

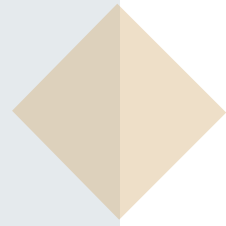
# SIXTH + LENORA

2033 SIXTH AVE. SEATTLE, WA

CLISE  
PROPERTIES



 CUSHMAN &  
WAKEFIELD



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.

167,140 RSF

OFFICE SPACE

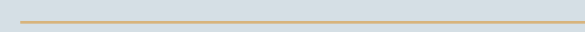
11 FLOORS

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 15K 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](#)



# S+L

## 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
- On-site Avanti Market





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

**S+L**  
 PACIFIC PLACE

WESTLAKE CENTER

SEATTLE AQUARIUM

**SAM** SEATTLE ART MUSEUM

BENAROYA HALL

SEATTLE FERRY TERMINAL

SEATTLE

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

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**CLISE**  
PROPERTIES



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