

Olympic Block Building

101 Yesler Way
Seattle, WA 98104

RETAIL
FOR
LEASE

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THE OPPORTUNITY

2nd Generation Retail Available Now:

- # 101 - 2,018 RSF (former Starbucks) YEAR 1 BASE RENT LEASE PROMOTION
- #103 - 1,109 RSF (former Subway)

An aerial photograph of downtown Seattle, Washington, showing a dense urban landscape with various buildings, streets, and green spaces. The city extends to the waterfront, where a large stadium and other structures are visible. A red callout box with a white border and a pointer identifies a specific building in the center of the image.

OLYMPIC BLOCK
BUILDING



Occidental Avenue S

Yesler Way

1st Avenue S

101 -
2,018 RSF
BASE RENT LEASE
PROMOTION!

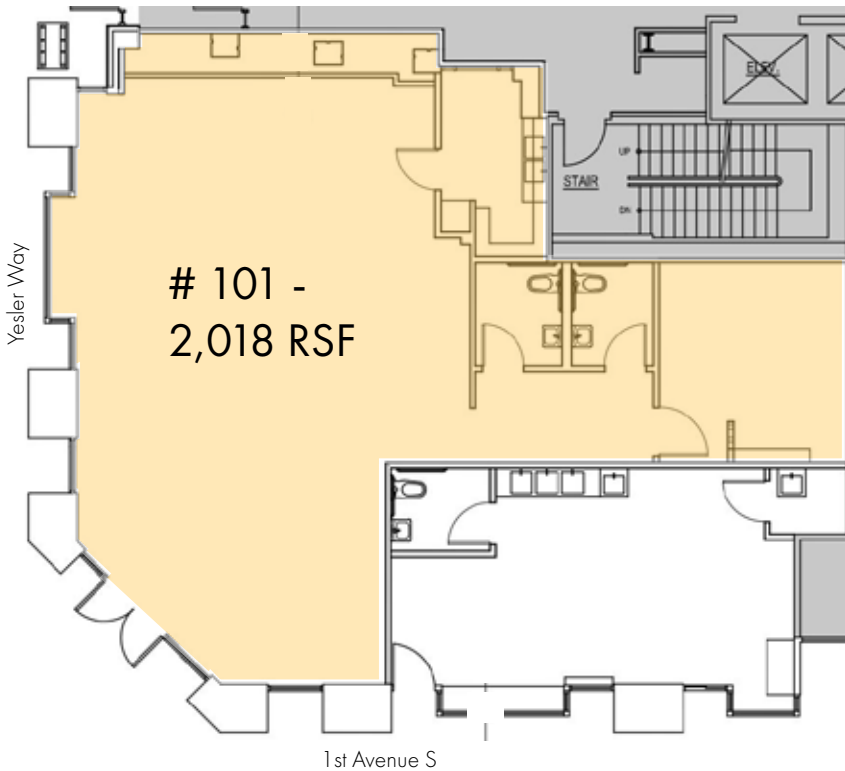
#103 -
1,109
RSF



Suite 101 - 2,018 RSF

**YEAR 1 LEASE SPECIAL,
ASK BROKER FOR DETAILS!**

Main corner unit with windows lining both 1st Avenue and Yesler Way. Take advantage of existing infrastructure from Starbucks that includes plumbing, compartment sinks, x2 restrooms, HVAC and break room.



Suite 102 -
LEASED
679 RSF

Service window included for use on the 1st Avenue side of the building. Opportunity for light foot or beverage adjacent to Jimmy John's and Evergreens. Existing infrastructure from previous Cowchips Cookies that includes plumbing, compartment sinks, restroom and mop closet.

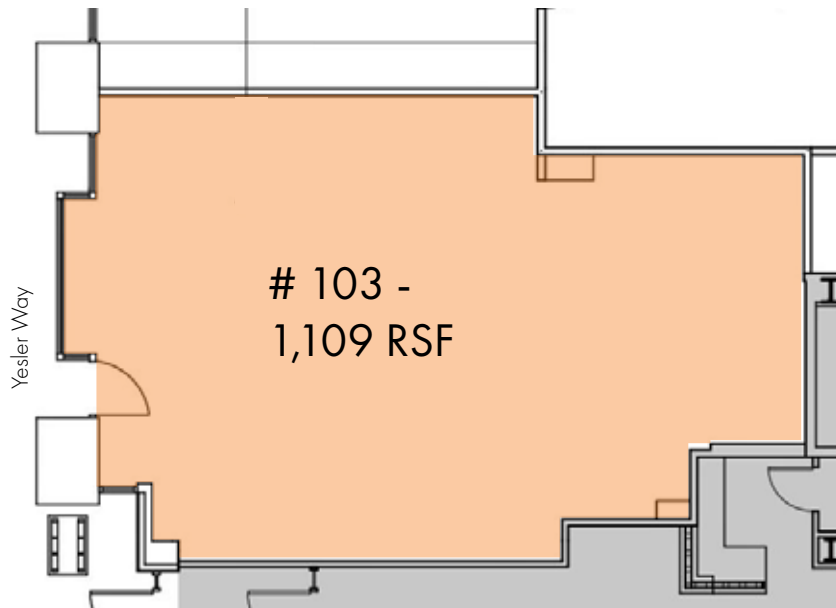
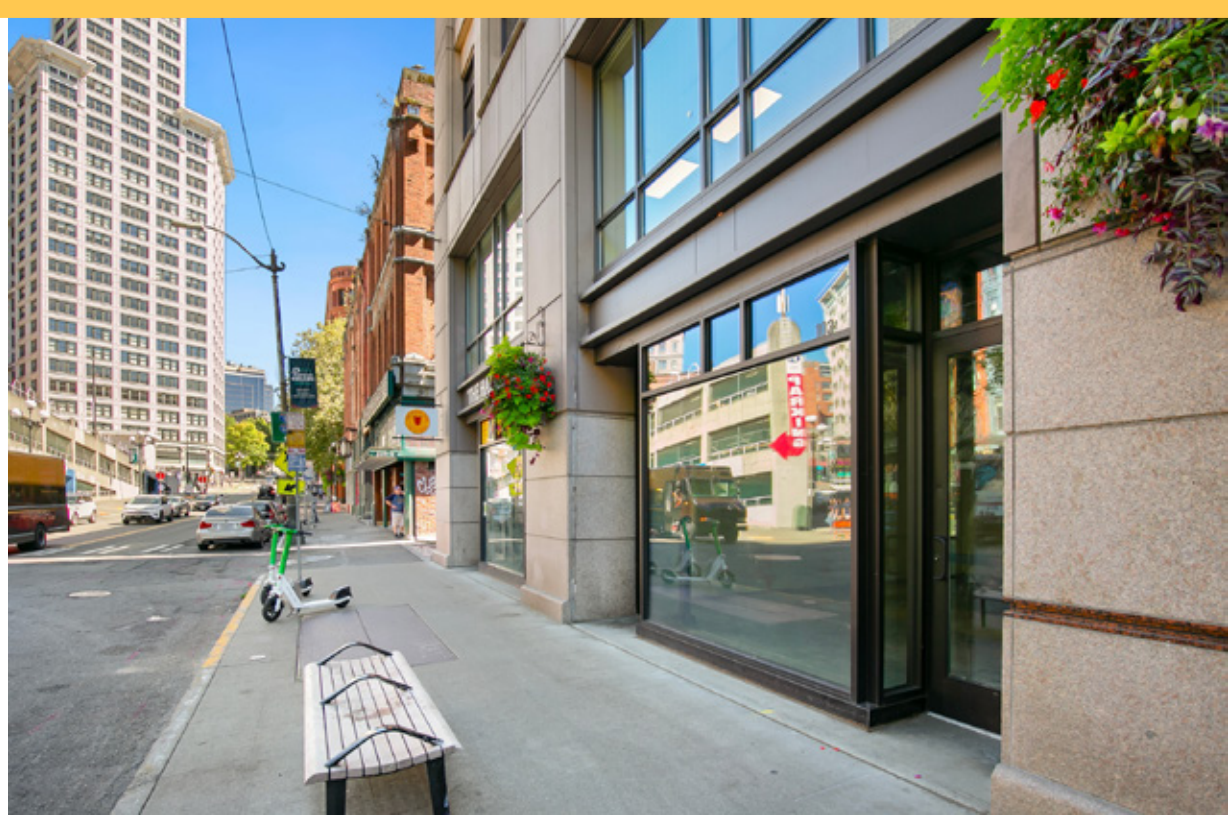


1st Avenue S



Suite #103 - 1,109 RSF

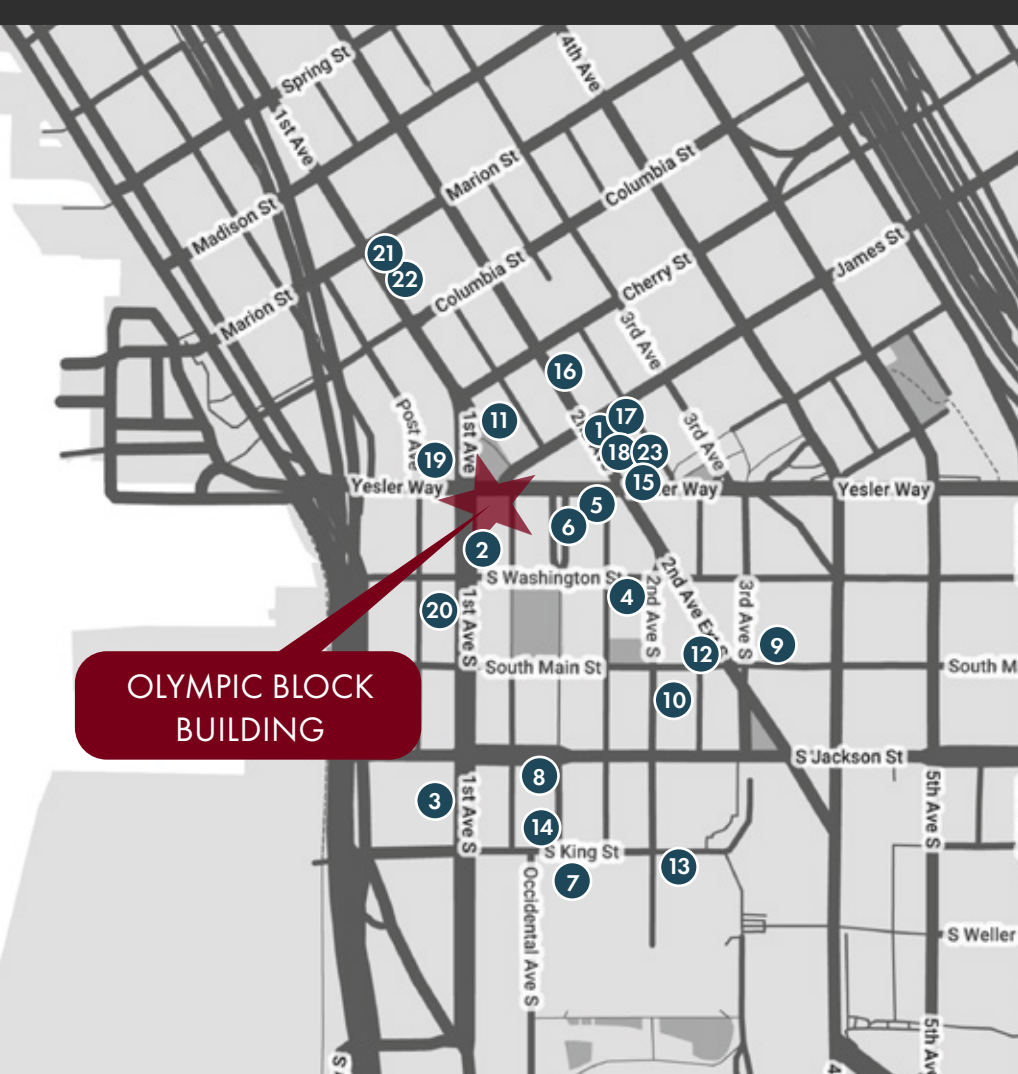
Former Subway 'Warm Vanilla Shell' delivery looking out directly on the historic pergola. Open layout with existing HVAC, electric and stubbed plumbing requiring minimal permitted tenant improvements.



Suite #105 -
LEASED
1,870 RSF

Unique opportunity to lease a fully equipped restaurant near Seattle's new waterfront in the Pioneer Square neighborhood at the corner of 1st Avenue & Yesler Way. Under new building ownership, this space is great for QSR food concepts that can tailor to tourism foot traffic. Existing Type 1 hood, walk in cooler, additional kitchen infrastructure, x2 restrooms.





OLYMPIC BLOCK BUILDING

Pioneer Square Neighborhood

- | | |
|------------------------------------|--|
| 1. Collins Pub | 13. 13 Coins |
| 2. Damn the Weather | 14. Quality Athletics |
| 3. Il Terrazzo Carmine | 15. Smith Tower Observatory |
| 4. McCoy's Firehouse Bar & Grill | 16. Courtyard by Marriott |
| 5. Tat's Deli | 17. Gary Manuel Salon |
| 6. NIRMAL'S | 18. The Works |
| 7. Cone & Steiner | 19. 84 Yesler Seafood |
| 8. Stonington Gallery | 20. Central Saloon |
| 9. Foster/White Gallery | 21. Bar Solea |
| 10. The Marble Room | 22. Café Hitchcock |
| 11. Bill Speidels Underground Tour | 23. Shawn O'Donnell's American Grill & Irish Pub |
| 12. Flatstick Pub | |



Seattle Waterfront Redevelopment

Washington State Ferries to Bainbridge Island and Bremerton

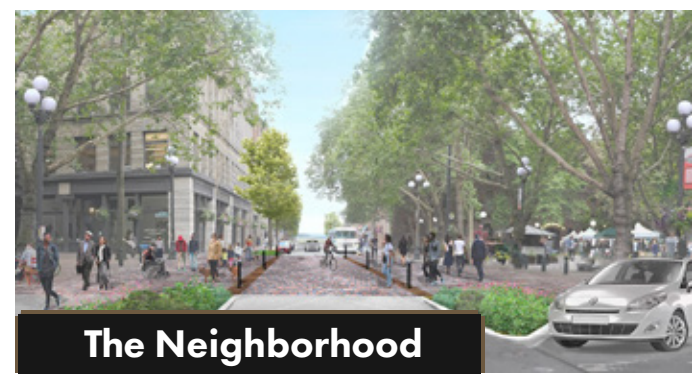
98
Walk Score
"Walker's Paradise"

100
Transit Score
"Rider's Paradise"

90
Bike Score
"Biker's Paradise"

DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME	TOTAL POPULATION	TOTAL EMPLOYEES
1-Mile: \$112,630	1-Mile: 50,782	1-Mile: 50,782
2-Mile: \$125,580	2-Mile: 176,970	2-Mile: 176,970
5-Mile: \$135,280	5-Mile: 493,296	5-Mile: 493,296



The Neighborhood

“The East/West Pedestrian Improvement Project will connect the core of Pioneer Square to the new waterfront by making it easier to walk, roll and cycle between these areas. Design improvements include curbsless streets to help calm traffic, wider sidewalks that accommodate cafes and other activations, and added greenery and native plants to improve the pedestrian experience.” **COMPLETED DECEMBER 2024**

