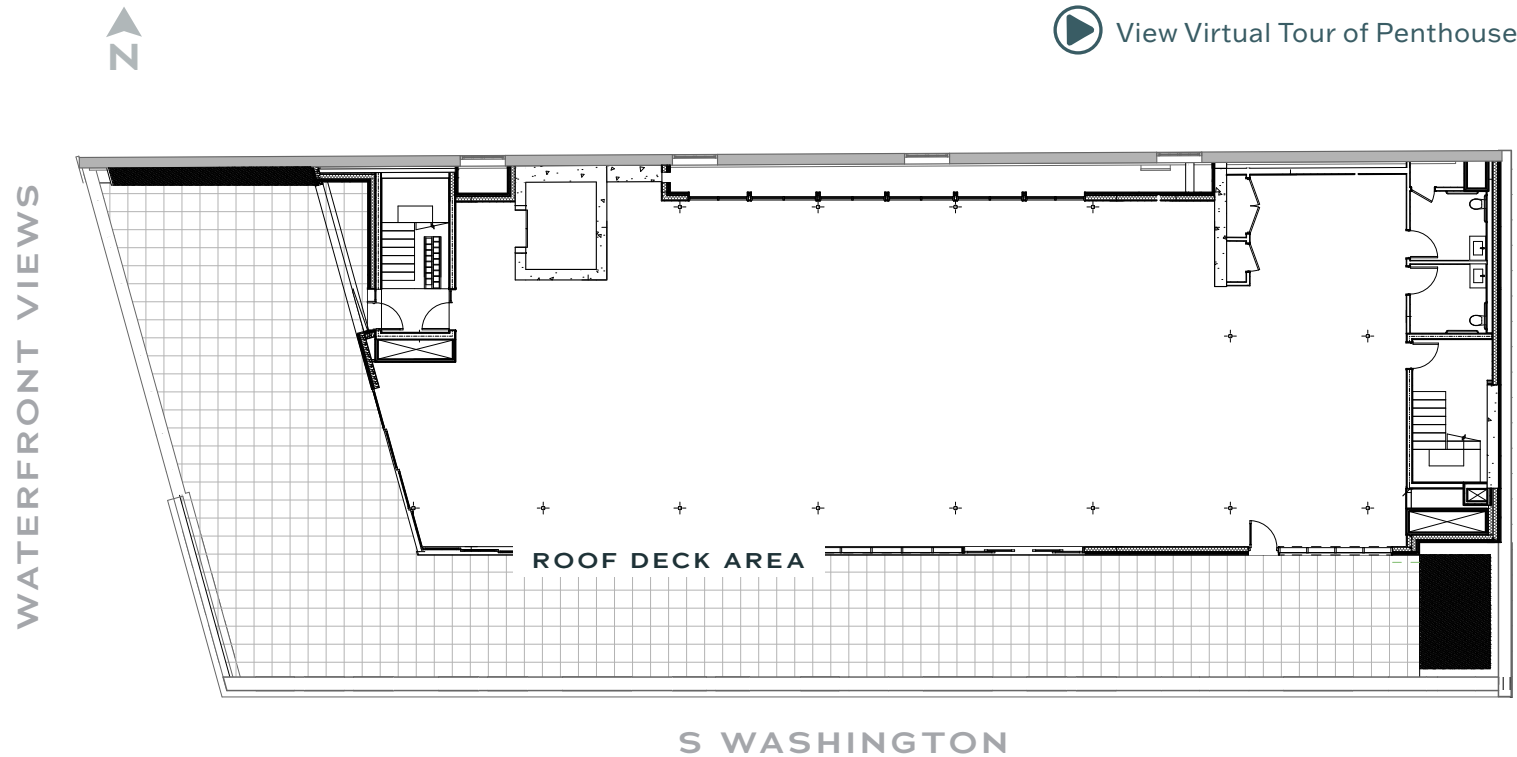
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# PENTHOUSE

±8,789 RSF | Ceiling Height: 12'



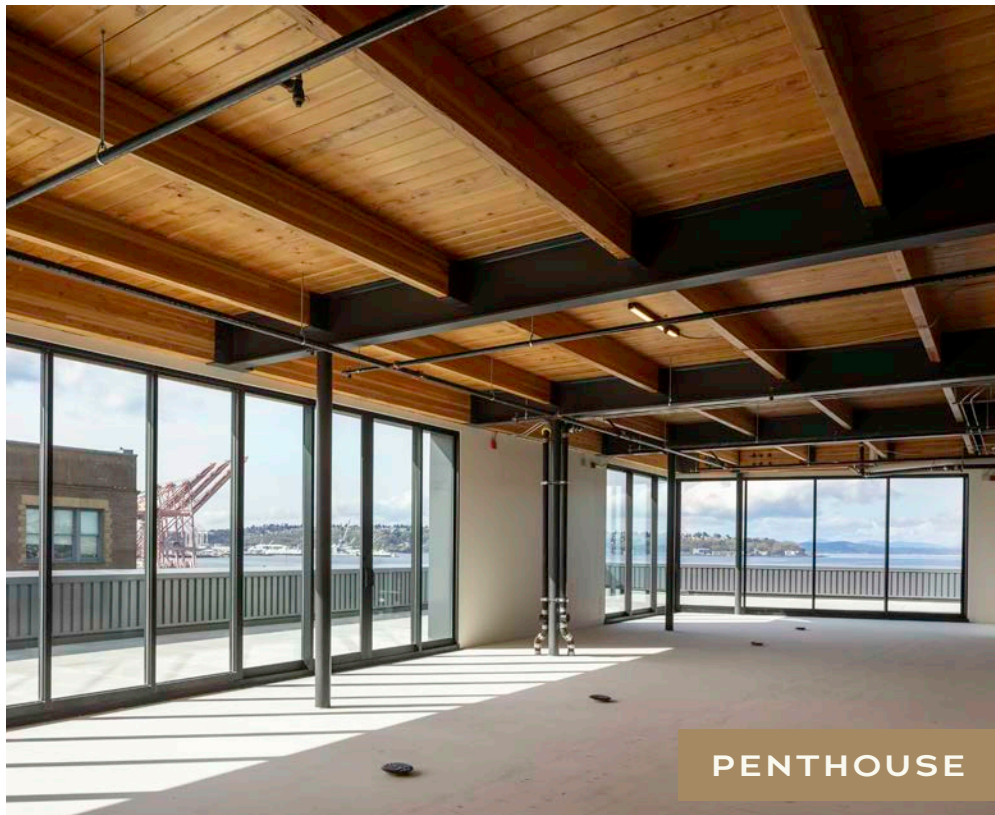
View Virtual Tour of Penthouse



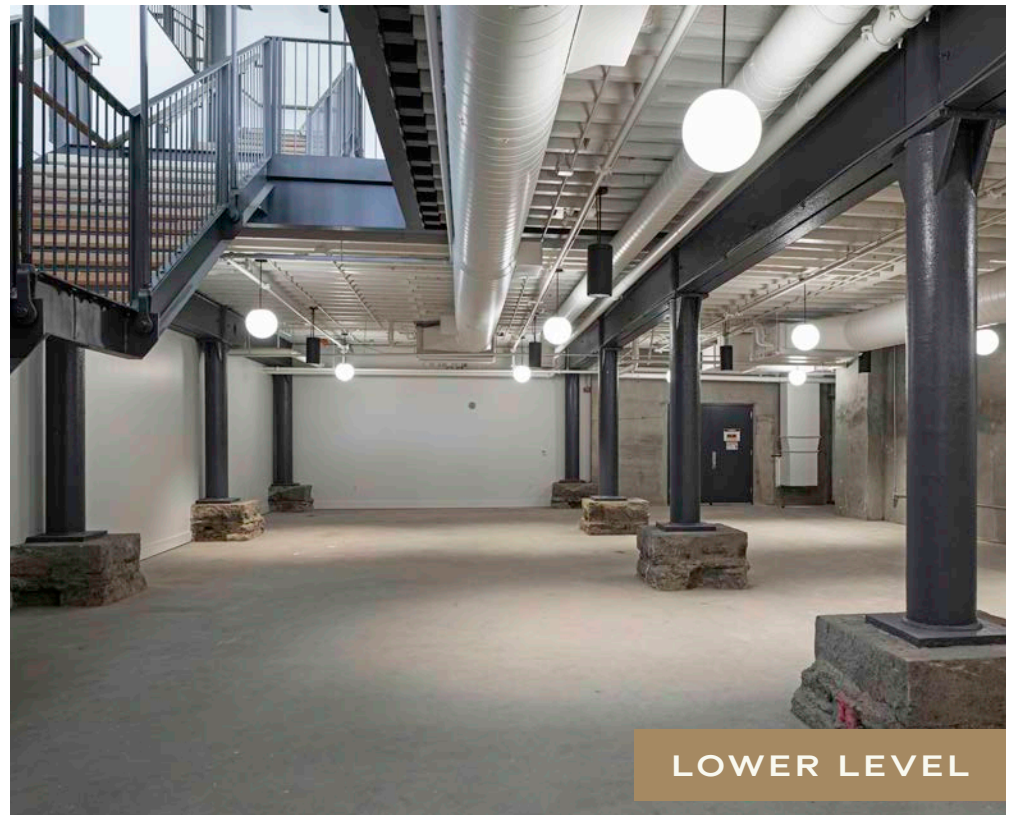
# OFFICE SPACE



ROOFTOP



PENTHOUSE



LOWER LEVEL

## A BUSTLING WATERFRONT

The new waterfront spans from Pioneer Square to Belltown and includes improved transit access as well as reimagined landmarks including historic piers, art, and central public space.

- 1 New Cruise Ship Terminal
- 2 Pier 62
- 3 Pike Place Market
- 4 Seattle Aquarium
- 5 Alaskan Way Pedestrian Promenade
- 6 Colman Dock
- 7 Marion Street Pedestrian Bridge
- 8 Pioneer Square Habitat Beach
- 9 Lumen Field



ELLIOTT BAY

SEATTLE  
WATERFRONT  
REVITALIZATION



The historic Washington Street Boat Landing will anchor the south end of Waterfront Park near Pioneer Square.



99

S Washington St

S Main St

S Jackson St

S King St

9

# NEARBY AMENITIES

## FOOD & DRINK

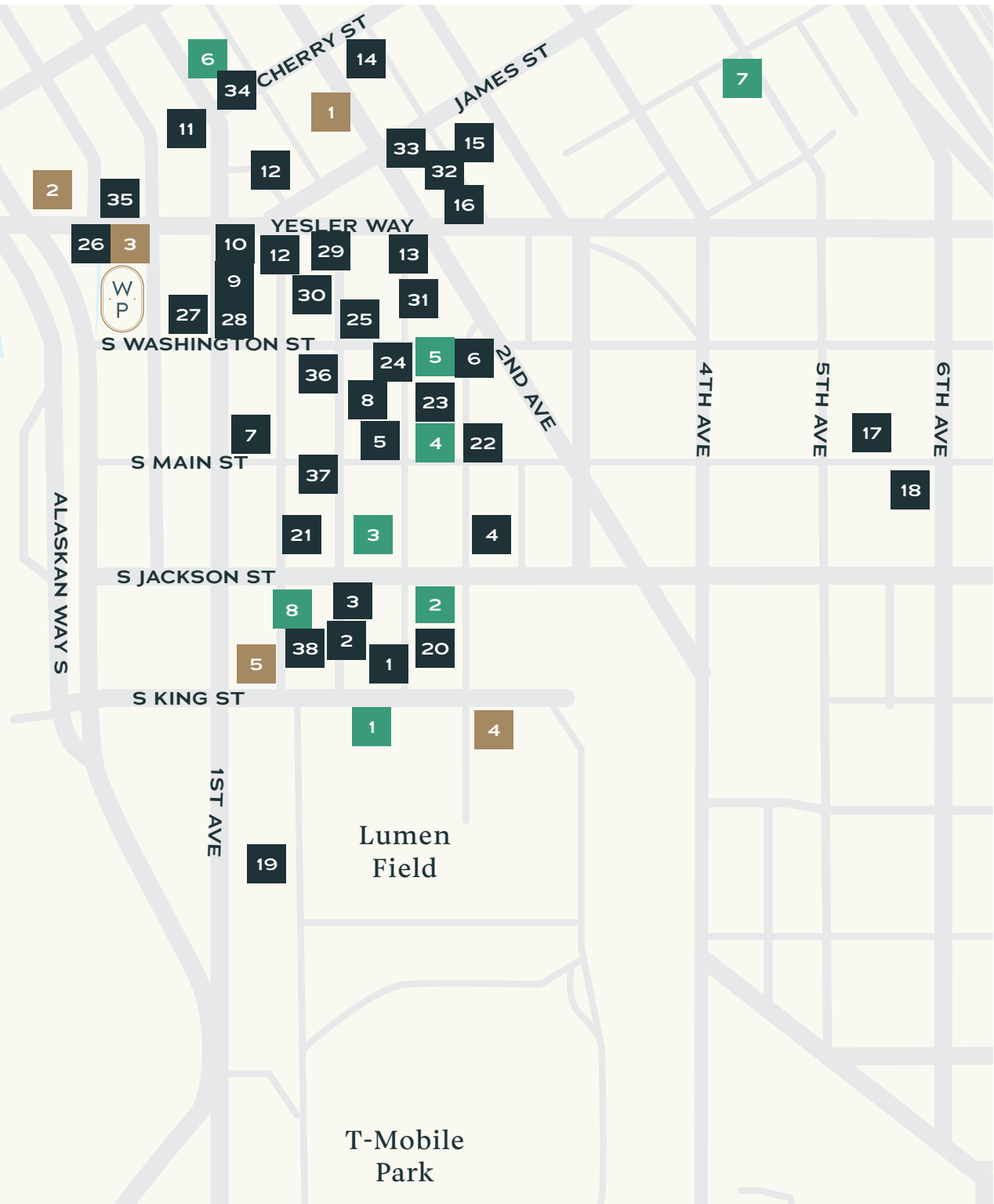
1. King Street Bar & Oven
2. Taylor Shellfish
3. Salumi
4. Fat Shack
5. Muse
6. Asia Ginger Teriyaki
7. OHSUN Banchan Deli & Cafe
8. Ephesus Meze & Wine Bar
9. Dead Line
10. The Halal Guys
11. Luigi's Italian Eatery
12. The Stop
13. Tat's
14. The Bistro
15. Rojo's Mexican Food
16. Smith Tower Observatory Bar
17. Fuji Sushi
18. Onibaba by Tsukushinbo
19. Sluggers
20. SEA Crab House
21. Temple Billiards
22. Flatstick Pub
23. Good Bar
24. McCoy's Firehouse Bar & Grill
25. The Meyer
26. Pioneer Square Saloon
27. Underbelly
28. Damn The Weather
29. I Heart Sushi
30. Merchant's Cafe & Saloon
31. NIRMAL'S
32. Shawn O'Donnell's
33. Collin's Pub
34. Bad Bishop
35. 84 Yesler
36. Saigon Drip Cafe
37. Darkalino's
38. Tacolisto

## COFFEE

1. Cone & Steiner
2. Zeitgeist Coffee
3. Caffè Umbria
4. Elm Coffee
5. Convoy Coffee
6. Cherry Street Coffee House
7. Diva Espresso
8. Heard Coffee

## HOTEL

1. Courtyard by Marriott
2. CitizenM Seattle
3. Best Western Plus
4. Embassy Suites by Hilton
5. Hotel Westland (Opening Summer 2024)



18



90

# WASHINGTON PARK



LINK LIGHT RAIL



STREETCAR LINES

MULTI-USE TRAIL



SOUND TRANSIT STOP



SEATTLE FERRY  
TERMINAL

NEIGHBORHOOD  
GREENWAY



KING STREET STATION  
SOUNDER & AMTRAK

BIKE PATH

Seattle  
Ferry  
Terminal



99



WASHINGTON  
PARK

ALASKAN WAY S

PIONEER  
SQUARE

S WASHINGTON ST

S MAIN ST

S JACKSON ST

OCCIDENTAL  
AVENUE

S KING ST

Lumen  
Field  
STADIUM  
DISTRICT

T-Mobile  
Park

1ST AVE

2ND AVE

4TH AVE

5TH AVE

6TH AVE



INTERNATIONAL  
DISTRICT

Cruise Ship  
Facility

WATERFRONT

MARION ST

COLUMBIA ST

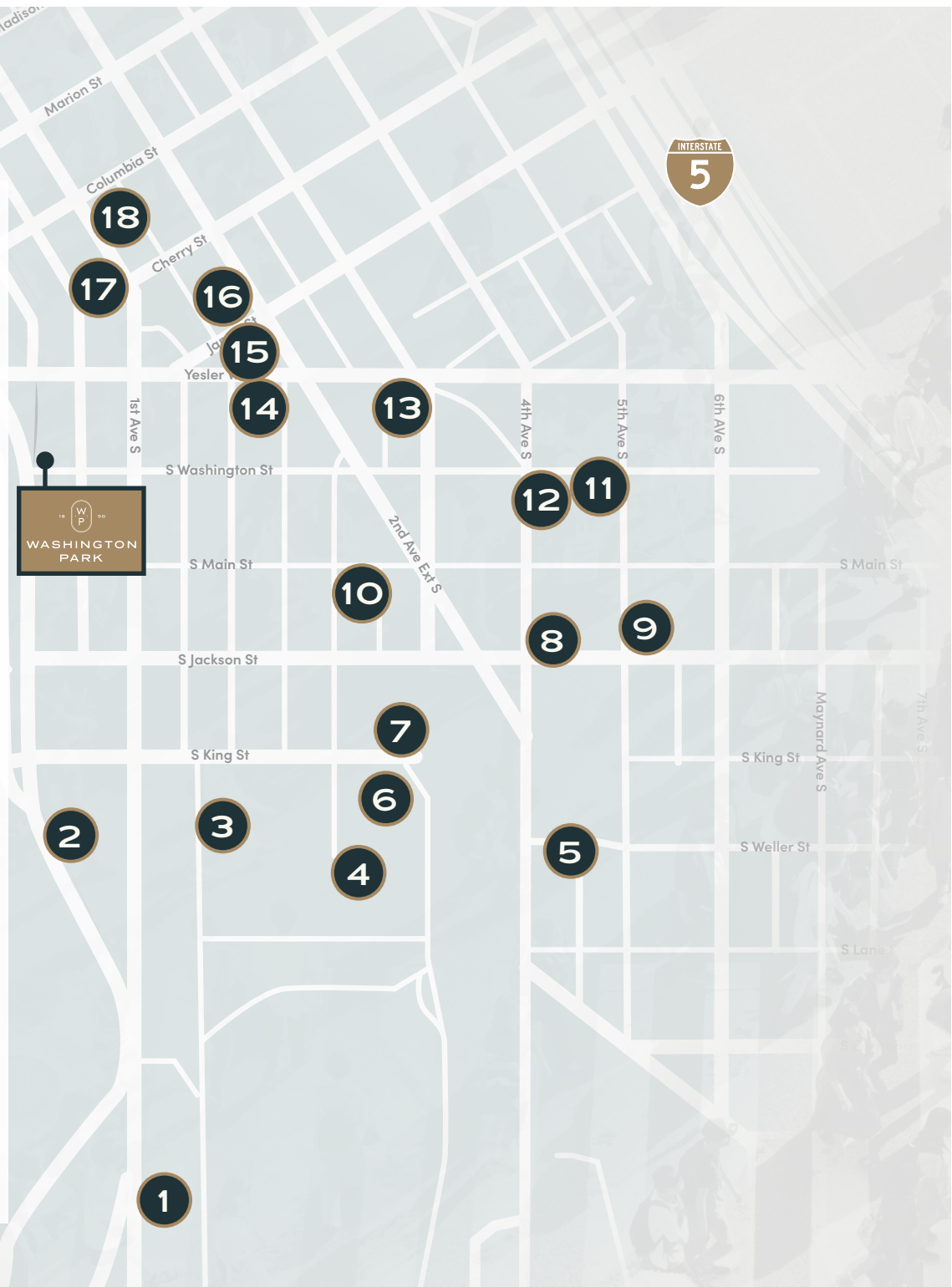
CHERRY ST

JAMES ST

YESLER WAY

# PARKING SURVEY

	PARKING FACILITY	MONTHLY	SECURED GARAGE
1	<b>Diamond Surface Lot</b> 1000 First Ave South	\$150/Month	No
2	<b>505 First Avenue Garage</b> 505 First Ave South	No Monthly Available \$10 Early Bird	Yes
3	<b>Stadium Place Parking Garage</b> 530 Occidental Ave South	No Monthly Available \$3/Hour	Yes
4	<b>CenturyLink Field North Lot</b> 201 South King St	No Monthly Available \$16/Daytime	No
5	<b>Union Station Garage</b> 600 Fifth Ave South	\$210/Month \$14 Early Bird	Yes
6	<b>Avalara Hawk Tower Garage</b> 255 S King St	No Monthly Available \$16 Early Bird	Yes
7	<b>King Street Center Garage</b> 248 S King St	No Monthly Available \$28/Daytime	Yes
8	<b>Diamond Garage</b> 400 S Jackson	\$250/Month	Yes
9	<b>IPM Surface Lot (5th &amp; Jackson)</b> 500 South Jackson St	No Monthly Available \$15 Early Bird	No
10	<b>Diamond Surface Lot</b> 300 Second Ave South	No Monthly Available \$17.50/Daytime	No
11	<b>U-Park Surface Lot</b> 425 South Washington St	\$301.16/Month \$15/Daytime	No
12	<b>Diamond Surface Lot</b> 210 Fourth Ave	No Monthly Available \$15.25/Daytime	No
13	<b>Frye Garage</b> 117 Third Ave South	\$300/Month \$16/Daytime	Yes
14	<b>Diamond Surface Lot</b> 112 Occidental Ave	No Monthly Available \$17.50 Early Bird	No
15	<b>Sinking Ship Garage</b> 515 Second Ave	\$215/Month \$9 Early Bird	No
16	<b>Butler Garage</b> 114 James St	\$218.06 – \$450/Month \$16 Early Bird \$45 / 24 Hours	Yes
17	<b>1st &amp; Columbia Garage</b> 721 First Ave	\$10 Early Bird \$33 / 24 Hours	No
18	<b>Impark Parking</b> 714 First Ave	\$215/Month \$13.87 Early Bird	Yes





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