

FOR LEASE

LAKE UNION OFFICE SPACE



WESTLAKE
ASSOCIATES

1606 8TH AVENUE N
SEATTLE, WA 98109

LAKE UNION OFFICE

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AVAILABLE SPACE	3,028 SF
LEASE RATE	Contact Broker for Rates
LEASE TYPE	NNN
YEAR BUILT	1968 // 2005
EXISTING USE	Office
# OF STORIES	2
DATE AVAILABLE	Now
PARCEL APN#	880790-0355 880790-0350
TOTAL LOT SF	4,600 SF
MARKET	Seattle - South Lake Union



THE BUILDING

- Two-Story Single Tenant Office Building
- Approximately 3,028 SF
- Highly Visible from Westlake Avenue North With Excellent Street Presence
- 8 On-Site Parking Stalls Available - \$200/Month Per Stall

THE LOCATION

- Premier Westlake Location
- Located in Heart of Seattle's Bike and Path Loop
- Centrally Located With Numerous Nearby Amenities
- Close Proximity to Meta, Amazon & Google
- Minutes to South Lake Union & Downtown Seattle

SPACE FEATURES

- Turnkey Commercial Office Build-Out
- Professional Reception Area
- Three (3) Private Offices
- Large Conference Room
- Open Workspace and Large Kitchen/Break Area
- Multiple Restrooms
- No Load Factor
- Panoramic Lake Union and City Views
- Existing Security & Alarm System Available
- Fully Furnished & Move-In Ready
- Ideal for Boutique Headquarters, Professional Firms & Creative Teams
- Accommodates 12-15 Employees



LEASE OFFERING

This lease opportunity offers a **turnkey office building** in Seattle's desirable Westlake neighborhood. The two-story office features **attractive views of Lake Union** and a functional layout for a variety of professional users. This **move-in ready workspace** is ideal for startups, remote teams, satellite offices or growing businesses looking for a professional environment without the expense of furnishing an office.

The first floor includes a welcoming **reception area, conference room, and private restroom**. The second floor is designed to maximize productivity with **three private offices, an open workstation area, dedicated workroom, a spacious kitchen and break area, and multiple restrooms**. This efficient open layout is designed to accommodate 12-15 employees. City and Lake Union views enhance the workplace environment. **Eight (8) dedicated on-site parking stalls** are available for an additional monthly fee, providing a rare parking opportunity in one of Seattle's office corridors.

Located in a beautiful, **pedestrian-friendly neighborhood**, this office offers exceptional convenience and an outstanding work environment. Employees and clients can enjoy walking-distance to restaurants, cafes, coffee shops, retail and everyday amenities, making it an ideal location for businesses seeking both accessibility and a vibrant urban atmosphere. A bus stop is located immediately next to the property, providing **excellent public transit access**.

Centrally located minutes from Downtown Seattle, South Lake Union, Fremont and Ballard, the property is surrounded by many of the region's most influential employers, including Meta, Google, and Amazon, placing tenants at the center of one of the nation's premier technology and innovation ecosystems.





1606 8th Ave N

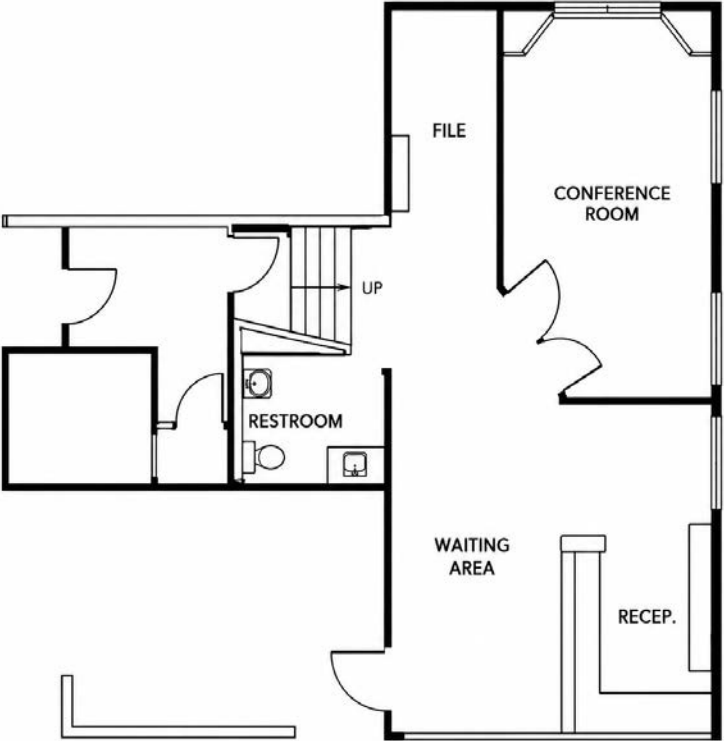




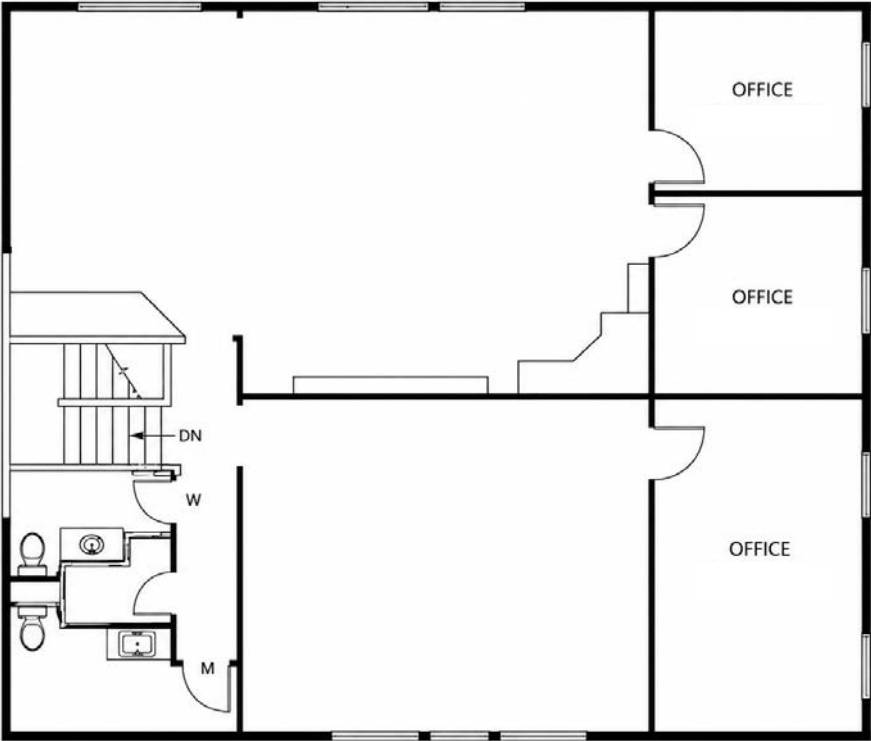
1606 8th Ave N



FIRST FLOOR



SECOND FLOOR



FLOOR 1



Conference Room



Lobby/Reception



Reception Desk



Reception Desk

FLOOR 2



FLOOR 2



Break Area



Open Work Area Cabinets



Kitchen / Break Area



Kitchen



SITE AMENITIES & DEMOGRAPHICS



SCHOOLS & SERVICES

- NE Queen Anne Greenbelt
- Lake Union Park
- Kenmore Air
- UW Medicine
- John Jay Elementary
- Museum of History & Industry
- Swedish Club
- Goose Beach
- Center for Wooden Boats
- Seattle Center



SHOPPING

- Lyon's Grocery
- Williams Flower & Gift
- Shop Task
- Walgreens
- Mayuri Intl Foods
- QFC
- Metropolitan Market
- Safeway
- Whole Foods Market
- CVS



FOOD & DRINK

- Mother India Cuisine
- Tea King
- Five Guys
- The Toledo
- Metropolitan Deli & Cafe
- Koibito Sushi
- Caffe Umbria
- El Mirador Taco Truck
- Juice Time
- Stone Korean
- Tanoor
- Tacos Chukis
- Cafe Hagen - Dexter
- Art Marble 21
- Flatstick Pub SLU
- A Pizza Mart
- Buca di Beppo
- Tapster
- Pizza Rasoi
- 203 Farenheit Coffee

POPULATION

	1 - MILE	3 - MILE	5 - MILE
Total Population	53,694	316,562	541,664
Growth 2025 - 2030 (est.)	1.1%	1.1%	1.0%
Median Age	38.5	37.7	38.3

HOUSEHOLDS & INCOME

	1 - MILE	3 - MILE	5 - MILE
Total Households	31,118	161,182	258,678
Median HH Income	\$119,189	\$103,822	\$109,679
Renter Occupied Housing	74.21%	69.55%	59.94%



LOCATION

SOUTH LAKE UNION

Although South Lake Union had humble beginnings, starting out as the city's hub for logging, maritime industry and manufacturing, the South Lake Union neighborhood has transformed into a modern, diverse community. Today, businesses range from biotechnology and medical research centers to thriving shops and restaurants. There are various parks, open green spaces, water access, and efficient public transportation, including the Seattle Streetcar.

\$2.84 billion in public and private funds have been invested into the revival of the neighborhood. Microsoft co-founder Paul Allen and his Vulcan Real Estate company have rapidly changed the deserted warehouse district into a thriving tech-hub. The addition of a trolley system, a park along the shore of Lake Union, and retail/apartment buildings have, in recent years, given South Lake Union a great vibe that people can't get enough of. South Lake Union is home to some of the largest companies in Washington State. Major employers in the neighborhood include Amazon.com, University of Washington Medicine, Meta, Fred Hutchinson Cancer Research Center, REI flagship store, Google, NBBJ, Pemco, and Seattle Cancer Care Alliance.

South Lake Union's unbeatable location makes it an ideal place to live. The residential options are growing, as builders expand the selection of apartments and condominiums. A charming neighborhood characteristic, houseboats are a common sight in the area.

MAJOR EMPLOYERS IN SOUTH LAKE UNION

- AMAZON
- META
- APPLE
- GOOGLE
- UW MEDICINE
- THE ALLEN INSTITUTE
- PEMCO
- FRED HUTCH CANCER RESEARCH
- NBBJ
- SEATTLE BIOMED
- SEATTLE CANCER CARE ALLIANCE
- BILL & MELINDA GATES FOUNDATION



BROKER CONTACT

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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 50-year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

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- + **COSTAR COMMERCIAL REAL ESTATE DATA & NATIONAL LISTING**
- + **COMMERCIAL REAL ESTATE EXCHANGE, INC. (CREXI)**
- + **WASHINGTON STATE REALTORS ASSOCIATION (WSMA)**



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