



2001

001

W8

WEST 8

2001 8th Avenue - Seattle, Washington



# In a Class of Its Own

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
















# Here is why West8 stands alone

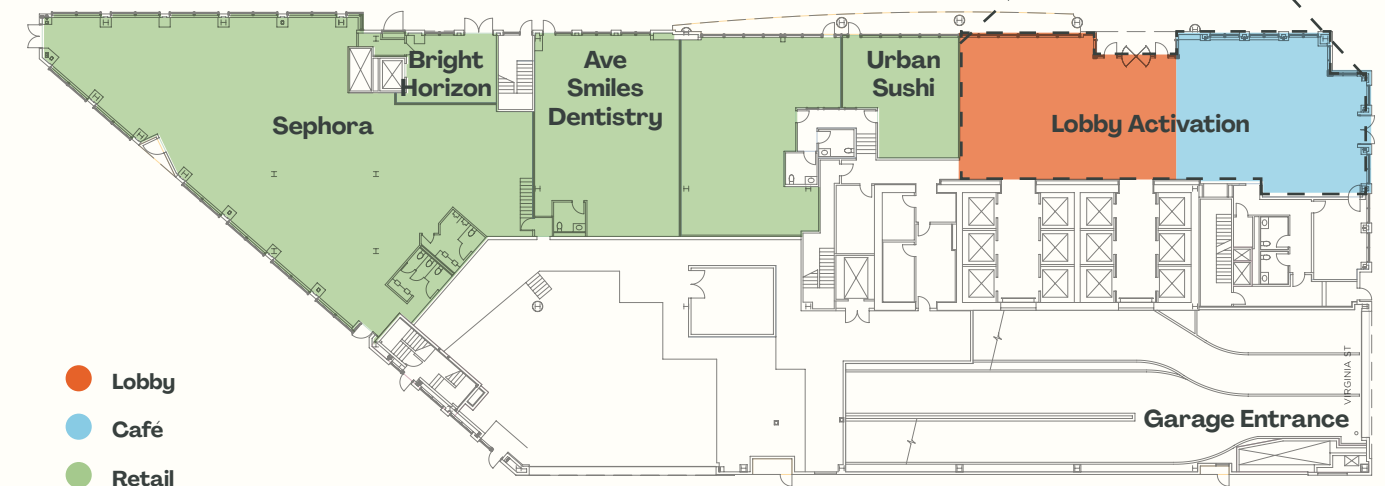
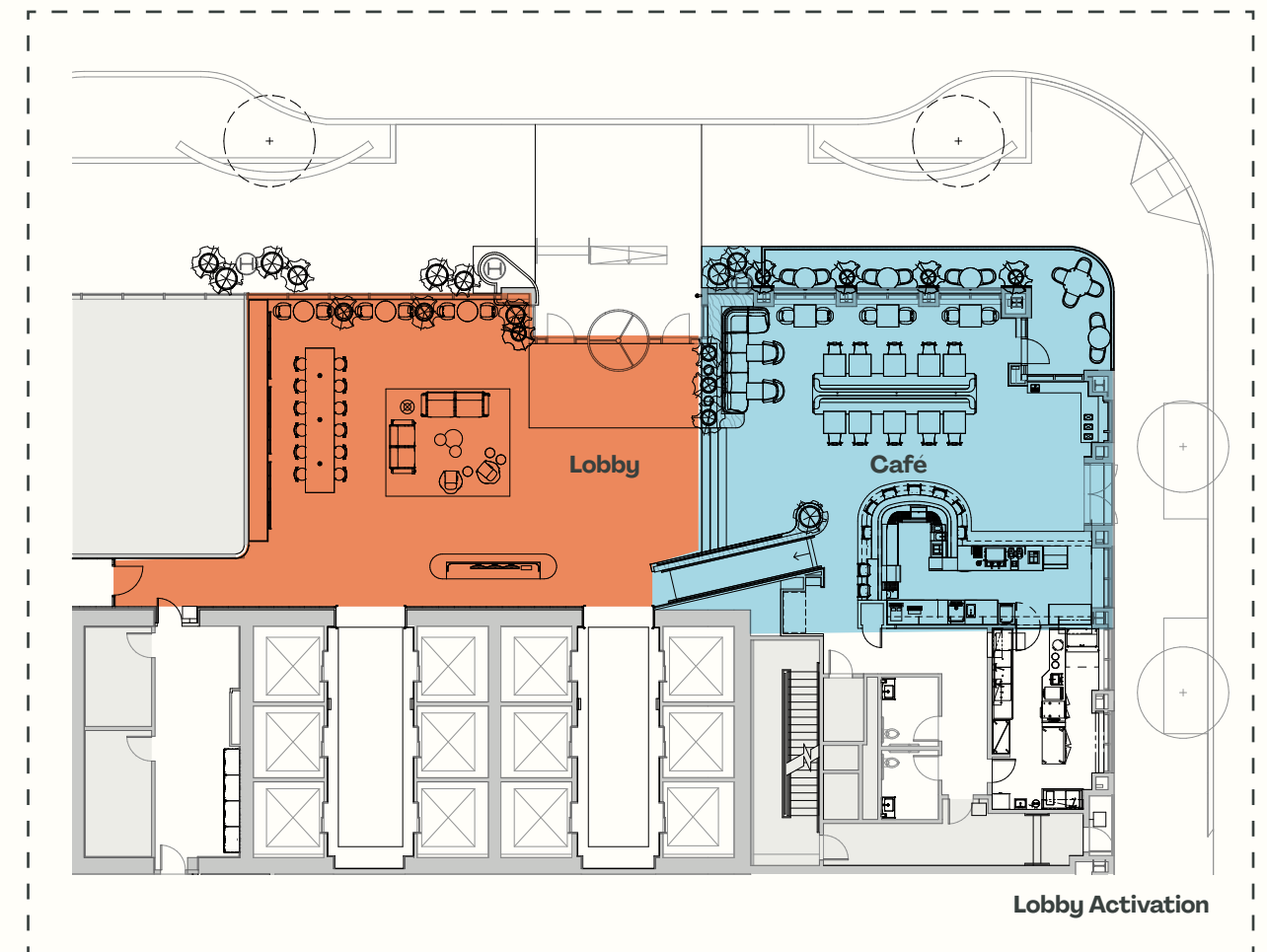
## UNMATCHED ACCESS & ON-SITE AMENITIES

 <p>central location w/ hwy access</p>	 <p>Corner8 café on-site</p>	 <p>Expansive outdoor sun terrace</p>
 <p>indoor-outdoor work lounge</p>	 <p>conference center</p>	 <p>fitness center</p>
 <p>secure bike garage</p>	 <p>on-site daycare</p>	 <p>property team &amp; 24/7 security</p>



# Arrive in style and feel the energy

- Welcoming and energetic lobby designed by Seattle's premier high-end office architect, SKB
- Upscale Corner 8 café serving an array of seasonal dishes from breakfast to happy hour
- Bright Horizons on-site daycare
- Vibrant on-site retailers include Urban Sushi, Sephora, and Avenue Smiles Dentistry



Ground Floor Experience





# Corner 8 Café

Eat, drink, and be merry - without leaving the building







# Bike Garage

Where two-wheeled commuters  
park with prestige



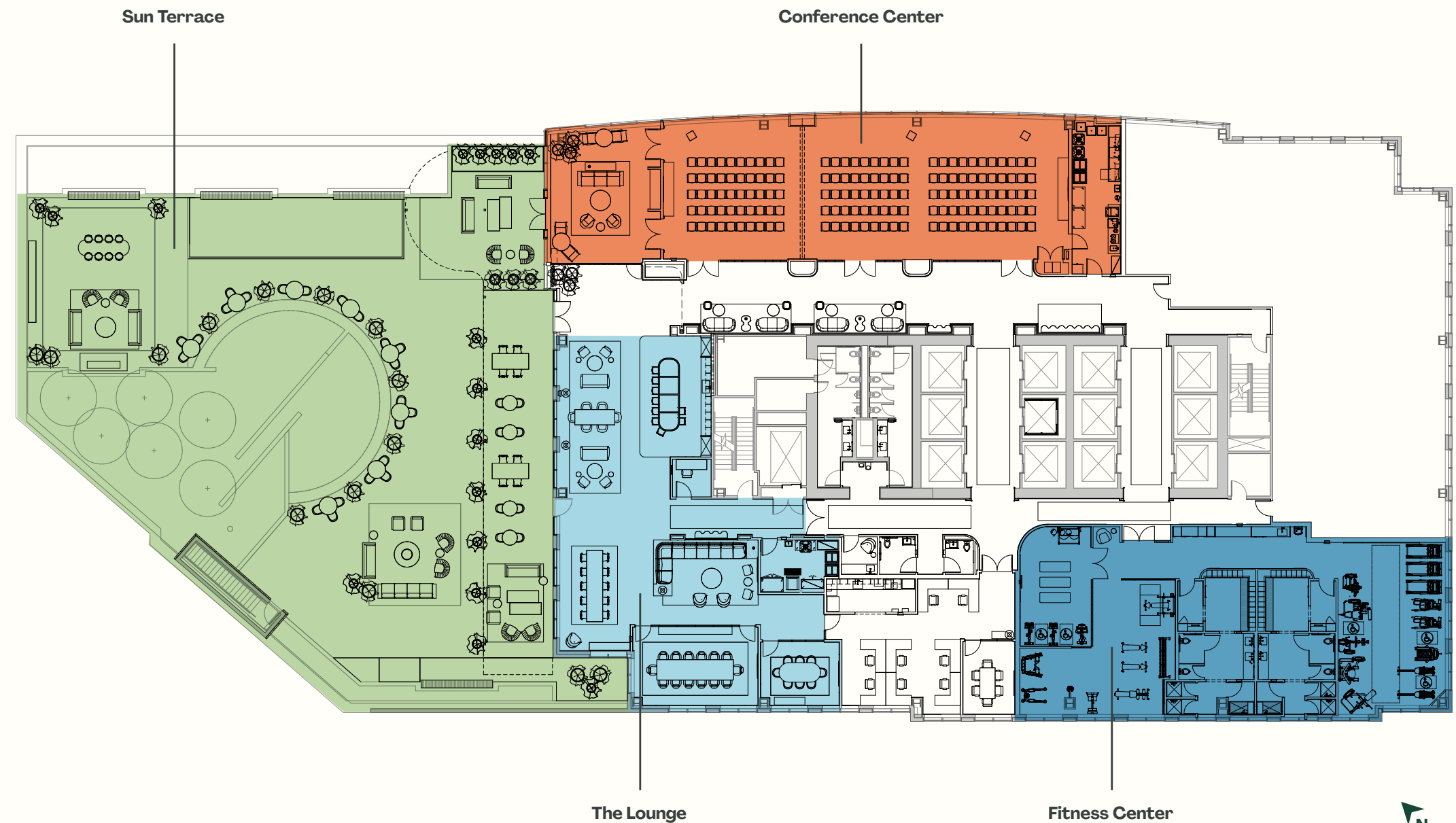


# West8's Premier Amenity Floor

One Stop for an elevated building  
amenity experience

## TENANT-EXCLUSIVE AMENITIES

- Sun terrace with bocce, outdoor workspace, fire pit lounge, and event space
- Flexible 150-seat conference center with breakout spaces, catering facilities, and sun terrace access
- Luxury work lounge with event space, co-working space, meeting rooms, and a bar
- Fitness center with movement studio, open fitness, spa showers, and lockers







# Sun Terrace

+6,000 SF outdoor space with workspaces, bocce, fire pit lounge, and event space





# The Lounge

A vibrant nexus for collaboration, engagement, and connection







# Conference Center

Seats up to 150 people with breakout spaces, catering facilities, and access to the sun terrace







# Fitness Center

With movement studio, open fitness, spa showers, and lockers





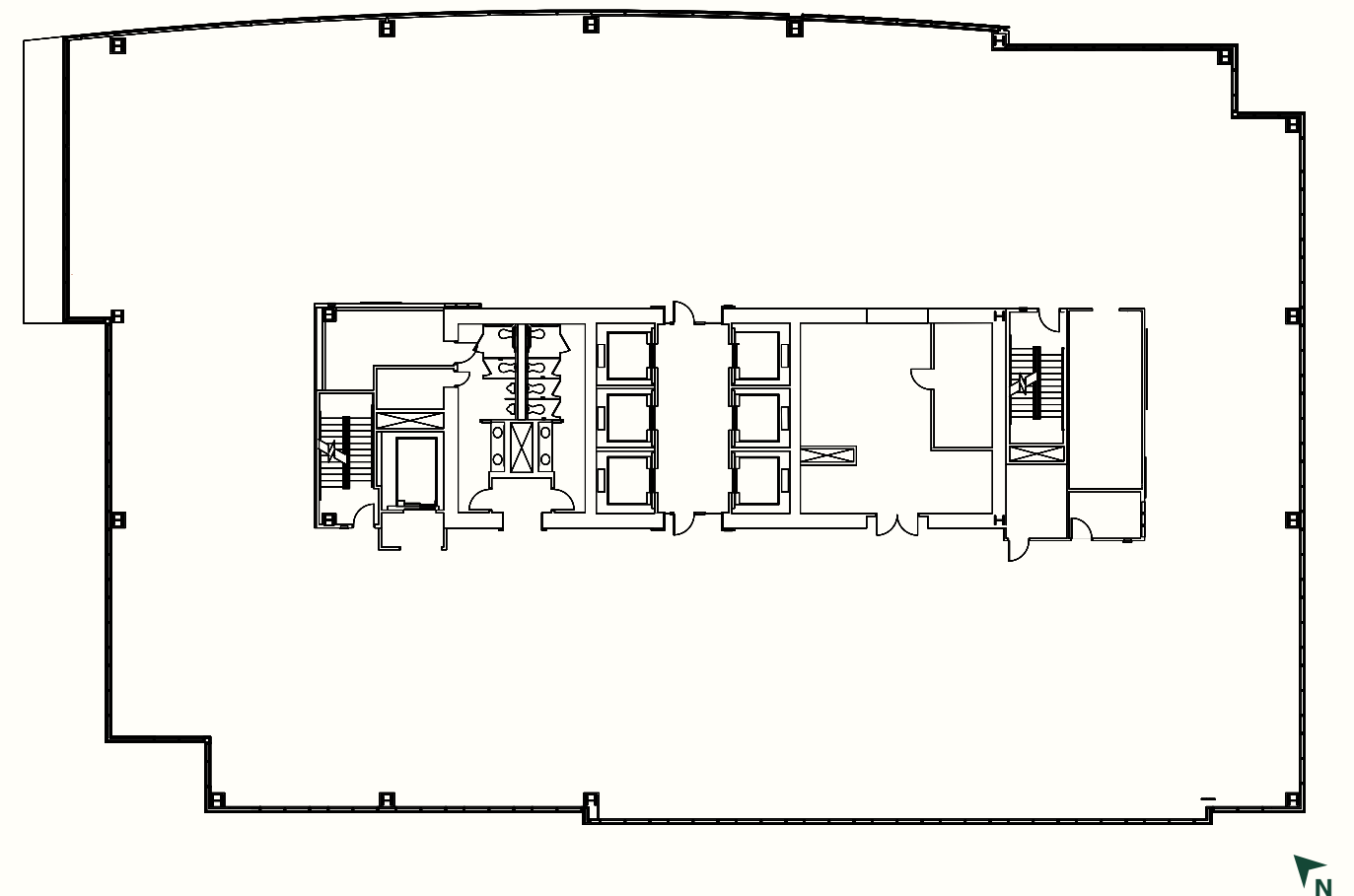
# Typical Office Floor

**535,395 rsf**

Total Building Size

**~21,000 sf**

Average Floor Plate, Floor 7-25

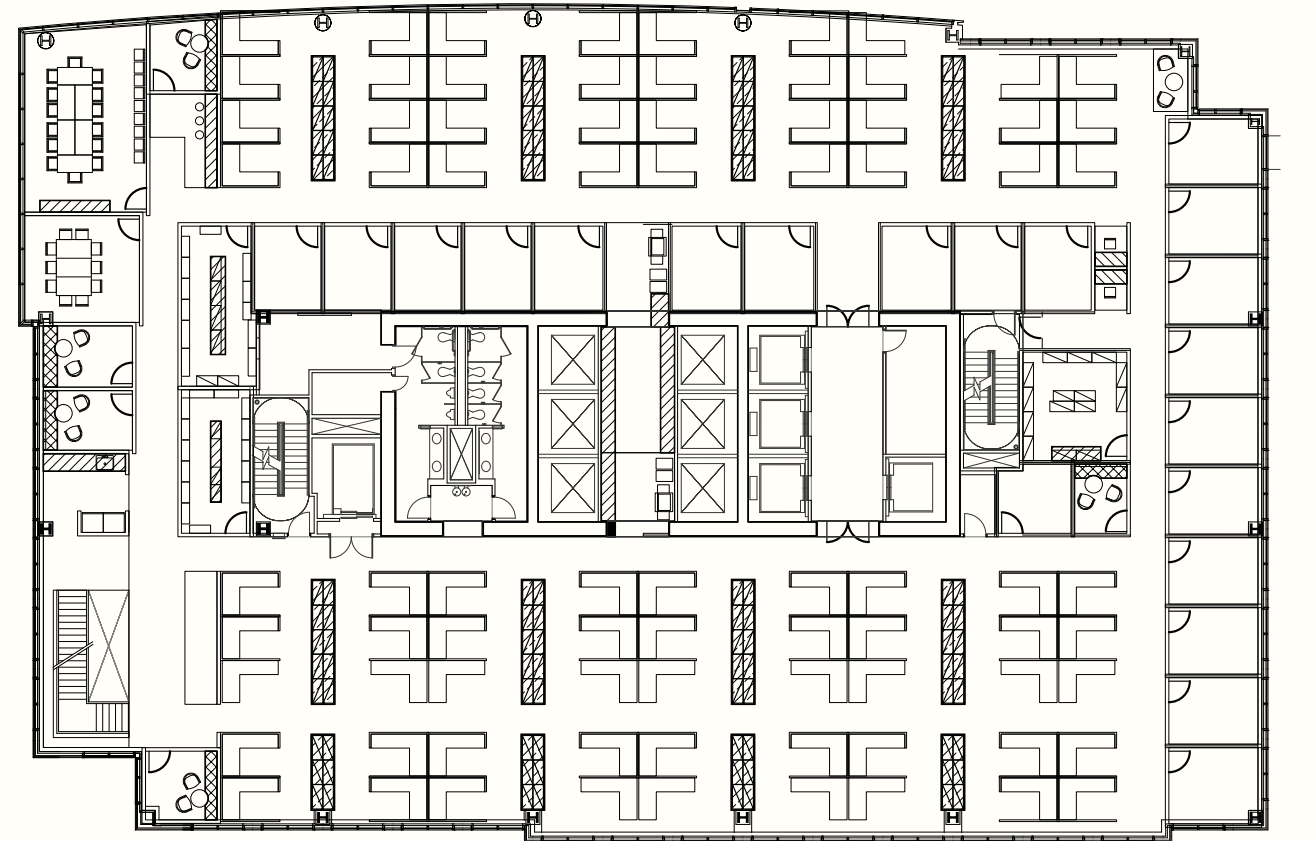




# Floor 5 Office

21,084 rsf

Total Floor Size





# At the Center of the Action

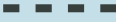


At the nexus of Seattle's CBD and South Lake Union:

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

AREA AMENITIES W/IN .5 MILES	
	44 Bars
	102 Cafés
	67 Fast-Casual
	175 Restaurants
	334 Shopping Stores

PEOPLE W/IN .25 MILES	
9,950	Residential Population
20,061	Daytime Population
35.7	Median Age
\$168,033	Median Household Income

\*data from March 2024

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





## Contact

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