

509 OLIVE WAY, SEATTLE, WA

509 OLIVE

A Fresh Take

ON A SEATTLE ICON

A PLACE OF

Character & Care

A Seattle landmark for almost 100 years, 509 Olive combines captivating historic architecture and sleek modern spaces to create a place for wellness and healing, with amenities designed to take care of the caregivers working inside. 509 Olive also offers flexible general office space for businesses looking to take advantage of its superb location and enviable perks.





A STORIED

Landmark

19



25

- Medical, dental, and general office spaces available
- Listed on the National Register of Historic Places
- Extensively renovated and modernized
- Brand-new conference center, fitness center, and lobby in 2023

- Wide variety of suite sizes
- 18 stories
- 297,000 RSF total
- Onsite parking garage with valet
- Onsite security & controlled access
- Walking distance to CBD and Amazon

GET THE TENANT Experience YOU DESERVE

Thanks to a proactive, person-to-person management style, Menashe Properties boasts sky-high tenant retention rates, swift and fair lease negotiations, and an unwavering commitment to ongoing service.

As a family-owned company for over 40 years, Menashe Properties has earned its reputation as a trustworthy, tenant-focused owner with the resources to develop innovative properties that challenge traditional office spaces.





MENASHE
PROPERTIES

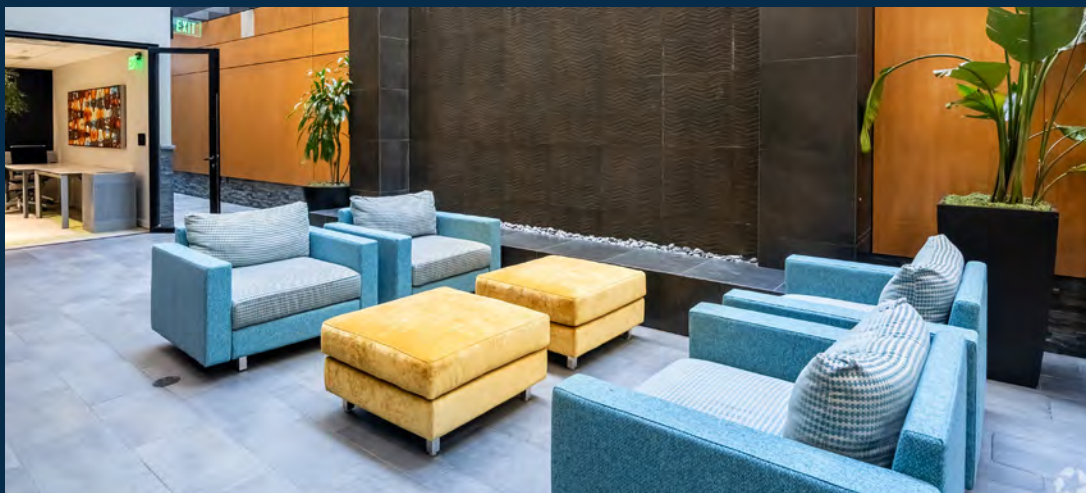
A strong, stable ownership group, who provides personalized attention and unwavering responsiveness - that is Menashe Properties.



ONSITE

Amenities

Freshly renovated and designed to enhance wellness and convenience, 509 Olive's onsite amenities package offers premium perks to all tenants. Grab coffee, pick up a package, fill a prescription, store your bike, or get your heart rate up in the gym - all that and more is right here onsite.





AVANTI
MARKET

CHERRY ST
COFFEE HOUSE

WINTER GARDEN
TENANT LOUNGE

BIKE STORAGE

ONSITE GYM WITH
SHOWERS & LOCKERS

PARKING GARAGE
WITH VALET



OTHER AMENITIES

- Executive conference room
- Monthly and daily parking rates
- Delivery pending lockers
- Tenant laundry facility
- Secure lab pickup room
- Bartell's pharmacy
- Trudy's Floral

Availabilities

Click on each suite to view floor plan.

● Fully Furnished, Move In Ready
 ● Updated Spec Suite
 ● Spec Suite Under Construction

SUITE	FLOOR	RSF	USE	VIRTUAL TOUR
● Suite 305	3	9,481	Office	View Virtual Tour
● Suite 306	3	728	Office	View Virtual Tour
Suite 400*	4	20,708	Office	View Virtual Tour
● Suite 611	6	2,211	Office	
● Suite 618	6	1,154	Office	
Suite 660	6	413	Mixed	View Virtual Tour
● Suite 703	7	1,191	Office	
Suite 728	7	629	Mixed	View Virtual Tour
Suite 752	7	2,008	Medical	
Suite 807	8	1,238	Office	View Virtual Tour
● Suite 817	8	1,485	Office	
● Suite 836	8	783	Office	View Virtual Tour
Suite 1002	10	382	Office	
Suite 1003	10	764	Office	View Virtual Tour
● Suite 1011	10	2,814	Office	View Virtual Tour
Suite 1101	11	584	Office	
Suite 1154	11	408	Office	
Suite 1159	11	599	Medical/Office	
● Suite 1201	12	1,109	Office	View Virtual Tour
● Suite 1221	12	1,616	Office	
● Suite 1240	12	953	Office	View Virtual Tour
Suite 1242	12	3,016	Dental	View Virtual Tour
● Suite 1342	13	1,292	Office	View Virtual Tour
Suite 1349	13	1,257	Mixed	View Virtual Tour
● Suite 1416	14	2,219	Office	View Virtual Tour
● Suite 1435	14	617	Medical	View Virtual Tour
Suite 1454	14	2,611	Medical	
Suite 1501	15	1,111	Medical	View Virtual Tour
Suite 1532	15	588	Office	
● Suite 1607	16	5,769	Medical	View Virtual Tour

*Full floor available



THE BEATING Heart of THE CITY

This downtown location is an energetic, exciting destination with everything from coffee shops to fine dining, vibrant arts and culture, and a diverse array of retail. For maximum convenience for your employees, patients, and visitors, 509 Olive offers unparalleled access to transit, onsite valet parking, and 18 parking garages within two blocks.

AMENITIES & TRANSPORTATION MAP

- | | |
|--------------------------------|---------------------------------|
| 1. Nordstrom Grill | 24. Mr. West Cafe Bar Downtown |
| 2. Oliver's Lounge | 25. Daniel's Broiler - Downtown |
| 3. SPIN Seattle | 26. Barolo Ristorante |
| 4. Monorail Espresso | 27. Petra Cafe |
| 5. Victrola Coffee Roasters | 28. US Courthouse Cafe |
| 6. Urban Coffee House | 29. Cinque Terre Ristorante |
| 7. Suite 410 | 30. Seoul Bowl-Westlake |
| 8. Retro Restaurant & Lounge | 31. Cafe Suisse |
| 9. Moore Coffee Shop | 32. Urban Sushi Kitchen |
| 10. Serious Pie Downtown | 33. Skillet Regrade |
| 11. Dahlia Bakery | 34. Evergreens Salad |
| 12. Lola Greek Restaurant | 35. Willmott's Ghost |
| 13. Caffe Umbria Olive Way | 36. Deep Dive |
| 14. Anchorhead Coffee | 37. 2120 |
| 15. Starbucks | 38. The Victor Tavern |
| 16. NYC Deli Market | 39. Subway |
| 17. The Cheesecake Factory | 40. Grumpy Bean |
| 18. Ruth's Chris Steak House | 41. Marination |
| 19. Dough Zone™ Dumpling House | 42. 1900 Fifth Bar & Lounge |
| 20. The Carlile Room | 43. Cherry Street Coffee House |
| 21. Wings & Things | 44. Habitant |
| 22. Nara Thai Seattle | 45. Andaluca |
| 23. Andare Kitchen & Bar | 46. Zuba |
| | 47. Xi'An Noodles |



King County Metro
Buses



South Lake Union
Streetcar



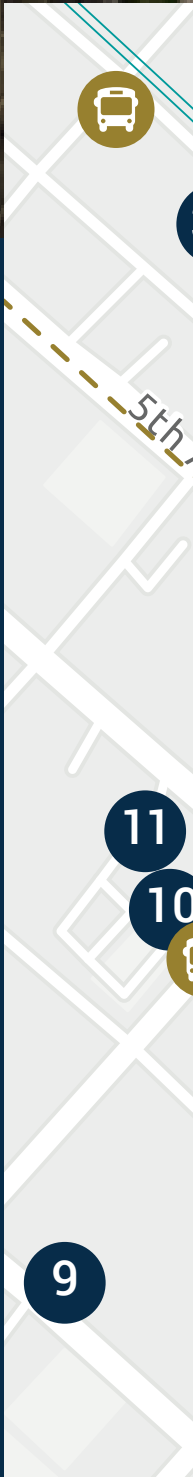
Seattle Center
Monorail



Sound Transit's Link
Light Rail



== Bike Lane





WALK
SCORE

99

BIKE
SCORE

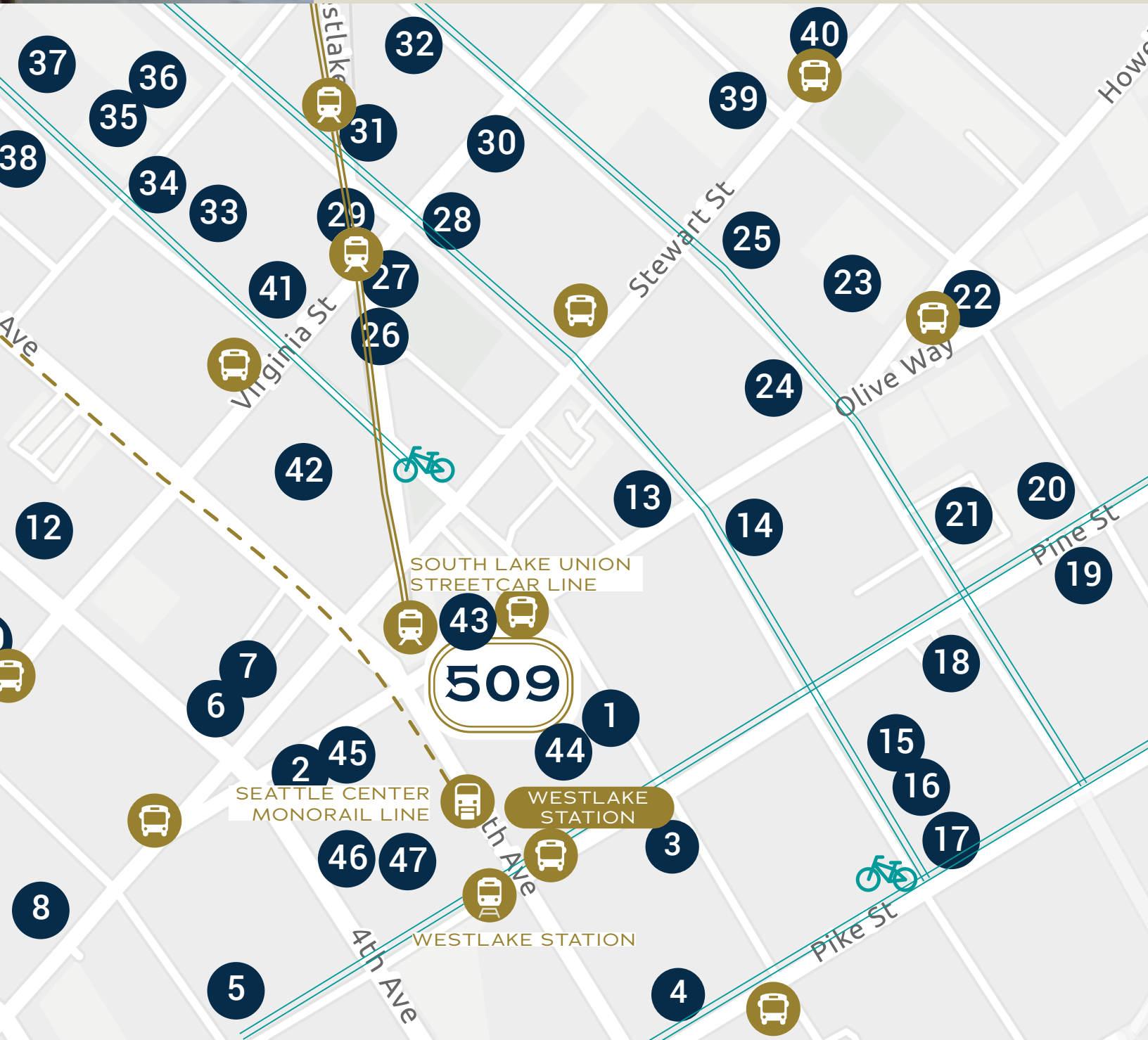
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TRANSIT
SCORE

100



Two minute walk from the property to **Westlake Station** - the transportation hub for connecting with Light Rail and Bus.



A NOD TO

The Past

Built in 1925, 509 Olive features stunning Gothic Revival architecture and is listed on the National Register of Historic Places. It was originally conceived as a “real medical center in Seattle” by a group of local doctors, and almost a hundred years later, 509 Olive remains a place focused on healthcare and wellness.





AN EYE TOWARD
The Future

509 OLIVE

SEATTLE, WA

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