



LAKE UNION PIERS

The Lantern and
Lake View Terraces

Lake Union Piers offers a new perspective on destination retail, entertainment, dining, recreation, and boating—at the water's edge

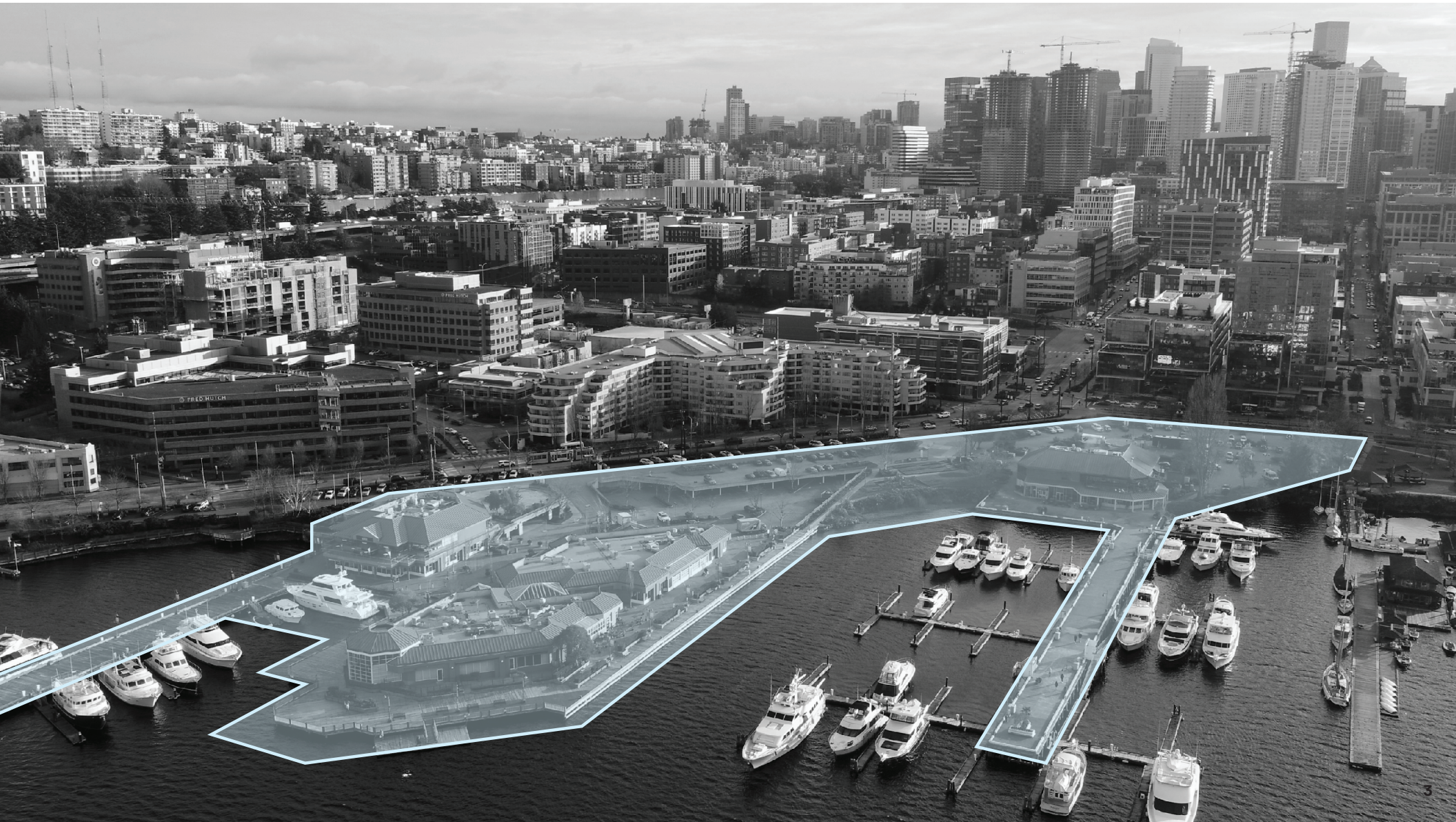


Central Lakefront Plaza
Gathering and Event Space

This welcoming plaza unites the shops, cafes, and dining that surround this central landmark. Renovated storefronts, modern seating, and flexible open space make it the ideal open-air gathering place for events and informal lakefront meetups.

Renovation has revitalized this historic and dynamic destination on the shores of Lake Union

Chandler's Cove, built in the late 1980's, has been a longstanding Seattle lakefront dining destination, commercial marina and venue for signature events like the Boats Afloat Show. Now, with the surrounding lakefront area having been redeveloped, anchored by Amazon, Fred Hutch, Google, Allen Institute, Facebook, and Lake Union Park, it was time for this key property to be reimagined for the future.



Inspired by location, entertainment, shimmering water, and city views—Lake Union Piers is a one-of-a-kind Seattle experience

Inspired by its location and maritime history, the property's name pays tribute to its prominent publicly accessible piers on Lake Union. Anchored by neighbors, Museum of History and Industry, The Center for Wooden Boats, and Lake Union Park to the west, Lake Union Piers will allow Vulcan Real Estate to galvanize the district by bringing new marine, recreation, and entertainment offerings to the property.



Site Revitalization and Highlights

Upgraded building exteriors to a modern, industrial maritime aesthetic with new cladding, high-end finishes, outdoor seating, and shoreline plantings.

Renovated retail storefronts with new entrances and windows. Redesigned and expanded indoor/outdoor dining patios for more lake view opportunities.

Rebuilt the Lantern, a new and iconic building design at the water's edge—connected to view terraces and a covered outdoor dining space with sweeping views of Lake Union.

Improved access for pedestrians, cars, and boats, with updated walkways and greenery, and connections to Cheshiahud Lake Union Loop Trail. Reconfigured parking and drop-off locations and added visitor moorage.

Replaced existing equipment with energy efficient systems, installed sustainable building materials, and added shoreline appropriate plants.

Illustrated Site Directory

- 1- Central Lakefront Plaza

2- Main Arrival Drive & Drop-Off

3- Signature Dining Arrival

4- Lakefront Promenade

5- The Lantern & View Terraces

6- Indoor/Outdoor Dining Patios
- 7- East Pier

8- West Pier

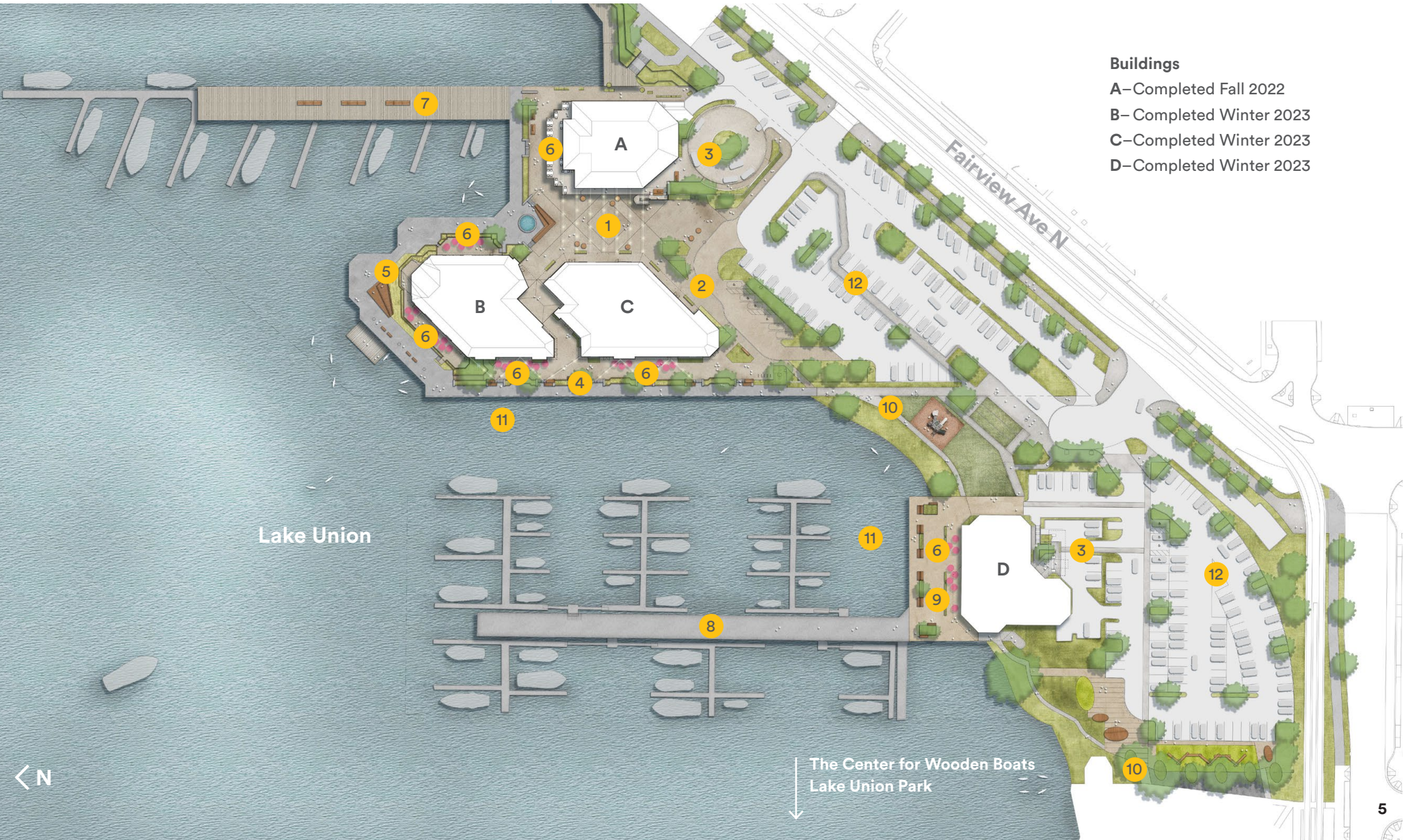
9- West Lakefront Plaza

10-Cheshiahud Lake Union Loop

11- Visitor Moorage

12-Visitor Parking

This revitalized location is a welcome addition to South Lake Union’s entertainment district and lakefront landing. Renovated throughout, the site embraces its historic location, yet looks to its future with modern design, local eateries, shops, and recreational opportunities amidst its open lakefront spaces, accessible visitor moorage, and plentiful parking.



- Buildings**
- A-Completed Fall 2022
 - B- Completed Winter 2023
 - C-Completed Winter 2023
 - D-Completed Winter 2023



The Lantern and Lake View Terraces

Perched at the water's edge, this iconic viewpoint features The Lantern, a modern light-filled dining destination with wrap around patios and front-row views of the lake. The adjoining pedestrian view terrace highlights shoreline plantings, expansive seating platforms, and 270° views of the lake and city skyline—all poised for a night of fireworks or a leisurely mid-day escape.

Lake Union Piers, formerly known as Chandler's Cove and H.C. Henry Pier, will claim its rightful place as South Lake Union's entertainment hub along the lakefront.



Central Lakefront Plaza Gathering and Event Space

Central Lakefront Plaza features compelling design elements that enhance its appeal in the evening hours. Overhead catenary lights illuminate performances and events, while glass storefronts cast welcoming light upon the open-air scene.



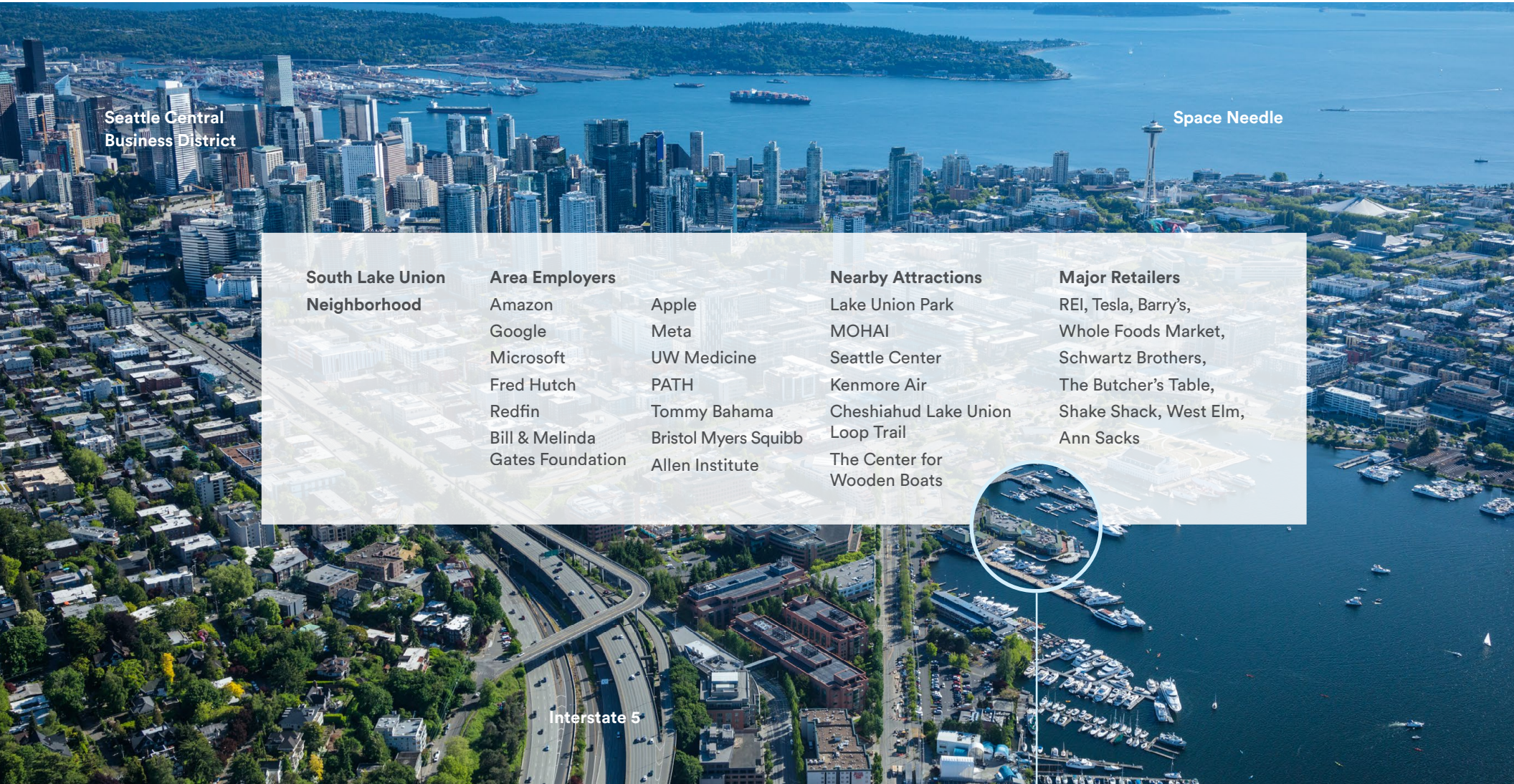
Lake Union Piers is where South Lake Union
meets the water—



**Expansive Promenade
with Lakefront Seating**

The Promenade is a study in contrasts, featuring spectacular lakefront views and the array of leisure activity along this bustling shoreline. With space to spread out, the Promenade flows between storefronts and dining patios on one side and landscaped seating platforms interspersed along the way.

Seattle's South Lake Union is designated as one of seven Innovation Districts in the United States by the Brookings Institute because of its emphasis on connectivity, technology, and community

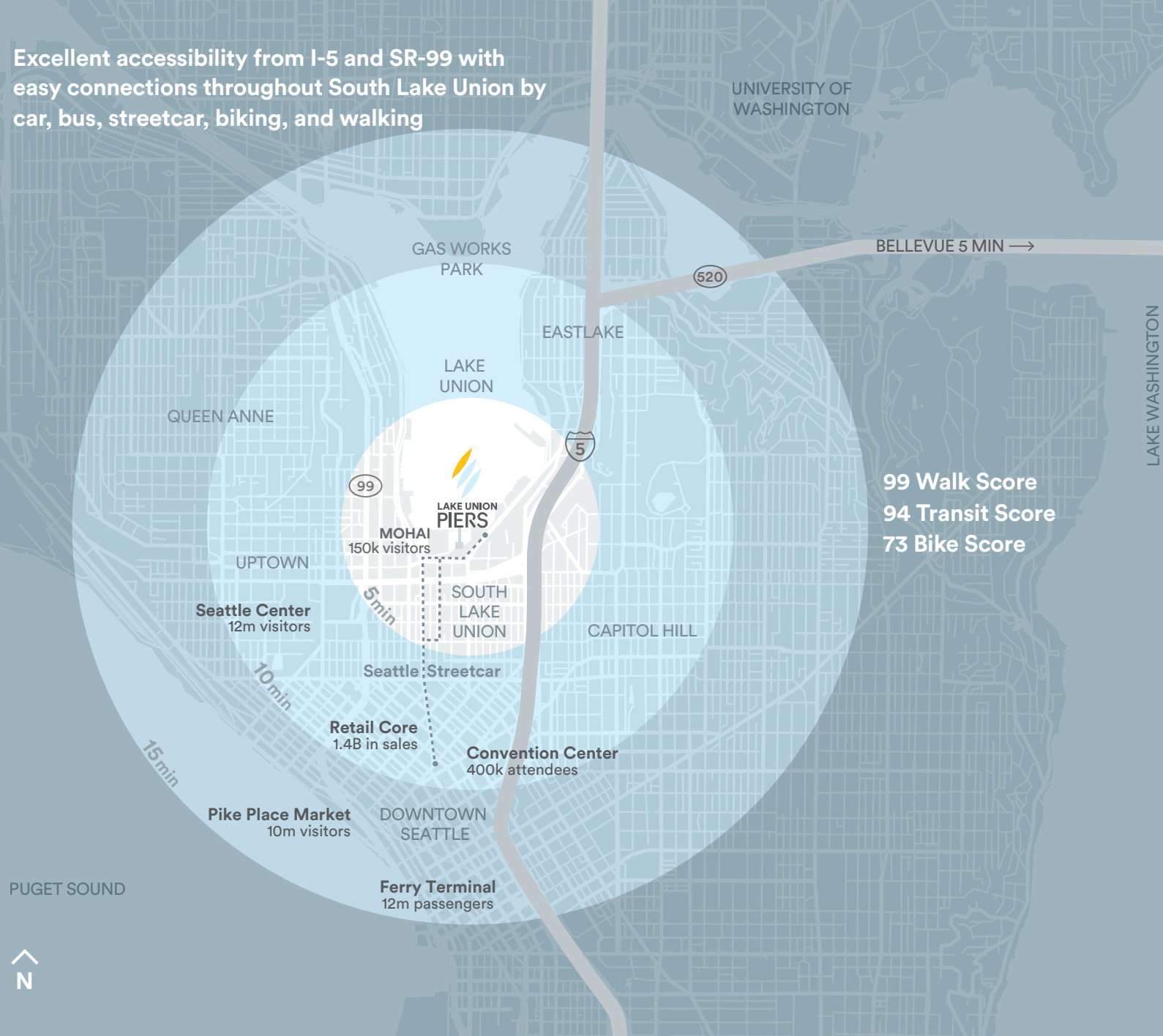


South Lake Union Neighborhood	Area Employers		Nearby Attractions	Major Retailers
	Amazon	Apple	Lake Union Park	REI, Tesla, Barry's,
	Google	Meta	MOHAI	Whole Foods Market,
	Microsoft	UW Medicine	Seattle Center	Schwartz Brothers,
	Fred Hutch	PATH	Kenmore Air	The Butcher's Table,
	Redfin	Tommy Bahama	Cheshiahud Lake Union	Shake Shack, West Elm,
	Bill & Melinda	Bristol Myers Squibb	Loop Trail	Ann Sacks
	Gates Foundation	Allen Institute	The Center for Wooden Boats	

In recent years South Lake Union in particular has become fastest growing neighborhood in the city of Seattle. Approximately 72K+daytime workers and residents are located within a 5-minute drive of Lake Union Piers, making it a true 24/7 live, work, and play environment.

Lake Union Piers
South Lake Union, Seattle, WA

Excellent accessibility from I-5 and SR-99 with easy connections throughout South Lake Union by car, bus, streetcar, biking, and walking



Area Demographics by Drive Time

Residential Population

5 minutes 9,671
10 minutes 88,048
15 minutes 214,355

Daytime Population

5 minutes 72,678
10 minutes 493,518
15 minutes 808,677

Average HH Income

5 minutes \$142K
10 minutes \$142K
15 minutes \$153K

Located in the heart of Seattle's tech scene, Lake Union Piers is surrounded by an exciting mix of sights, shops, eats, and activities at every turn. Join REI, Whole Foods, Tesla, West Elm, The Butcher's Table, and other top-flight retailers and restaurants.

Building A — Floorplans



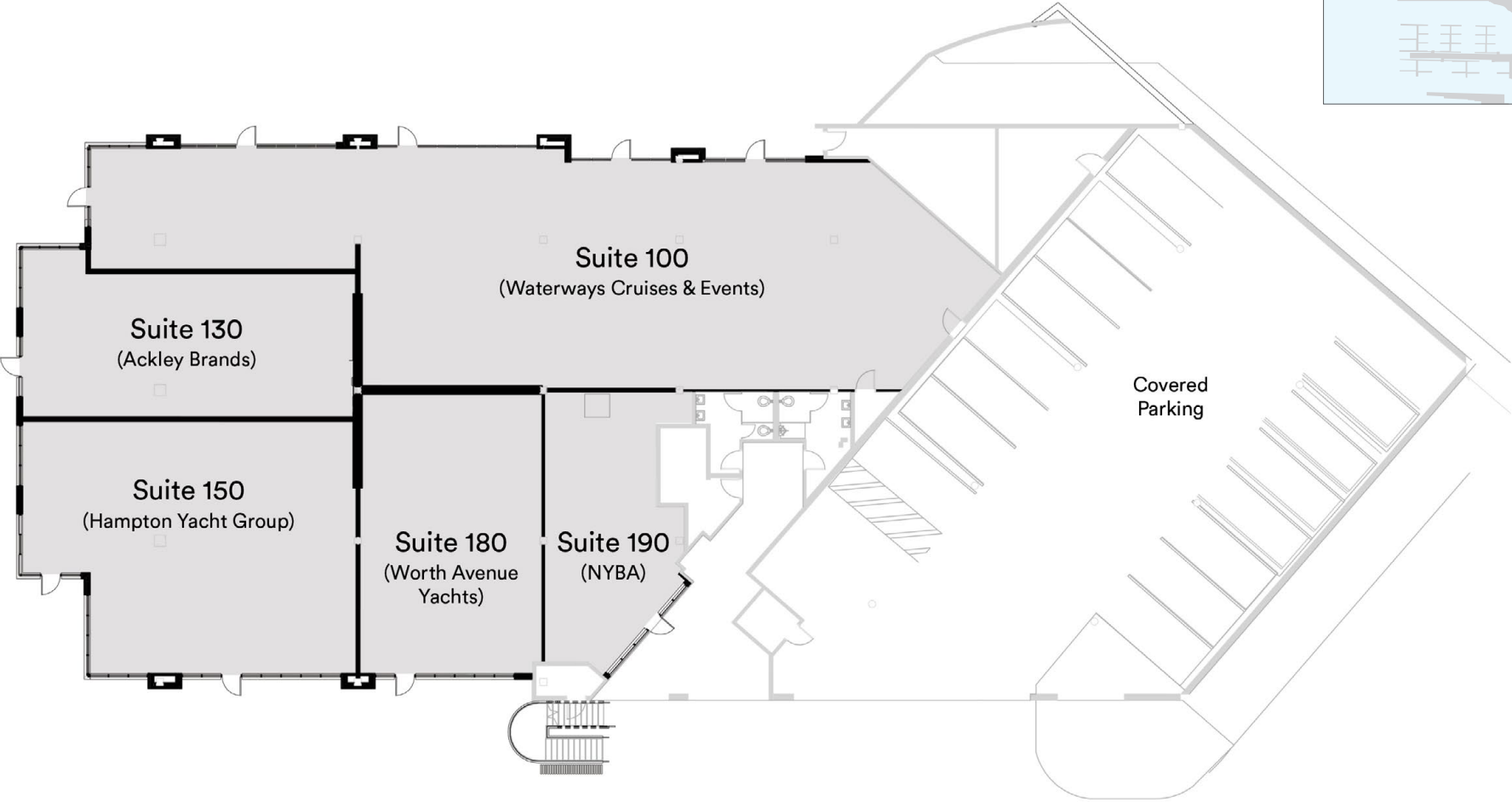
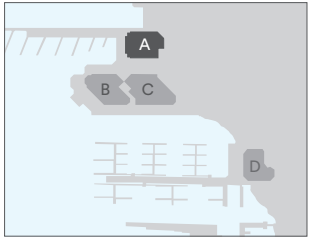
Building A sits right at the edge of Lake Union with views to the north spanning the lake. Brand new exterior facade allows for a smooth tenant improvement, reducing costs and permitting timelines relative to new construction.

Building A Level 1

Building A is perfect for a recreational user needing close proximity to the water.



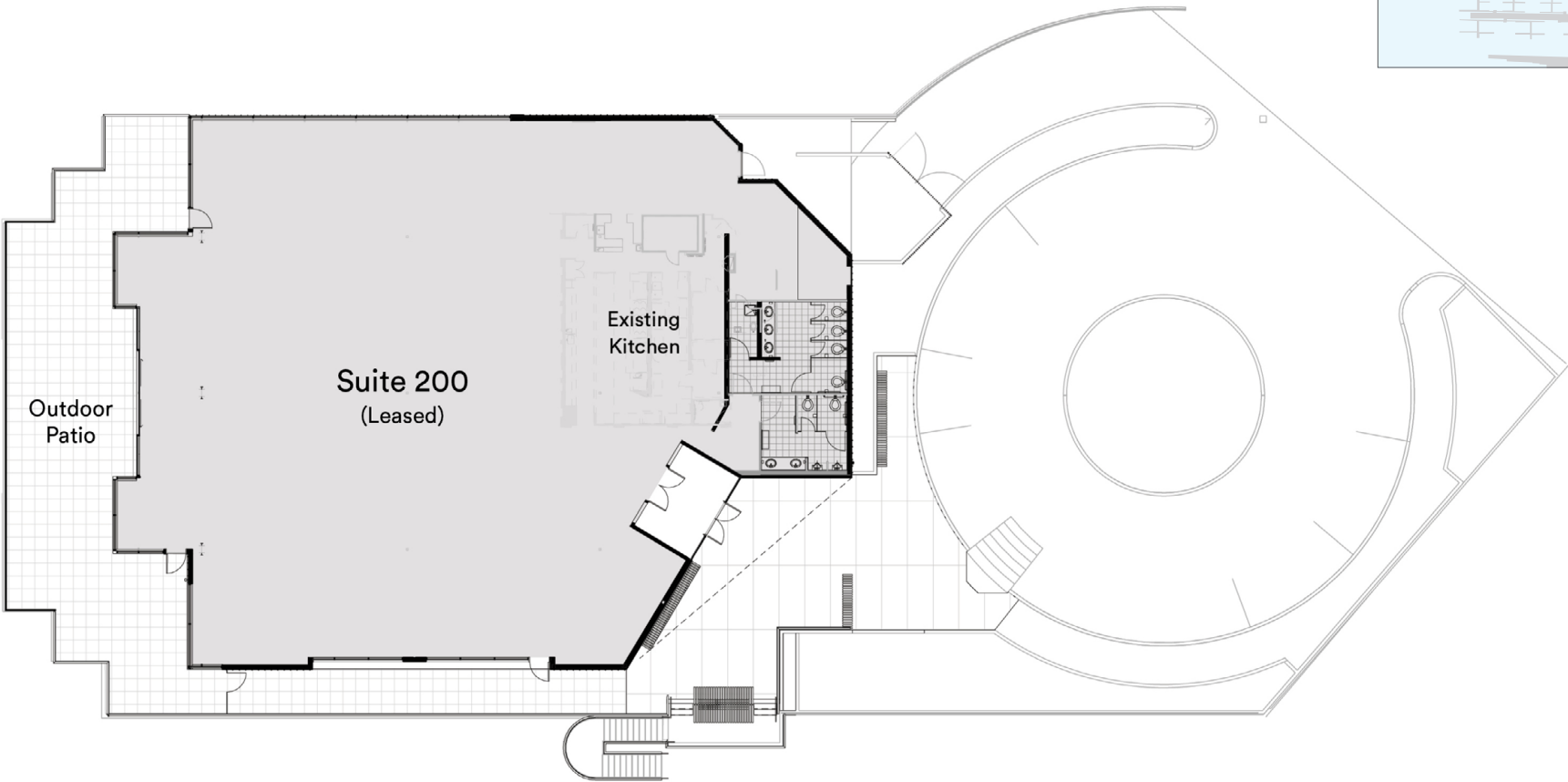
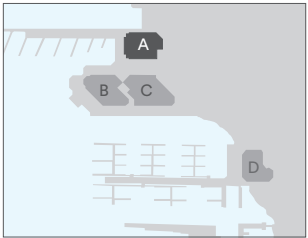
Building A, Level 1
No space available



Building A Level 2



Building A, Level 2
No space available



Signature Dining and Plaza Overlook



Overlooking Central Lakefront Plaza and lake beyond, this prime destination will be home to a signature dining experience. A unique mix of natural wood finishes, lighting details, modern landscaping, and seating areas highlight this contemporary entrance design and main arrival point.

Building B — Floorplans



Prime dining and entertainment located right on the edge of Lake Union with 180° view of the lake and direct access to the Promenade, visitor moorage, and piers.

Building B Level 1

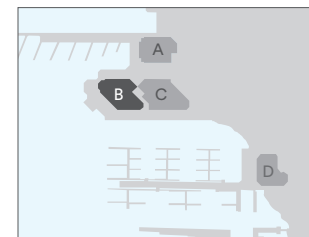
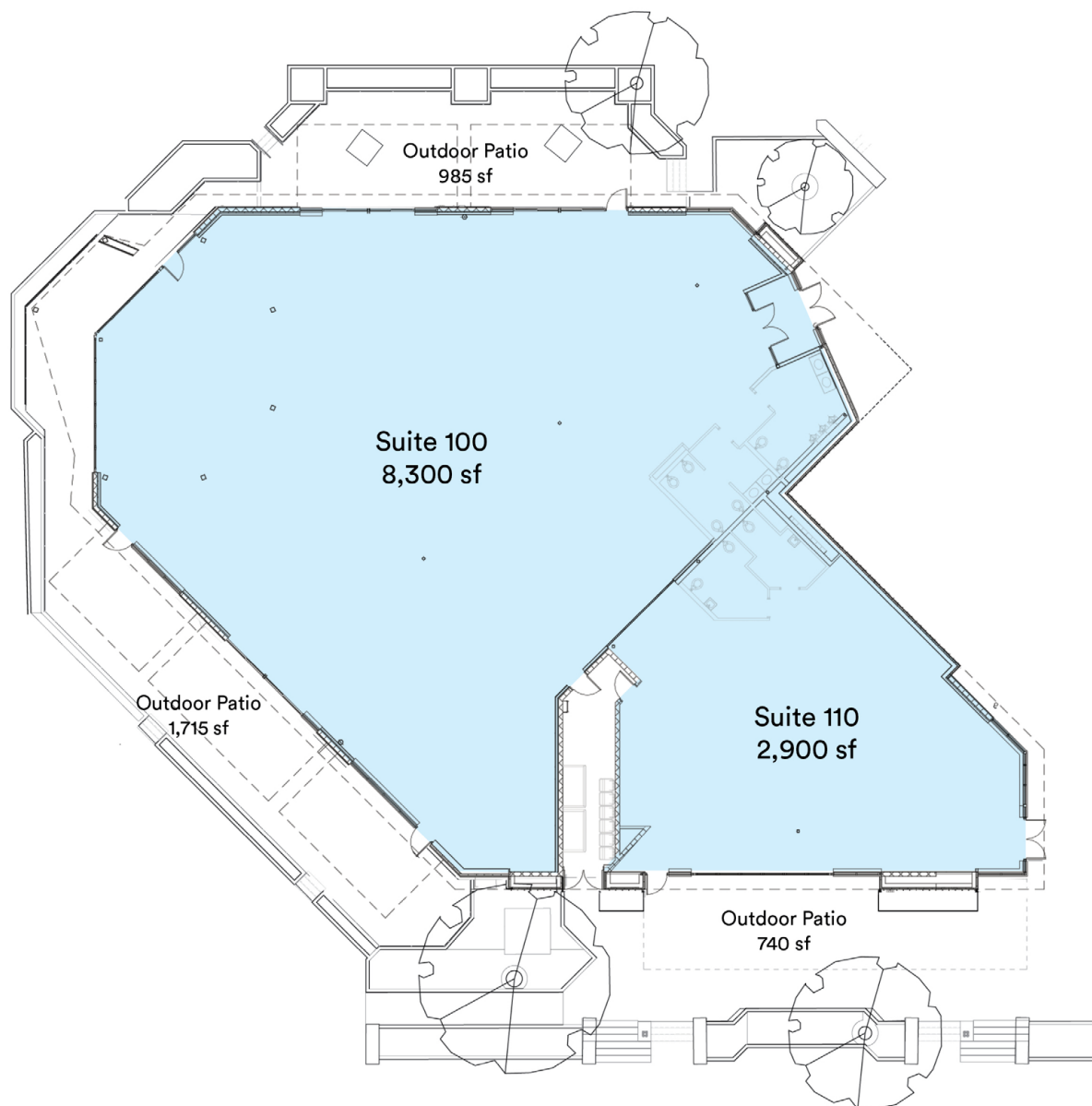
Building B features the iconic Lantern facade with sweeping lake views and expanded outdoor patios wrapping the building.

Building B, Level 1

Suite 100 - 8,300 sf
with 2,700 sf outdoor patio

Suite 110 - 2,900 sf
with 740 sf outdoor patio

Combine Suites 100 & 110
for 11,200 sf with 3,440 sf
outdoor patio



Building C — Floorplans



Building C faces the Promenade—a study in contrasts, featuring spectacular lakefront views and the array of leisure activity along this bustling shoreline. With space to spread out, the Promenade flows between storefronts and dining patios on one side and landscaped seating platforms interspersed along the way.

Building C Level 1

Modern storefronts and renovated patios open onto spacious outdoor walkways highlighting western views of the lake and city skyline.

Building C, Level 1

Suite 120 - 1,400 sf

Suite 130 - 1,250 sf

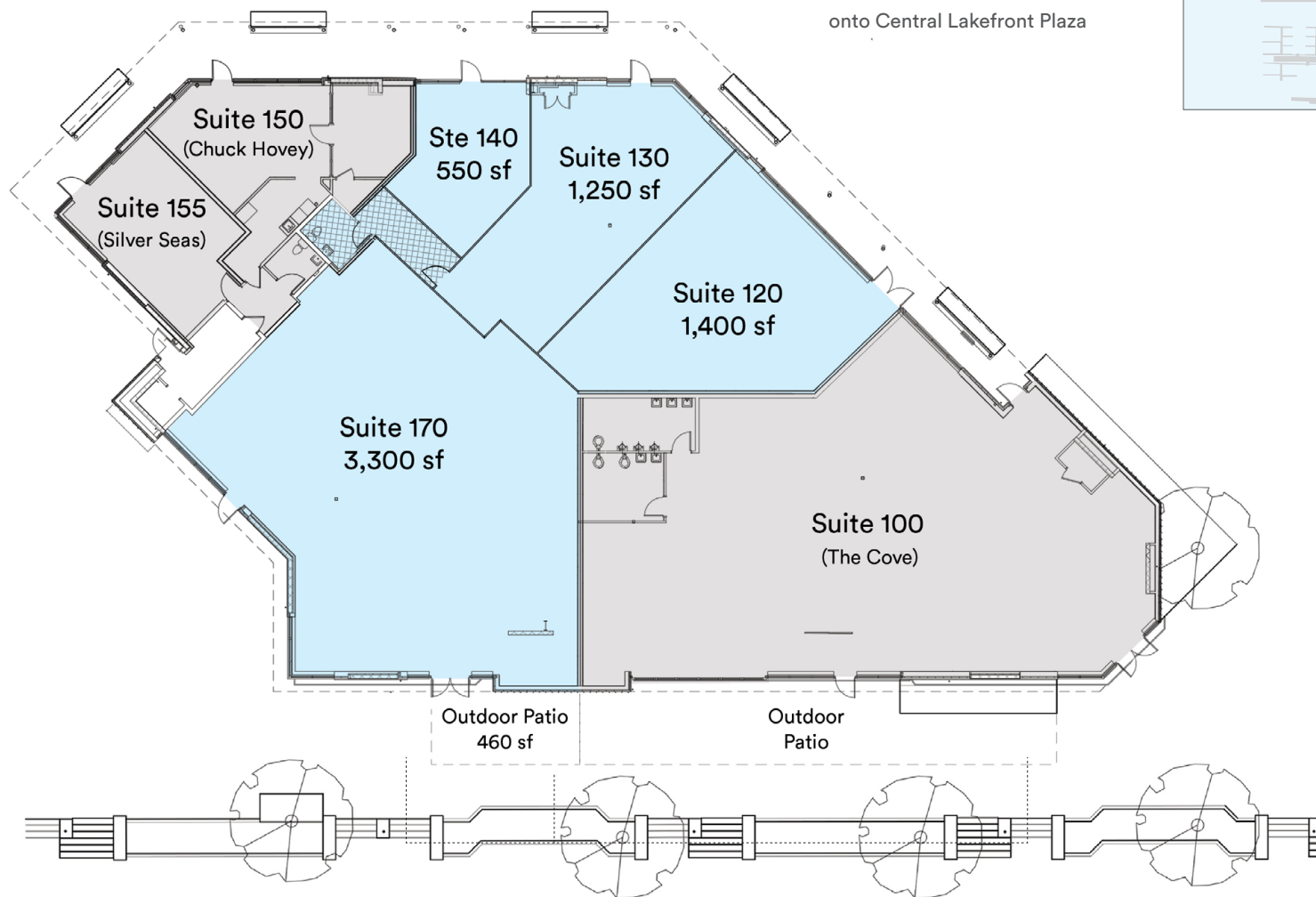
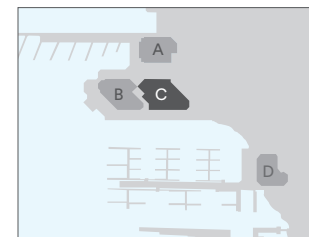
Suite 140 - 550 sf

Suite 170 - 3,300 sf
with 460 sf outdoor patio

Combine Suites 120-140
for 3,200 sf

Combine all four suites
for 6,500 sf with 460 sf
outdoor patio

Storefront colonnade opens
onto Central Lakefront Plaza



Building D — Floorplans



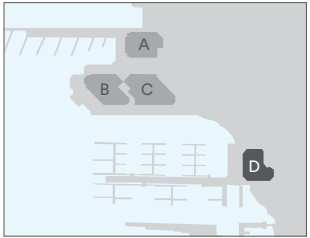
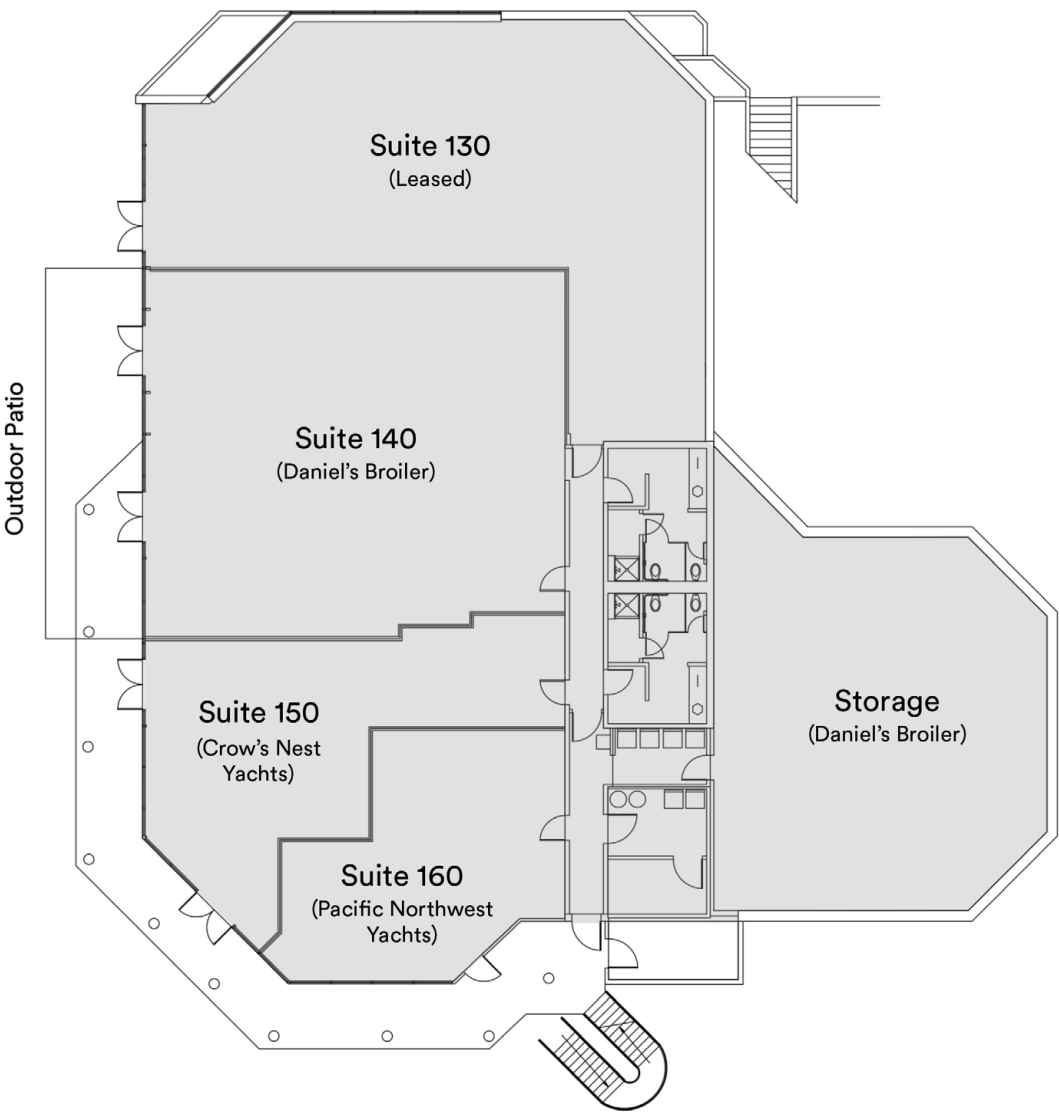
Daniel's Broiler offers signature destination dining and plentiful parking, while lakeside office suites face the western pier with permanent and visitor moorage.

Building D Level 1

Facing West Lakefront Plaza, Lake Union, and West Pier with easy access to expanded visitor moorage.



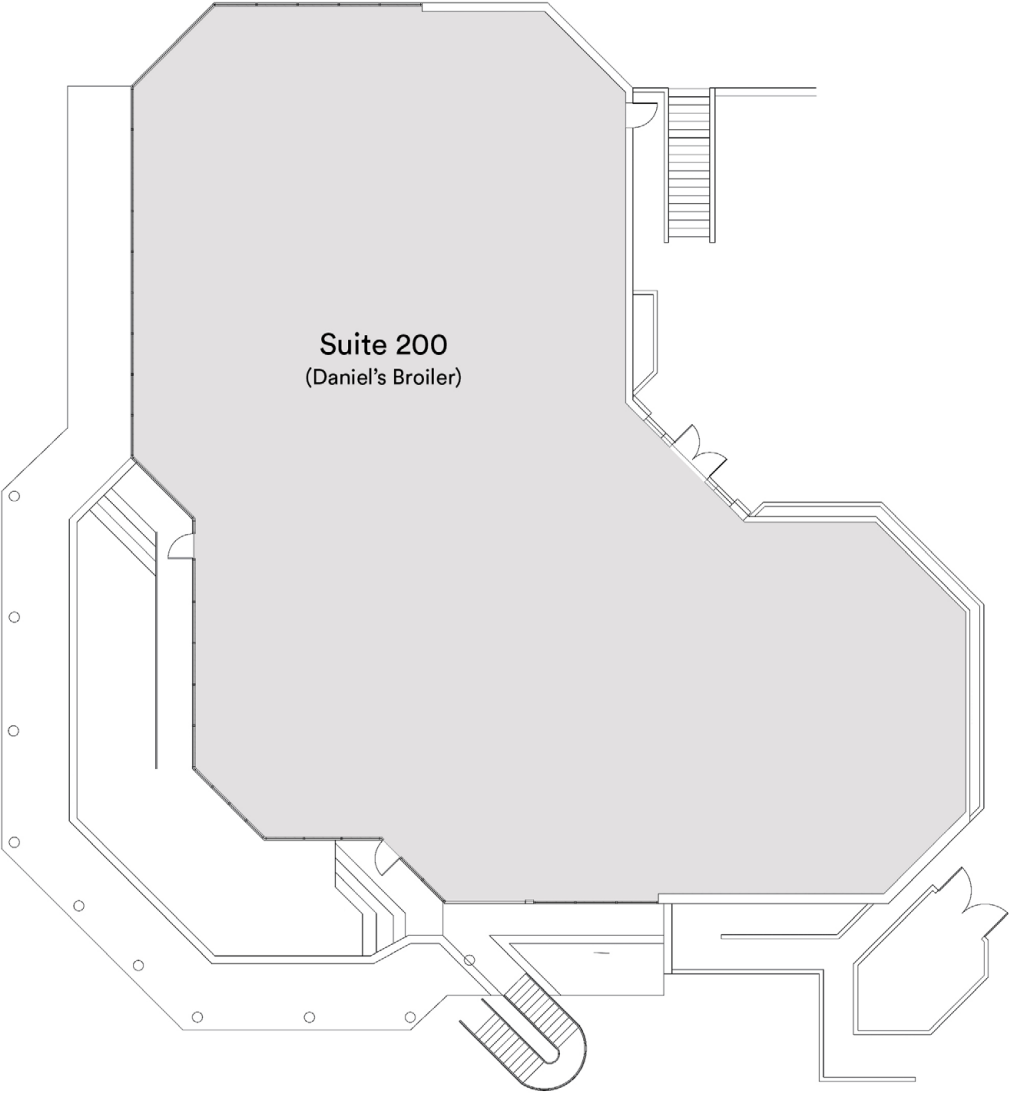
Building D, Level 1
No space available



Building D Level 2



Building D, Level 2
No space available



Inspired by location, entertainment, shimmering water,
and city views



