

# SIXTH + LENORA

2033 SIXTH AVE. SEATTLE, WA





# JOIN THE SEATTLE CULTURE

The Sixth & Lenora Building boasts iconic views and 11 stories of mid-century modern office space, blending modern finishes with timeless elegance.

Situated in the vibrant Denny Triangle neighborhood, the building is conveniently located near Amazon's famous sphere-shaped world headquarters, surrounded by restaurants, coffee shops, luxury residential towers, and entertainment venues.

## 156,737 RSF

OFFICE SPACE

## 11 FLOORS

OF OFFICES &  
LOWER-LEVEL RETAIL



- ◆ A GENEROUS HOST OF ON-SITE TENANT AMENITIES
- ◆ QUICK ACCESS TO NORTH AND SOUTH-BOUND I-5 AND SR-99
- ◆ FLEXIBLE 14K RSF FLOOR PLATES TO ACCOMMODATE TENANTS OF ALL SIZES
- ◆ WALKING DISTANCE TO THE WESTLAKE TRANSIT STATION, SOUTH LAKE UNION STREETCAR AND BUS ROUTES ALONG THE THIRD AVENUE TRANSIT CORRIDOR
- ◆ CLOSE PROXIMITY TO POPULAR SHOPPING, DINING, HOTELS, AND MORE

[CLICK HERE TO  
VIEW AVAILABILITIES](#)





# MODERN AMENITIES

EFFORTLESS CONVENIENCE

Sixth & Lenora offers a richly amenitized environment, featuring conferencing solutions, ground floor retail, and seamless fiber optic access to the Westin Building Exchange – recognized as Seattle’s foremost telecommunications carrier hotel.

## BUILDING AMENITIES

- Employee and visitor parking and bike storage at the skybridge connected Westin Garage
- Access-controlled card key entry system
- Security personnel patrol during/after business hours and on weekends
- CCTV cameras throughout the property
- Dimitriou’s Jazz Alley night club and Robert Leonard Salon on-site
- Tenant mailroom
- Large conference room
- Shower facility
- On-site storage
- Fiber optic telecommunication and connectivity
- On-site building engineer
- Adjacent Amazon programming fosters innovation, collaboration, and networking opportunities





CLIMATE PLEDGE ARENA  
 CHIHULY GARDEN AND GLASS  
 SPACE NEEDLE  
 MOPOP MUSEUM OF POP CULTURE

OLYMPIC SCULPTURE PARK  
 PUBLIC MARKET CENTER  
 PIKE PLACE MARKET

MOORE THEATRE

SEATTLE AQUARIUM

WESTLAKE CENTER

BENAROYA HALL

SEATTLE ART MUSEUM

SEATTLE FERRY TERMINAL

LUMEN FIELD

T-MOBILE PARK

- WITHIN A 5-MIN WALK
- Fitness
  - Food and Beverage
  - Shopping
  - Arts & Culture

# S+L

## EMBRACE THE SEATTLE EXPERIENCE

Located in Seattle's downtown core, between bustling Pike Place Market and the city's vibrant retail district, Sixth & Lenora is just steps away from restaurants, shops, attractions, hotels and many more of the Emerald City's most popular destinations.

Sixth & Lenora's central location also puts tenants in close proximity to Interstate 5 and Highway 99, while offering easy access to Westlake Center Transit Station, the Monorail, Seattle ferry terminals, and more transit options.



EXPLORE THE  
NEIGHBORHOOD





# BUILDING SEATTLE'S FUTURE SINCE 1889

**CLISE**  
PROPERTIES



Founded by JW Clise in the aftermath of the Great Seattle Fire, Clise Properties boasts a legacy marked by resilience and vision. Across four generations of leadership, the company has played a pivotal role in rebuilding the city from the ground up. Today, the Clise portfolio encompasses a collection of classic and contemporary assets across Seattle and the Pacific Northwest.



# SIXTH + LENORA

2033 SIXTH AVE. SEATTLE, WA

[www.sixthandlenora.com](http://www.sixthandlenora.com)

## LEAH MASSON

Senior Director

+1 206 215 9803

[leah.masson@cushwake.com](mailto:leah.masson@cushwake.com)

## BRANDON BURMEISTER

Senior Director

+1 206 215 9702

[brandon.burmeister@cushwake.com](mailto:brandon.burmeister@cushwake.com)

**CLISE**  
PROPERTIES



**CUSHMAN &  
WAKEFIELD**

©2024 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-06.11.2024