

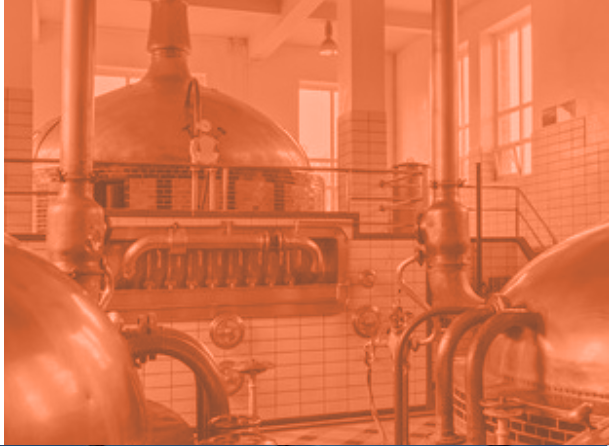
Puget Sound's largest waterfront development

1100-1120 W. Ewing St. Seattle, Washington

WEST CANAL YARDS



A unique opportunity situated in the heart of Seattle’s historic marine district, this central waterway site caters to those looking to create their own corner of Seattle from artisans & merchants, to athletic & fitness users, to those in the boating & marine industries.



1100 BUILDING
132,565 RSF

1120 BUILDING
48,526 SF



**WEST
CANAL
YARDS**



Ship Canal



Fisherman's Terminal



Ballard Blocks



Seattle Pacific University



Interbay Golf Center



Future Light Rail Stops



13
Minutes
to UW



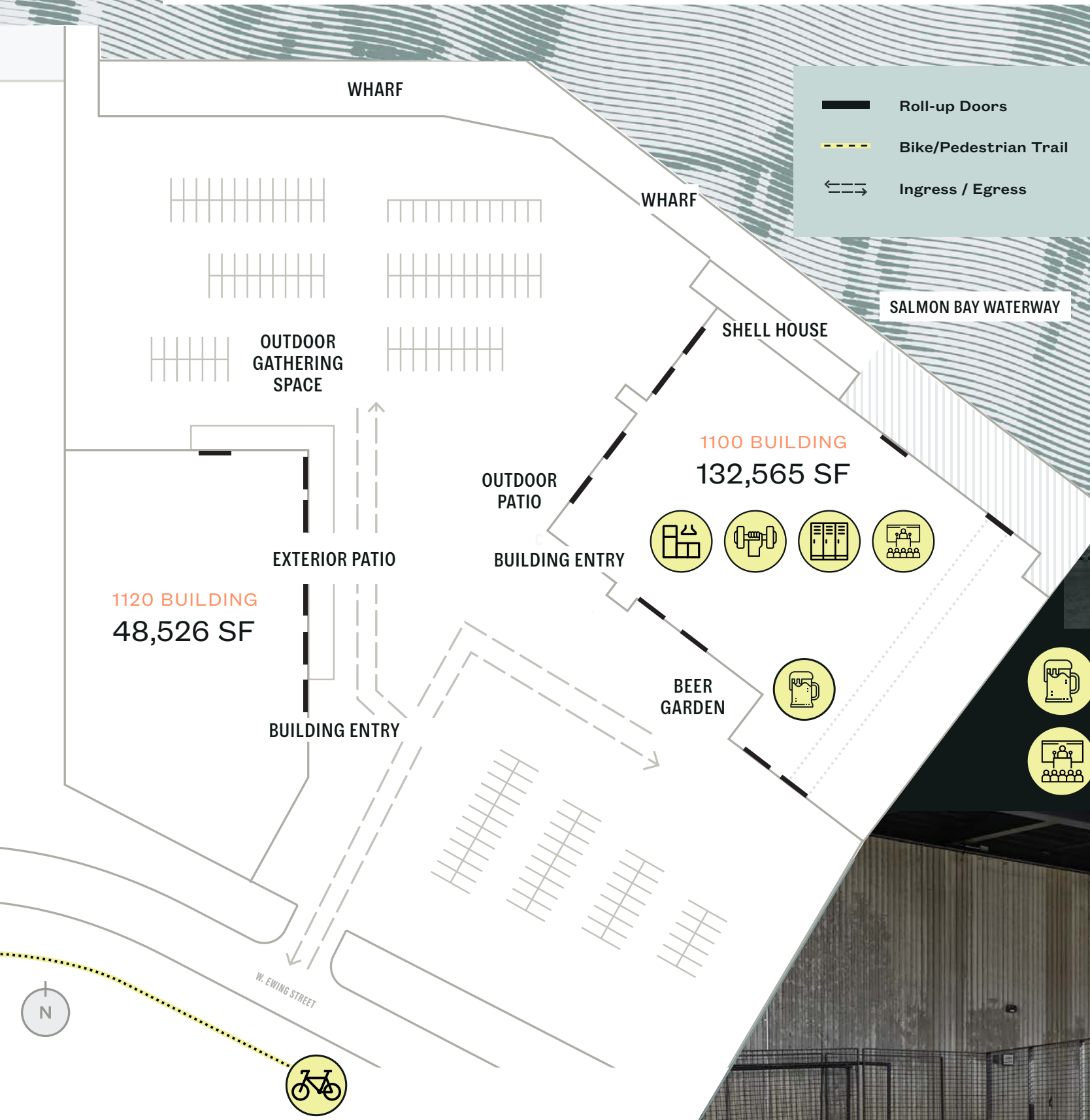
15
Minutes
to Downtown



12
Minutes
to South Lake Union

At the intersection of some of Seattle's most **dense and vibrant** neighborhoods, West Canal Yards connects communities -- creating a destination for not only a synergistic mixture of tenants, but for the public. This is your place.

SITE FEATURES



- 334,000 SF revitalized waterfront site
- Fully glazed roll-up doors
- Abundant natural light strengthened by vaulted ceiling, large windows and skylights
- 300+ surface parking stalls with additional street parking

We honor the industrial nature of the site and buildings, the weather worn boats, and the beauty in surfacing what has been here all along.



Brewery Tasting Room



Fitness Center



Showers & Lockers



Conference Room



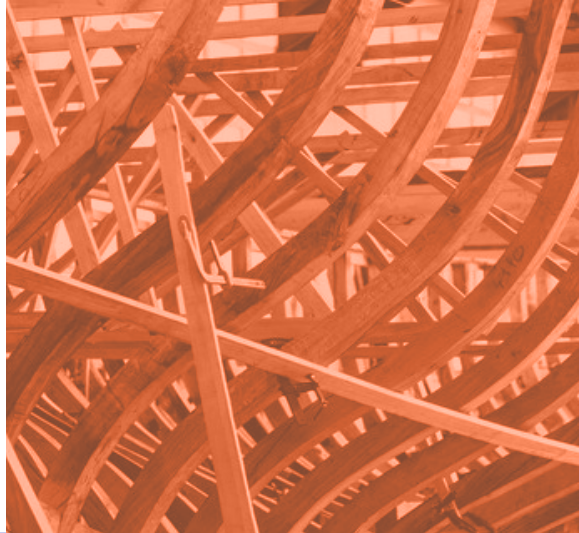
Kitchen & Lounge



Bike Boulevard



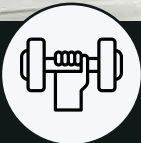
ON SITE AMENITIES



West Canal Yards is where visitors play alongside the industrious history of Seattle’s working waterways.

Located on the southern bank of the Ship Canal, this former fish cannery is a little off the beaten path

- it’s wide open and nothing is off-limits.



Shared fitness center



Locker rooms & showers



Food trucks daily



Conference room



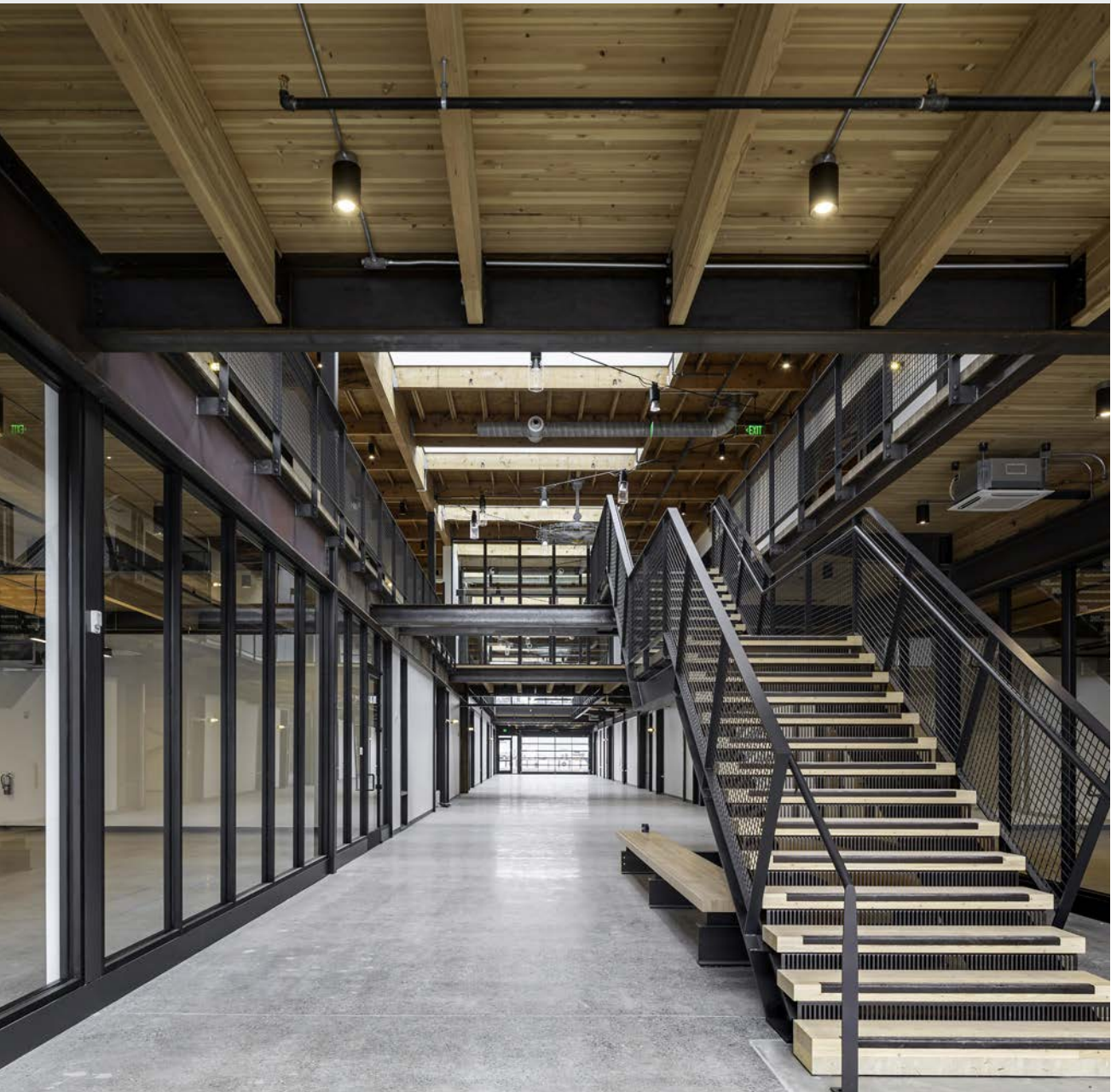
Community events



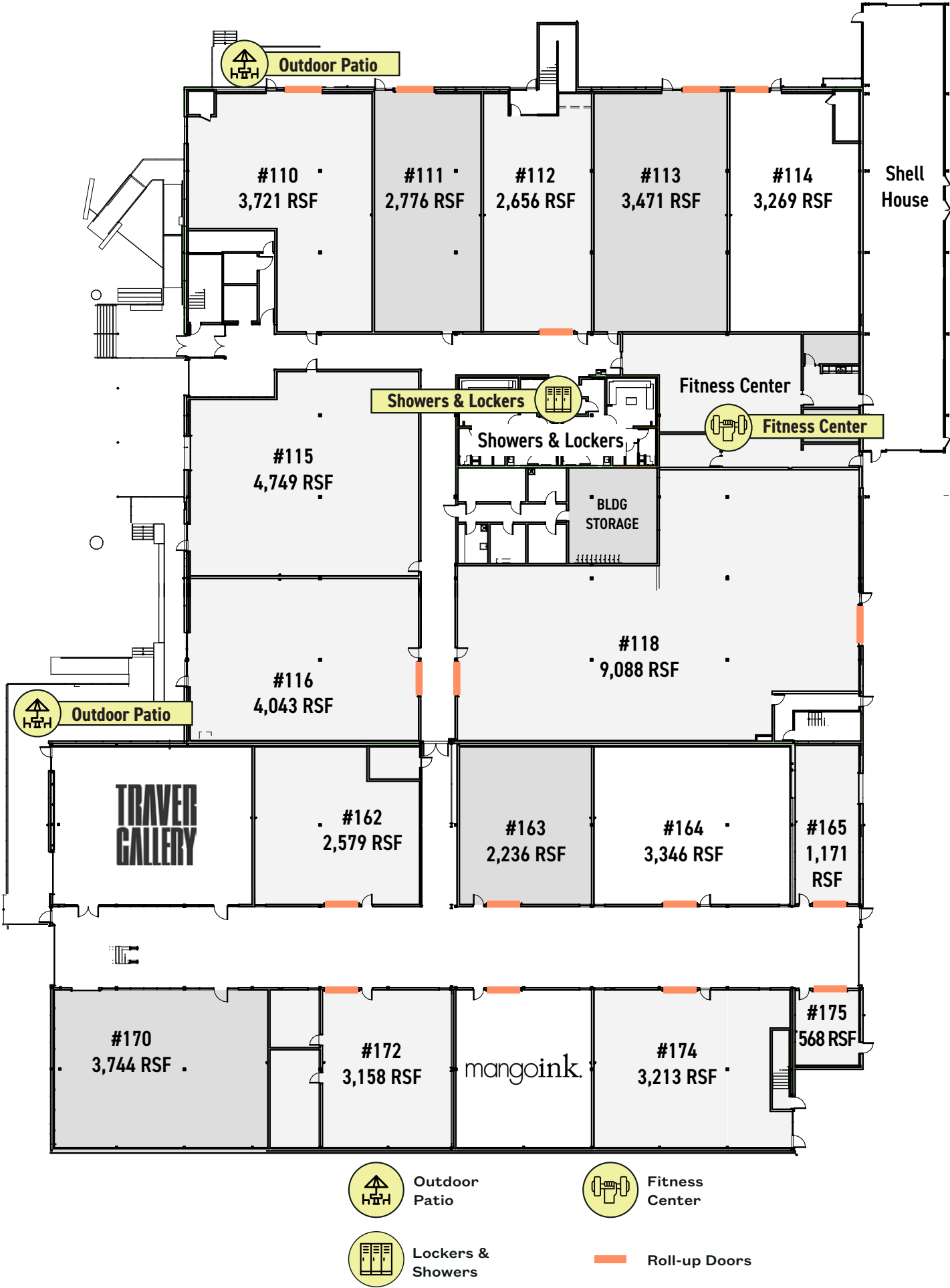
Community kitchen

1100 Building Ground Floor

Space Features: abundant natural light, high ceilings, and interior and/or exterior roll-up doors.

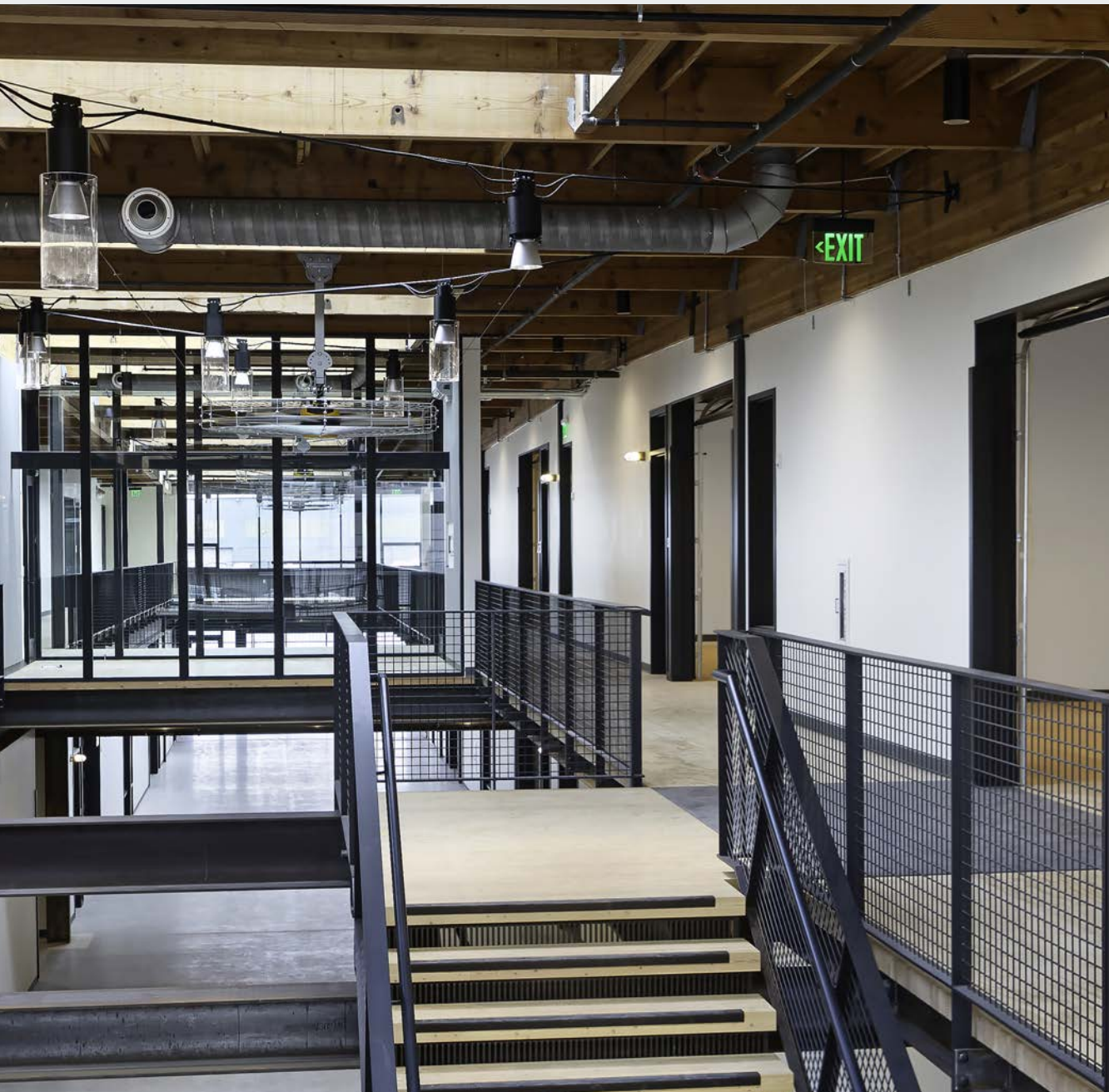


SUITE	RSF
110	3,721
111	2,776
112	2,656
113	3,471
114	3,269
115	4,749
116	4,043
118	9,088
160	Traver Gallery
162	2,579
163	2,236
164	3,346
165	1,171
170	3,744
172	3,158
173	Mangolnk
174	3,213
175	568



1100 Building **Second Floor**

Space Features: abundant natural light, high ceilings, and interior and/or exterior roll-up doors.



SUITE	RSF
210	4,185
211	4,509
212	4,730
213	The Pioneer Collective
214	1,984
215	1,961
216	2,020
260	1,980
261	1,967
262	Lane Williams Architects
263	1,945
264	The Pioneer Collective
270	2,293
271	2,307
272	2,345
273	2,307
274	3,239

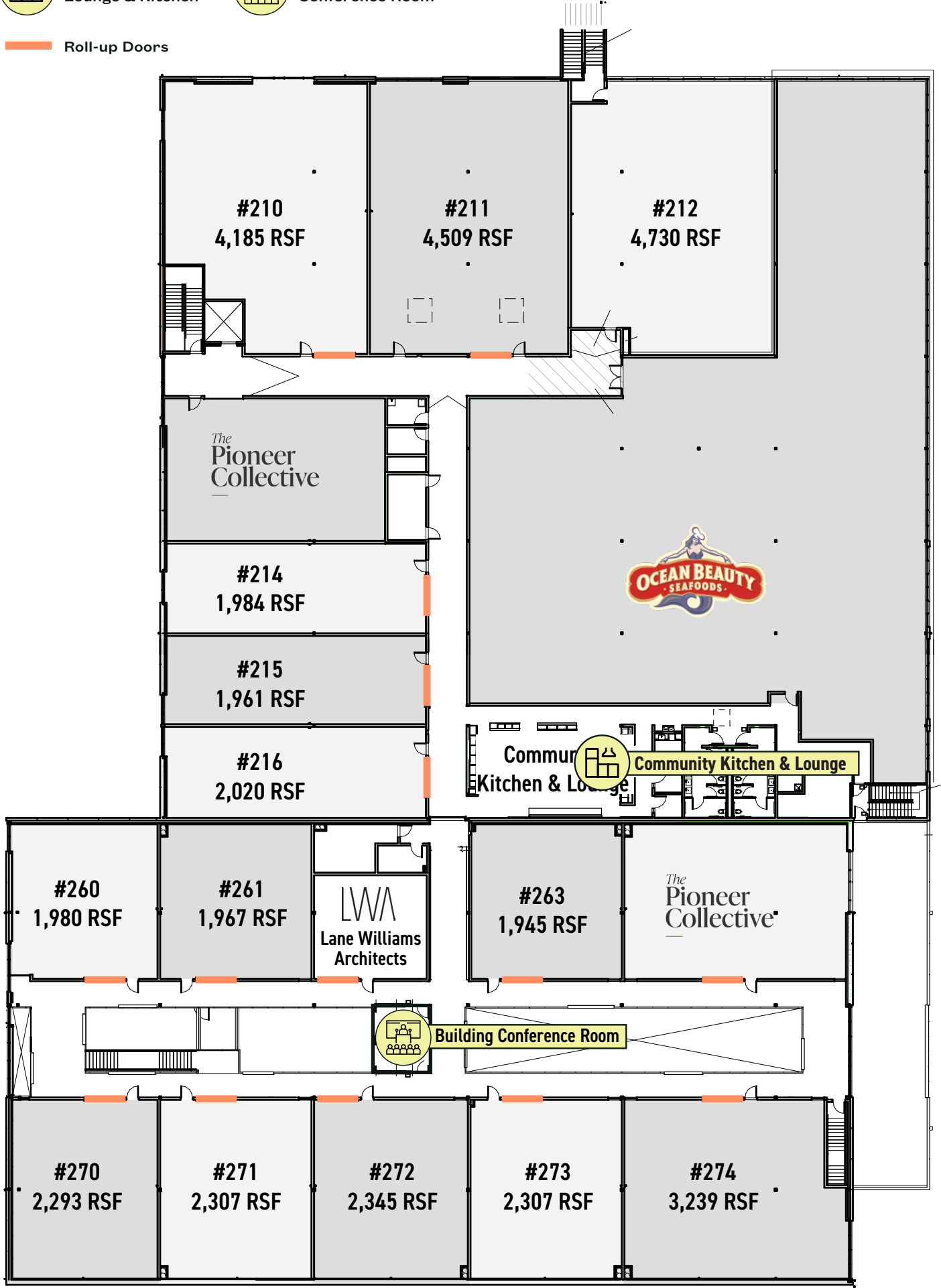


Community Lounge & Kitchen



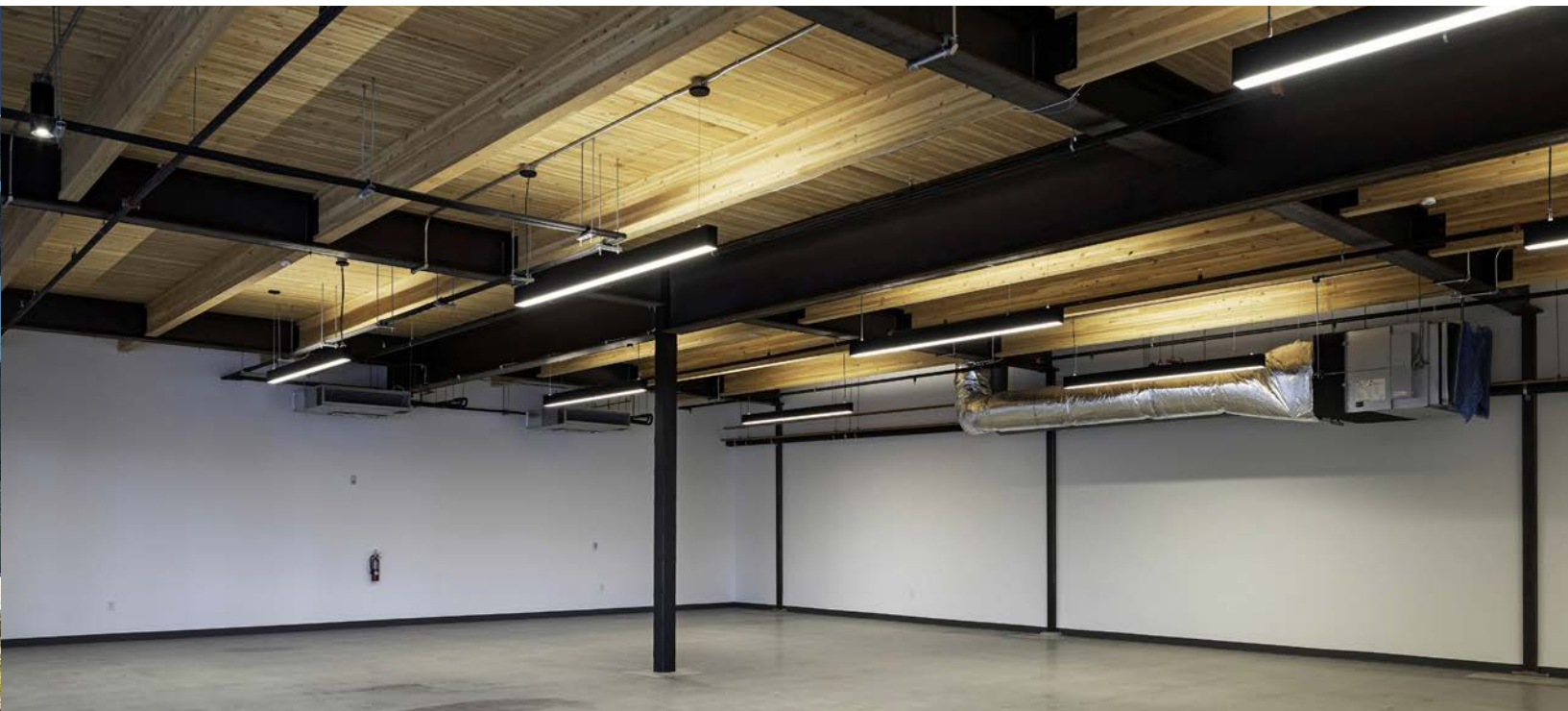
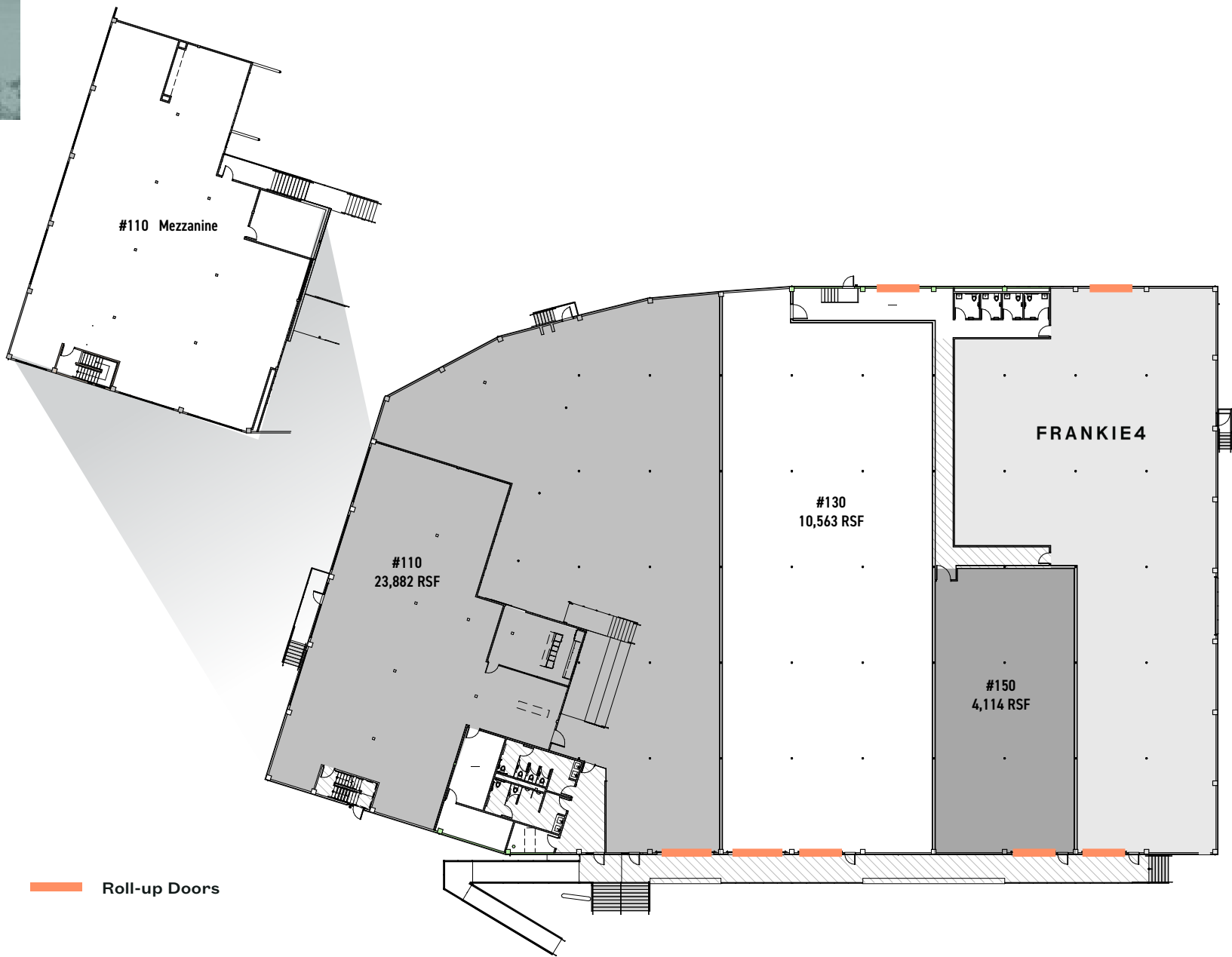
Building Conference Room

Roll-up Doors



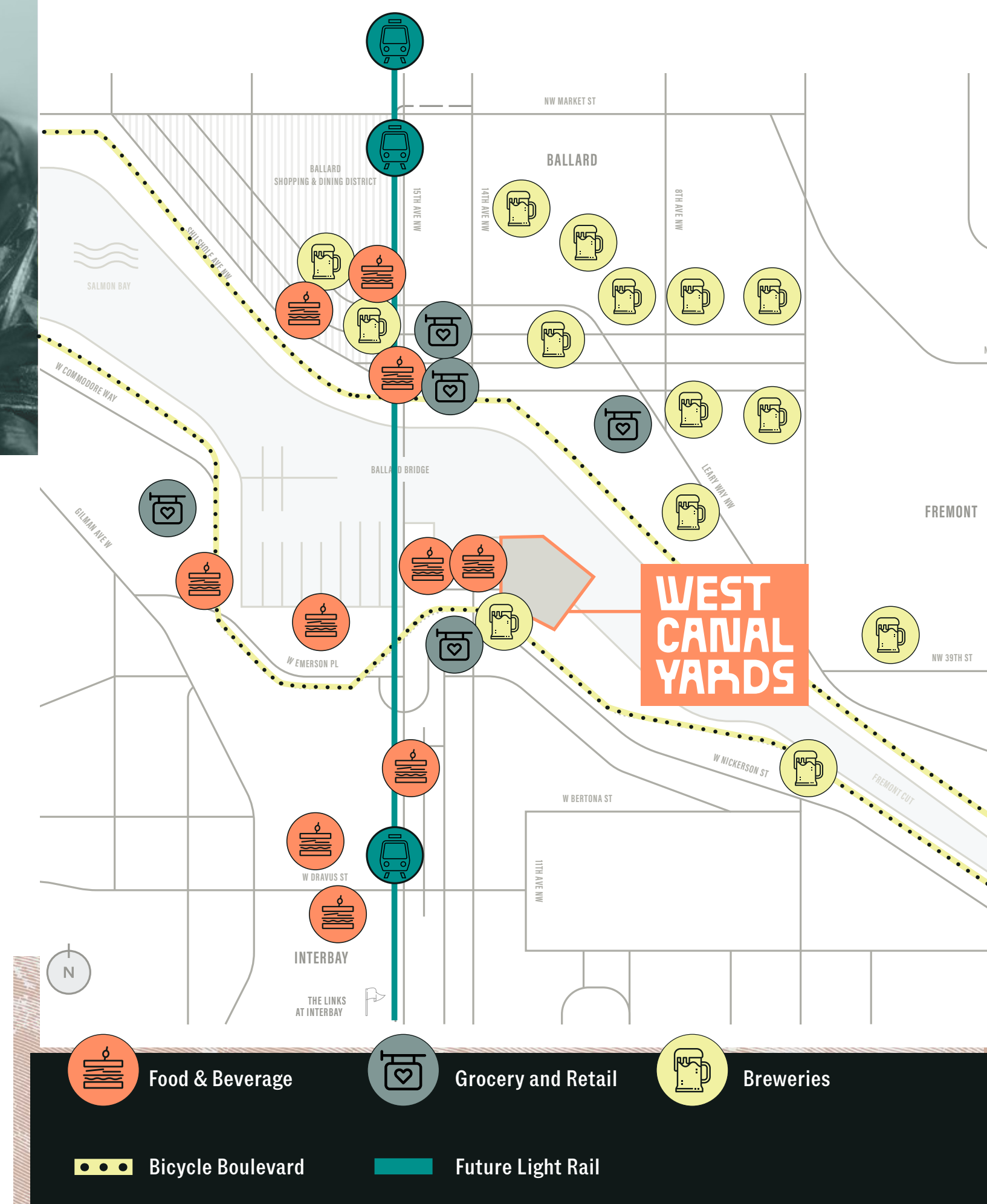
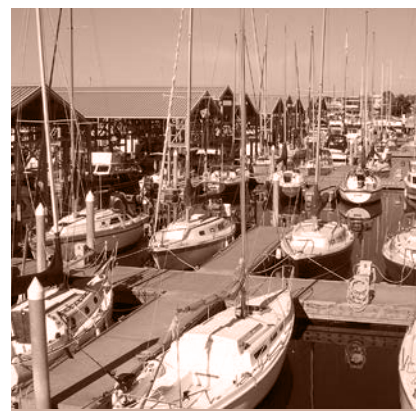
1120 Building

SUITE	SF	SPACE FEATURES
110 / 120	23,882	<ul style="list-style-type: none">Includes 2-story office space with unique steel and stadium seating connecting mezzanine to open floorConference room and break roomFloor to ceiling glass separates ground floor of creative office to open floorDedicated roll-up door along raised patio
130	10,563	<ul style="list-style-type: none">20' clear heightDirect access to raised patio2 dedicated roll-up doors
140	9,966	<ul style="list-style-type: none">LEASED FRANKIE4
150	4,114	<ul style="list-style-type: none">• 21' clear height• Direct access to raised patio• 1 dedicated roll-up door



WEST CANAL YARDS

Local Amenities



WEST CANAL YARDS

PUGET SOUND'S LARGEST
WATERFRONT DEVELOPMENT

AVAILABLE NOW



FOR LEASING INFORMATION, CONTACT US

RILEY SHEPHARD

riley.shephard@cbre.com

+1 425 462 6932

JJ SHEPHARD

jj.shephard@cbre.com

+1 206 292 6032

© 2025 CBRE, Inc. All rights reserved.

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PM_April2025

CBRE