

An architectural rendering of a modern office building named 2323 Elliott. The building features a mix of light-colored concrete panels and large glass windows. It is situated on a city street with several cars driving and parked. A large green hexagonal graphic in the upper left corner contains the text '2323 ELLIOTT'. A white box in the bottom left corner contains the text '±74,000 SF Available Now'. The UNICO logo is in the bottom right corner. The scene is set on a clear day with some trees and a blue sky.

2323
ELLIOTT

±74,000 SF
Available Now



AN OPPORTUNITY WITH A VIEW

2323 Elliott, ±74,000 SF available on
Seattle's newly transformed waterfront.

Enhance your workplace and be part of
the revitalization and creative past of the
neighborhood. At 2323 Elliott, you'll have the
space and customization options to create an
inspired and collaborative workplace.

Space Available Now

FLOOR **2** 37,786 RSF*

FLOOR **3** 36,936 RSF

TOTAL 74,722 RSF

*Floor 2 includes 1,600 SF
Western-facing outdoor terrace



In-process renovations designed to bring in natural elements for a calm, comfortable and productive work environment.

SPACE TO INSPIRE + COLLABORATE





Project Highlights

EXTERIOR SIGNAGE AVAILABLE

HIGHLY EFFICIENT FLOOR PLATES (± 37,000 SF EACH)

UNOBSTRUCTED VIEWS OF ELLIOTT BAY

WESTERN-FACING OUTDOOR TERRACE

1.0/1,000 WITHIN 1,515 STALL PARKING GARAGE - ADDITIONAL PARKING AVAILABLE

NEW BIKE STORAGE

NEW LOCKERS AND SHOWERS ON EACH FLOOR



Light-filled and flexible layouts lend the opportunity for collaboration and open work spaces.

FLOOR

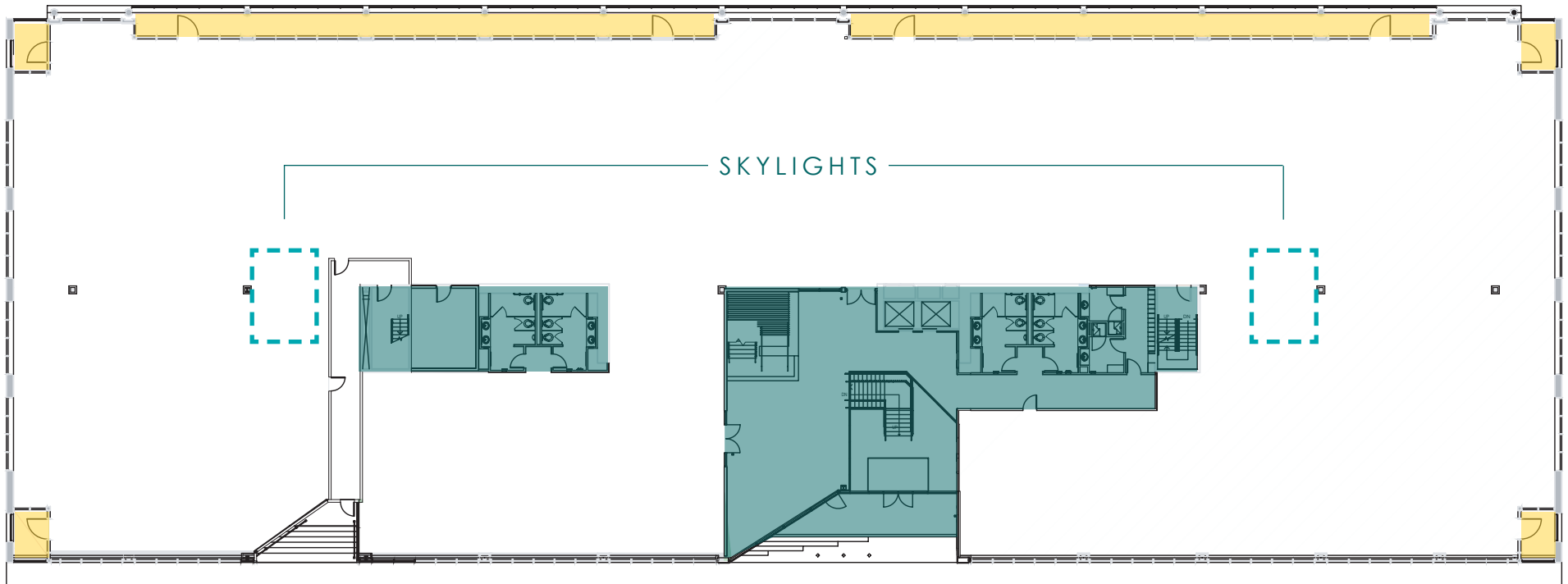
2

37,786 RSF

Headcount: 268 total employees; 141 SF per employee

Views of Elliott Bay

1,600 SF TERRACE INCLUDED (OUTLINED)



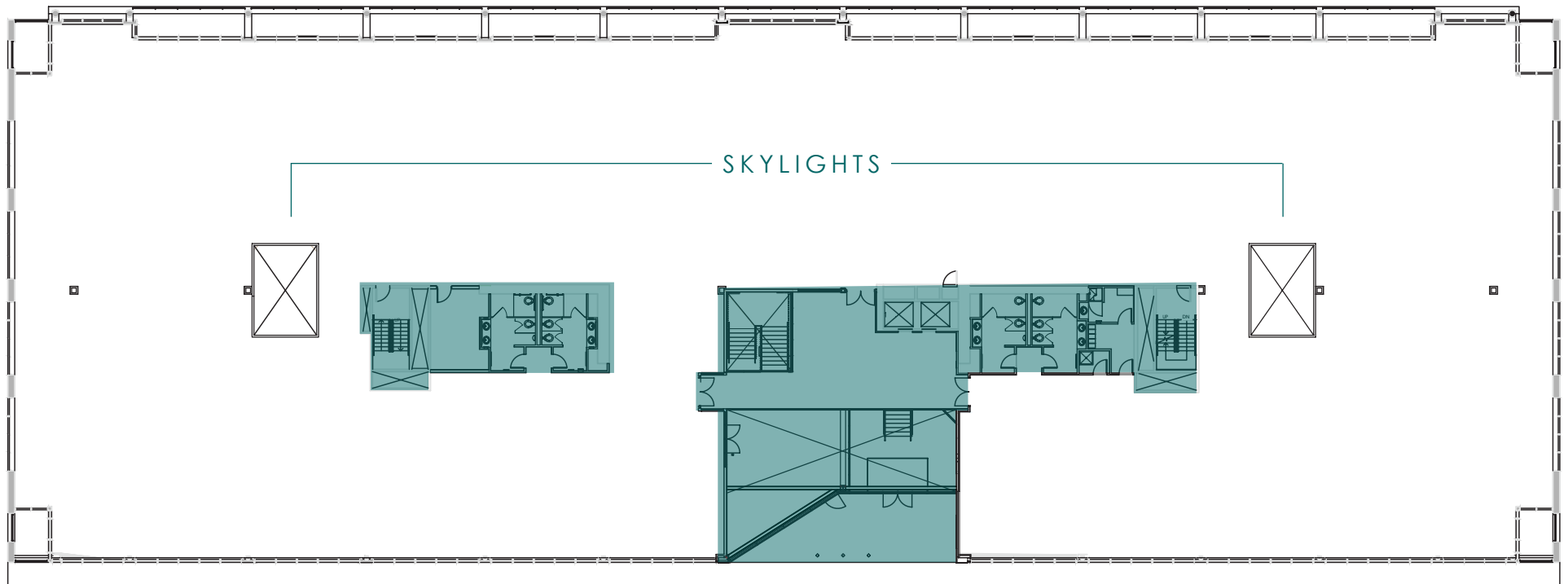
Elliott Avenue

FLOOR
3

36,936 RSF

Headcount: 241 total employees; 153 SF per employee

Views of Elliott Bay



Elliott Avenue

WELCOME TO THE NEW WATERFRONT

With new features opening to the public starting in 2020, the revitalized Seattle waterfront will create an additional 20 acres of public space for tenants to explore with direct access via the Bell Street Pedestrian Bridge. Elliott Ave will become a two-way street, providing tenants a key connection to all of Belltown's amenities, the new Alaskan Way and Pike Place's Marketfront.





Location Amenities

3 BLOCKS
TO ENTRANCE OF PIKE PLACE MARKET

8 MINUTES
TO WASHINGTON STATE FERRY TERMINAL

6 MINUTES
TO ENTRANCE TO SR-99
VIA 6TH AVENUE (TO WEST SEATTLE)

DIRECT ACCESS
TO WATERFRONT VIA
ADJACENT PEDESTRIAN BRIDGE

 **Over 50 Restaurants**
within walking distance
(Belltown/Waterfront)

 **9 Coffee Shops**
within walking distance

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E L L I O T T



Leasing Information

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