

# 2220

WESTERN AVENUE

CREATIVE OFFICE/R&D  
SPACE FOR LEASE



2220 Western Avenue | Seattle, WA

# 2220

WESTERN AVENUE



## Your Next Step Starts Here

2220 Western offers creative office/R&D space in the heart of Belltown, just steps from Pike Place Market and the revitalized Seattle waterfront. An additional 20,889 SF of contiguous space is available at the connected Union Stables, ideal for tenants seeking room to grow.



Exposed brick & timber interiors with modern finishes



Expansive western views of Elliott Bay



Grade level loading off alley

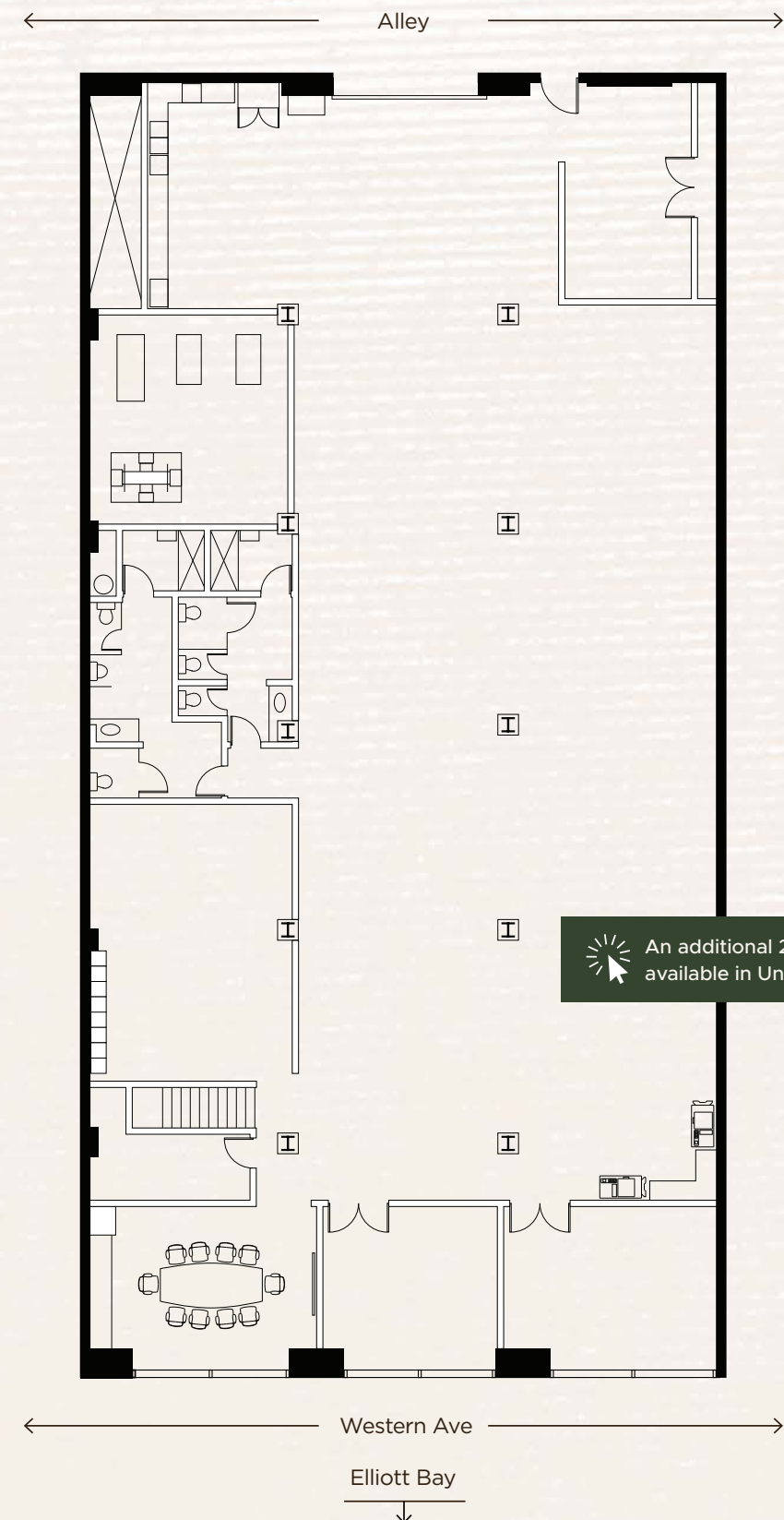
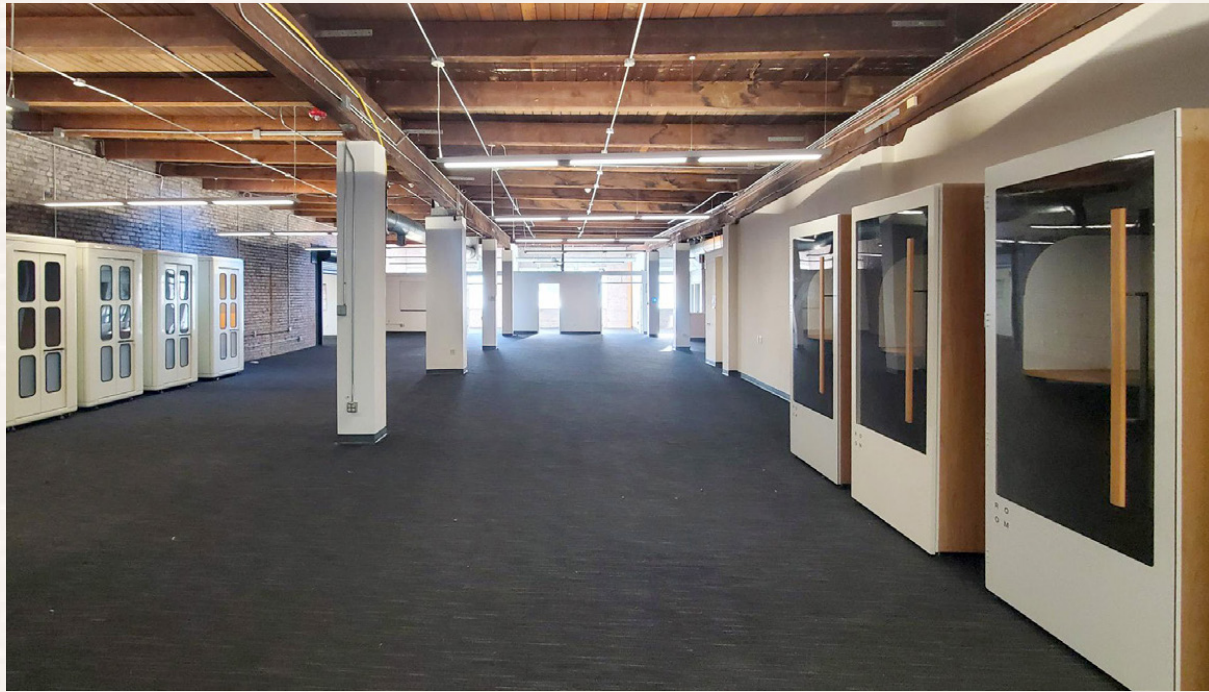


Prime location near Pike Place Market, transit, and revitalized Seattle Waterfront

On-Site Amenities:  
Restroom, shower, and kitchenette in space  
& El Gaucho Steakhouse on ground floor

# Availability

7,200 SF OF CREATIVE OFFICE/R&D



 An additional 20,889 SF of contiguous space available in Union Stables for a total of 28,089 RSF 

[Virtual Tour](#)

# 2220

WESTERN AVENUE

THE CITY

## At Your Doorstep

2220 Western Avenue is located in one of Seattle's most walkable neighborhoods, offering a dynamic blend of shopping, dining, and outdoor spaces.



## SEATTLE'S WATERFRONT

The Waterfront Seattle Program began as a community vision to remove the Alaskan Way Viaduct and reconnect the city to its waterfront. The project started construction in 2020 and is anticipated to deliver the final phases in 2025.

**\$1.07B**  
Redevelopment  
Project

**\$400M**  
Annual Business  
Revenue

**8-12M**  
Projected Annual  
Visitors



# 2220

WESTERN AVENUE

## BRANDON BURMEISTER

Senior Director  
+1 206 215 9702  
brandon.burmeister@cushwake.com

## LEAH MASSON

Senior Director  
+1 206 215 9803  
leah.masson@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-10.20.2025