



THE MUTUAL LIFE BUILDING

605 1st Ave Seattle, WA 98104





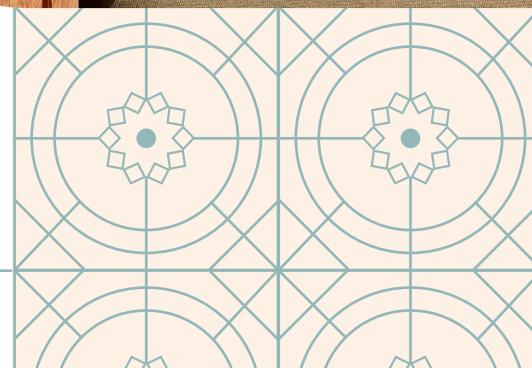
A CLASSIC ICON, REIMAGINED.

Originally constructed in the early 1850s, The Mutual Life Building stands as the cornerstone of Seattle's historic Pioneer Square. Through meticulous renovations that honor its original charm, the building showcases tall ceilings, arched windows and ornate details, a testament to its rich history. Transformed into a fully functional workplace, this character-rich building caters to tenants in search of more than just an office space, offering a genuine link to Seattle's vibrant heritage.

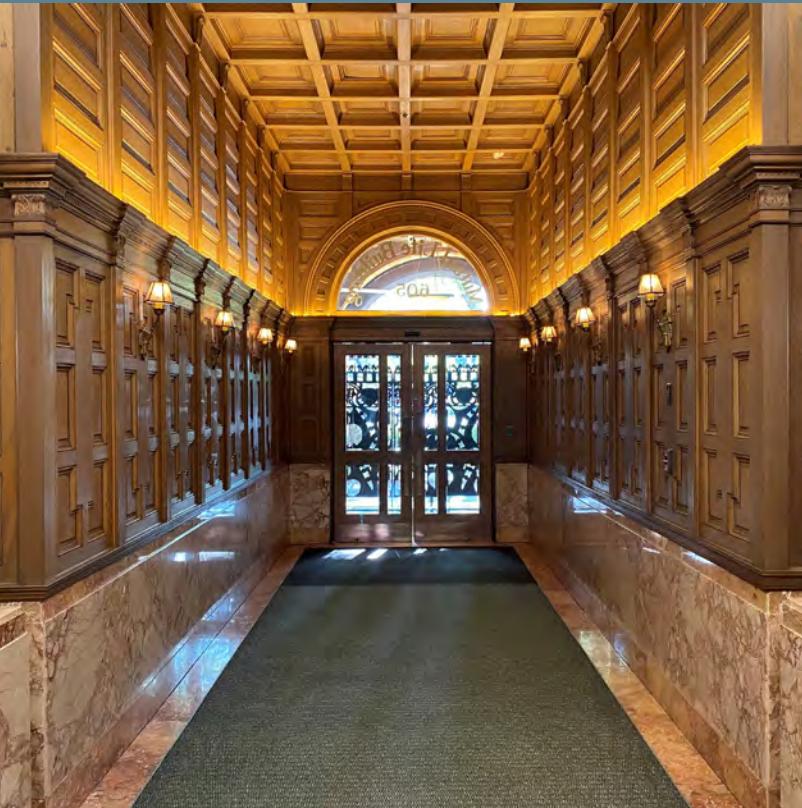
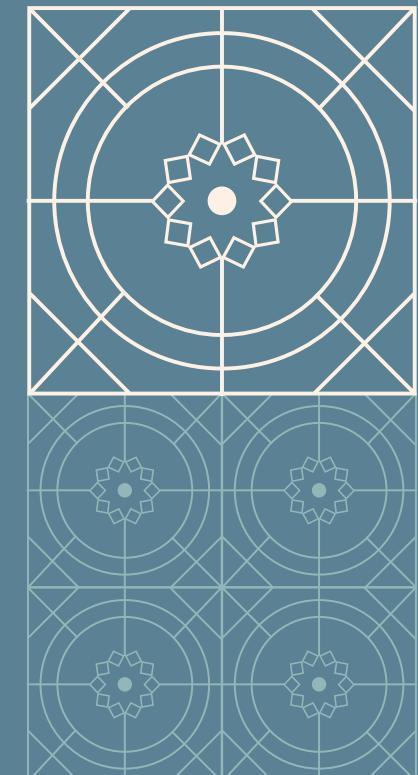
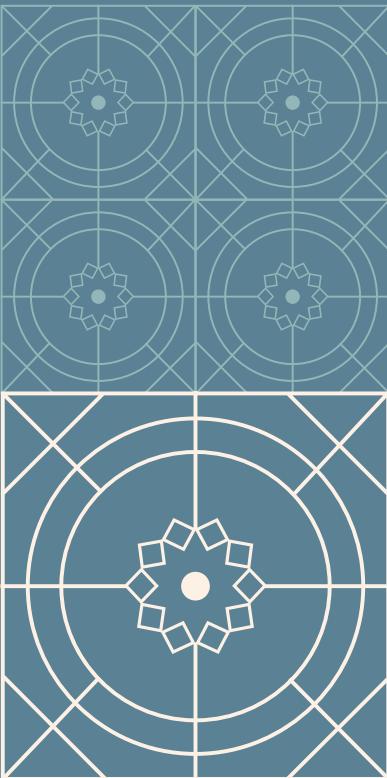
PROPERTY OVERVIEW

• PARKING AVAILABLE

- Classic Pioneer Square building with ornate, historic finishes
- High ceilings and tall windows allow for ample natural light
- Common showers & locker facilities
- Secure bike storage
- Central HVAC
- Building security system with 24/7 secured access
- Two blocks from Seattle's newly renovated waterfront
- Great access to Link Light Rail, Metro Buses, Sounder Trains, Colman Ferry Terminal, SR-99, I-5 and I-90



CLICK OR SCAN TO VIEW
360 TOUR OF LOBBY



AVAILABILITIES

Click on each suite to view floor plan

Suite 100 1,217 SF

Suite 200 3,984 SF

Suite 250 1,402 SF

Suite 325 1,627 SF

Suite 410 2,612 SF

Suite 505 1,029 SF

Suite 506 1,124 SF

Suites 505/506 2,153 SF

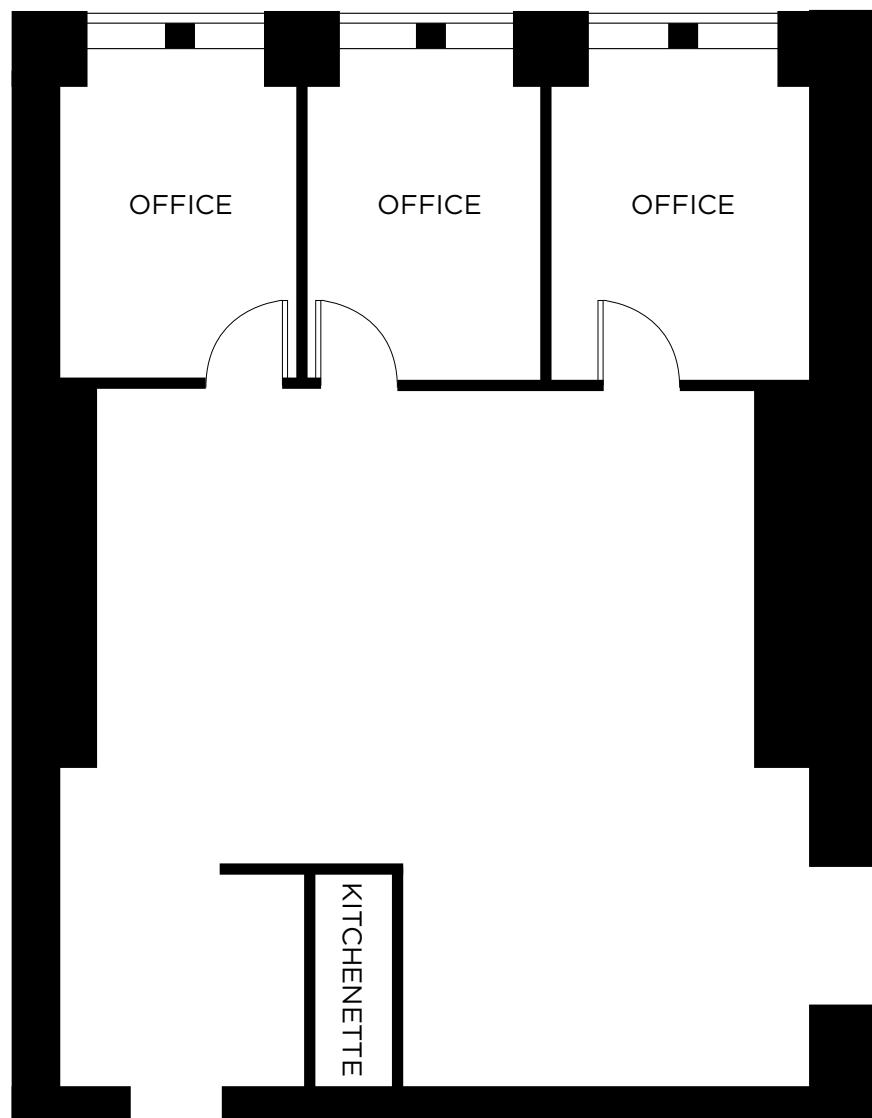
Suite 510 1,843 SF

Suite 505/506/510 3,996 SF

Suite 530 464 SF

Suite 100 | 1,217 SF

- 3 private offices
- Large open work area
- High ceilings & windows



[BACK TO AVAILABILITIES](#)

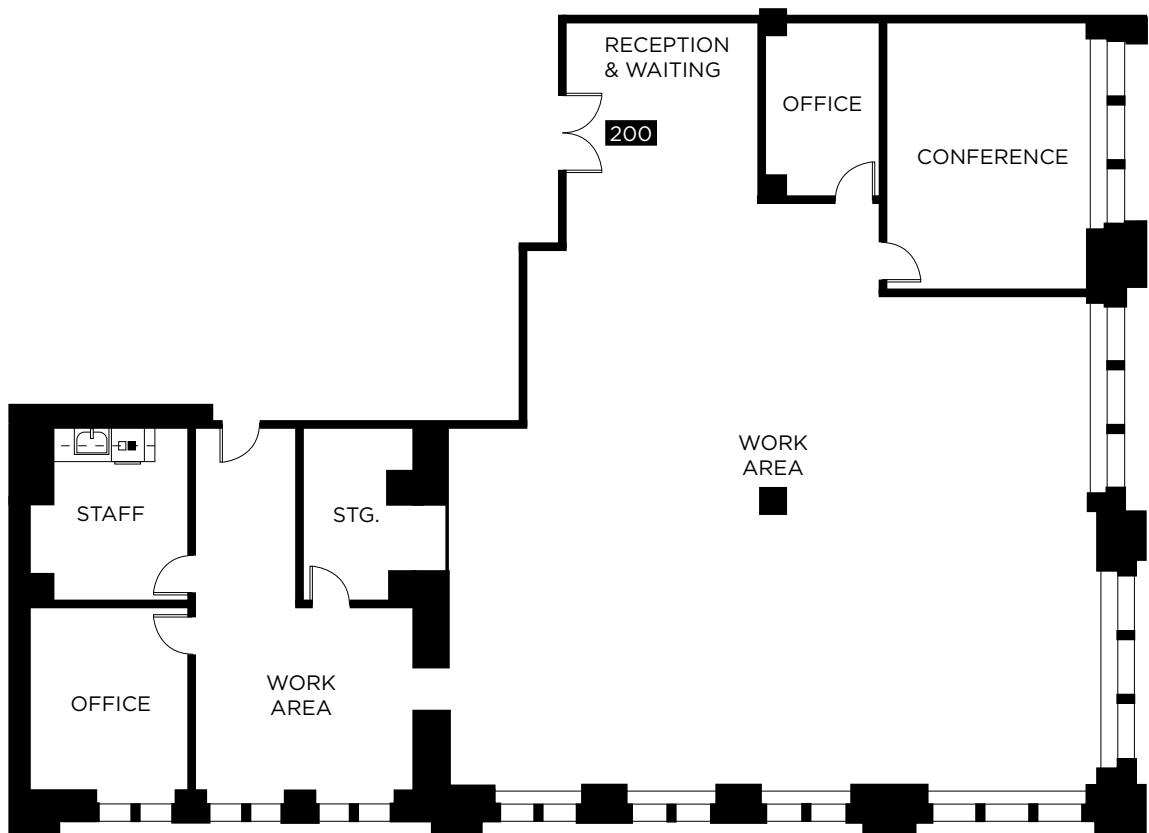


Suite 200 | 3,984 SF

- 2 private offices
- 1 conference room
- Large open work area
- Kitchen
- High ceilings & windows



CLICK OR SCAN TO
VIEW 360 TOUR



[BACK TO AVAILABILITIES](#)

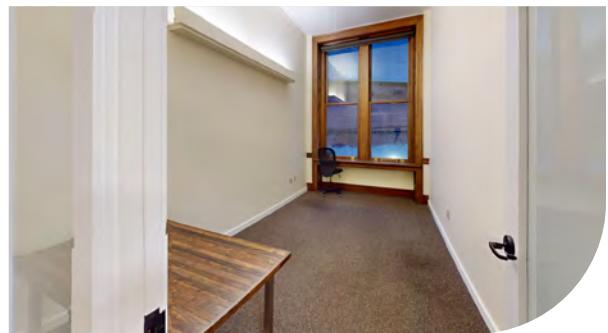
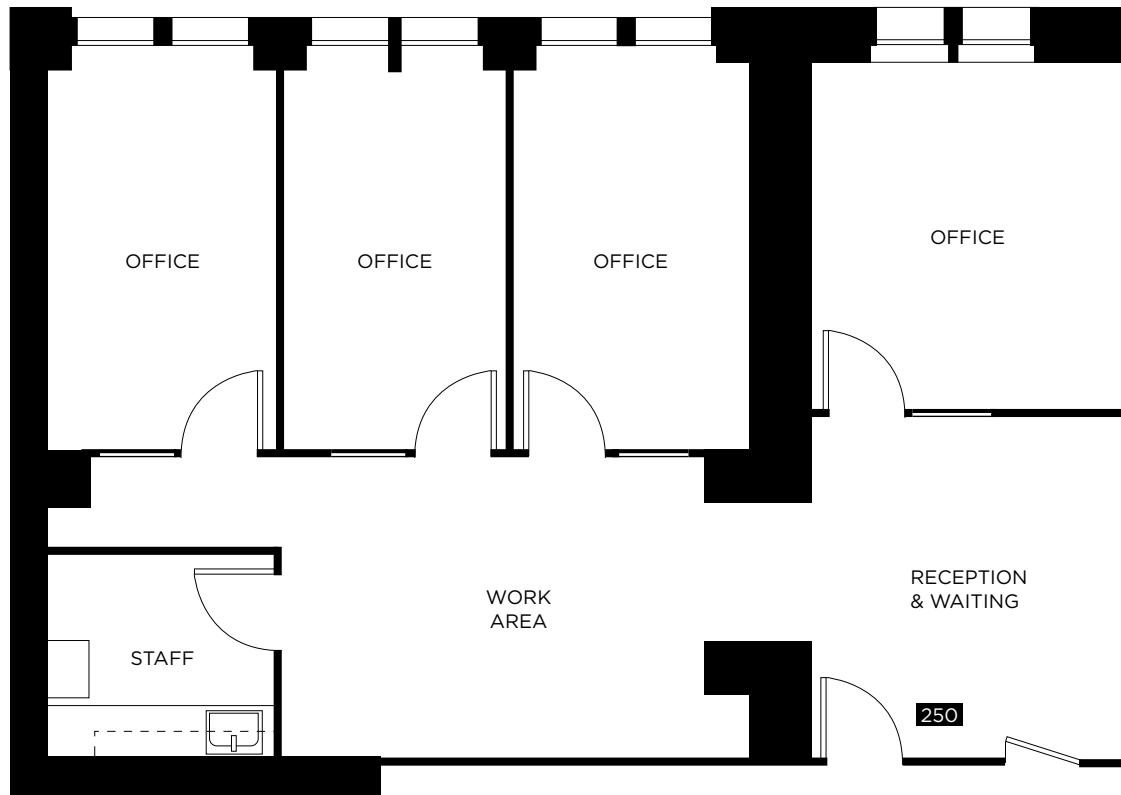


Suite 250 | 1,402 SF

- Northwest views
- 4 offices
- Work area
- Staff room
- Reception & waiting area



CLICK OR SCAN TO
VIEW 360 TOUR

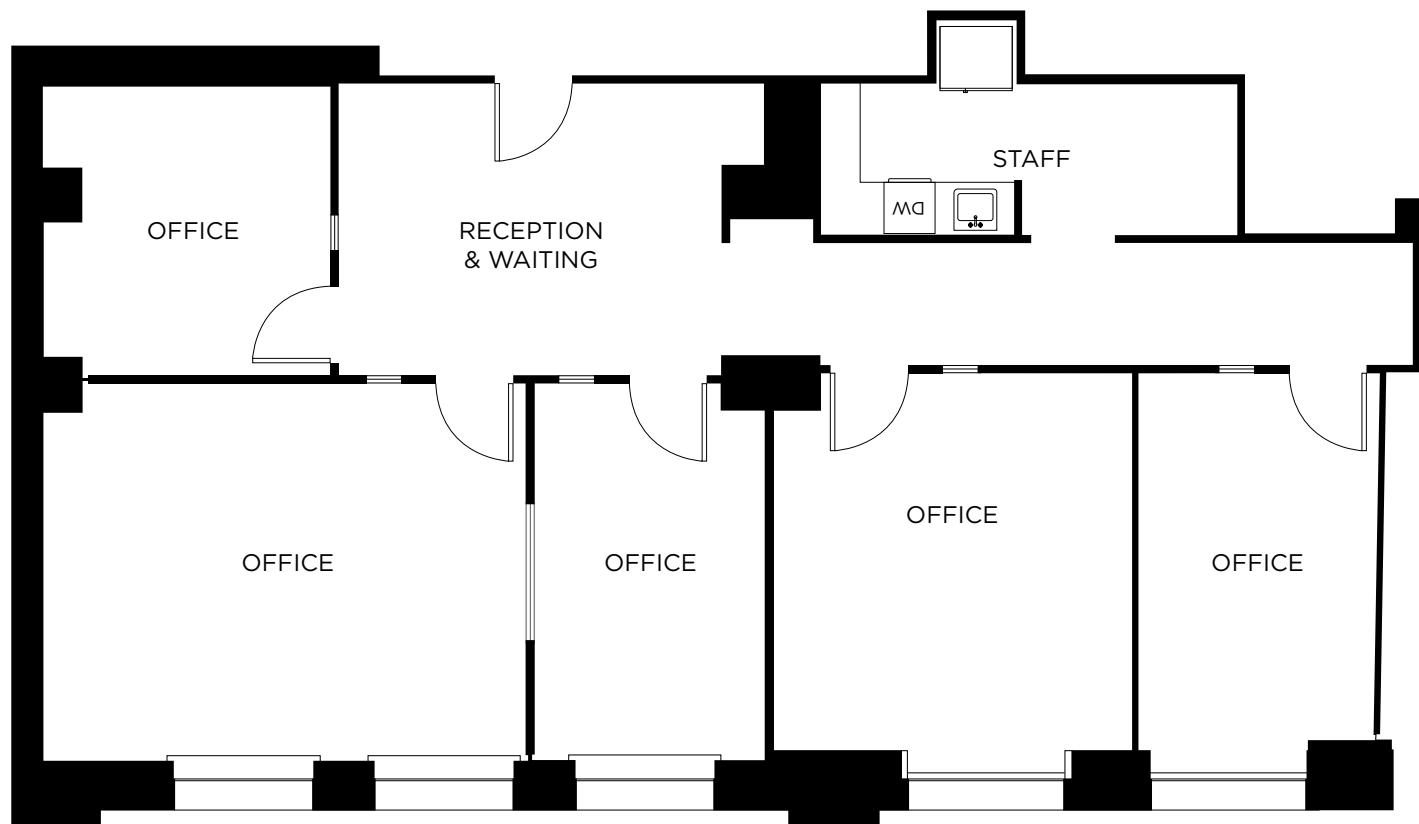


[BACK TO AVAILABILITIES](#)



Suite 325 | 1,627 SF

- 5 private offices
- Staff breakroom/kitchenette
- Reception and waiting area



[BACK TO AVAILABILITIES](#)

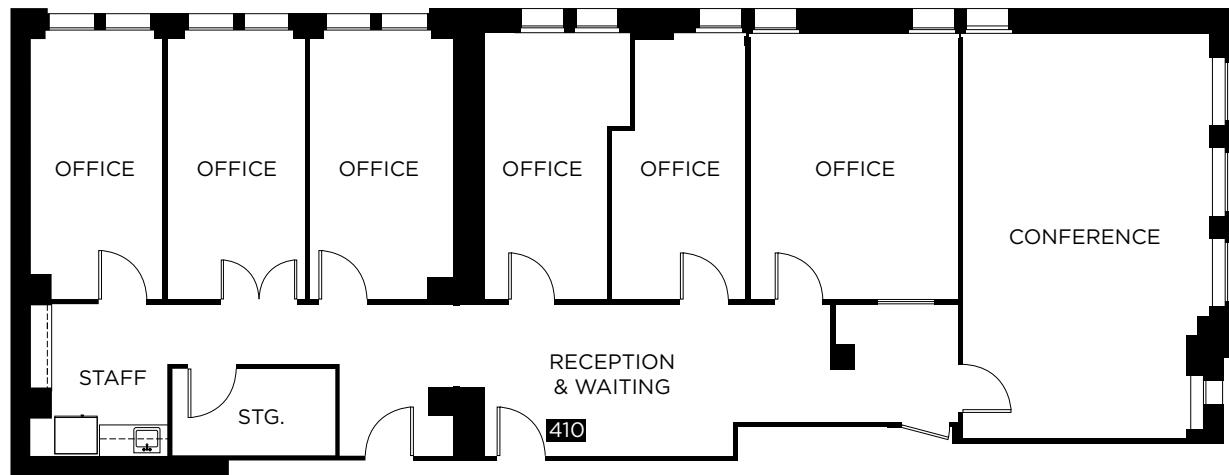


Suite 410 | 2,612 SF

- Northeast views
- 6 private offices
- 1 conference room
- Kitchen



CLICK OR SCAN TO
VIEW 360 TOUR

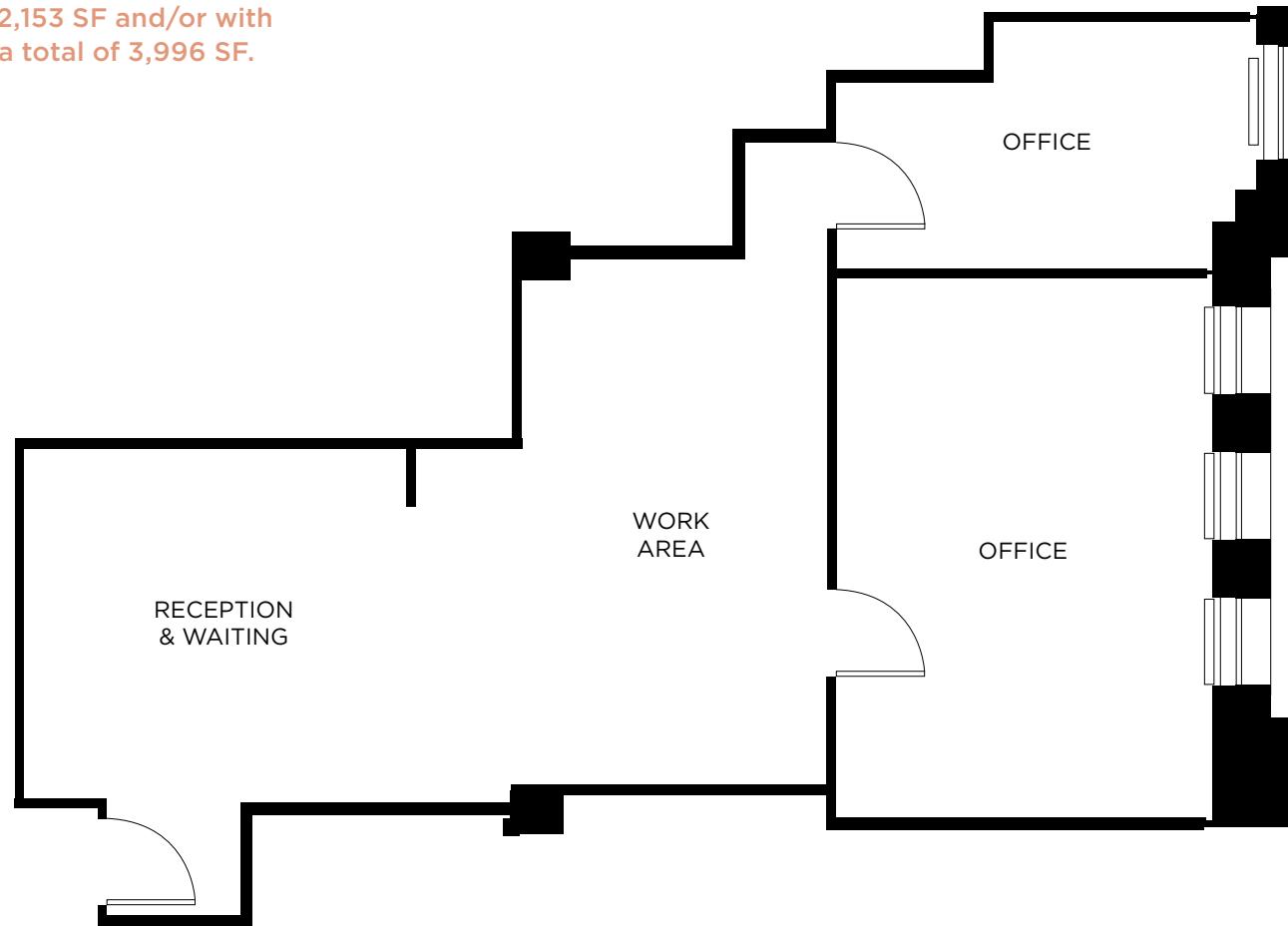


[BACK TO AVAILABILITIES](#)



Suite 505 | 1,029 SF

- 2 private offices
- Reception and waiting area
- **Can be combined with Suite 506 for a total of 2,153 SF and/or with Suite 510 for a total of 3,996 SF.**

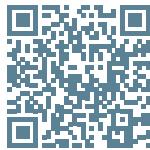


[BACK TO AVAILABILITIES](#)

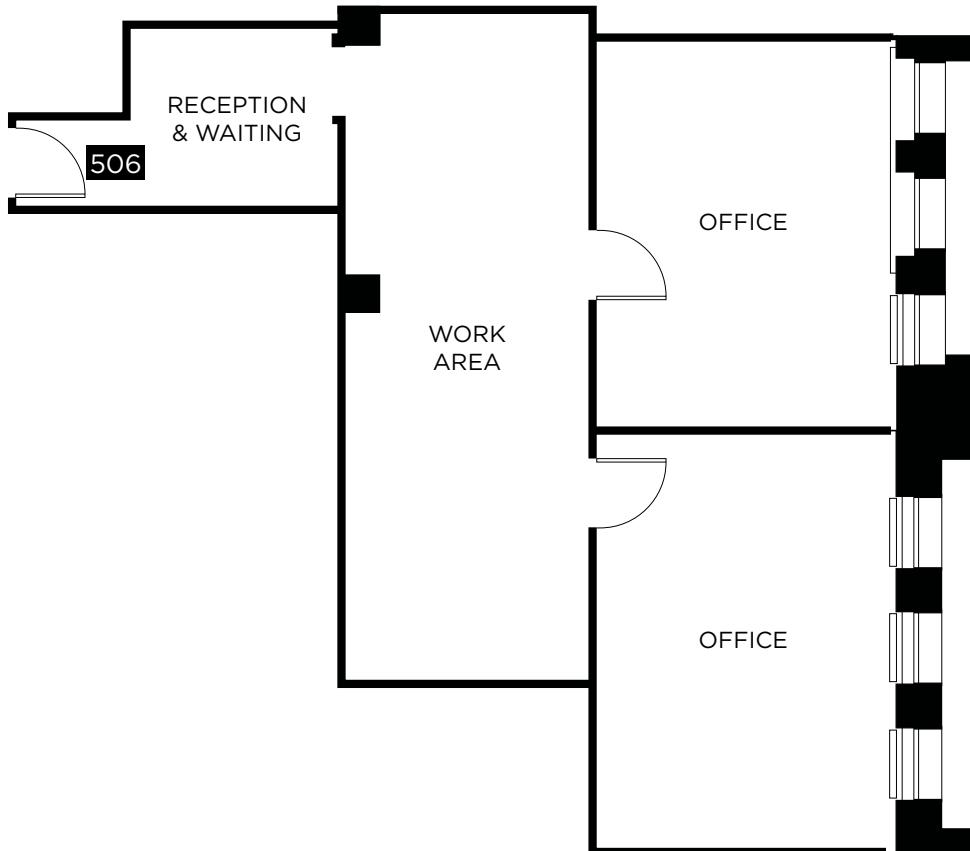


Suite 506 | 1,124 SF

- East facing views
- 2 offices
- Work area
- Reception & waiting area
- **Can be combined with Suite 505 for a total of 2,153 SF and/or with Suite 510 for a total of 3,996 SF.**



CLICK OR SCAN TO
VIEW 360 TOUR

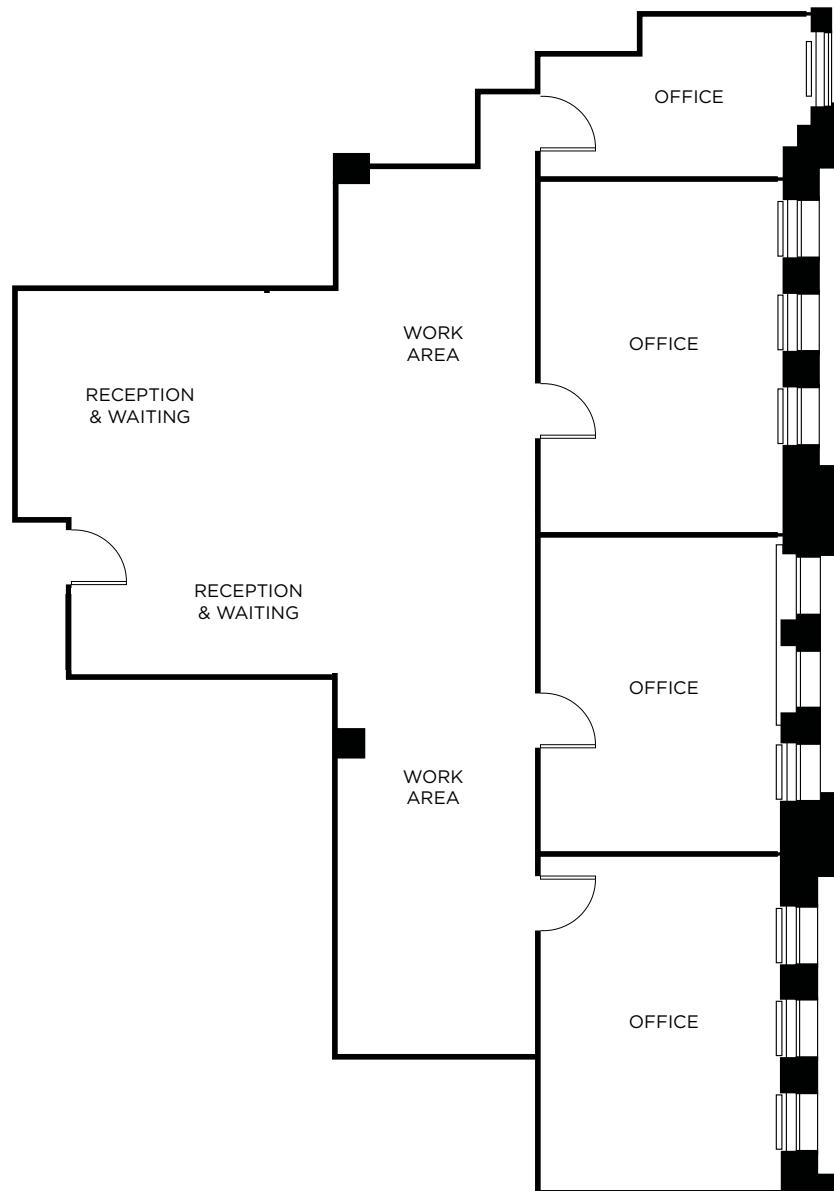


[BACK TO AVAILABILITIES](#)



Suite 505 & 506 | 2,153 SF

- East facing views
- 4 offices
- Work area
- Reception & waiting area



[BACK TO AVAILABILITIES](#)

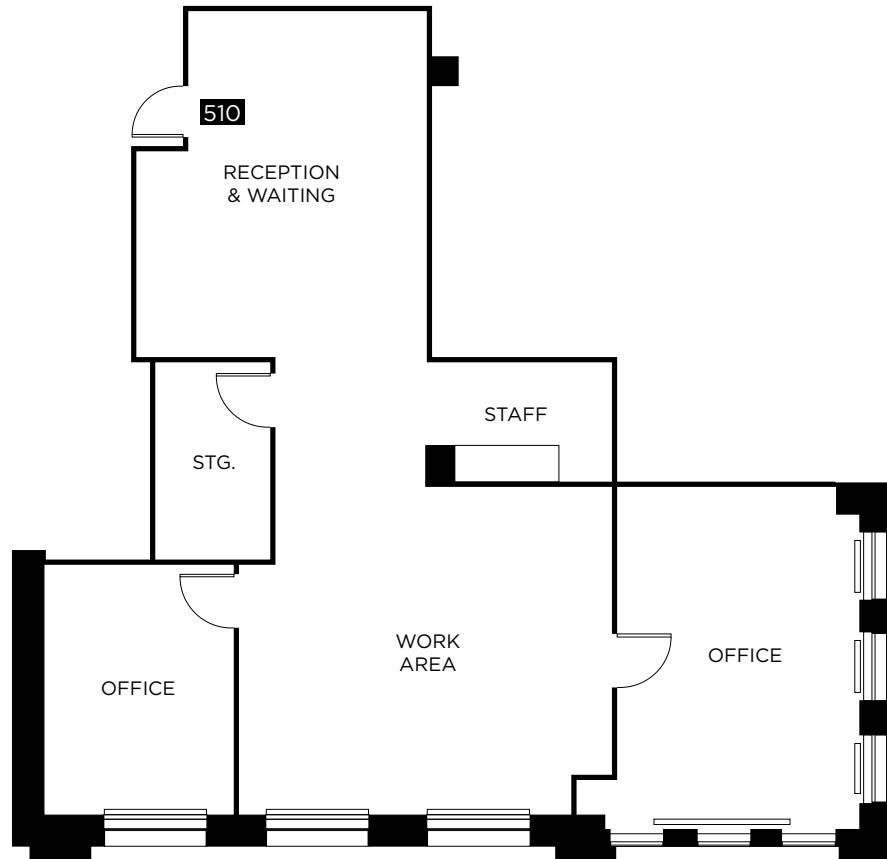


Suite 510 | 1,843 SF

- Southeast views
- 2 large private offices
- Large open work area
- Phone room
- Reception & waiting area
- **Can be combined with Suites 505 and 506 for a total of 3,996 SF.**



CLICK OR SCAN TO
VIEW 360 TOUR

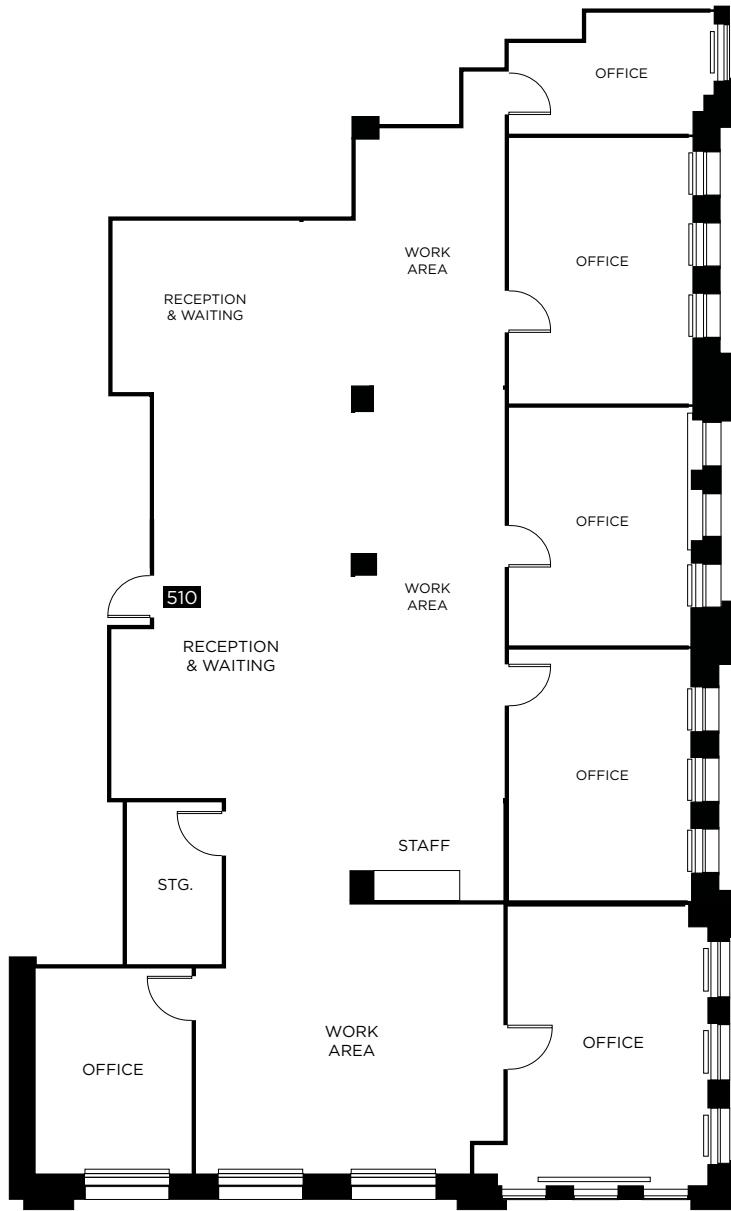


[BACK TO AVAILABILITIES](#)



Suite 505 & 506 & 510 | 3,996 SF

- Southeast views
- 6 large private offices
- Large open work area
- Phone room
- Reception & waiting area



[BACK TO AVAILABILITIES](#)

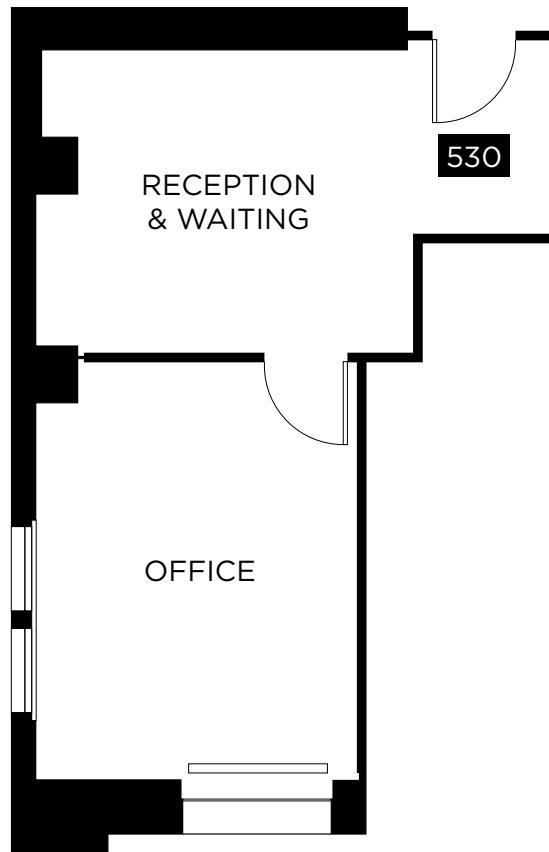


Suite 530 | 464 SF

- Southwest views
- 1 office
- Reception & waiting area



CLICK OR SCAN TO
VIEW 360 TOUR



[BACK TO AVAILABILITIES](#)





AMENITIES

ATTRACTI0NS

1. Lumen Field
2. Pioneer Square
3. Seattle Aquarium
4. Seattle Art Museum
5. Seattle Public Library
6. Sky View Observatory
7. Smith Tower
8. The Great Wheel
9. T-Mobile Park

LODGINGS

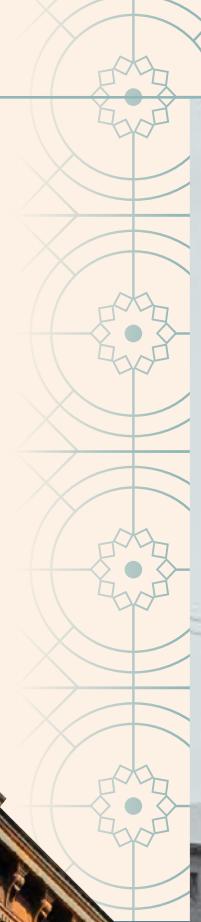
10. Best Western Plus
11. CitizenM Seattle
12. Courtyard Marriot
13. Embassy Suites
14. Fairmont Olympic Hotel
15. Grand Hyatt Seattle
16. Hotel Monaco
17. Hyatt at Olive 8
18. Seattle Marriott Waterfront
19. Sheraton Grand Seattle
20. The Four Seasons
21. The Motif
22. The Westin

RESTAURANTS

23. Anthony's on Pier 66
24. Cafe Campagne
25. Damn the Weather
26. Elliott's Oyster House
27. Ivar's Acres of Clams
28. Luigis Italian Eatery
29. Matt's In The Market
30. Metropolitan Grill
31. Muse
32. Pike Place Chowder
33. Wild Ginger



A TIMELESS SEATTLE HALLMARK



THE MUTUAL LIFE BUILDING



THE MUTUAL LIFE BUILDING

605 1st Ave Seattle, WA 98104

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

ANDREW SHULTZ
Senior Director | +1 206 215 1645
andrew.shultz@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-02.12.2025