

EST.  1904

QUILT

BUILDING

316 1ST AVENUE S, SEATTLE, WASHINGTON

OFFICE SPACE FOR LEASE

 CUSHMAN & WAKEFIELD

TIMELESS CHARACTER

MODERN EDGE

The Quilt Building offers a uniquely revitalized office space, combining timeless architecture with contemporary upgrades to create an ideal setting for modern businesses. Located in the heart of Pioneer Square and steps from Seattle’s waterfront, this historic building is surrounded by a vibrant mix of food, culture, and convenient transit options, offering an authentic Seattle workspace where businesses can flourish.



Unique renovated spaces with exposed brick



24/7 secure building entrance



Full building seismic retrofitting complete



Steps from an abundance of food and beverage options



One block from Seattle’s newly renovated waterfront

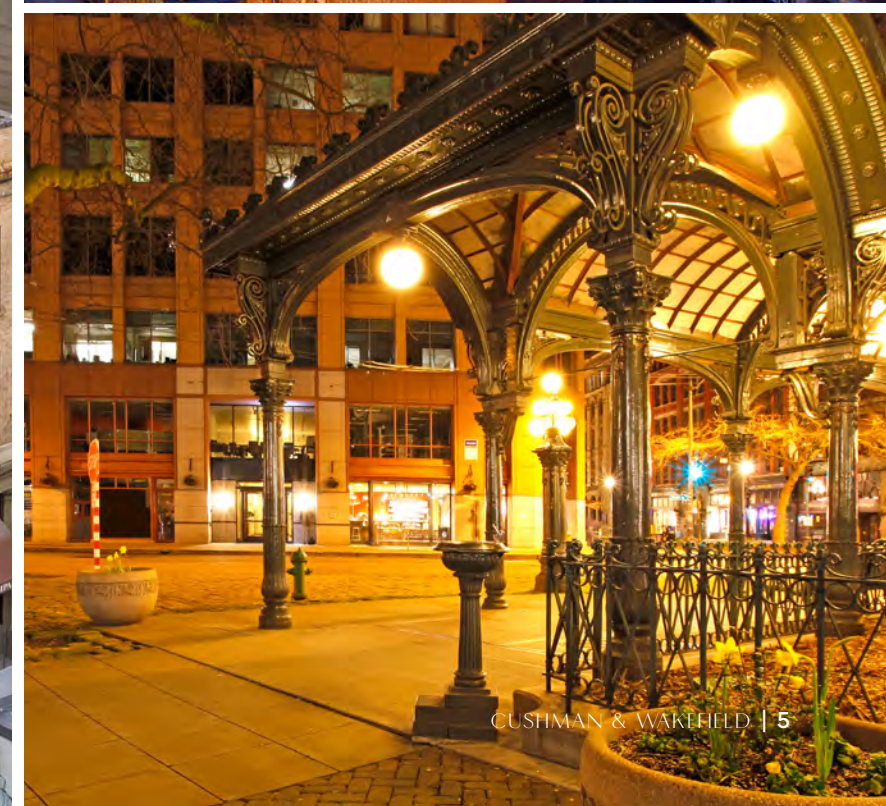


WHERE TRADITION INSPIRES INNOVATION

The Quilt Building, an enduring symbol of Seattle's history, stands proudly at the heart of Pioneer Square.

Designed by legendary Seattle architect William Boone, it is one of the few remaining examples of the city's industrial past. While the building maintains its historic façade, the interiors have been thoughtfully renovated to offer sleek, modern spaces that blend the old with the new, creating a unique environment for today's businesses.

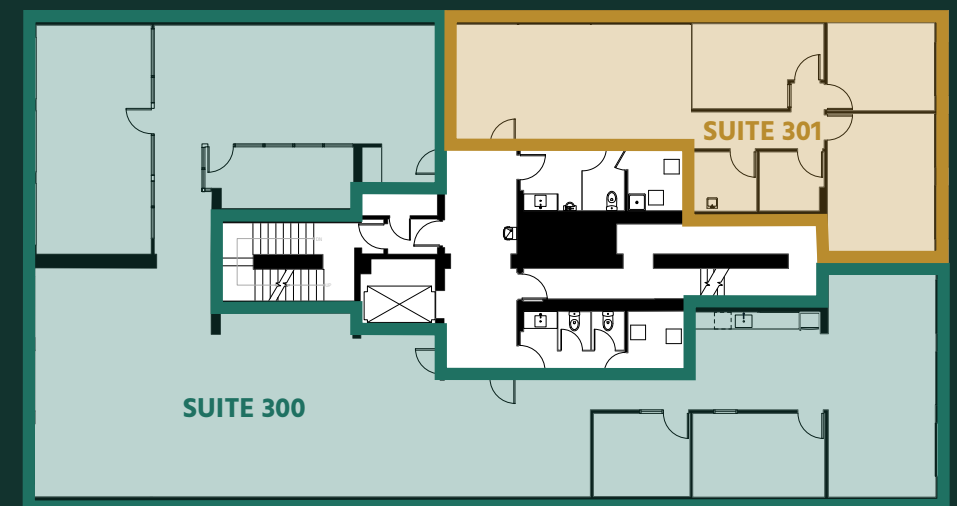
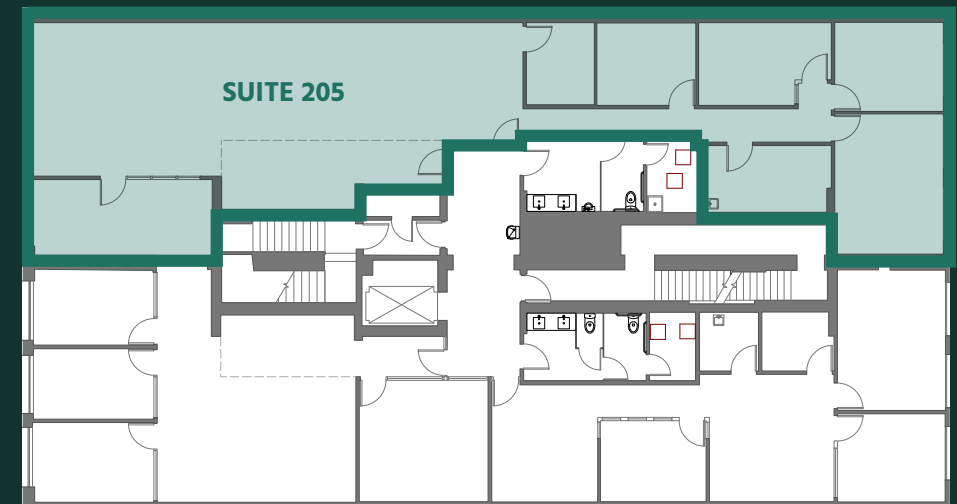
Once the epicenter of Seattle's turn-of-the-century industrial boom, Pioneer Square has since transformed into a lively neighborhood full of art galleries, performance venues, and some of the city's best food. Just blocks from Seattle's sports stadiums and with excellent transit options, the area offers a perfect balance of cultural vibrancy and accessibility.





AVAILABILITIES

SUITE	RSF	AVAILABILITY
Suite 205	2,708 RSF	1/1/2026
Suite 301	1,335 RSF	Now
Suite 300	4,122 RSF	Now
Full Floor 3	5,457 RSF	Now





DISCOVER THE HEART OF THE CITY

Located in the vibrant Pioneer Square neighborhood, the Quilt Building offers the ideal blend of historic charm and modern energy. This dynamic area is home to art galleries, performance venues, and a variety of restaurants, making it one of Seattle's most exciting cultural hubs. Just steps away, the revitalized waterfront features 20 acres of new public space, including parks, waterfront activities, and retail, offering even more opportunities to explore and enjoy the city's stunning views.

CLOSE PROXIMITY TO EVERYTHING

FOOD & DRINK

1. Good Bar
2. Flatstick Pub - Pioneer Square
3. Elm Coffee Roasters
4. McCoy's Firehouse Bar & Grill
5. Asia Ginger Teriyaki Restaurant
6. Xtadium
7. The Pastry Project
8. Caffè Umbria
9. The Halal Guys
10. Domino's Pizza
11. Dead Line
12. Damn the Weather
13. Central Saloon
14. Il Terrazzo Carmine
15. General Porpoise
16. Cowgirls Inc.
17. Taylor Shellfish Oyster Bar
18. Salumi Italian Restaurant
19. Zeitgeist Coffee
20. King Street Bar & Oven
21. 13 Coins Seattle
22. TAT's Delicatessen
23. Nirmal's Indian Restaurant
24. Caffè D'arte
25. Cade Paloma
26. Underbelly
27. Smith Tower Observatory Bar
28. Shawn O'Donnell's
29. Boiling Point
30. Samurai Noodle
31. Jardin Tea
32. Saigon Streets
33. Waji's Poke Bar
34. Dough Zone
35. Momosan Seattle
36. Chung Chun Rice Dog
37. Ping's Dumpling House
38. Chengdu Memory
39. Onibaba by Tsukushinbo
40. Fuji Sushi
41. Oasis Tea Zone

FITNESS

1. Kinesia Pilates
2. Bodytonic Pilates

GROCERY

1. Saveway Market
2. Union Station Market
3. Uwajimaya Seattle
4. Seattle Mart

LODGING

1. Embassy Suites
2. Best Western Plus
3. Courtyard by Marriott
4. citizenM
5. Arctic Club Hotel

OTHER AMENITIES

1. ORCA Card Office



WHERE CONVENIENCE MEETS CONNECTIVITY



TRANSPORTATION OPTIONS

WALK
SCORE

98

BIKE
SCORE

91

TRANSIT
SCORE

100

- Link Light Rail
- Bus Lane
- Bike Lane
- First Hill Street Car
- Train Station
- Light Rail Station
- Bus Stops



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