

An aerial photograph of a city skyline, likely Seattle, with a grid overlay. The image is tinted in a dark blue color. The skyline features several prominent skyscrapers, including a tall, cylindrical building on the right. In the background, a body of water and mountains are visible. The text "PRIME SUBLEASE OPPORTUNITY" is centered in the lower half of the image.

PRIME SUBLEASE OPPORTUNITY

TWO UNION SQUARE



REIMAGINE YOUR WORKSPACE AT TWO UNION

Offering premium office space in the heart of the city's central business district, Two Union boasts 360-degree panoramic views of Puget Sound, Mount Rainier, downtown Seattle, the Space Needle and Eastside. Featuring state-of-the-art amenities including a fitness center and conference facilities, with direct access to public transportation.



Newly renovated lobby and tenant lounge areas



Excellent access to I-5, I-90 and major transportation



Parking ratio
1:1,500 RSF



10+ Restaurants
and retail amenities on-site



Fitness Center, shower facilities,
conference and training facilities





UNIQUELY SCALABLE SUBLEASE OPTIONS

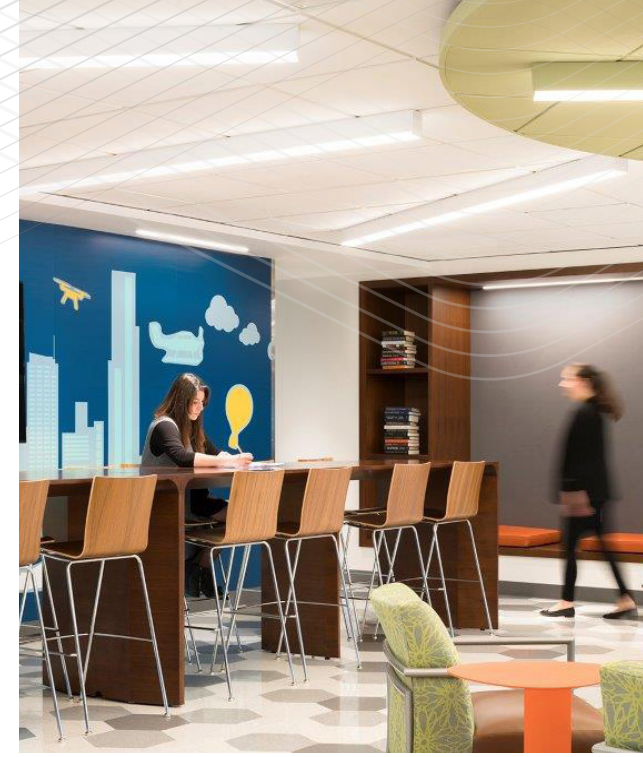
Strong credit sublandlord

Individual or multiple
suites available

Floor plates ranging from
±2,900 - ±21,500 RSF

Sublease terms
through **11/30/2027**

Furniture available



PICK YOUR SPACE



EXPLORE YOUR
NEXT SPACE

FULL FLOOR OPPORTUNITY

FLOOR 21

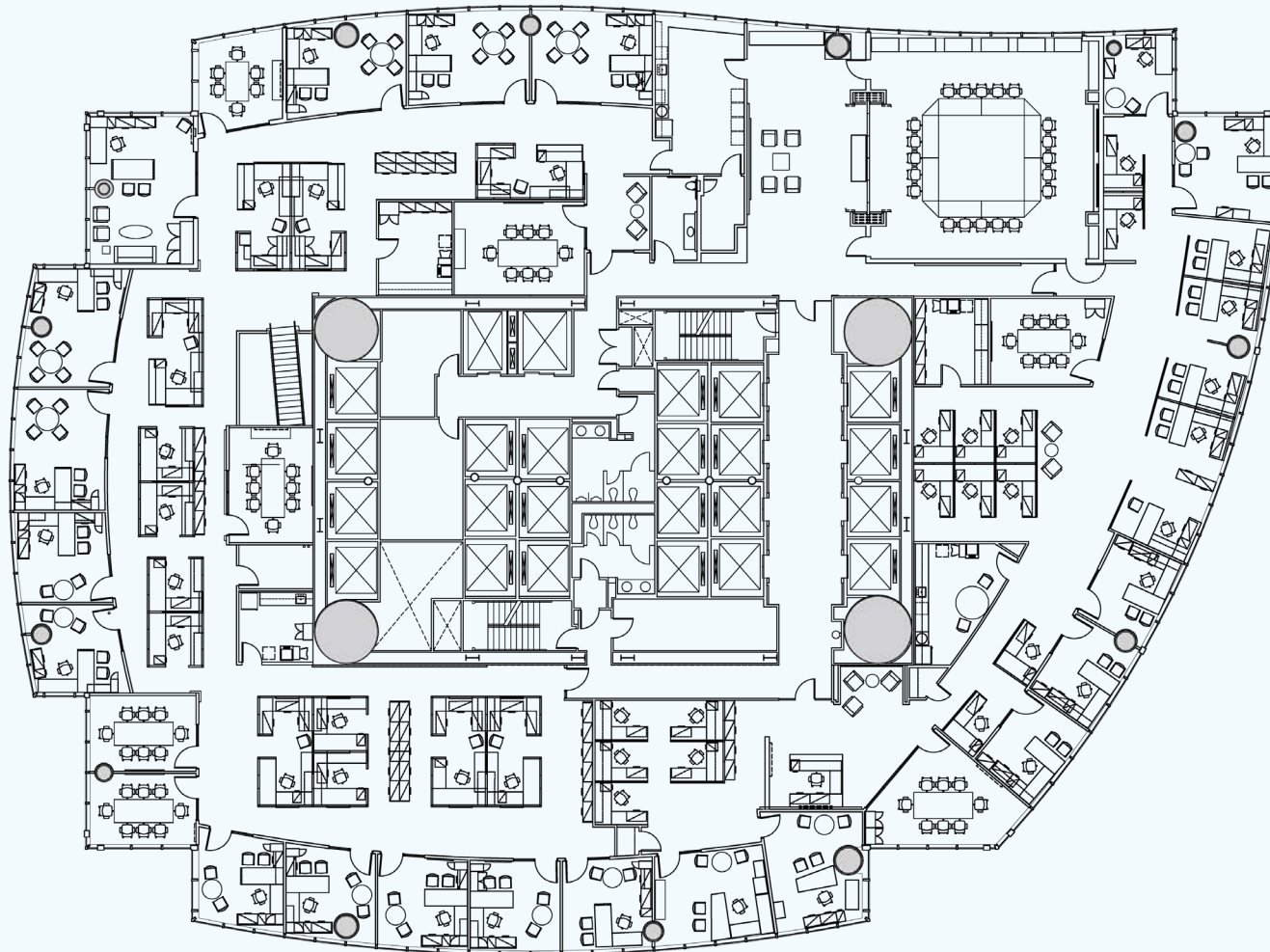
20,553 SQUARE FEET

Executive reception area,
kitchen, boardroom, private
restroom

22 private offices
internal staircase connecting to
floor 20

Four conference rooms, open
office space, server room and
coffee / work rooms

Furniture / FF&E is available



FULL FLOOR OPPORTUNITY

FLOOR 20

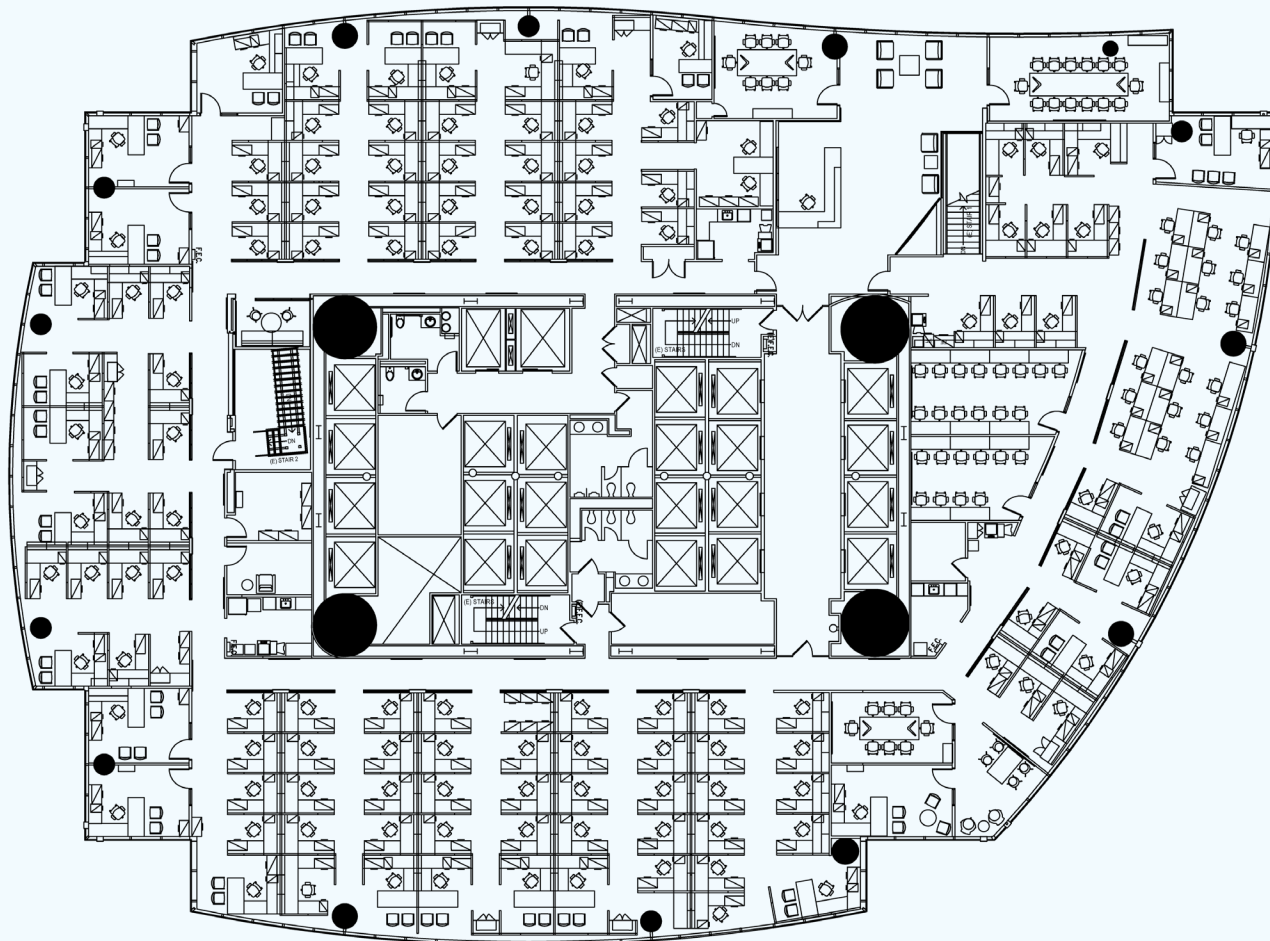
20,553 SQUARE FEET

Main reception area, internal connecting staircase to floors 19 & 21

8 private offices | open office space | 131 desks
2 break-out spaces

3 meeting rooms | server room
coffee/work rooms

Sublease term through November 2027
Furniture/FF&E is available



FULL FLOOR OPPORTUNITY

FLOOR 19

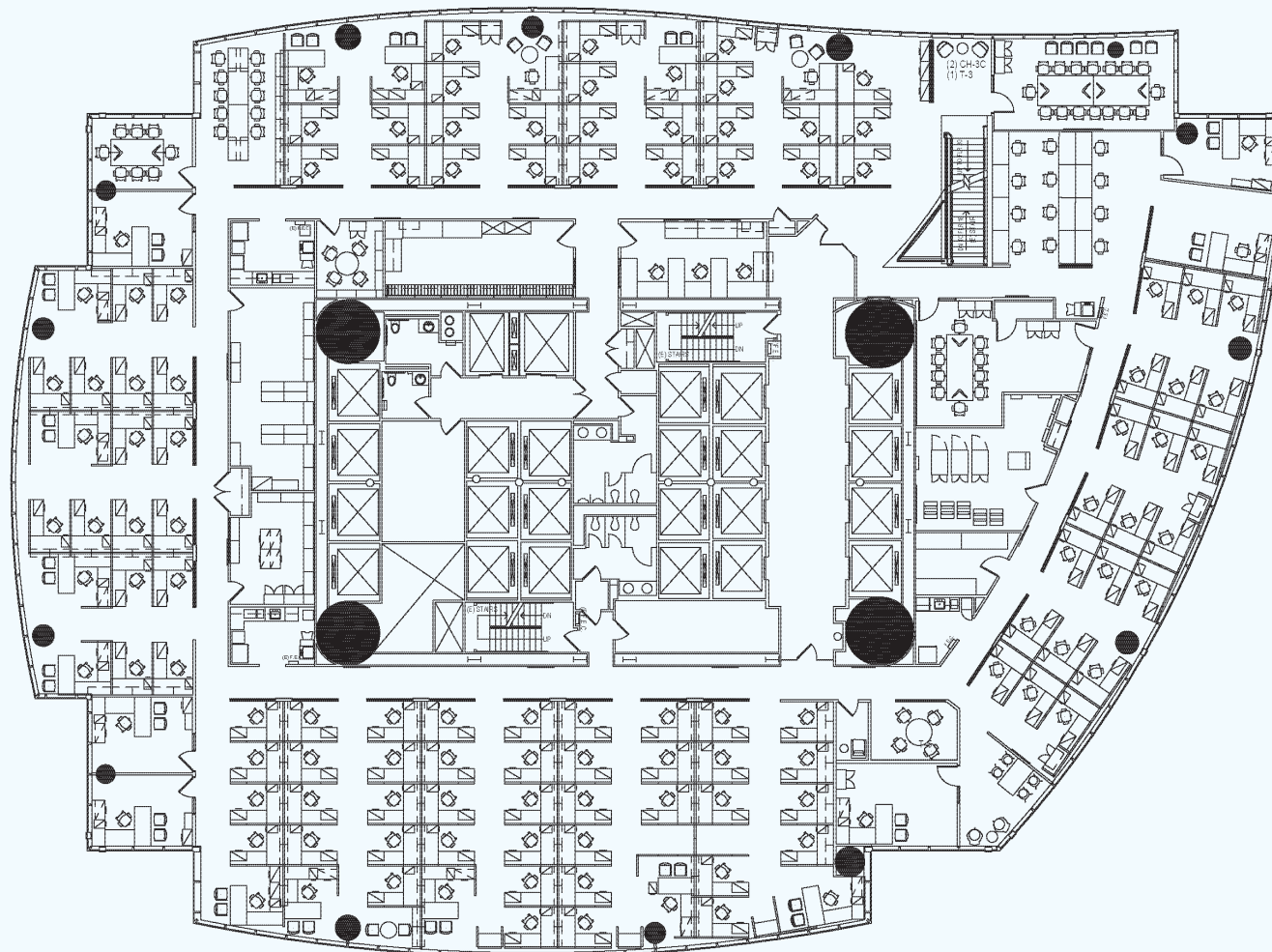
20,553 SQUARE FEET

Open office space | mail room
internal connecting staircase to
floors 20 & 18

2 meeting rooms | 2 breakout
spaces | 6 private offices | 121
desks | 12 touch-down desks

Large storage rooms | 1 quiet
room | server room | coffee/
work rooms

Sublease term through
November 2027
Furniture/FF&E is available



PARTIAL FLOOR OPPORTUNITY

FLOOR 18

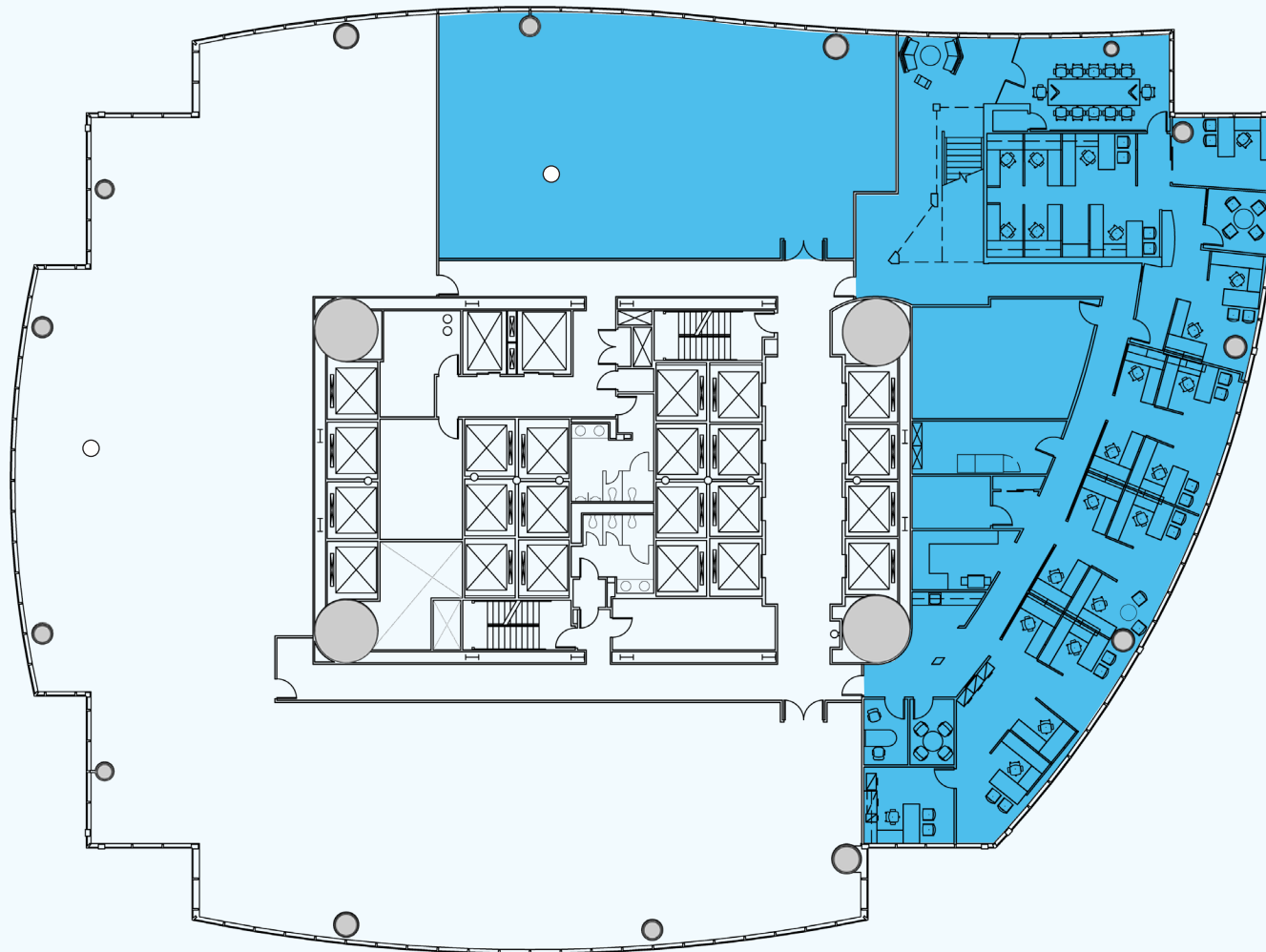
8,533 SQUARE FEET

Open office space | internal connecting staircase to floor 19

2 private offices | 1 large and 3 small meeting rooms
20 desks

Large storage rooms | server room | coffee/work rooms

Sublease term through November 2027
Furniture/FF&E is available



PARTIAL FLOOR OPPORTUNITY

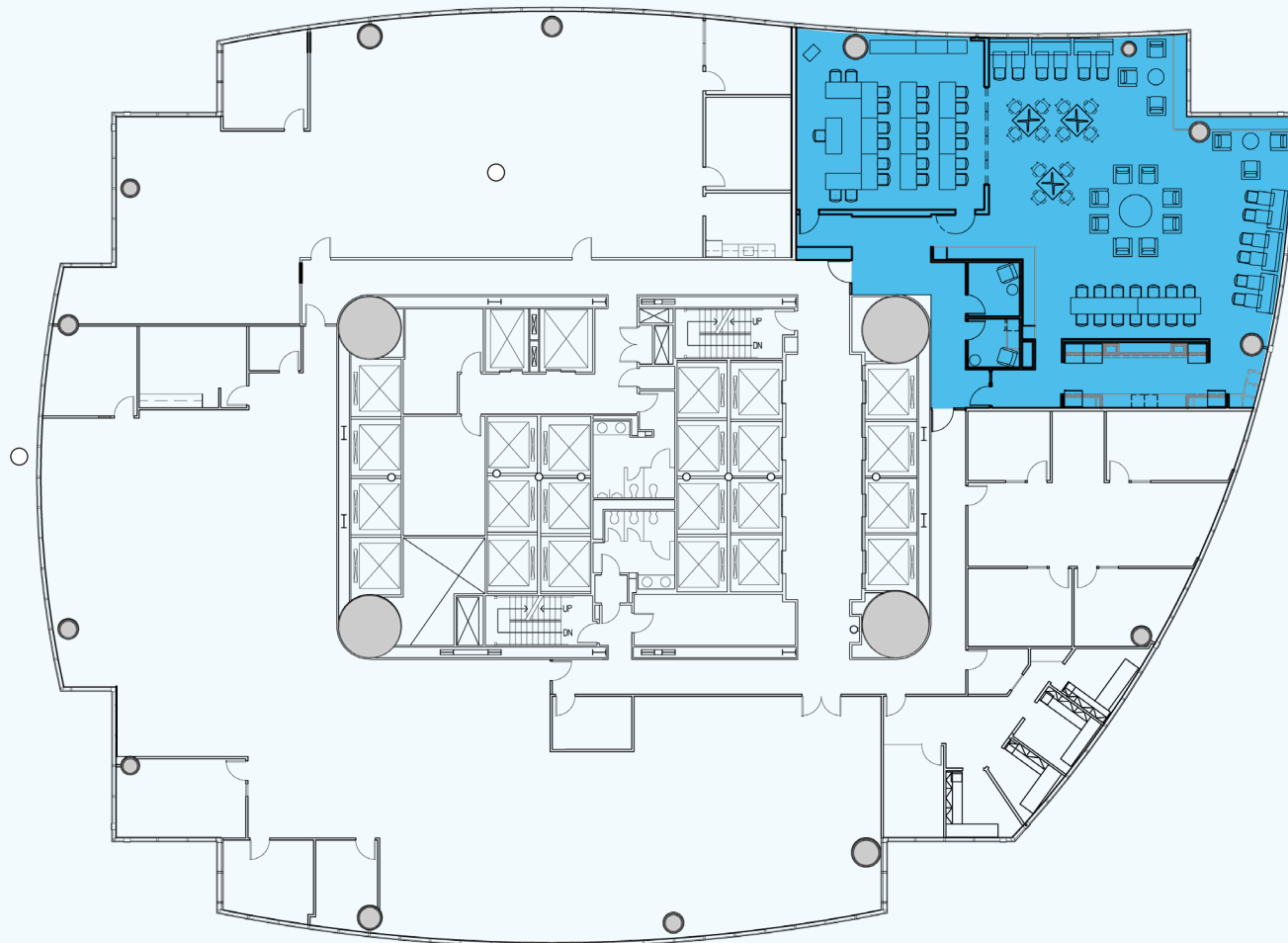
FLOOR 17

6,663 SQUARE FEET

Large corporate lunch room &
large training room with operable wall to create large open space

1 mother rooms
1 quiet room

Sublease term through
November 2027
Furniture/FF&E is available



FULL FLOOR OPPORTUNITY

FLOOR 7

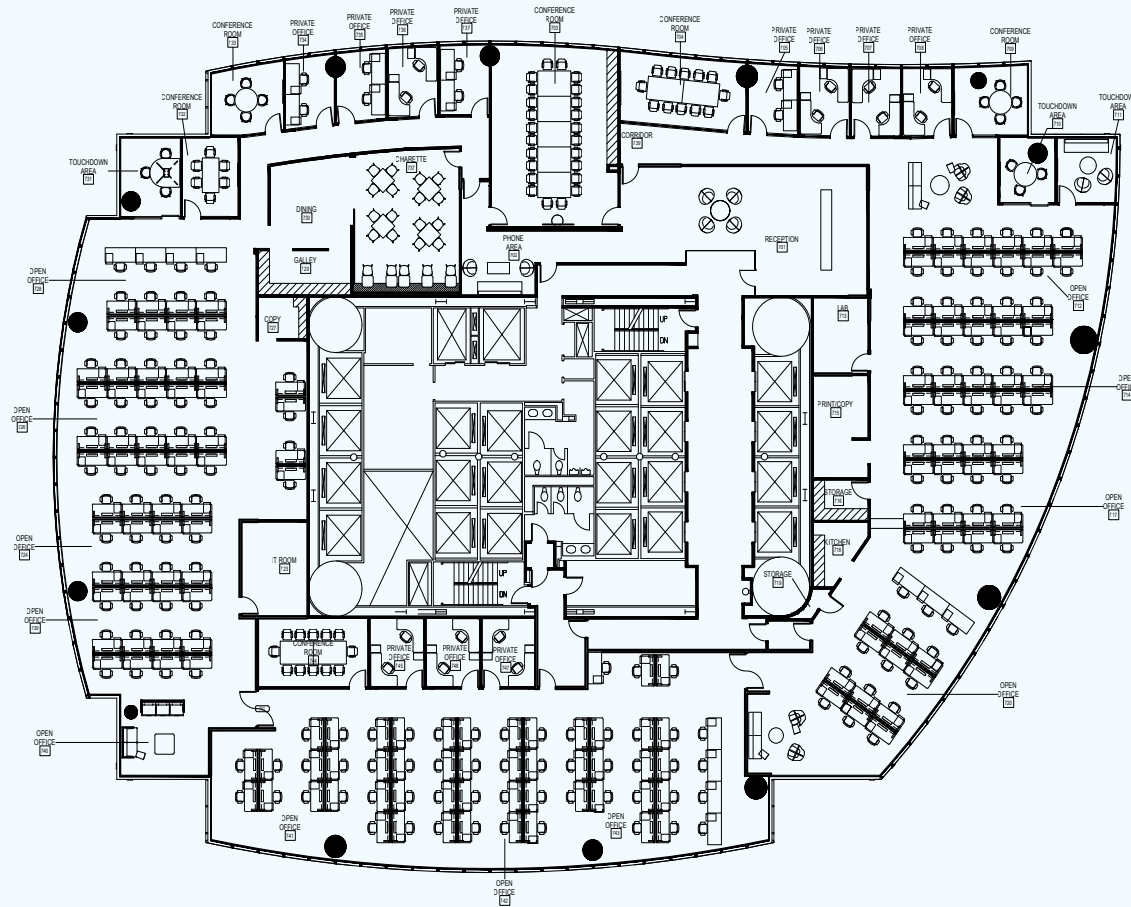
20,850 SQUARE FEET

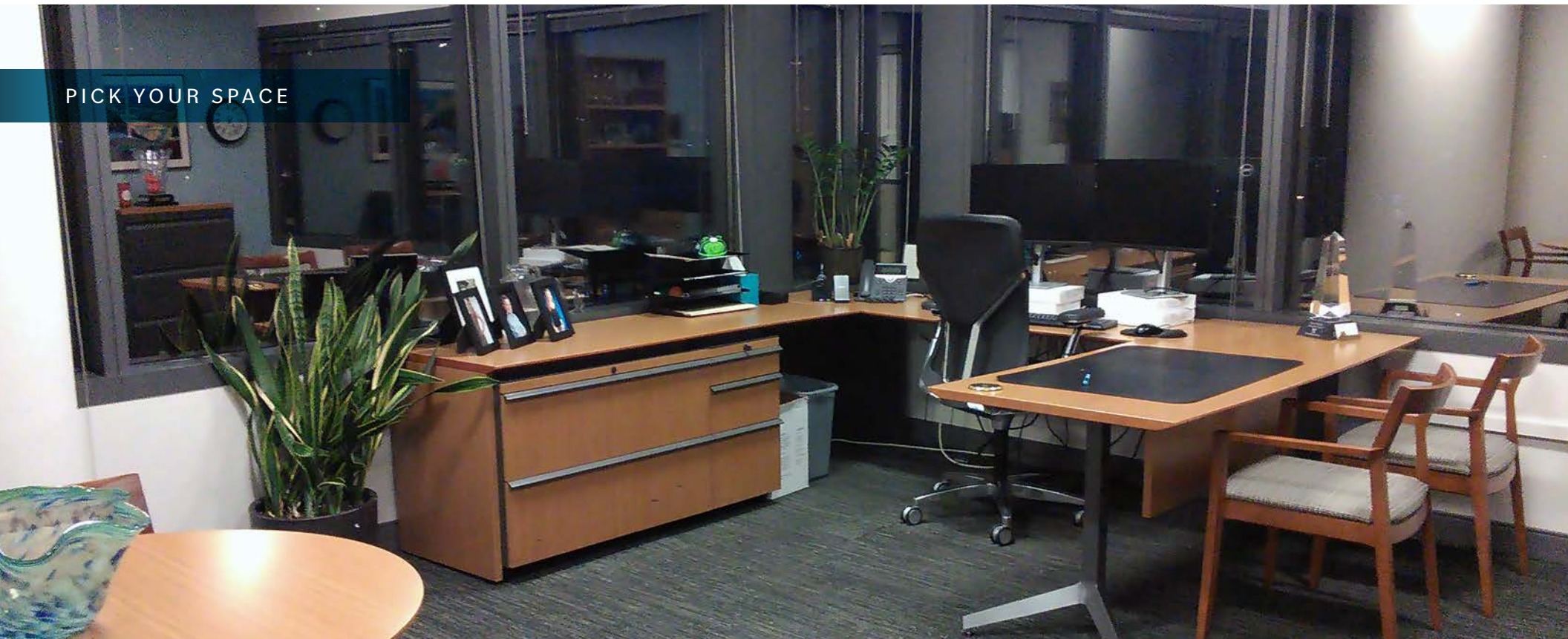
Open office with large reception area, kitchen and breakout room

160 desks | 11 hoteling stations | 11 (2) person offices


4 small | 2 medium | 1 large meeting rooms

Sublease term through November 2027





ACCESS IT ALL AT TWO UNION

 **99**
Walk Score

 **100**
Transit Score

 **76**
Bike Score

RESTAURANTS

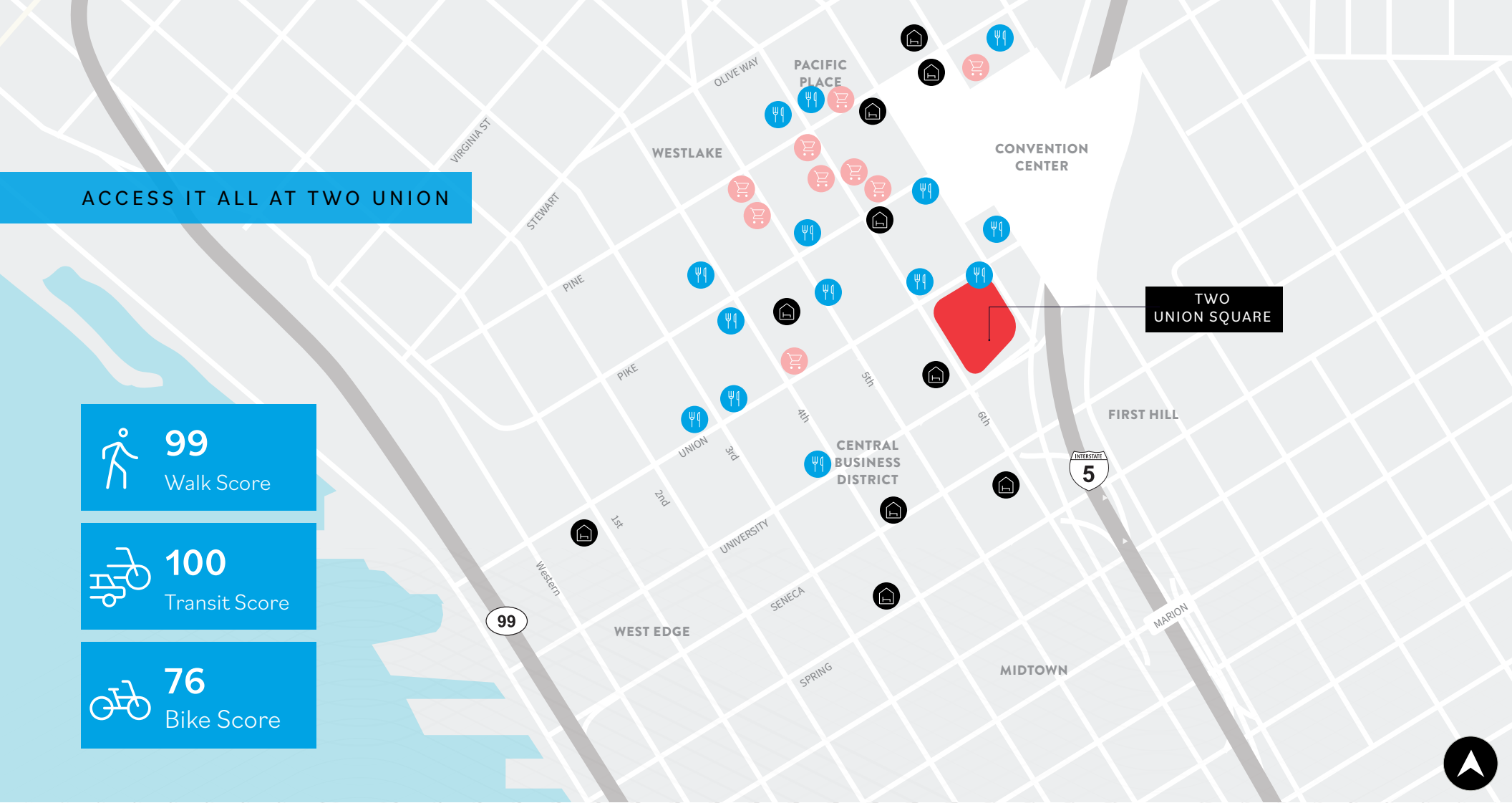
1. Wild Ginger
2. Gelatiamo
3. Veggie Grill
4. The Capital Grille
5. Monorail Espresso
6. Yard House
7. Cortina
8. Juicy Cafe
9. Din Tai Fung
10. Nordstrom Grill
11. Starbucks
12. Olympia Coffee Roasting
13. Alder & Ash
14. Dough Zone Dumpling House

LODGING

1. Sheraton Grand
2. Hilton Motif
3. Grand Hyatt
4. Hotel Theodore
5. The Paramount Hotel
6. Fairmont Olympic Hotel
7. Crowne Plaza
8. Kimpton Hotel Monaco
9. Coast Seattle Downtown Hotel
10. Four Seasons Hotel

RETAIL

1. AT&T Store
2. Nike
3. Urban Outfitters
4. Anthropologie
5. Allsaints Seattle
6. Tiffany & Co.
7. Marios
8. T-Mobile Experience Store
9. One Star Markets
10. Men's Wearhouse





FOR MORE INFORMATION, CONTACT

Rob Nielsen

+1 206 351 2762

rob.nielsen@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.