



WASHINGTON PARK

68 S WASHINGTON STREET
SEATTLE, WA 98104

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UNICO[®]

NEWMARK





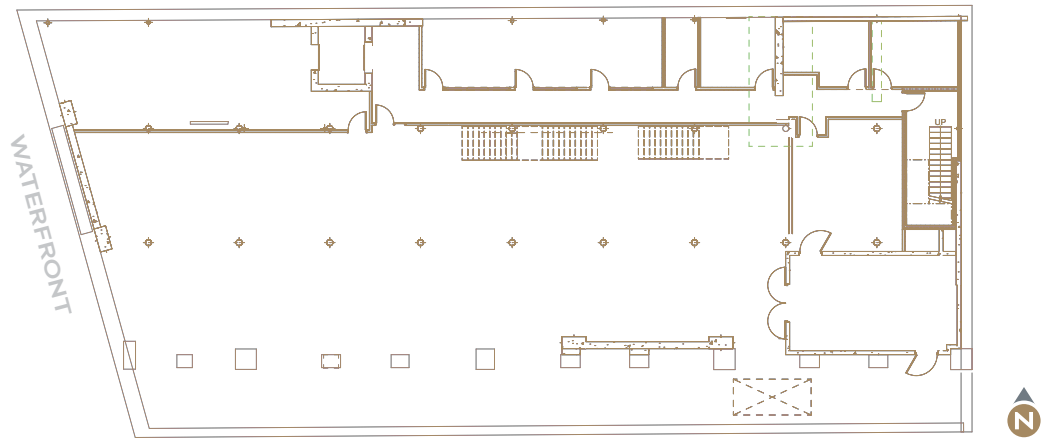
Building Highlights

PROPERTY ADDRESS	63 S Washington Street Seattle, WA 98104
FLOORS	3 floors + Basement + Penthouse
OFFICE RSF	50,321 RSF
RETAIL RSF	2,489 RSF
TOTAL RSF	52,810 RSF
AVERAGE FLOOR PLATE	±12,200 RSF
SLAB-TO-SLAB HEIGHT	12'7" - 18'10"
SECURITY	Key card and fob system for shared lobby entrance
BUILDING AVAILABLE	May 2023

Availabilities

* +/- 2,000 SF of Mezzanine Per Floor

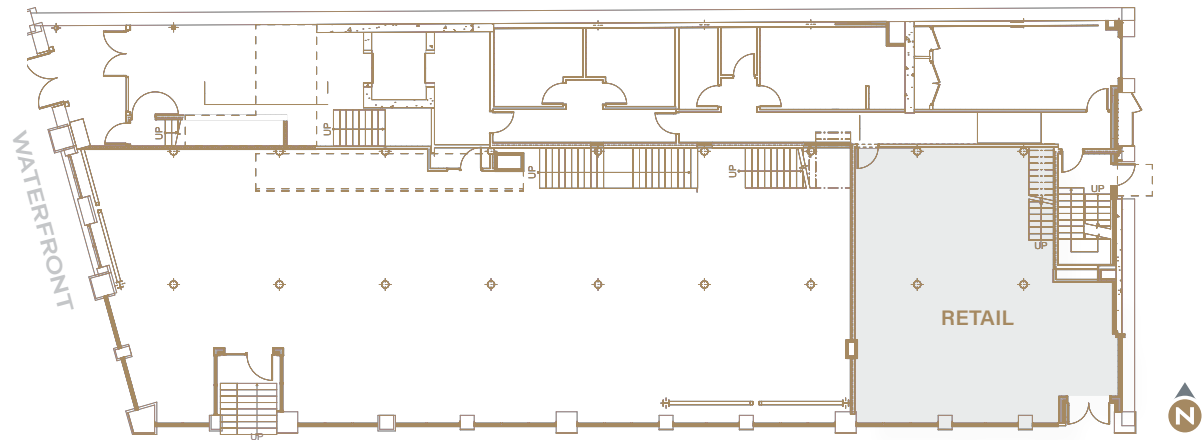




S WASHINGTON

LOWER-LEVEL

±9,273 RSF | Ceiling Height: 12'7"



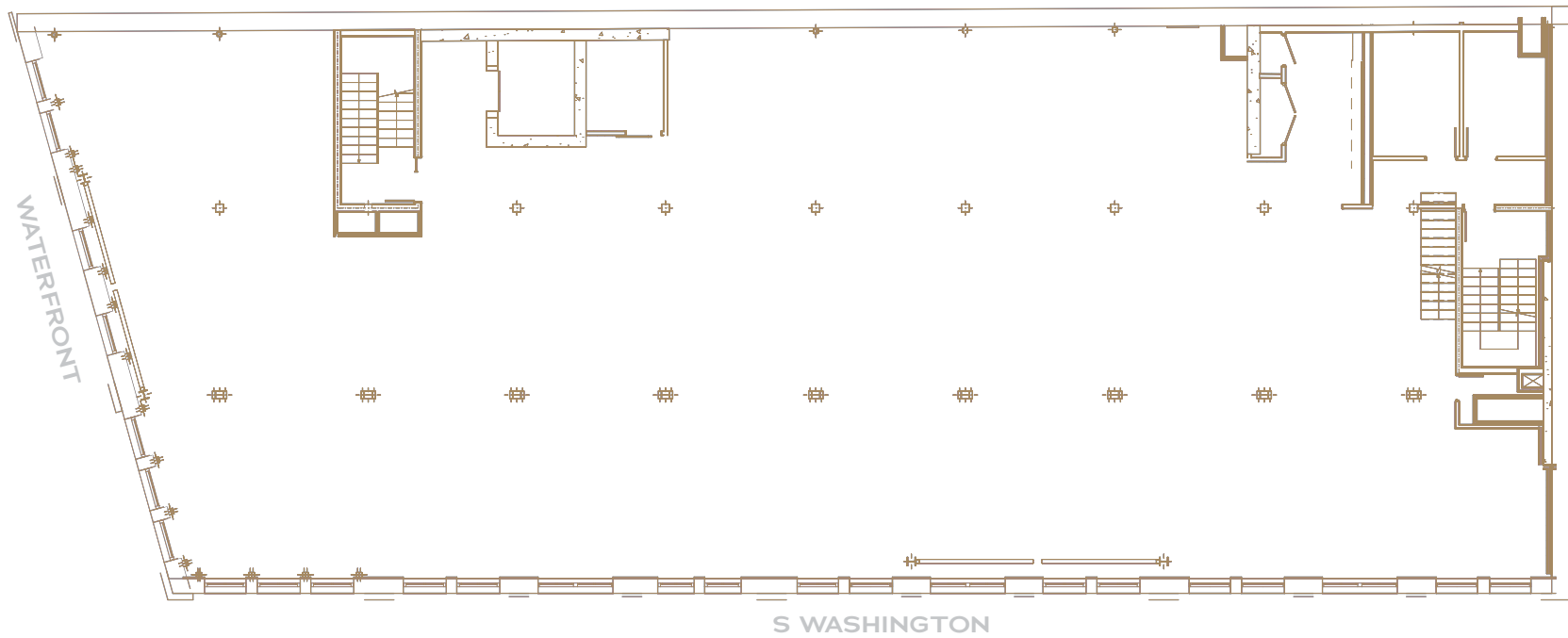
S WASHINGTON

FLOOR 1

±7,732* RSF | Ceiling Height: 18'10"

COMBINED RSF +/-17,005

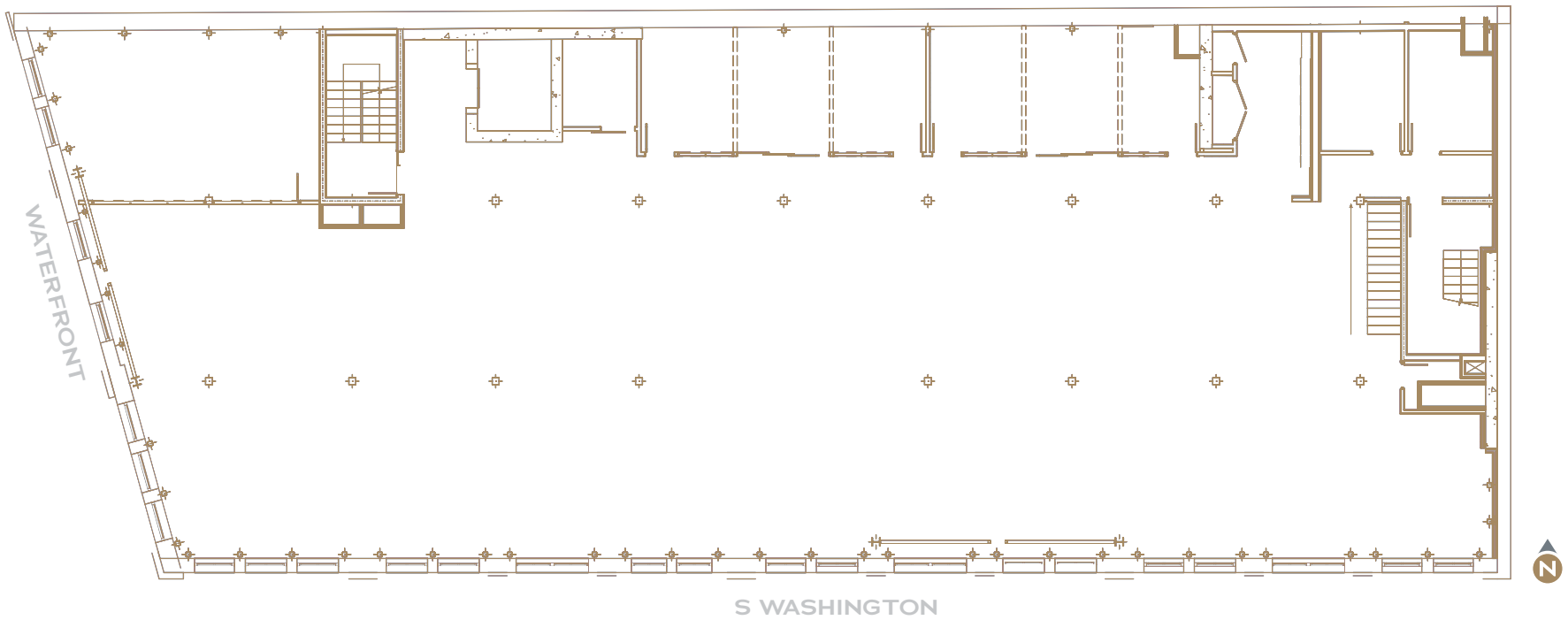
* +/- 2,000 SF of Mezzanine Per Floor



FLOOR 2

±12,242* RSF | Ceiling Height: 17'9"

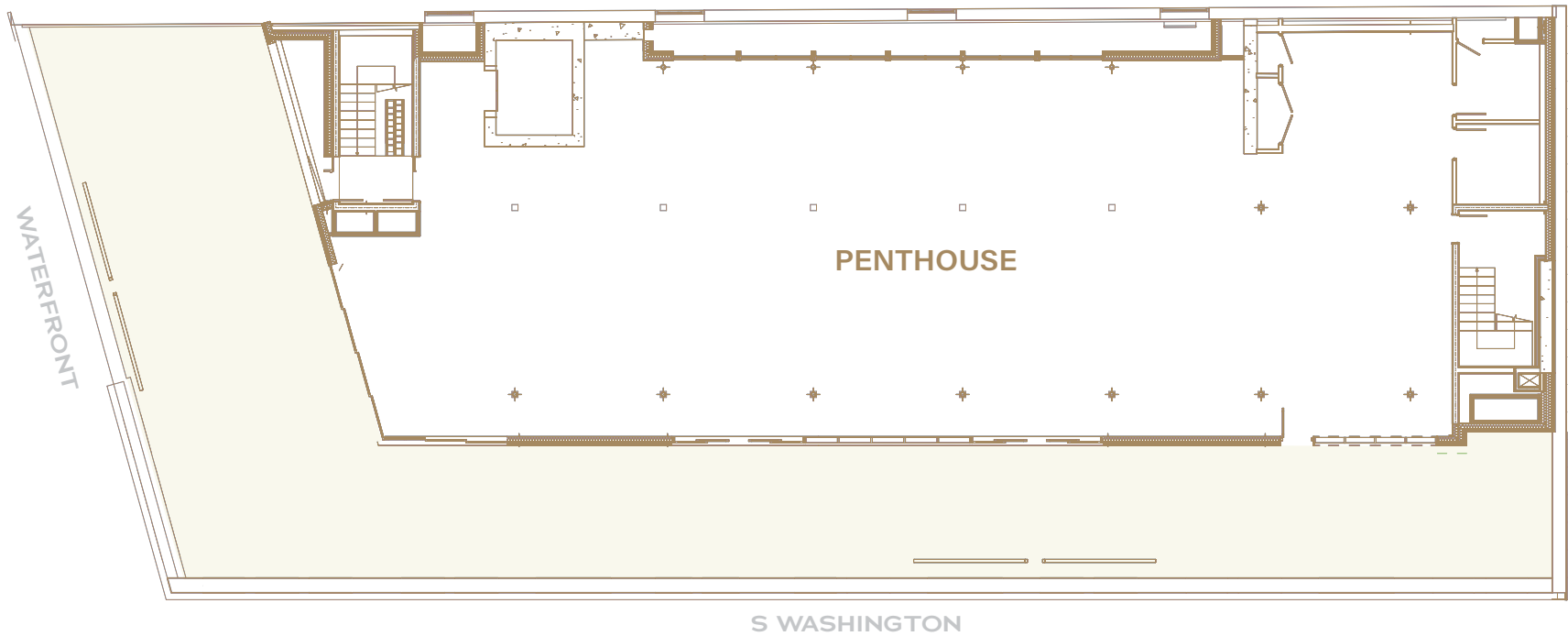
* +/- 2,000 SF of Mezzanine Per Floor



FLOOR 3

±12,285* RSF | Ceiling Height: 18'6"

* +/- 2,000 SF of Mezzanine Per Floor



PENTHOUSE

±8,789 RSF | Ceiling Height: 12'



Regional Transportation

WITHIN FIVE MINUTES

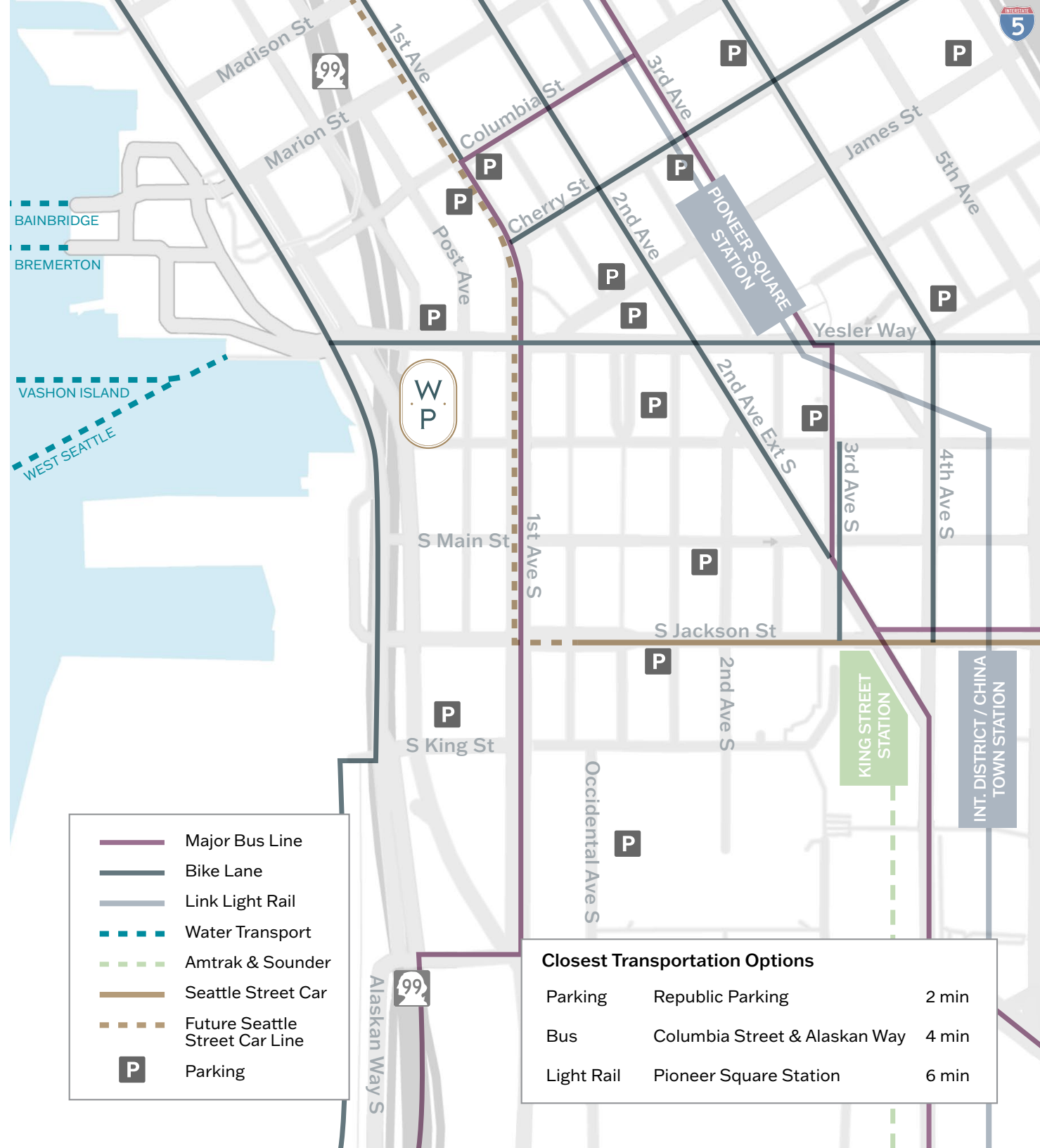
- Colman Dock providing ferry access to Kitsap, Bainbridge and Vashon Islands
- King Street Station, providing Sounder train access from Everett to Tacoma
- Bus stops for all major regional lines

WITHIN TEN MINUTES

- Pioneer Square and International District Light Rail Stations with access to SeaTac and the University of Washington
- 2023 expansion to the Eastside
- Highway 99 Tunnel Entrance
- I5 & I90 via Royal Brougham

Adjacent to Elliott Bay protected bike trail

Additional bus routes along Alaskan Way stop within 1 block of the building



	Major Bus Line
	Bike Lane
	Link Light Rail
	Water Transport
	Amtrak & Sounder
	Seattle Street Car
	Future Seattle Street Car Line
	Parking

Closest Transportation Options		
Parking	Republic Parking	2 min
Bus	Columbia Street & Alaskan Way	4 min
Light Rail	Pioneer Square Station	6 min

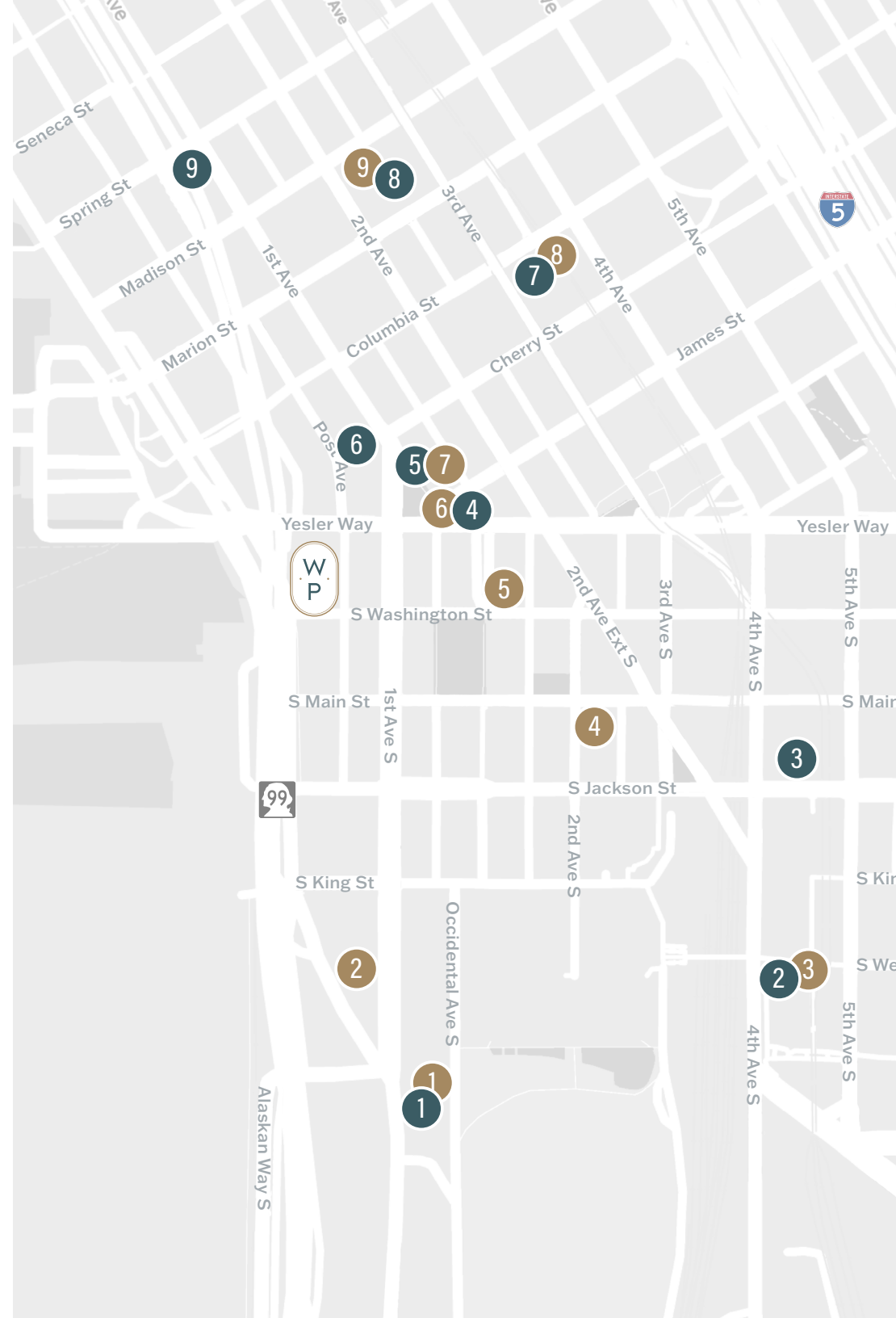
Washington Park Parking Survey

NEARBY MONTHLY PARKING SOLUTIONS

LOCATION	ADDRESS	MONTHLY NON-RESERVED	MONTHLY RESERVED	
1	714 1st Ave Garage	714 1st Ave	\$280.00	N/A
2	Union Station Parking Garage	550 4th Ave S	\$210.00	N/A
3	Icon Apartments	400 S Jackson St	\$250.00	N/A
4	Diamond Parking Lot #A737	515 2nd Ave	\$215.00	N/A
5	Pioneer Square Garage	721 1st Ave	\$300.00	N/A
6	Butler Garage	114 James St	\$351.00	\$450.00
7	The Pacific Building Garage	335 Columbia St	\$200.00	N/A
8	999 Third	999 3rd Ave	\$360.00	\$450.00
9	1st and Spring Garage	1101 1st Ave	\$365.00	N/A

NEARBY DAILY PARKING SOLUTIONS

LOCATION	ADDRESS	2 HOURS	EARLY BIRD	
1	714 1st Ave Garage	714 1st Ave	\$13.87	\$13.87
2	505 1st Ave S Garage	505 1st Ave S	\$10.00	\$12.00
3	Union Station Parking Garage	550 4th Ave S	\$14.00	\$17.16
4	Diamond Parking Lot #A213	300 2nd Ave S	\$14.00	30 mins - \$4.00
5	Diamond Parking #A402	112 Occidental Ave S	\$12.00	1 hr - \$6.00
6	Diamond Parking Lot #A737	515 2nd Ave	\$11.00	30 mins - \$4.00
7	Butler Garage	114 James St	N/A	\$8.00
8	The Pacific Building Garage	335 Columbia St	\$13.00	\$11.00
9	999 Third	999 3rd Ave	\$16.00	--



THE NEW WATERFRONT

Waterfront Seattle is a multi-year program to rebuild Seattle's waterfront following the removal of the Alaskan Way Viaduct.



PEDESTRIAN PROMENADE

The Program spans the waterfront from Pioneer Square to Belltown and includes a rebuilt Elliott Bay Seawall, a new surface street providing access to and from Downtown, and new parks, paths, and access to Elliott Bay transforming the Seattle Waterfront into a vibrant public space.

- Open space to explore, play and relax
- Over twenty acres of new and improved public space
- Intergrade multimodal transportation for pedestrians, cars and bikes
- Direct access to the water, beach, and habitat shelf



AMENITIES

Within 5 Blocks

FOOD & DRINK

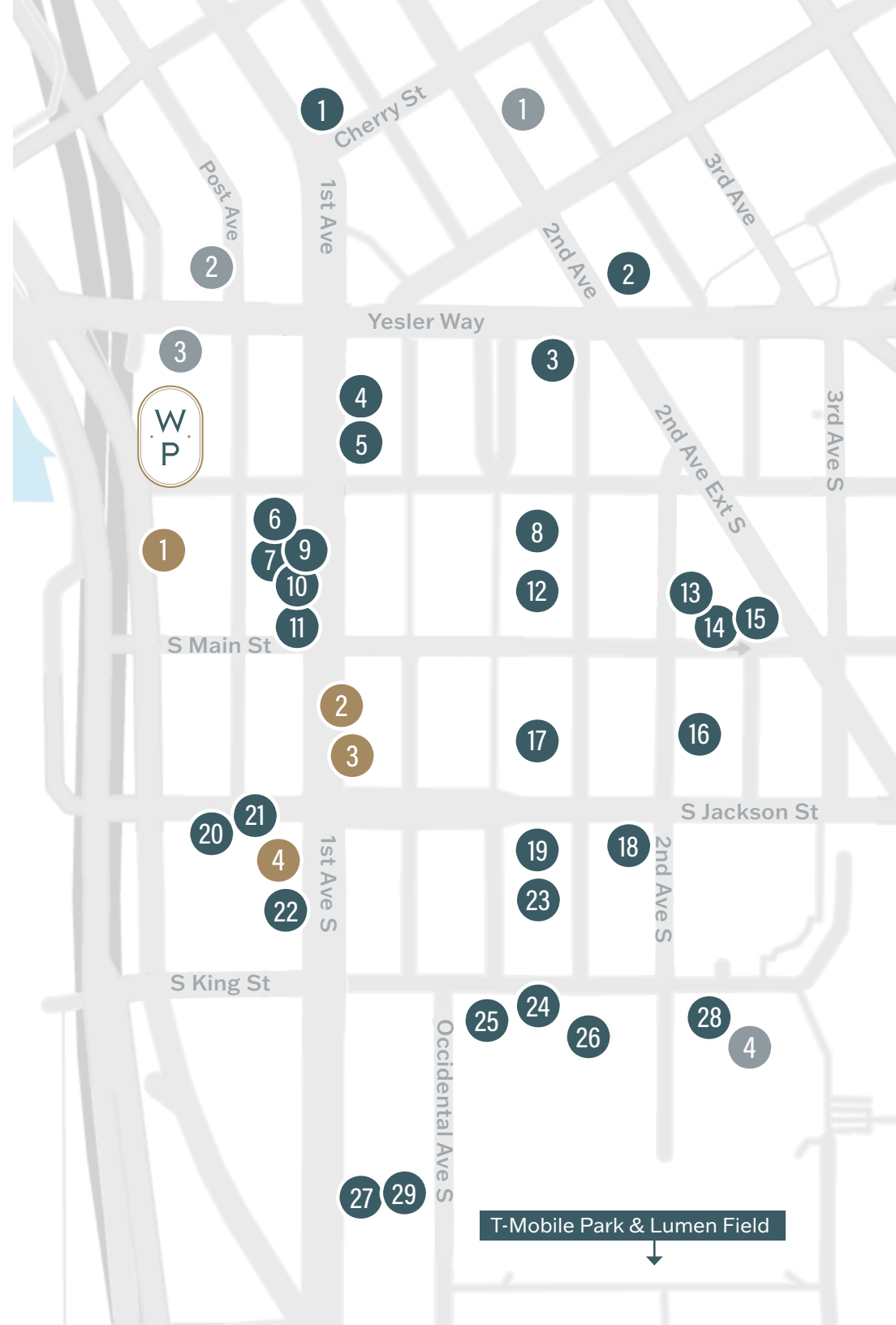
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|---|---------------------------------|
| 1. Cherry Street Coffee House | 22. Il Terrazzo/Carmine |
| 2. Shawn O'Donnell's American Grill and Irish Pub | 23. Taylor Shellfish Oyster Bar |
| 3. TAT'S Delicatessen | 24. Cone & Steiner General |
| 4. Dead Line | 25. Burbs Burgers |
| 5. Damn the Weather | 26. Matsu Sushi |
| 6. The J & M Café | 27. Elysian Fields |
| 7. Mediterranean Mix | 28. 13 Coins |
| 8. MOD Pizza | 29. Starbucks |

FITNESS

1. Croyo Fit
2. Kinesia Pilates Studio
3. Mindbloom
4. Seattle Fitness

HOTEL

1. Courtyard by Marriott
2. CitizenM Seattle
3. Best Western Plus
4. Embassy Suites by Hilton





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