FOR LEASE

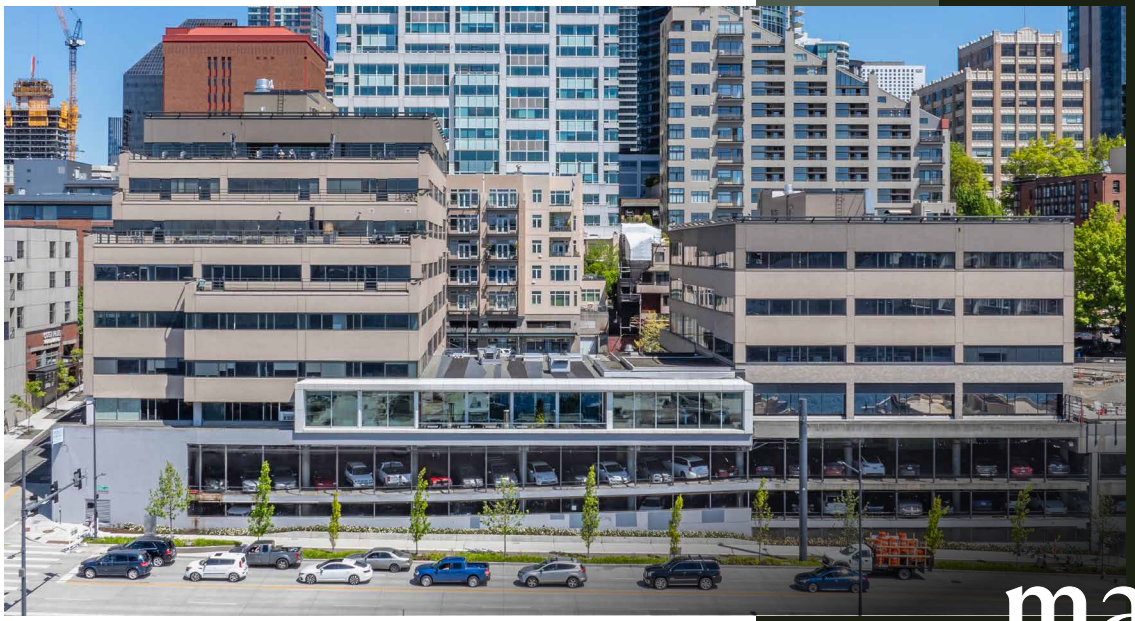
MARKET PLACE

NORTH & SOUTH



BRODERICK · GROUP ·

2001 + 2003 WESTERN AVE
SEATTLE, WASHINGTON





MARKET PLACE

NORTH & SOUTH

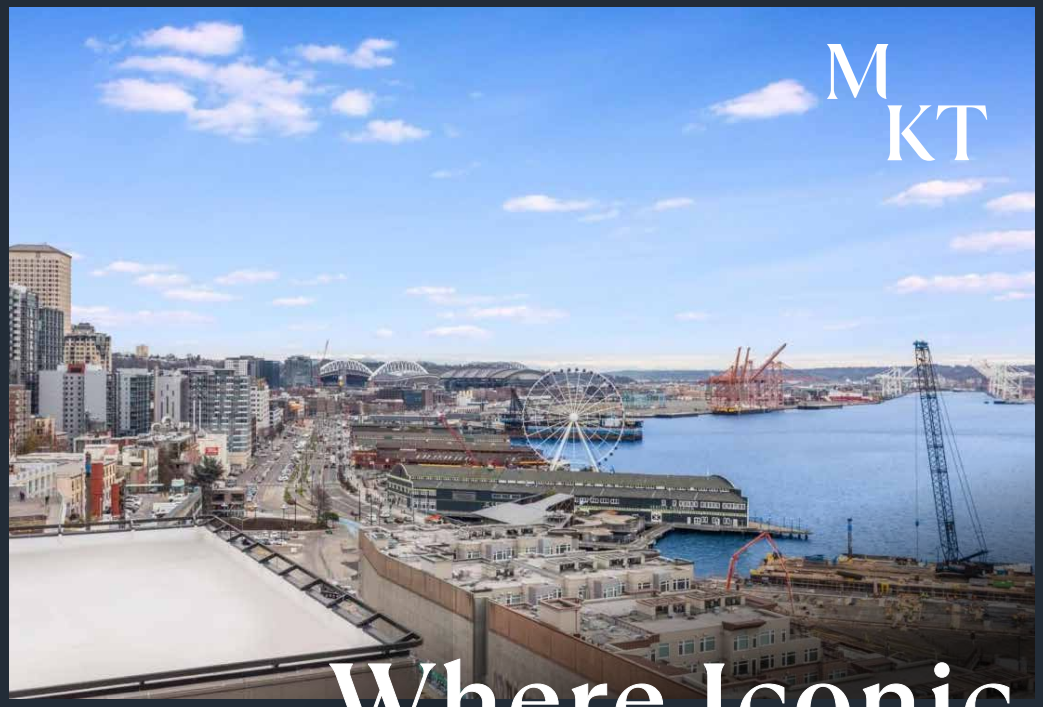
Welcome to Market Place North & South, a distinctive 130,000 SF mixed-use campus steps from Pike Place Market. The property blends two Class A office buildings with vibrant street-level retail and a sunlit plaza built for connection. Elevated over Elliott Bay, the campus offers sweeping, protected water and mountain views and effortless connection to the revitalized waterfront via the new Overlook Walk.

A location made for local moments.



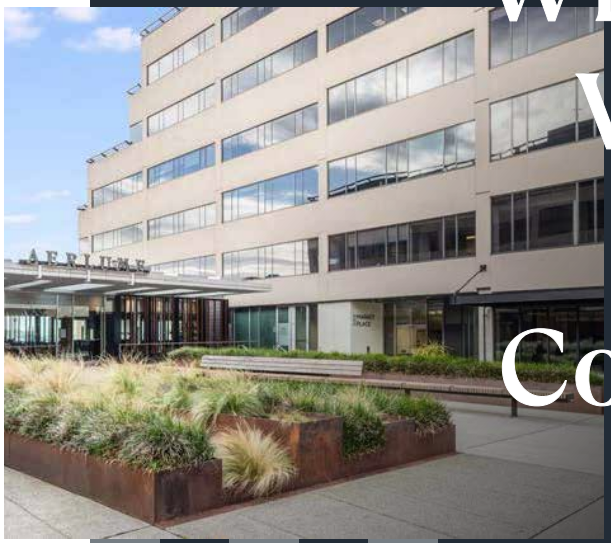
Building Highlights

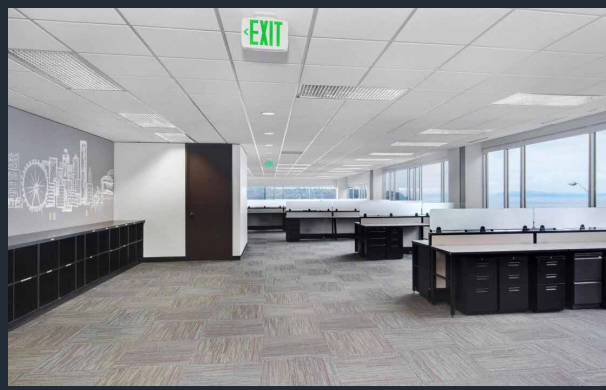
- Unobstructed views of Elliott Bay, the Olympic Mountains, downtown Seattle and Mount Rainier
- Steps from Pike Place Market, offering endless dining, shopping, and local artisan experiences
- Direct waterfront access via the new Overlook Walk
- Bike storage, showers & lockers
- Anchorhead Coffee, Sugo Hand Roll Bar, Aerlume, and Cutters Crabhouse onsite
- Steps from 40+ bus lines, Link Light Rail, and Seattle Streetcar for easy citywide access
- Above-market parking ratio of 2.5/1,000



MKT

Where Iconic Views Meet Everyday Convenience





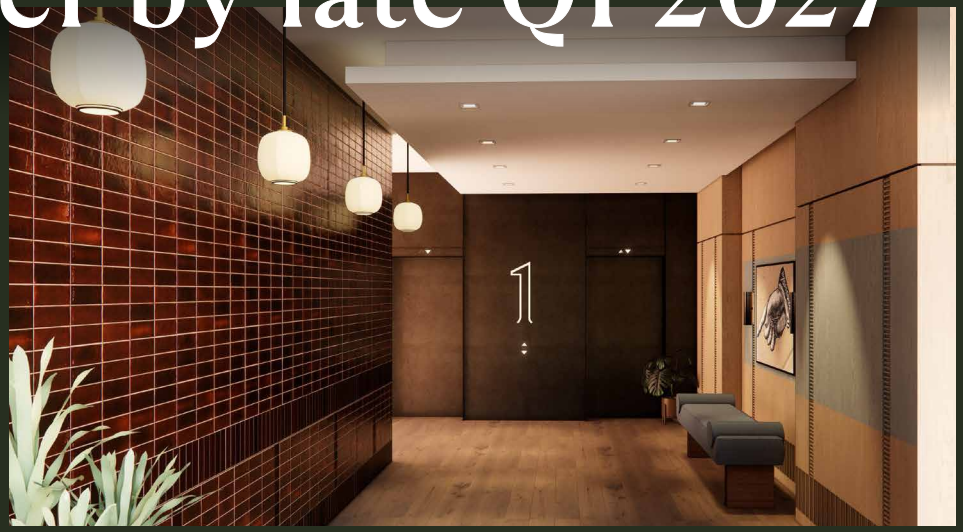
MARKET PLACE

NORTH & SOUTH

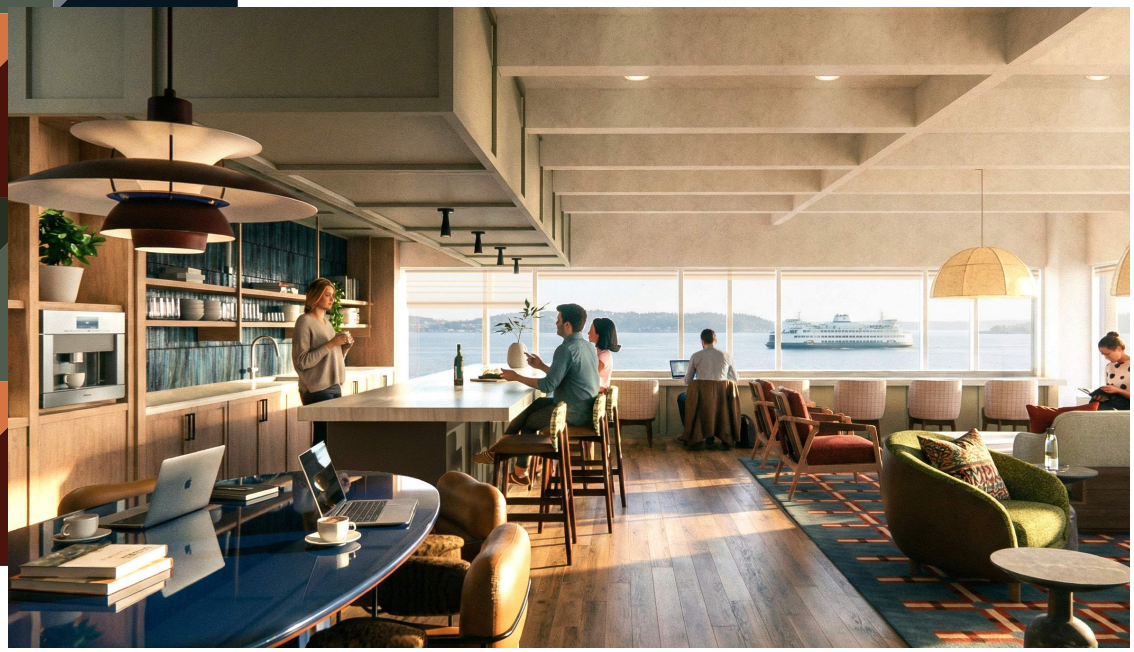


New Renovations Underway
Expected to deliver by late Q1 2027





WORK LOUNGE



SMALL CONFERENCE





HOSPITALITY KITCHEN



LARGE CONFERENCE

Availability

MKT

NORTH

VIRTUAL TOUR	SUITE	RSF	AVAILABLE	COMMENTS
	200	2,383	12/1/2026	Several private offices with water views
	300	7,108	NOW	Move-in ready suite with furniture in place. View of Elliott Bay and the Olympic Mountains.
	340	3,989	NOW	Brand new furnished spec suite. Suite features a mix of private office and open space.
	600	3,062	NOW	Suite features four private offices, large conference room, break room and open space with deck overlooking Elliott Bay.
	610	2,055	NOW	Brand new furnished spec suite. Suite features two private offices, work stations, open space and kitchen.

SOUTH

VIRTUAL TOUR	SUITE	RSF	AVAILABLE	COMMENTS
	200	9,126	12/1/2026	Creative space with water views.
	400	10,659	NOW	Full floor in shell condition with open layout.

BRODERICK GROUP

DAVID GREENWOOD · 206.512.7386 · greenwood@broderickgroup.com
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MARKET PLACE

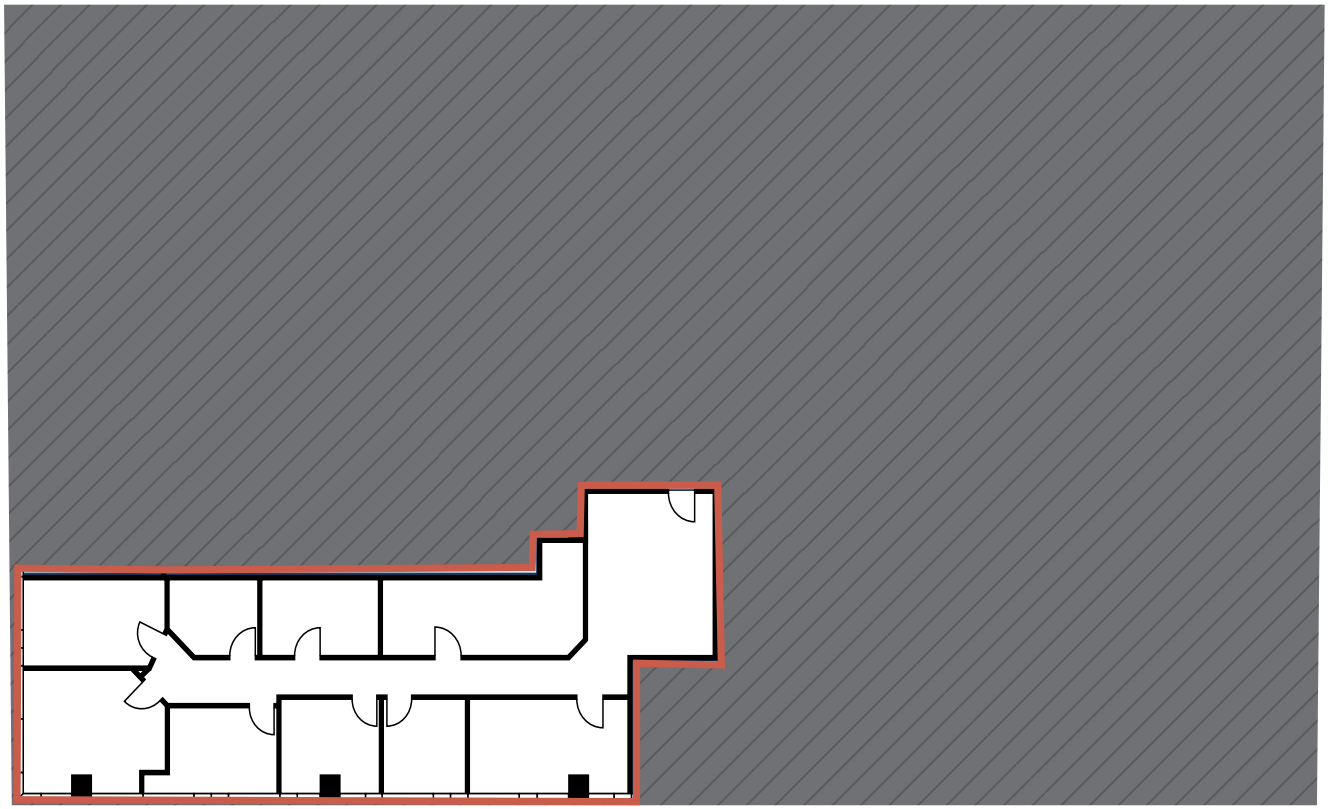
2003 WESTERN AVE | SEATTLE, WA

NORTH

Suite 200

2,383 SF

AVAILABLE 12/1/2026



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CLICK TO RETURN TO AVAILABLE SPACE

MARKET PLACE

2003 WESTERN AVE | SEATTLE, WA

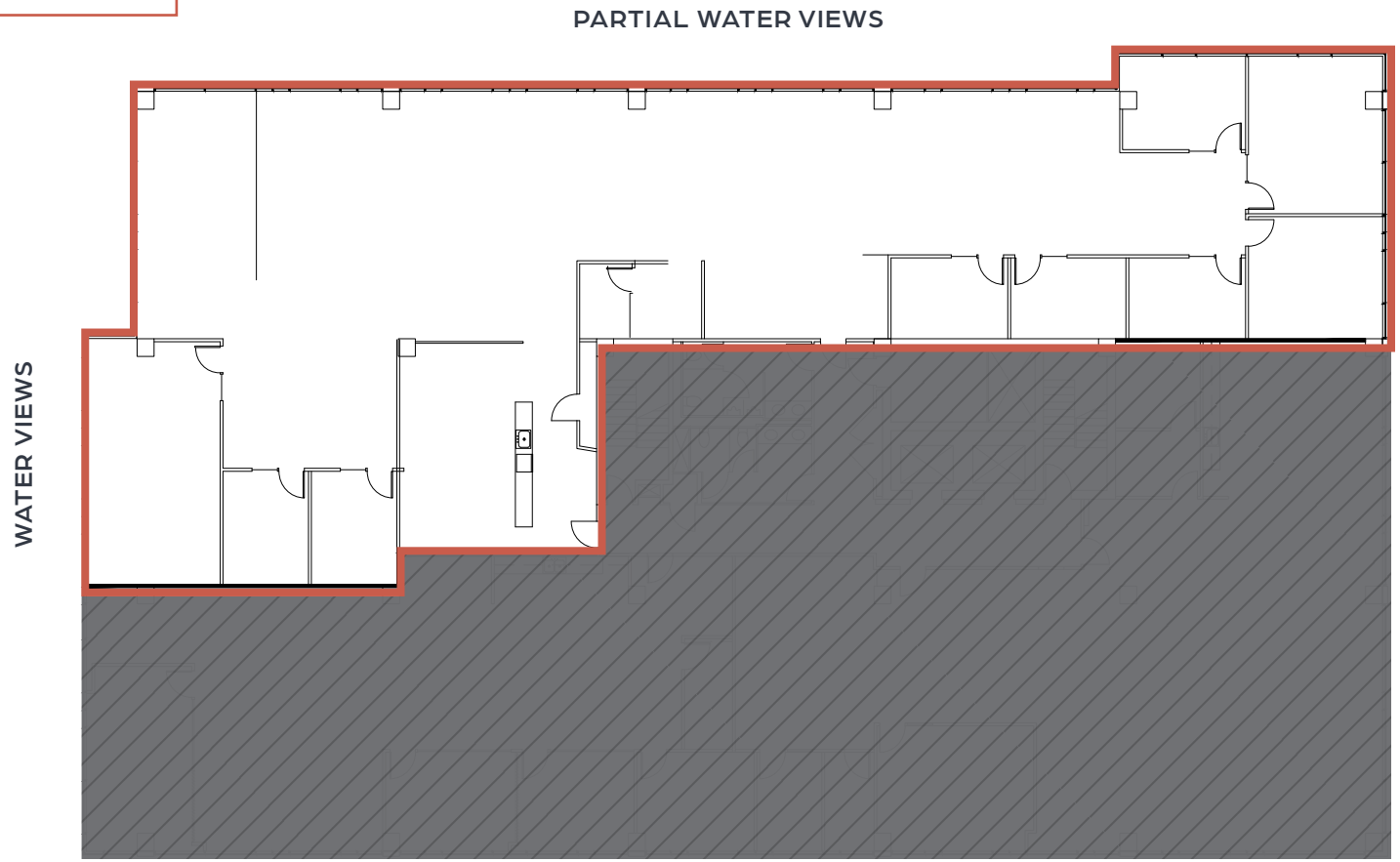
NORTH

Suite 300

7,108 SF

AVAILABLE NOW

CLICK TO VIEW VIRTUAL TOUR



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MARKET PLACE

2003 WESTERN AVE | SEATTLE, WA

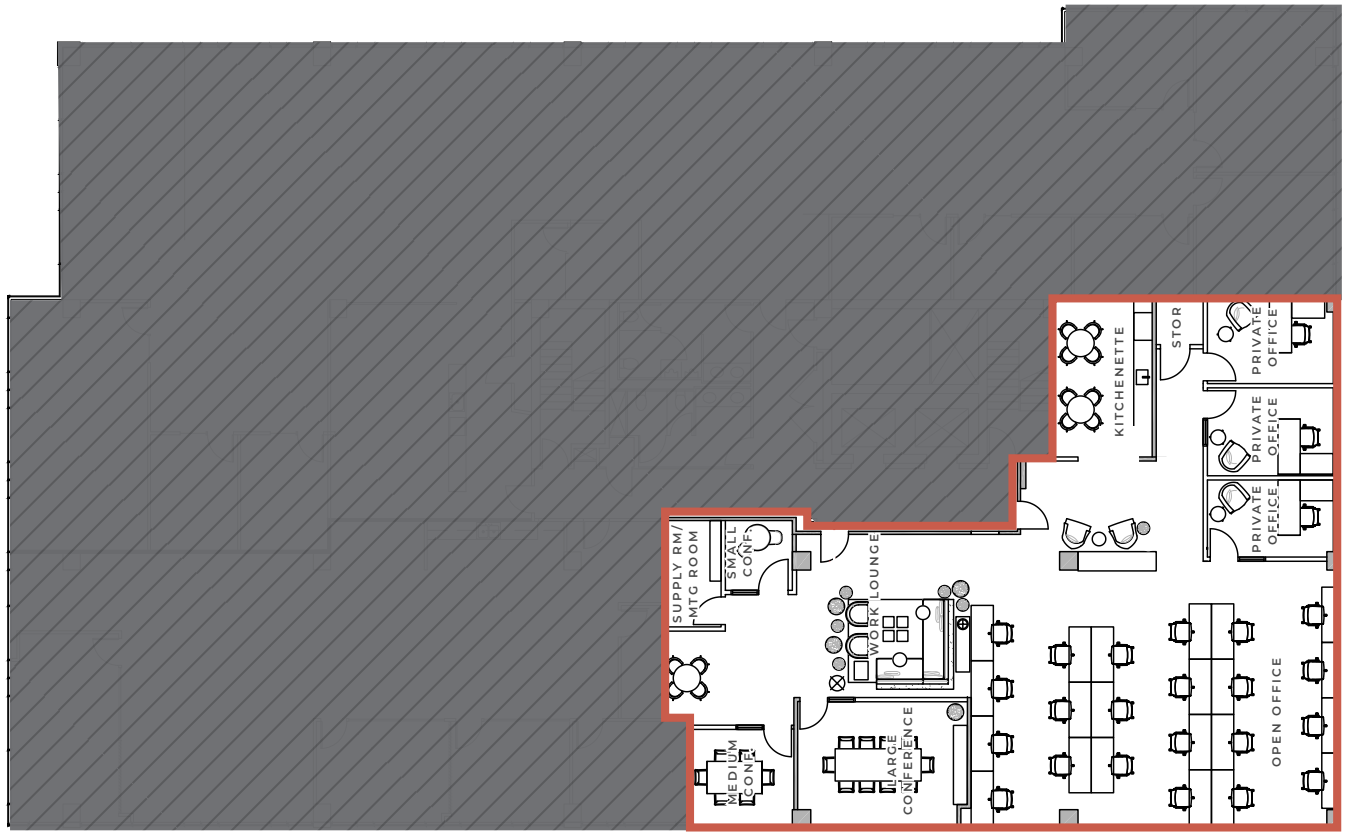
NORTH

Suite 340

3,989 SF

AVAILABLE NOW

CLICK TO VIEW VIRTUAL TOUR



DOWNTOWN VIEWS

MARKET VIEWS

CLICK TO RETURN TO AVAILABLE SPACE

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2003 WESTERN AVE | SEATTLE, WA

NORTH

Suite 600

3,062 SF

AVAILABLE NOW

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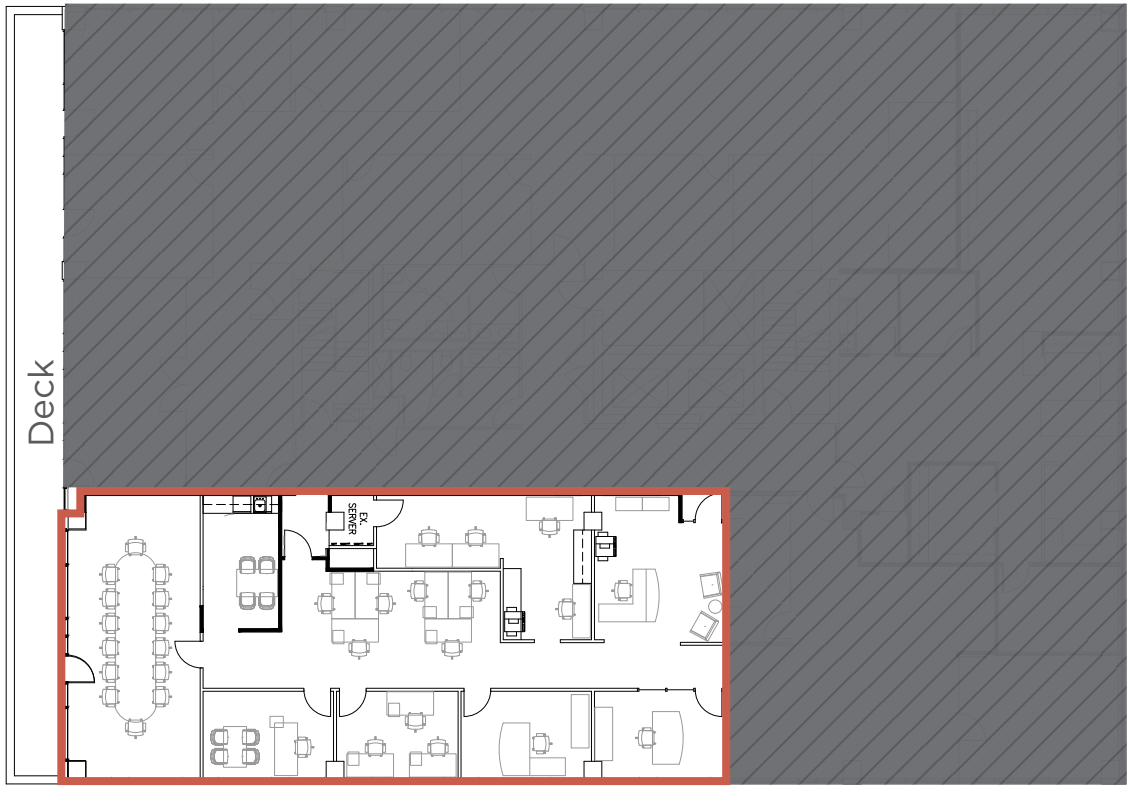

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MARKET PLACE

2003 WESTERN AVE | SEATTLE, WA

NORTH

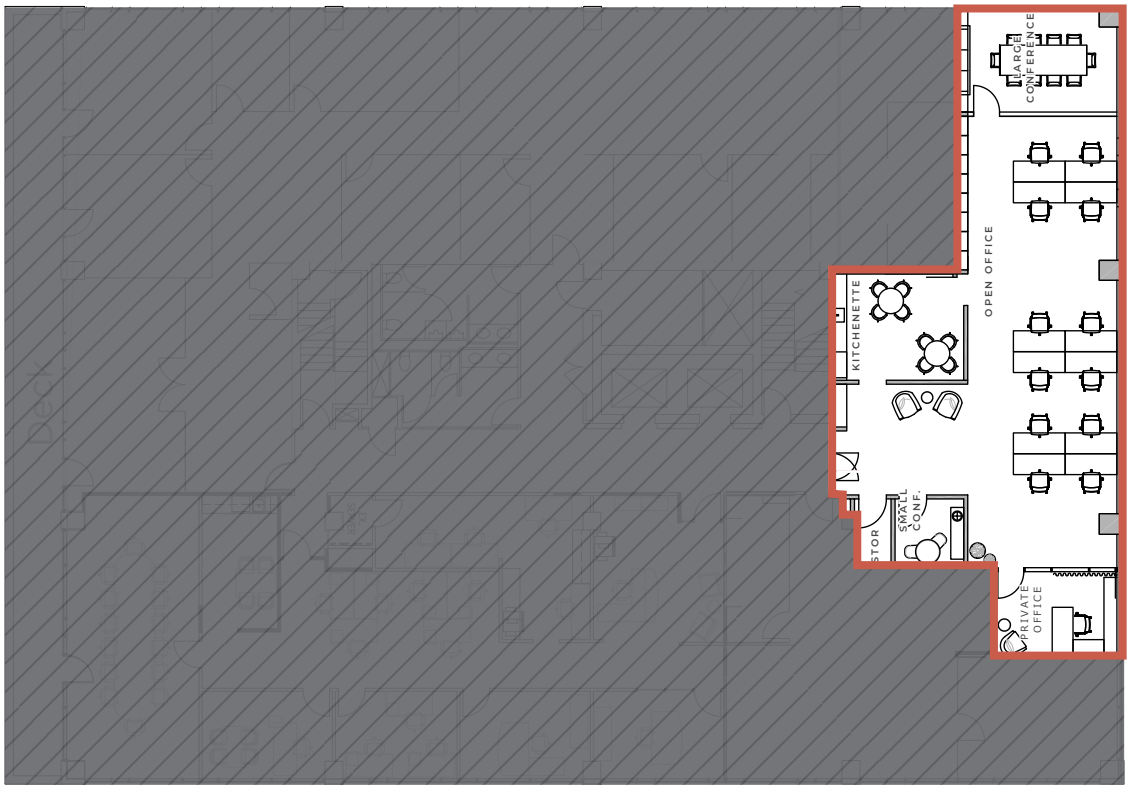
Suite 610

2,055 SF

AVAILABLE NOW

CLICK TO VIEW VIRTUAL TOUR

PARTIAL WATER VIEWS



DOWNTOWN VIEWS

N

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MARKET PLACE

2001 WESTERN AVE | SEATTLE, WA

SOUTH

Suite 200

9,126 SF

AVAILABLE 12/1/2026

CLICK TO VIEW VIRTUAL TOUR

PARTIAL WATER VIEWS

WATER VIEWS



DOWNTOWN VIEWS

MARKET VIEWS

N

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CLICK TO RETURN TO AVAILABLE SPACE

MARKET PLACE

2001 WESTERN AVE | SEATTLE, WA

SOUTH

Suite 400

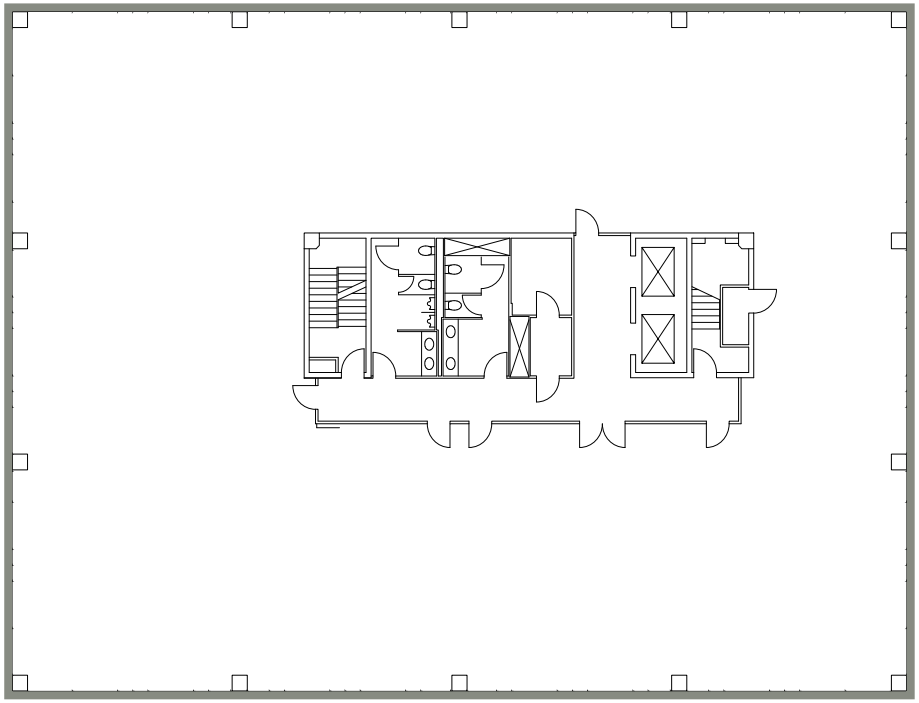
10,659 SF

AVAILABLE NOW

CLICK TO VIEW VIRTUAL TOUR

PARTIAL WATER VIEWS

WATER VIEWS



MARKET VIEWS

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Location

Market Place North & South offers an unparalleled location in the heart of Downtown Seattle, just steps from the world-renowned Pike Place Market. With direct access to the city's revitalized waterfront and surrounded by iconic landmarks, premier dining, and vibrant retail, this mixed-use campus places tenants at the center of Seattle's most dynamic and walkable neighborhood.

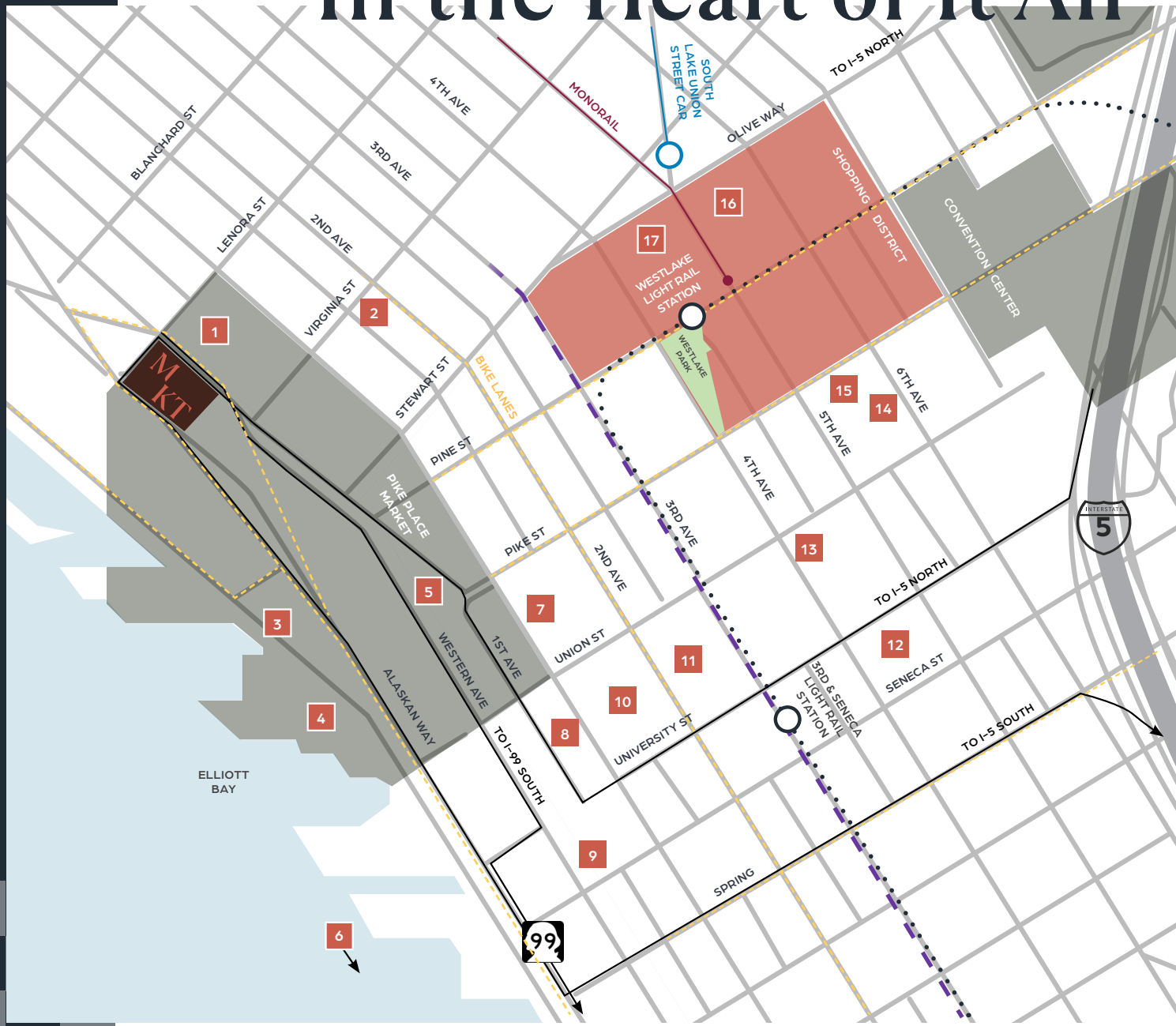
10 Minute

WALK TO WESTLAKE LIGHT RAIL STATION

NEARBY ATTRACTIONS

1. Seattle Athletic Club
2. Moore Theater
3. Overlook Walk
4. Seattle Aquarium
5. Pike Place Market
6. Colman Ferry Terminal
7. Showbox
8. Four Seasons
9. Harbor Steps
10. Seattle Art Museum
11. Benaroya Hall
12. Fairmont Hotel
13. Equinox Rainier Square
14. Washington Athletic Club
15. Museum of Illusions
16. Nordstrom
17. Westlake Center

In the Heart of It All



TRANSIT LINES

Monorail · Bus Lane · Bike Lane · SLU Street Car · Link Light Rail

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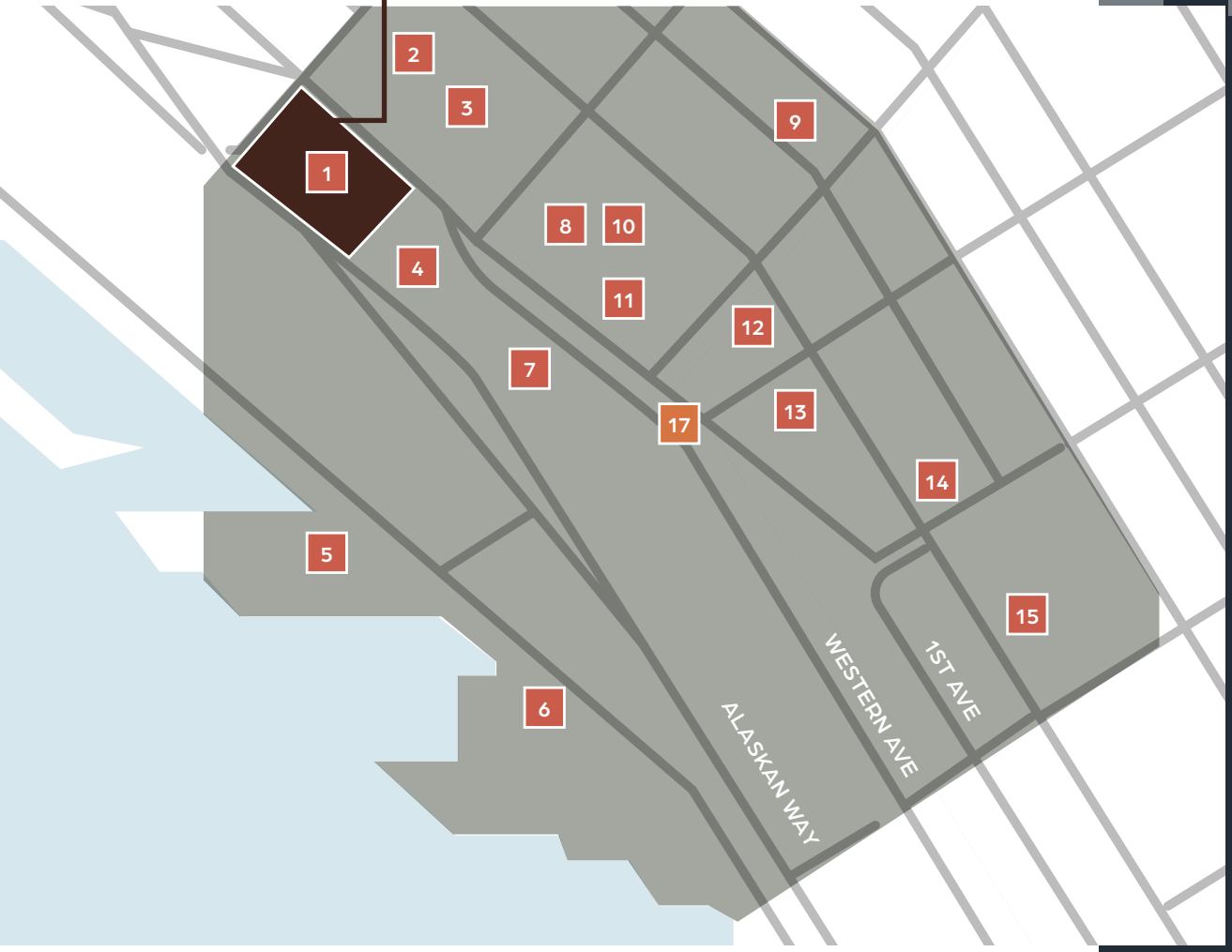

City Within a City

Located just steps from Seattle's iconic Pike Place Market, Market Place North & South offers unparalleled access to a vibrant community. This dynamic destination blends culture, commerce, and community—making it a truly unique experience for visitors and locals alike.

1	Aerlume Seattle Cutters Crabhouse Sugo Hand Roll Bar Anchorhead Coffee
2	Seattle Athletic Club
3	Half Shell
4	Victor Steinbrueck Park
5	Pier 62
6	Seattle Aquarium
7	Old Stove Brewing Co
8	Kitchen & Market
9	Le Pichet
10	The Pink Door
11	Starbucks
12	Bacco Cafe
13	The Taproom at Pike Place
14	Storyville Coffee
15	Matt's in the Market
16	Goldfinch Tavern
17	Pike Place Market

220+
INDEPENDENT SHOPS & RESTAURANTS

180
CRAFTSPEOPLE

70
LOCAL FARMERS