

400 WESTLAKE

202,619 SF
Office Space Available

400 Westlake Avenue North
Seattle, WA 98109

NEWMARK





Welcome to 400 Westlake—where history meets innovation in the vibrant heart of South Lake Union, one of Seattle’s fastest-growing neighborhoods. This reimaged landmark, formerly the iconic Firestone Building, redefines what a modern office can be. Designed to be the greenest building of its size in the world, 400 Westlake sets a bold new standard in sustainability, innovation, and energy efficiency.

BUILDING AMENITIES



Landscaped rooftop terrace with unobstructed views of Puget Sound and Lake Union



Tenant exterior decks and terraces

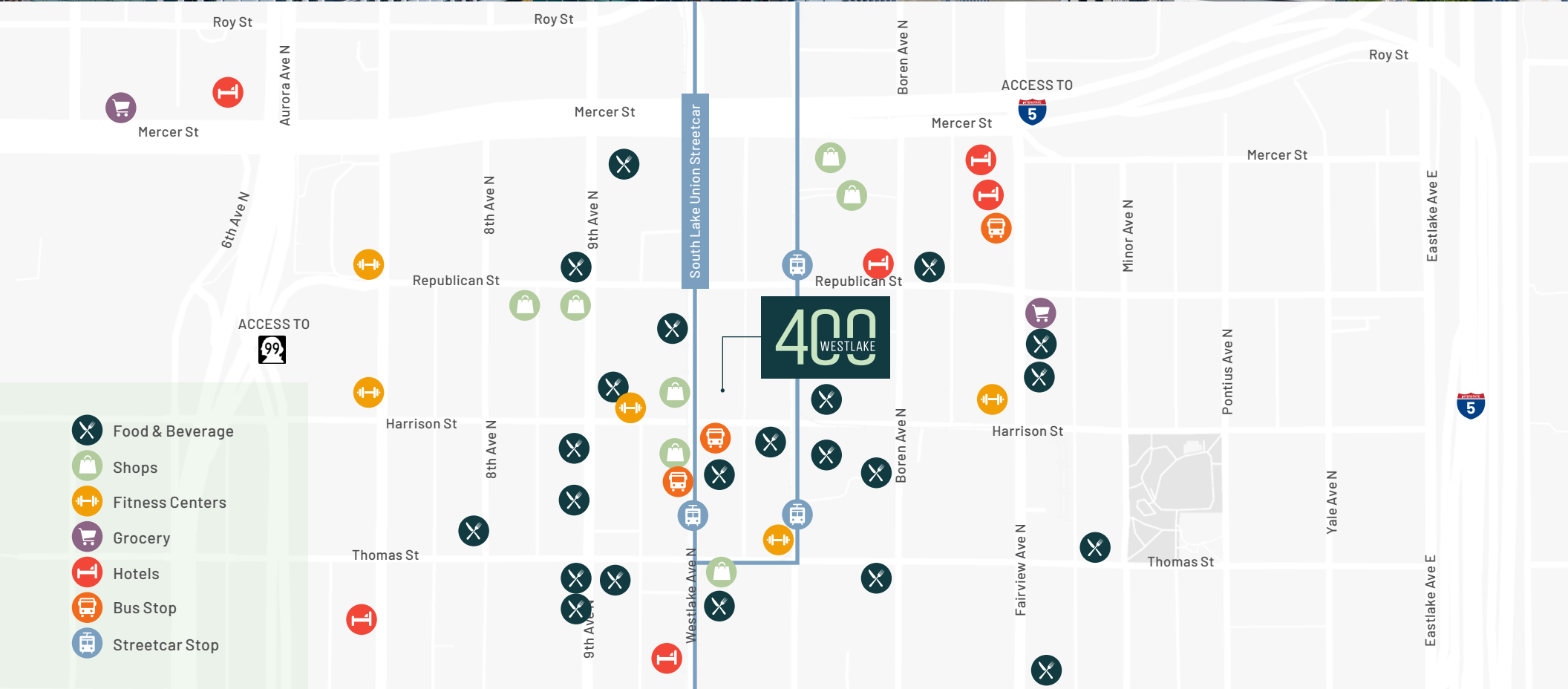


Top-of-market bike storage, locker, and shower areas

BUILDING SUSTAINABILITY

- Net Positive Energy – Generates 105% of buildings energy use with on-site and off-site solar panels
- NAIOP’s Sustainable Development of the Year in 2024 and LEED/Petal Certification recognition.
- Efficient design utilizes 35% less energy than a typical office building and 25%+ less energy than 2012 Seattle Energy Code Targets.
- Water recycling & 100% rainwater collection is treated and utilized for non-potable uses.

NEARBY AMENITIES



CURRENT AVAILABILITIES

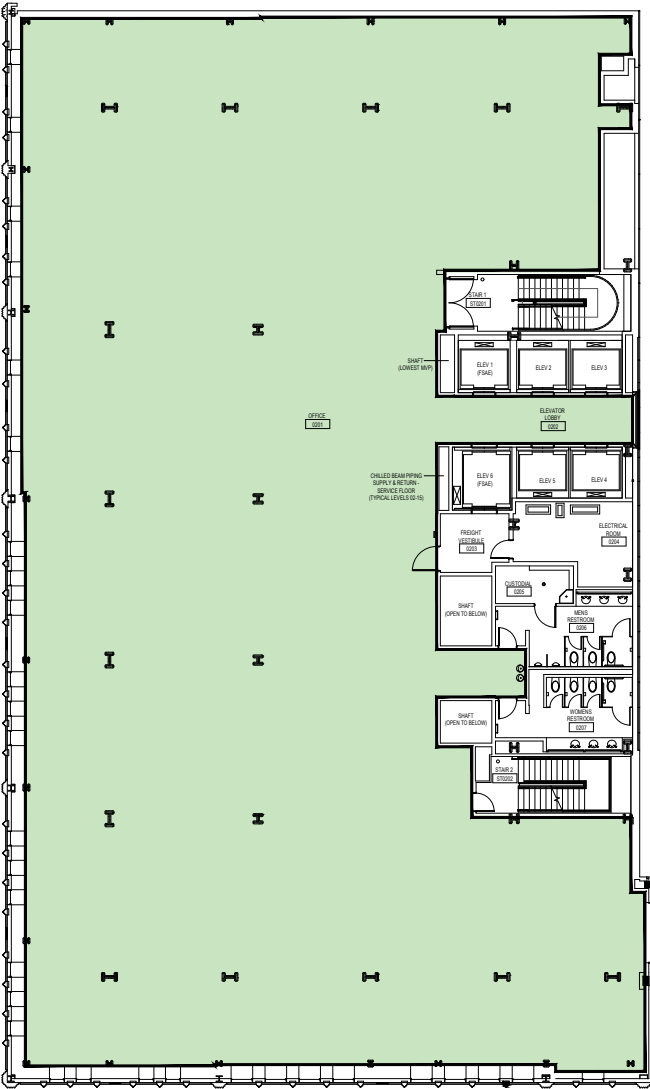
Floor	Size (SF)	Floor Plan
2nd Floor	17,841 SF	2nd Floor Plan 
3rd Floor	18,074 SF	3rd Floor Plan 
4th Floor	16,043 SF	4th Floor Plan 
5th Floor	16,362 SF	5th Floor Plan 
6th Floor	16,043 SF	6th Floor Plan 
7th Floor	15,803 SF	7th Floor Plan 
8th Floor	15,259 SF	8th Floor Plan 
9th Floor	15,578 SF	9th Floor Plan 
10th Floor	15,259 SF	10th Floor Plan 
11th Floor	15,259 SF	11th Floor Plan 
12th Floor	15,259 SF	12th Floor Plan 
13th Floor	5,482 SF	13th Floor Plan 
14th Floor	15,578 SF	14th Floor Plan 
15th Floor	4,779 SF	15th Floor Plan 

Floors can be combined for a total of 202,619 SF



2ND FLOOR

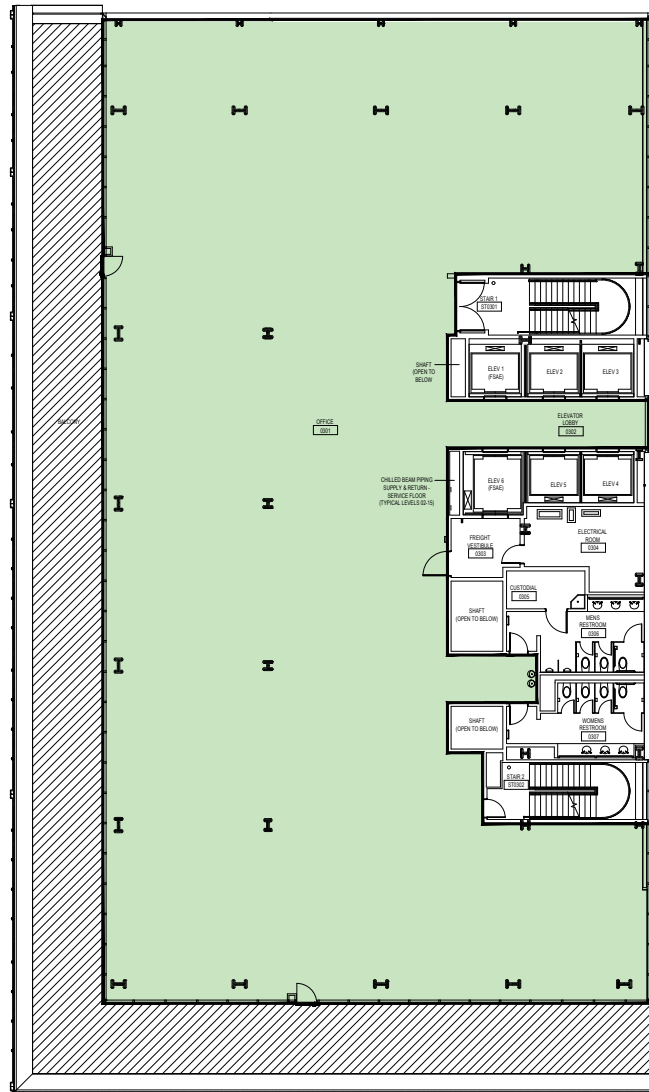
17,841 SF
Available Now



3RD FLOOR

18,074 SF

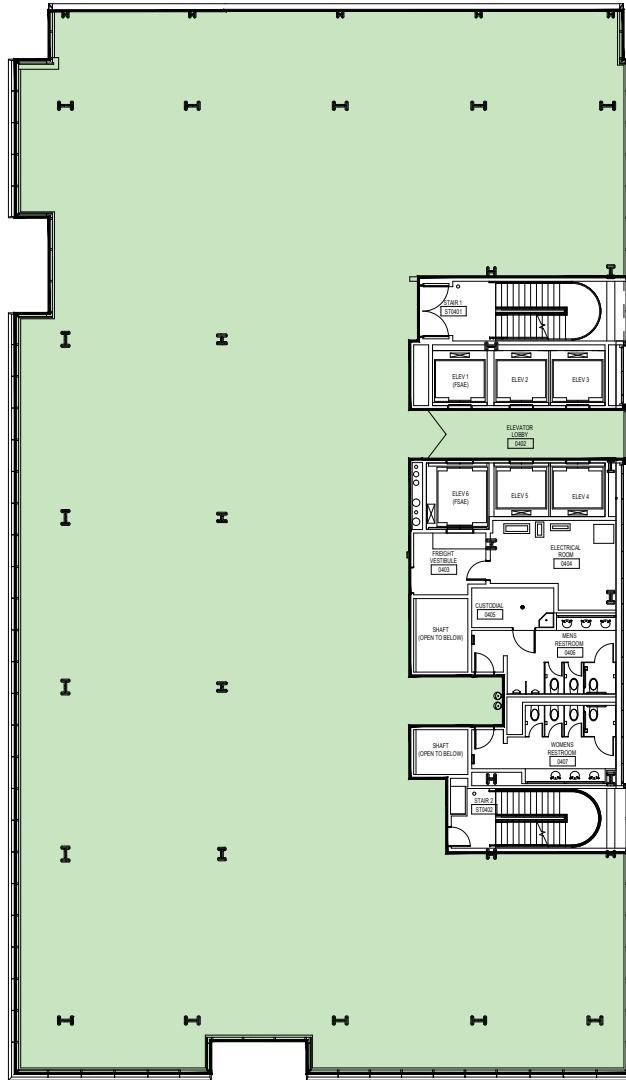
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4TH FLOOR

16,043 SF

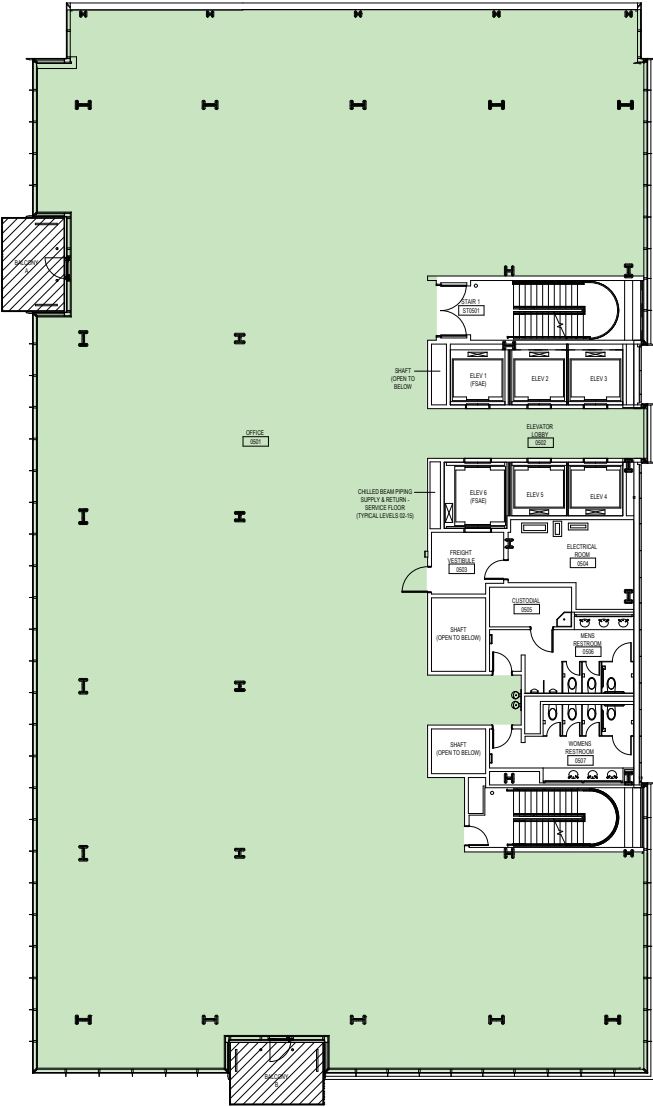
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5TH FLOOR

16,362 SF

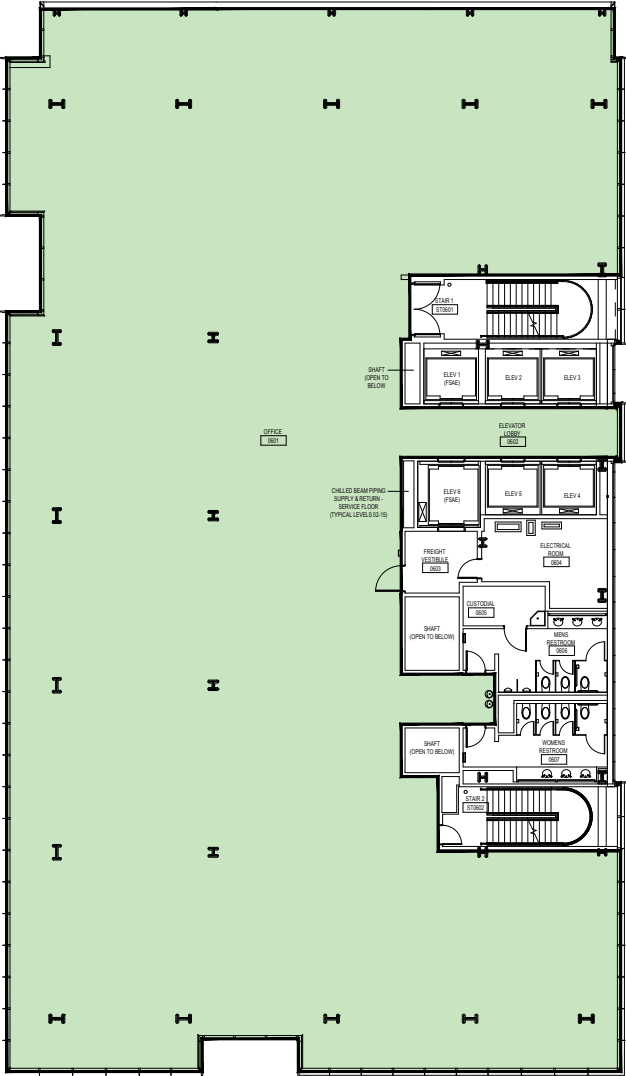
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6TH FLOOR

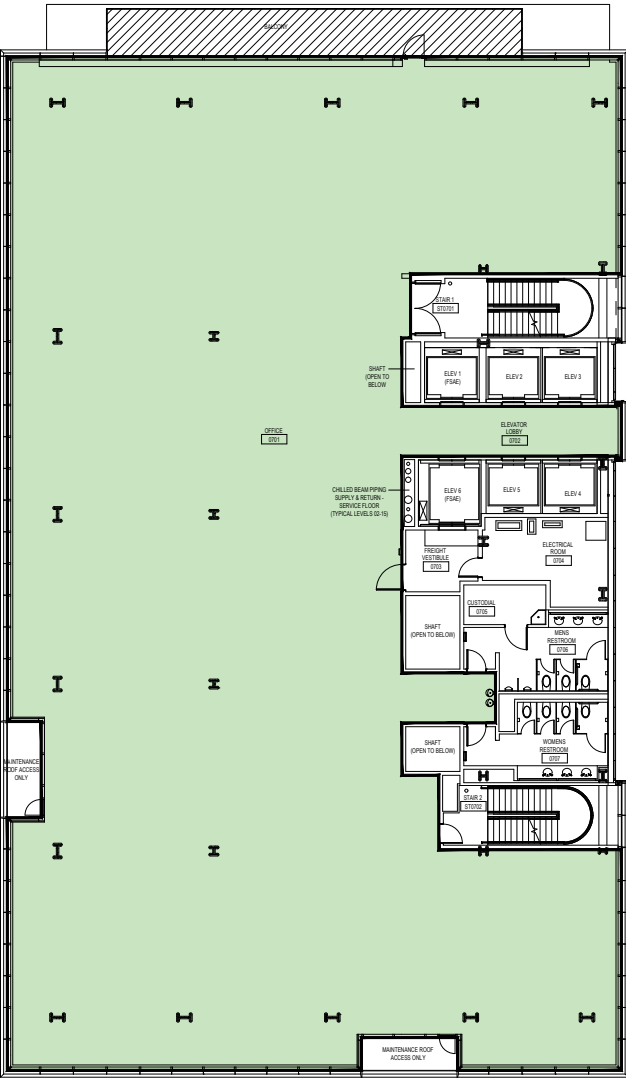
16,043 SF

Available Now



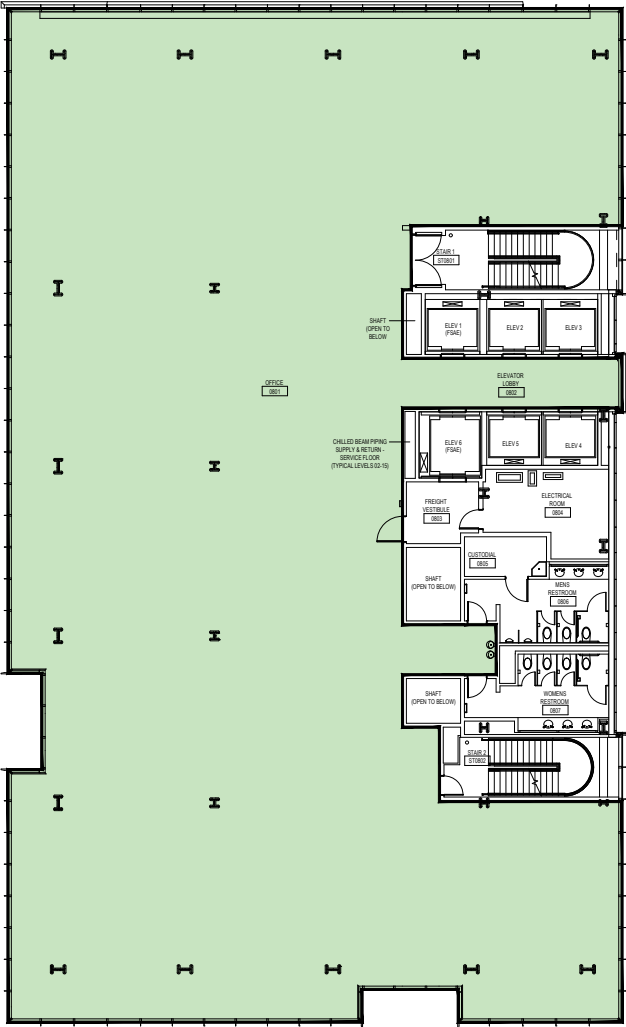
7TH FLOOR

15,803 SF
Available Now



8TH FLOOR

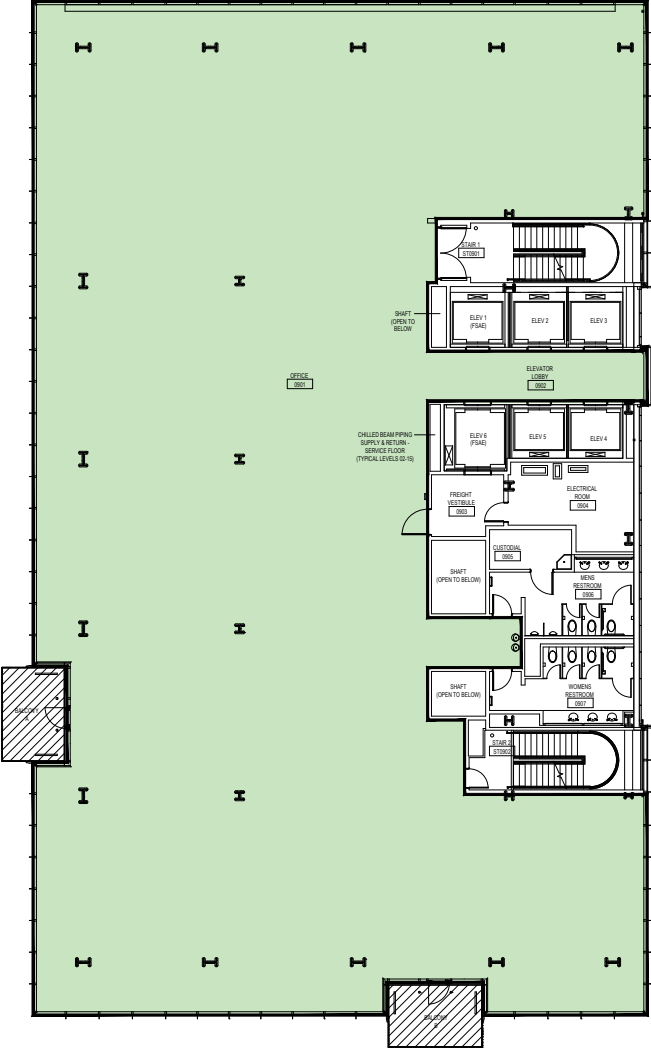
15,259 SF
Available Now



9TH FLOOR

15,578 SF

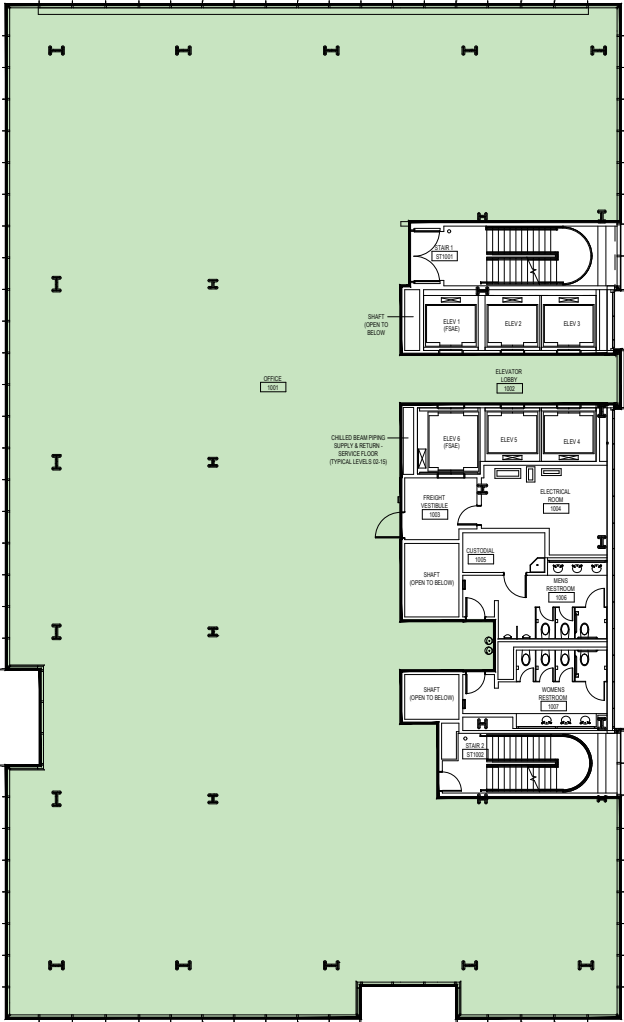
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10TH FLOOR

15,259 SF

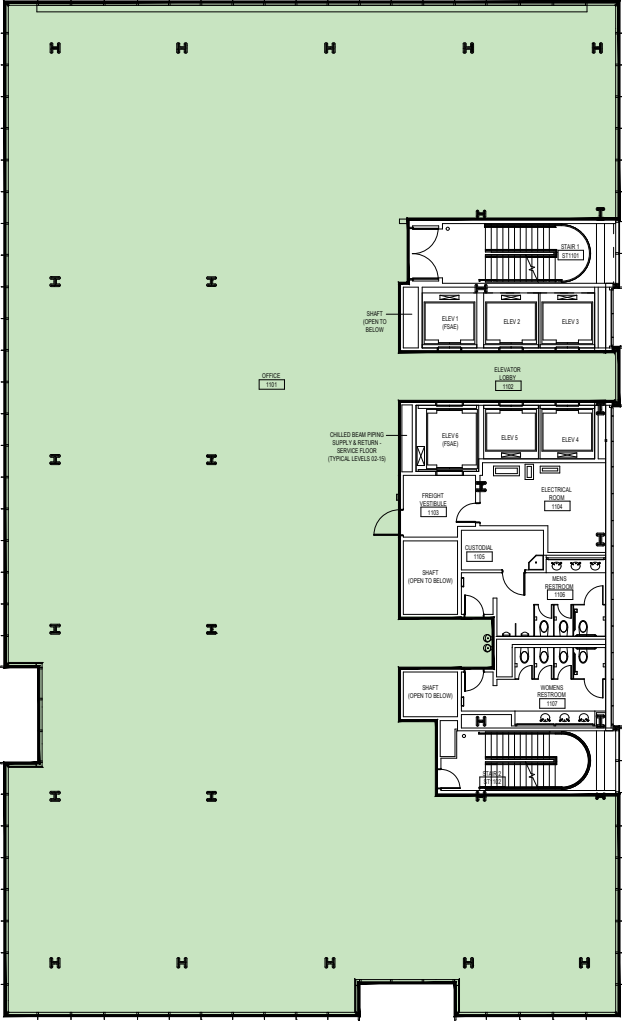
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11TH FLOOR

15,259 SF

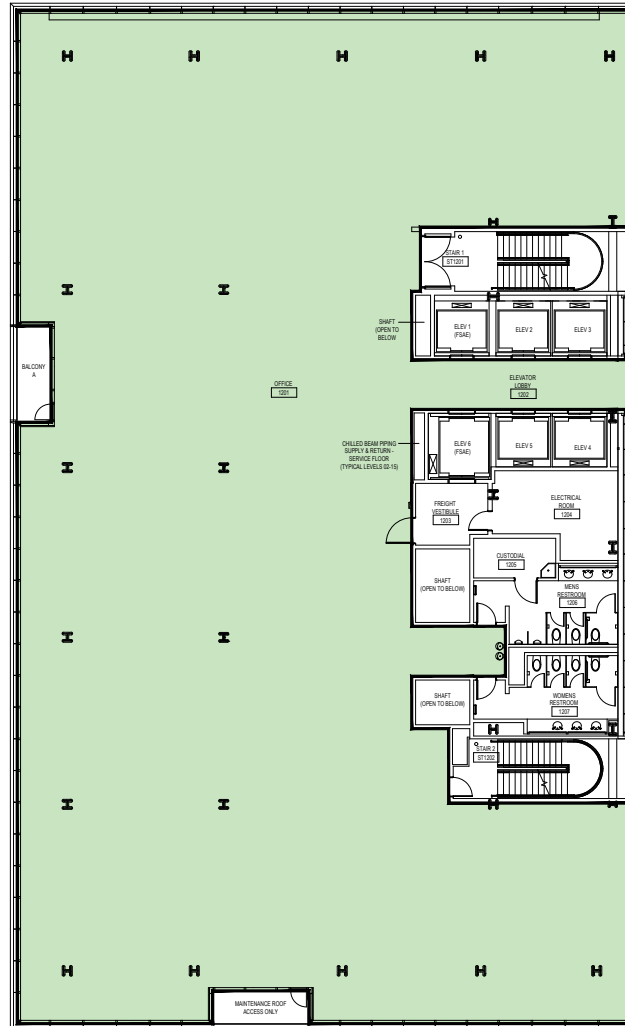
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12TH FLOOR

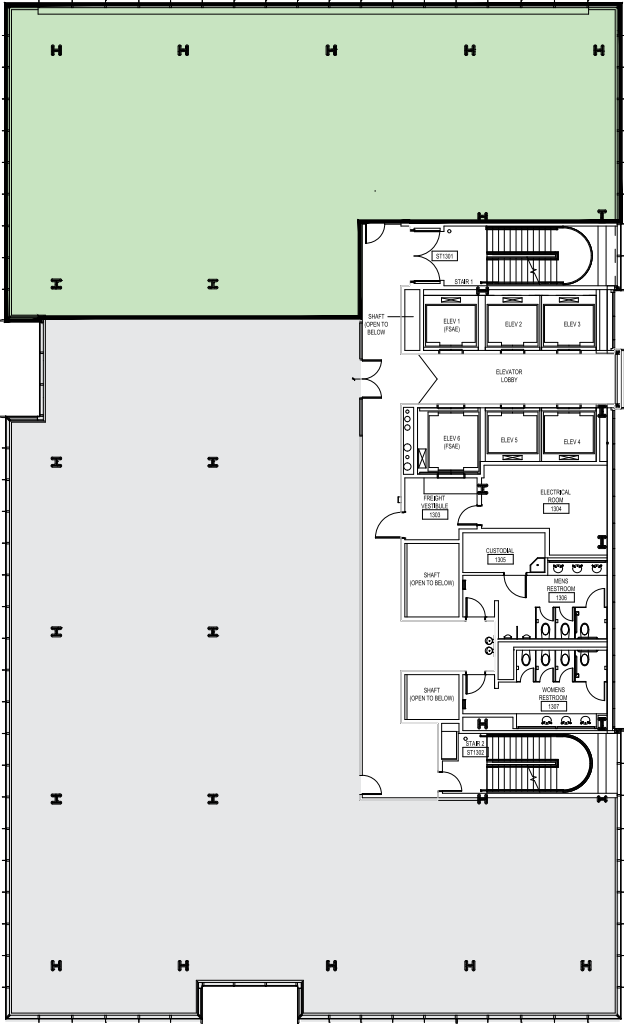
15,259 SF

Available Now



13TH FLOOR

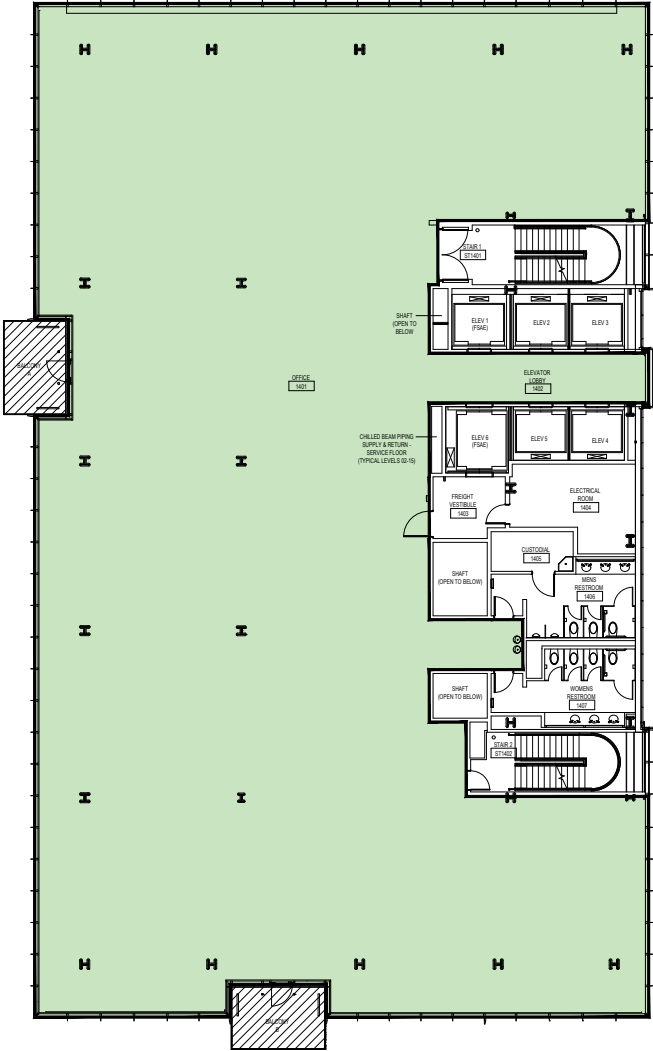
5,482 SF
Available Now



14TH FLOOR

15,578 SF

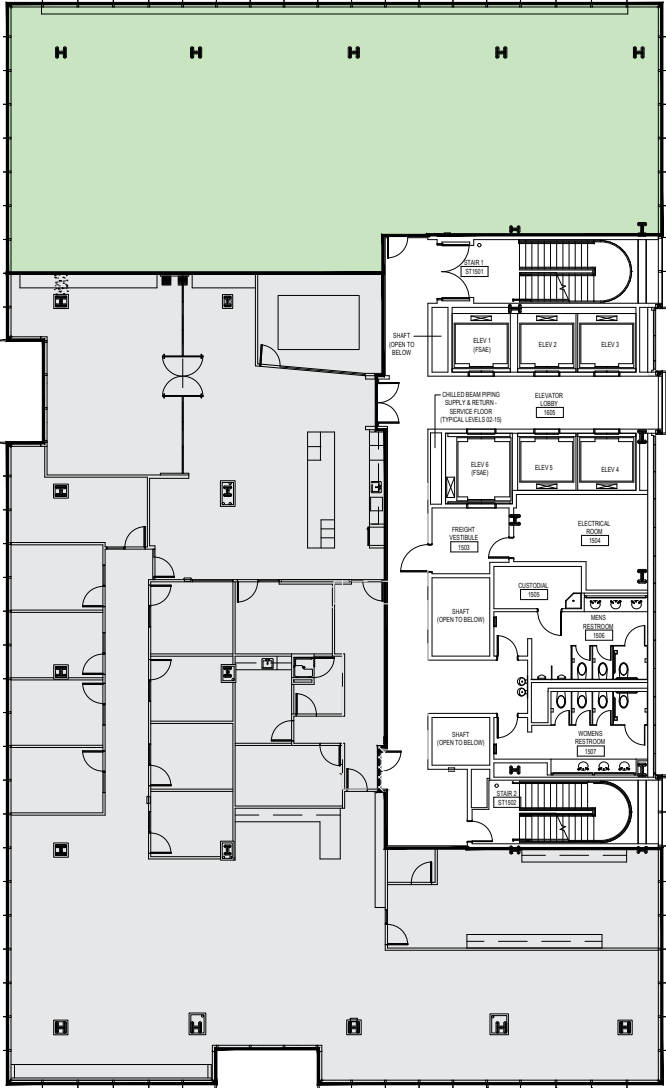
Available Now



15TH FLOOR

4,779 SF

Available Now



400 WESTLAKE

CAVAN O'KEEFE

Senior Managing Director
t 206-395-2903
cavan.okeefe@nmrk.com

DANIEL SEGER

Senior Managing Director
t 206-487-5163
daniel.seger@nmrk.com

400 Westlake Avenue North
Seattle, WA 98109

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