



2001

W
8

WEST 8

2001 8th Avenue - Seattle, Washington

In a Class of Its Own

West8's Class A+ office confidently exceeds expectations in location, amenities and growth opportunities.





Building Highlights

UNMATCHED ACCESS & ON-SITE AMENITIES



central location
w/ hwy access



upscale
café



private
roof deck



indoor-outdoor
work lounge



conference
center



fitness
center



secure
bike storage



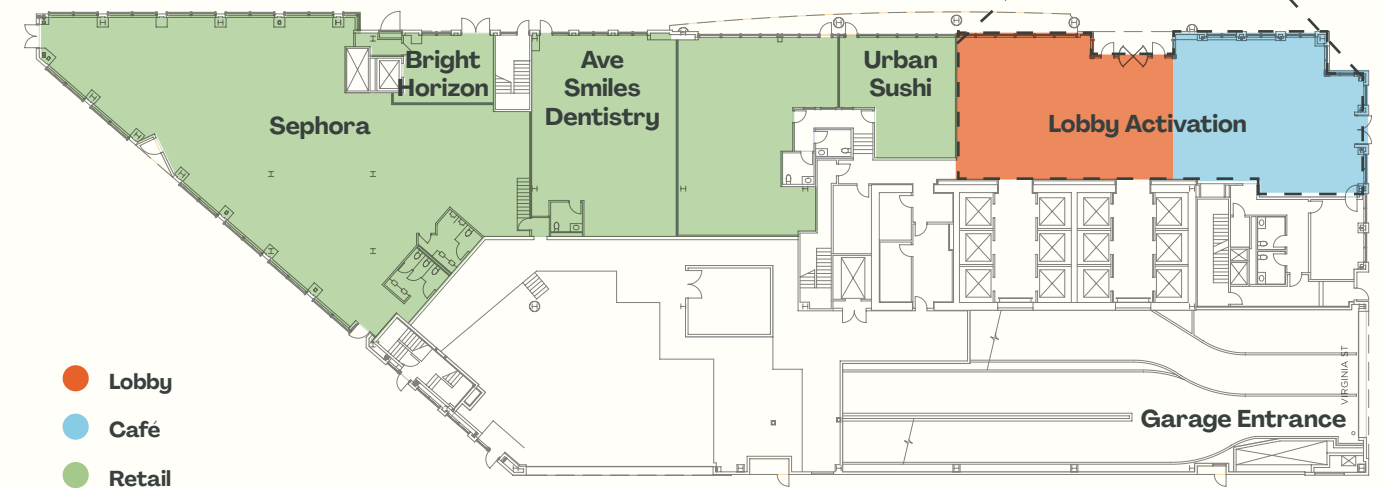
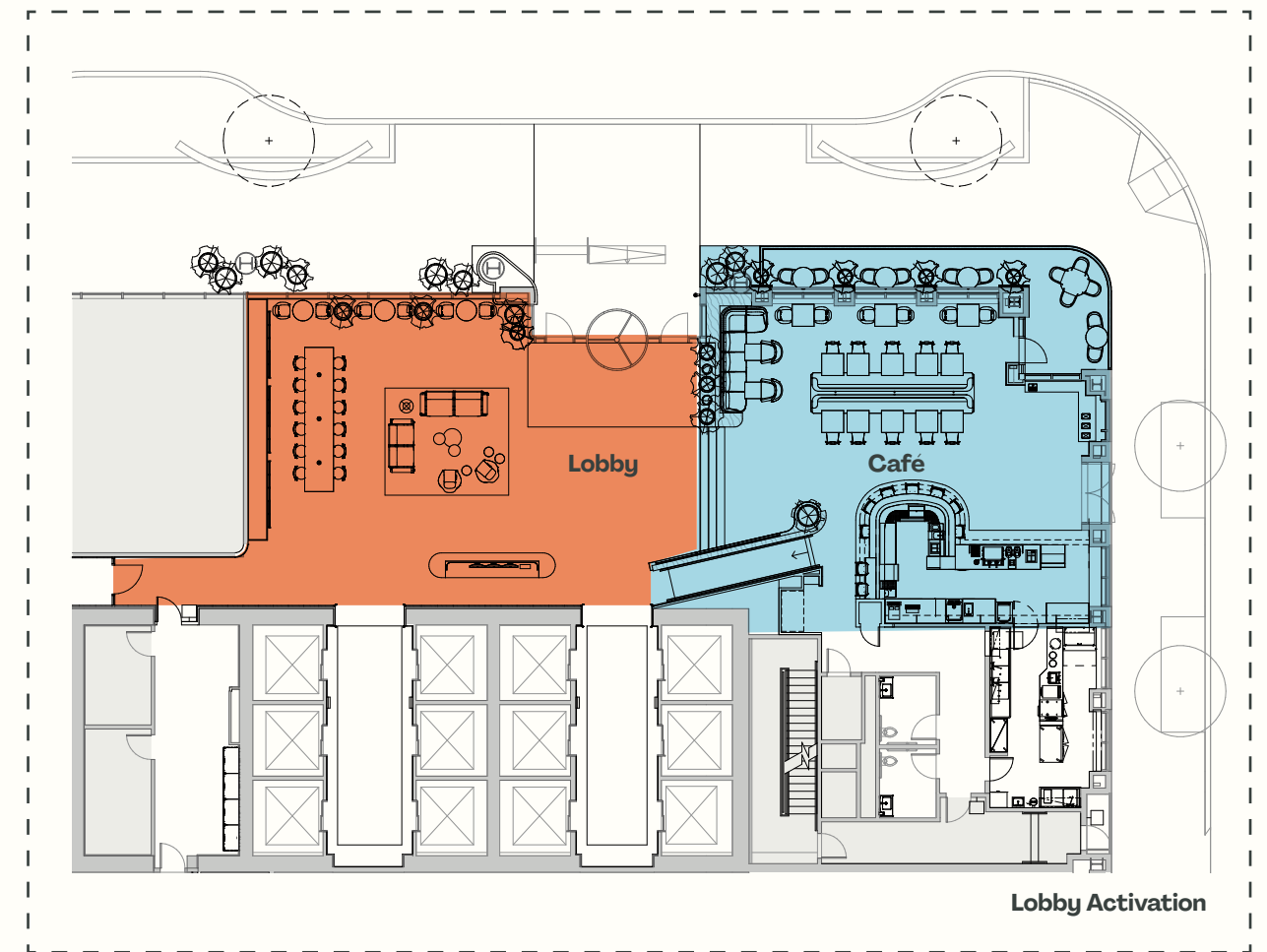
on-site
daycare



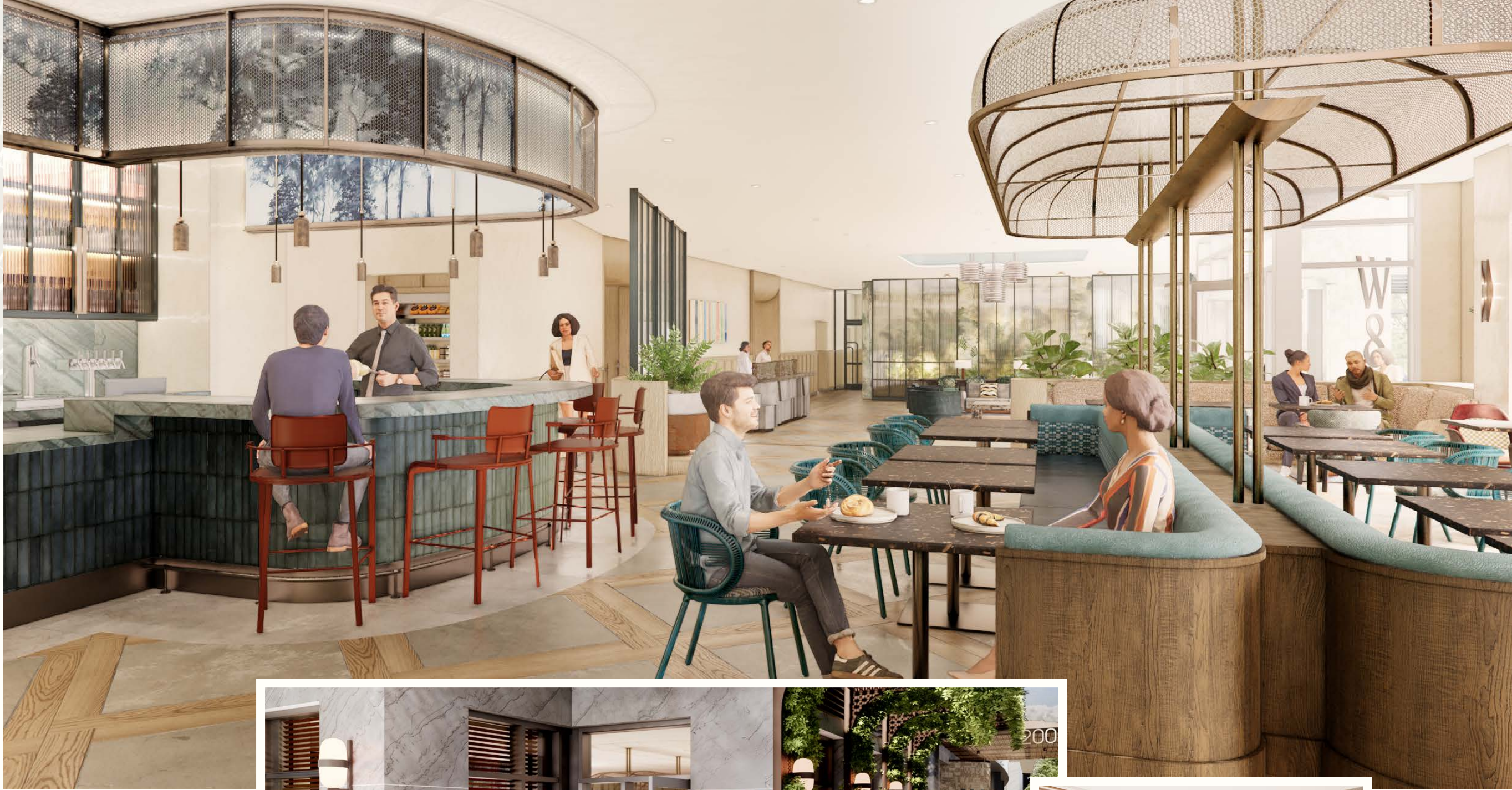
property team
& 24/7 security

Ground Floor Experience

- Welcoming lobby designed by Seattle’s premier high-end office architect, SKB
- Upscale café serving an array of seasonal dishes from breakfast to happy hour
- Bright Horizons on-site daycare provides service from 6am-5:30pm
- Vibrant on-site retailers include Urban Sushi, Sephora, & Avenue Smiles Dentistry

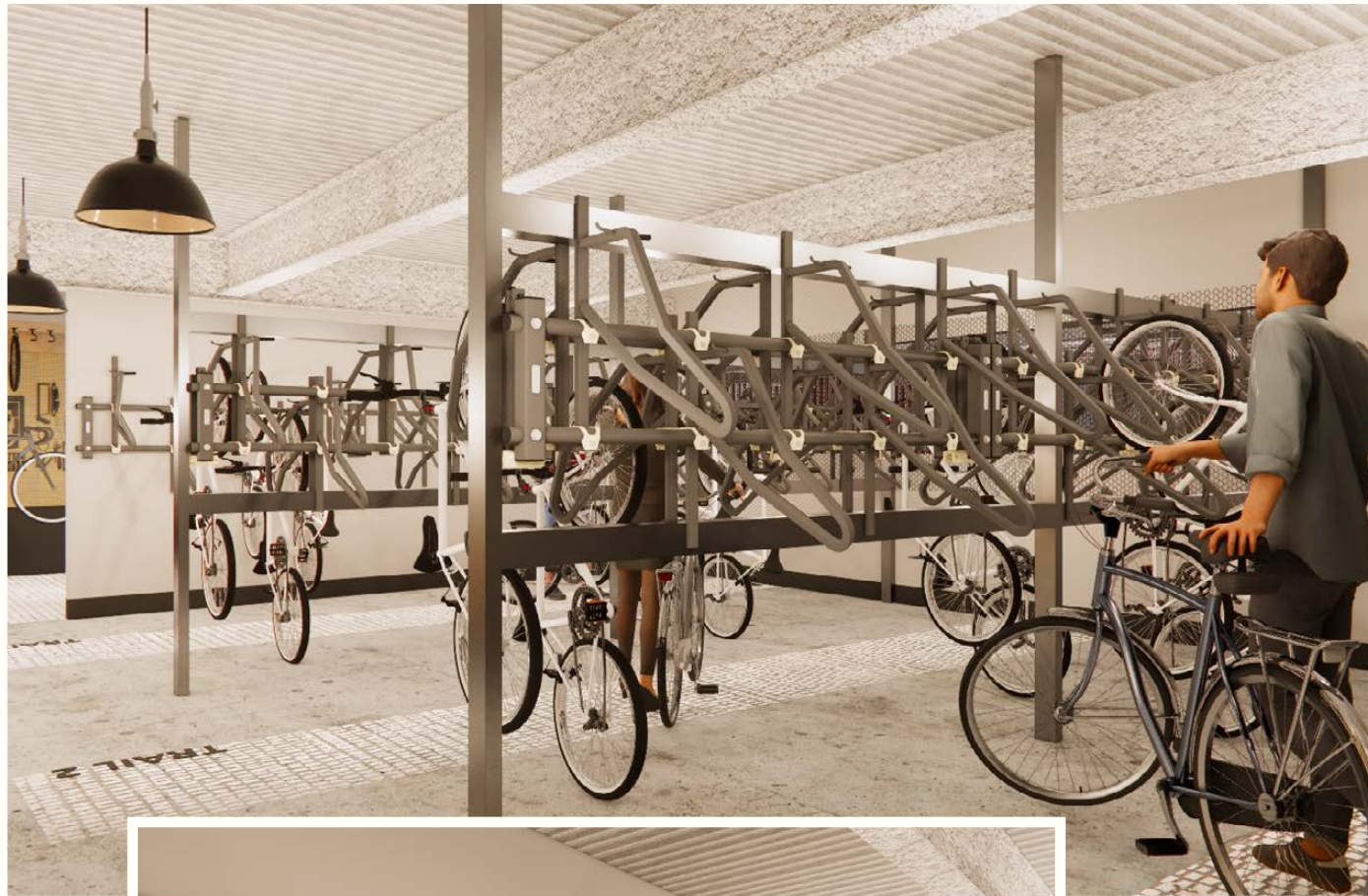


Ground Floor Experience



Upscale Café

SERVING ALL FOUR SEASONS



Bike Lockers

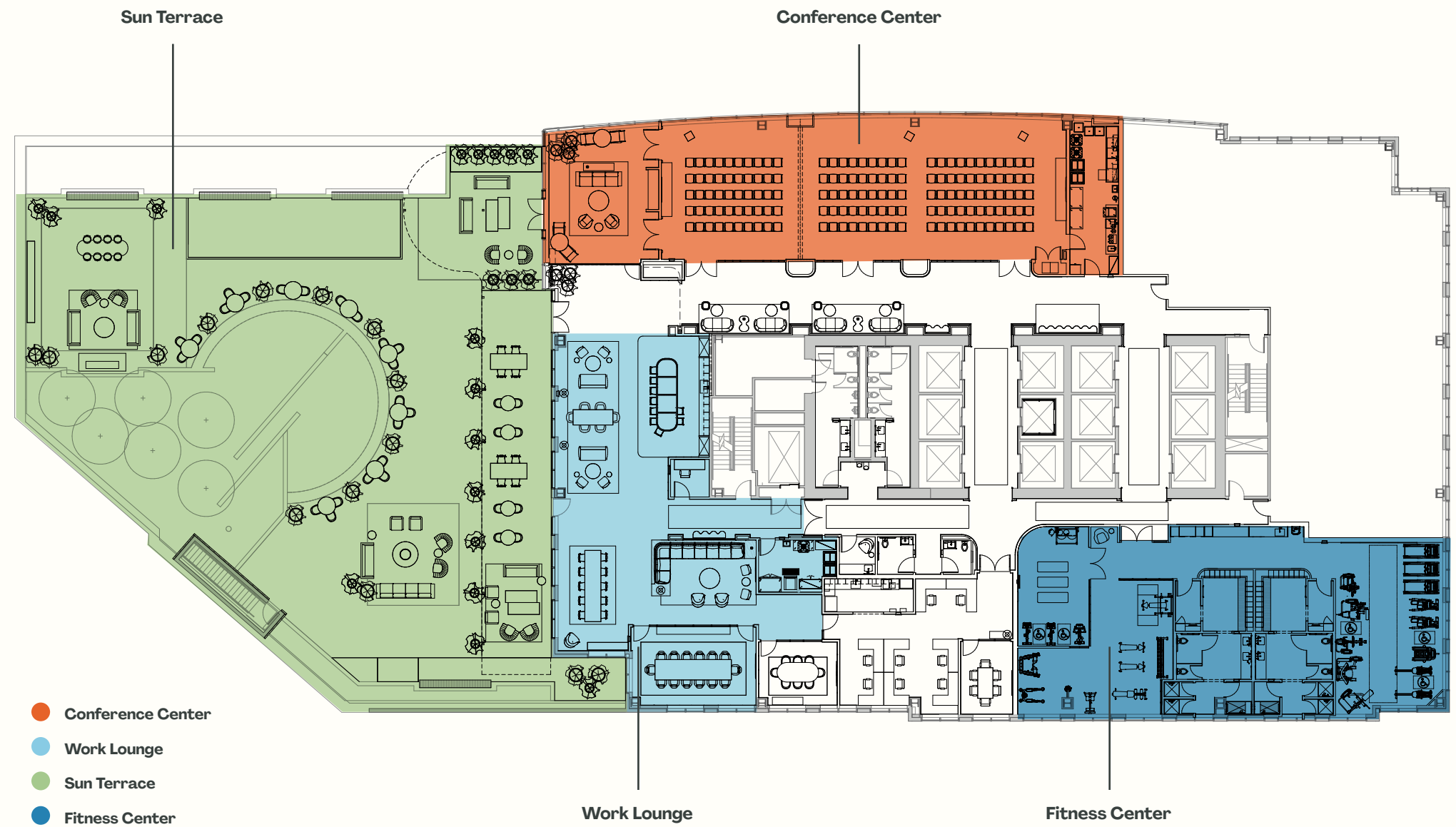
RIDE IN STYLE



4th Floor Amenity Features

TENANT-EXCLUSIVE AMENITIES

- Sun terrace with bocce, outdoor workspace, fire pit lounge, and event space
- Flexible conference center with associated catering space for up to 150 people
- Luxury work lounge with event space, co-working space, meeting rooms, and a bar
- Fitness center with movement studio, open fitness, and spa lockers





Sun Terrace

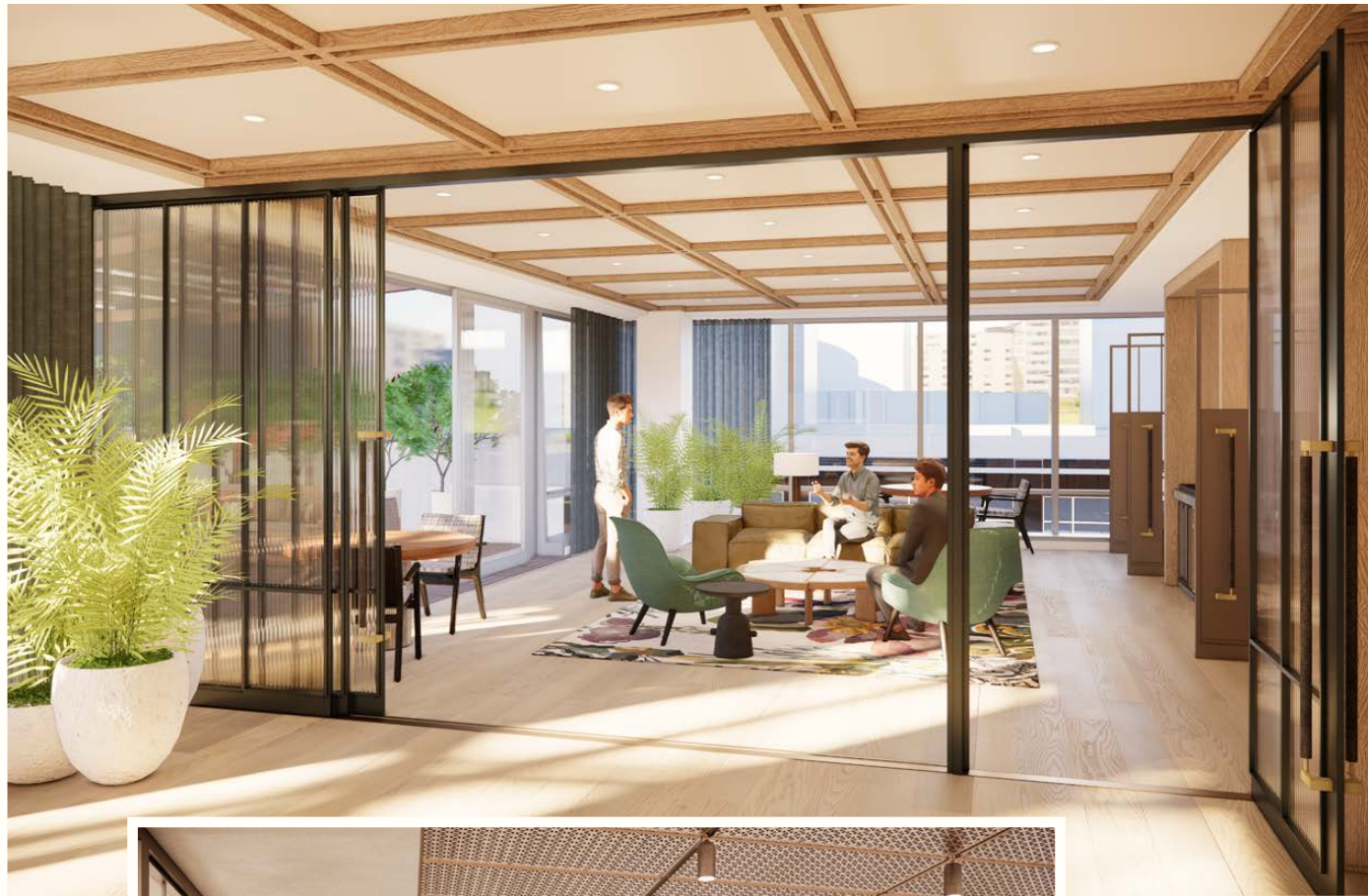
+6,000 SF PRIVATE OUTDOOR SPACE



Work Lounge

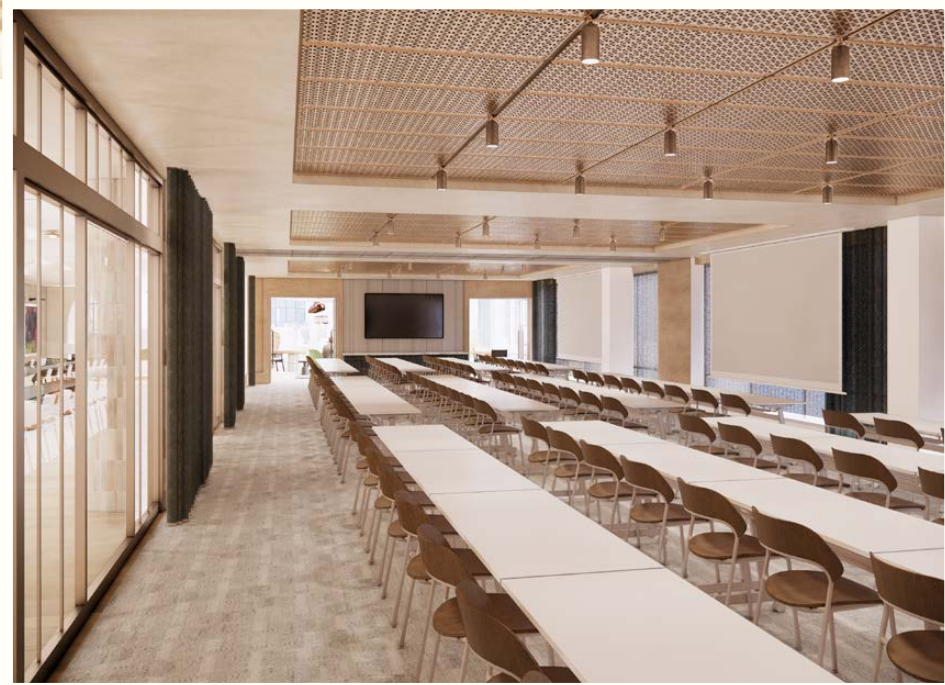
WORK TRANSCENDS THE DESK





Conference Center

MEET INDOORS & OUT





Fitness Center

WORKOUT WITH A VIEW™



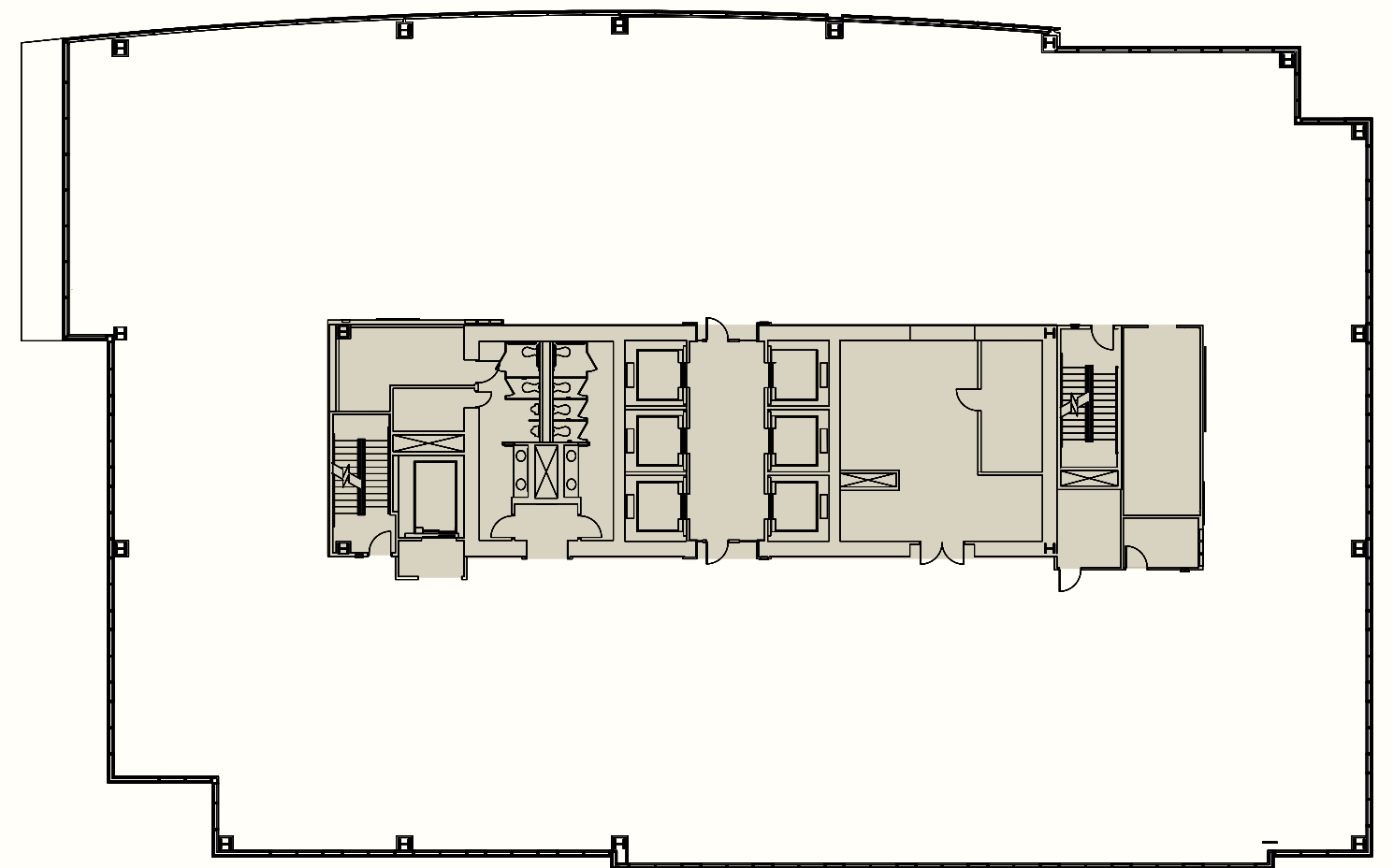
Typical Office Floor

428,280 rsf

Total Building Size

~21,000 sf

Average Floor Plate, Floor 7-25



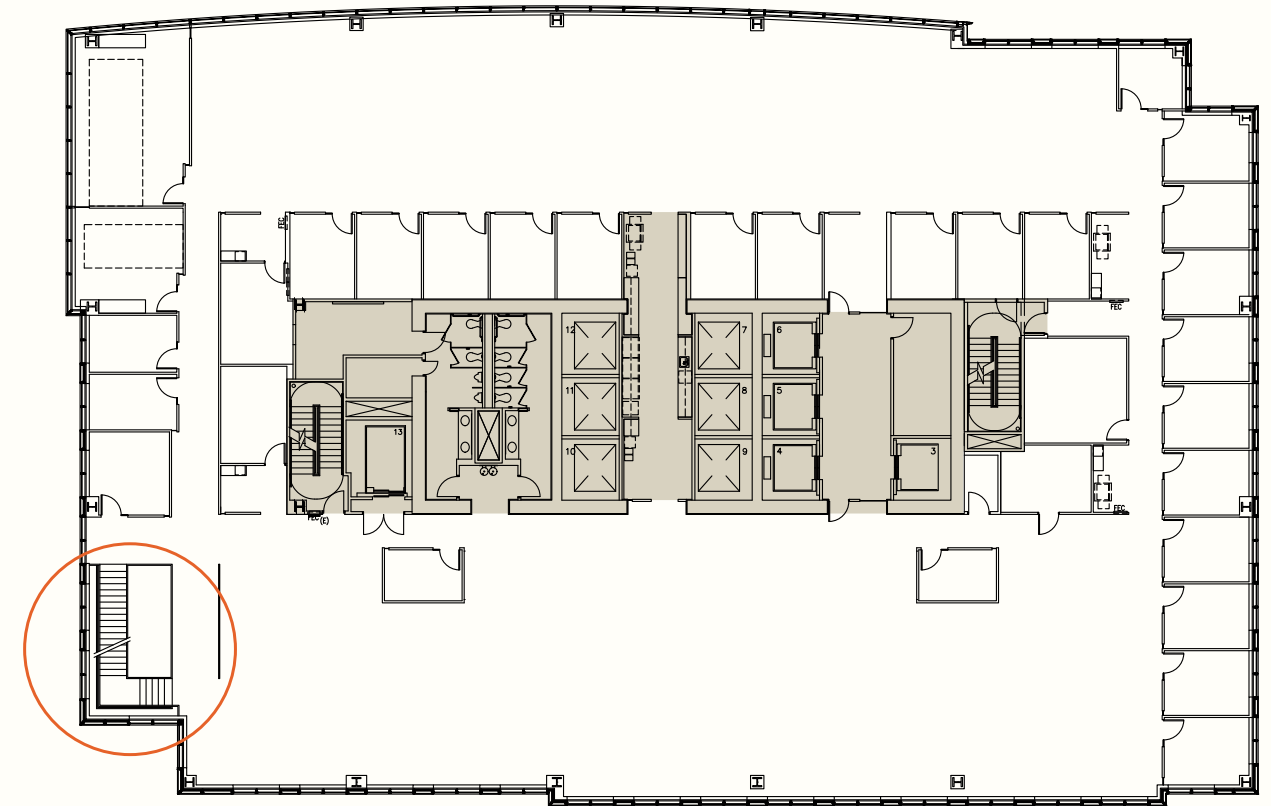
Office Floors 5 & 6

Floor 5: **20,788 rsf**

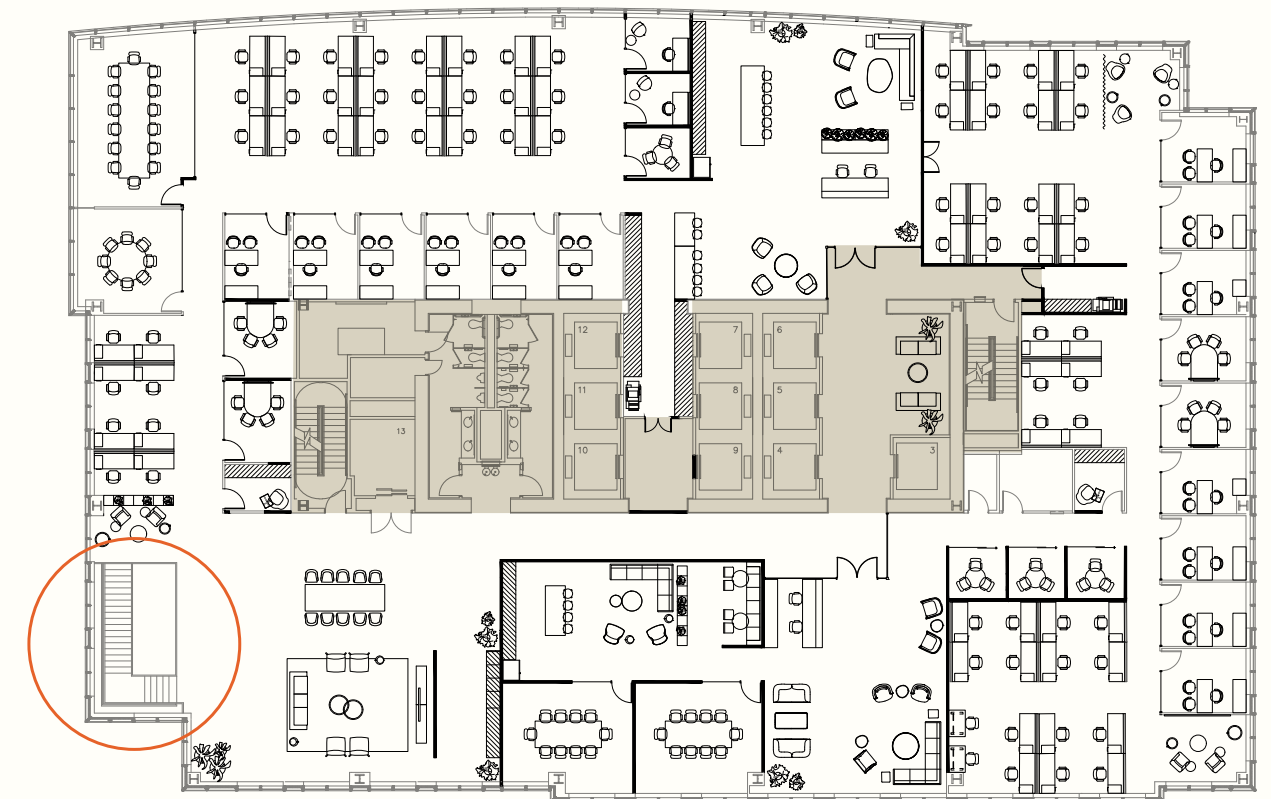
Floor 6: **20,884 rsf**

Total: **41,672 rsf**

Floor 5 & 6 are connected via a communication stair.



Floor 5



Floor 6 Spec Suite Test Fit

At the Center of Activity

At the nexus of the Seattle CBD and South Lake Union:


100 & **100**
walk score & transit score

AREA AMENITIES W/IN .5 MILES

 43 Bars

 98 Cafés

 64 Fast-Casual

 169 Restaurants

 331 Shopping Stores

DEMO W/IN .5 MILES




6,905 Residential Population

20,104 Daytime Population

35.7 Median Age

\$217,099 Median Household Income

*data from August 2023

-  Amazon Spheres
-  Link Light Rail
-  1-5 Ingress
-  1-5 Egress

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