

Olympic Block Building

101 Yesler Way
Seattle, WA 98104

RETAIL
FOR
LEASE

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THE OPPORTUNITY

2nd Generation Retail Available Now:
LAST REMAINING SPACE AVAILABLE!

- #103 - 1,109 RSF (former Subway)

An aerial photograph of Seattle, Washington, showing the city's skyline and waterfront. The image is taken from a high angle, looking down on the city. The waterfront is on the left, with the blue water of the Puget Sound. Several piers and docks are visible along the shore. In the center, a large, circular Ferris wheel stands out. The city is densely packed with buildings of various heights and styles. A red callout bubble with a white border points to a specific building in the lower-middle part of the image. The text inside the bubble reads "OLYMPIC BLOCK BUILDING".

OLYMPIC BLOCK
BUILDING



Occidental Avenue S

Yesler Way

1st Avenue S

#103 -
1/109
RSF

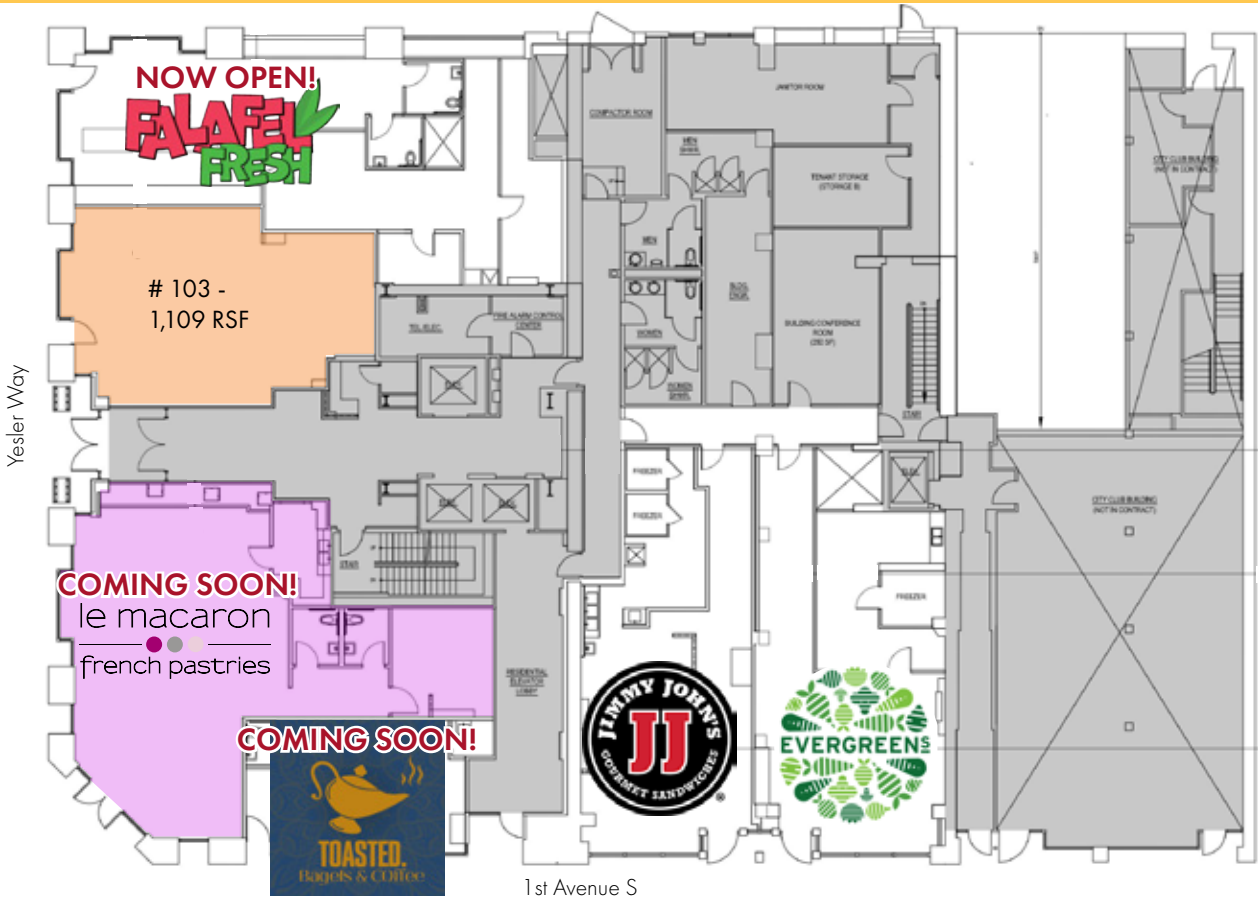
COMING SOON!
le macaron
—●—●—●—
french pastries

Olympic Block Building

RETAIL FOR LEASE

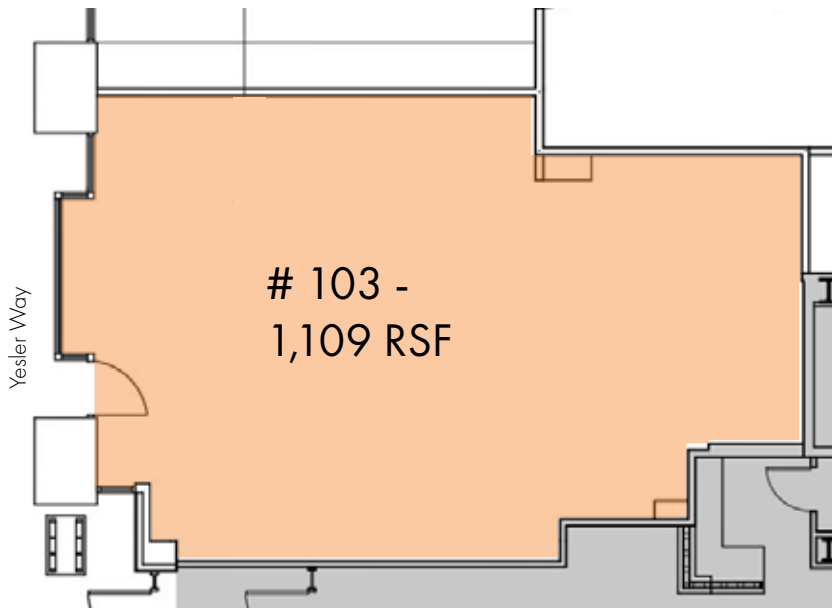
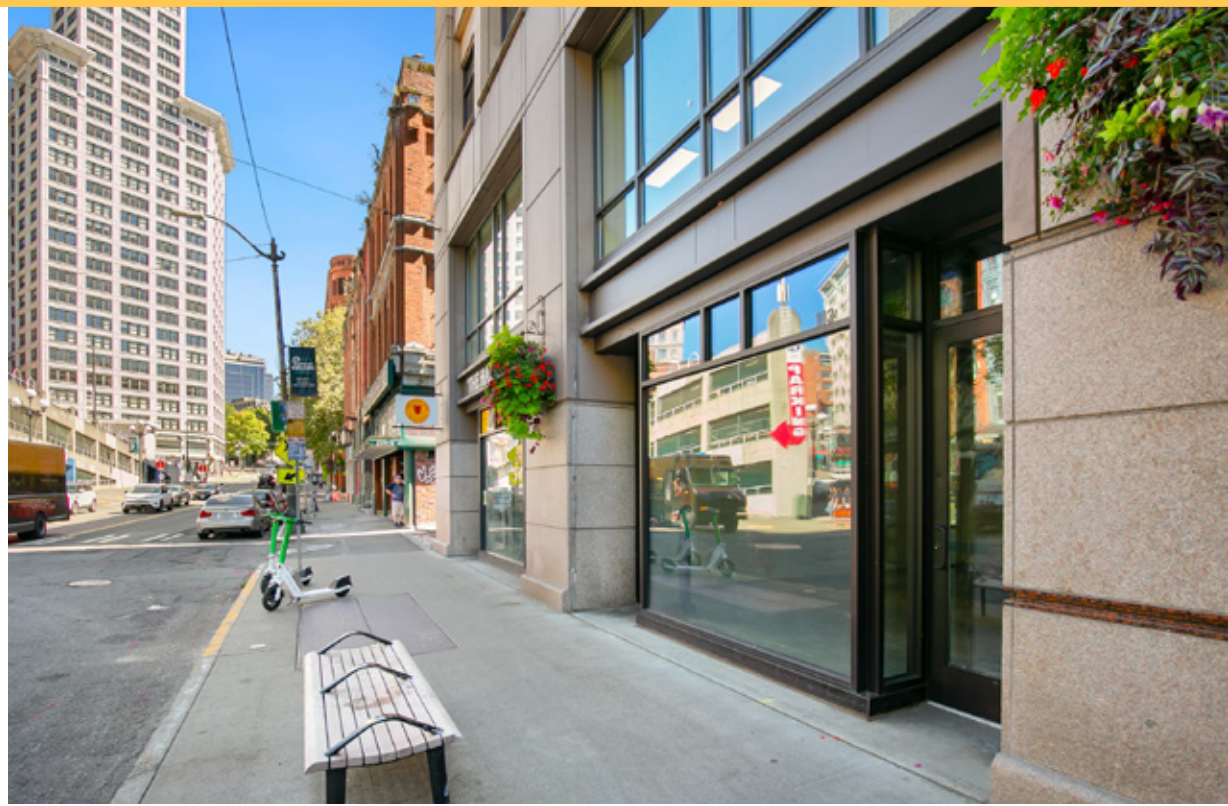
AVAILABLE
SPACE

#103 - 1,109 RSF



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 101 - **LEASED** 2,018 RSF

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.



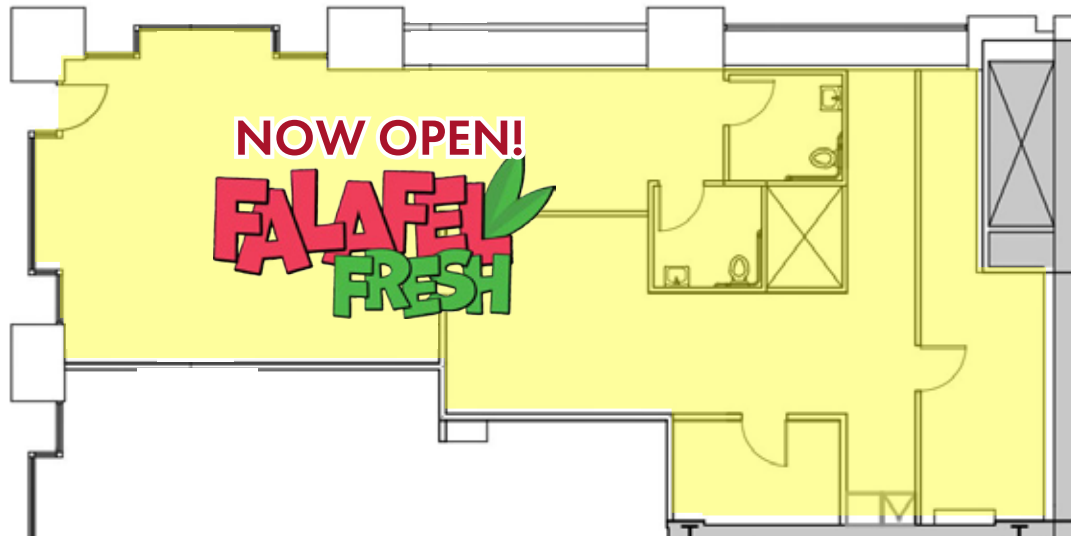
Suite 102 - **LEASED** 679 RSF

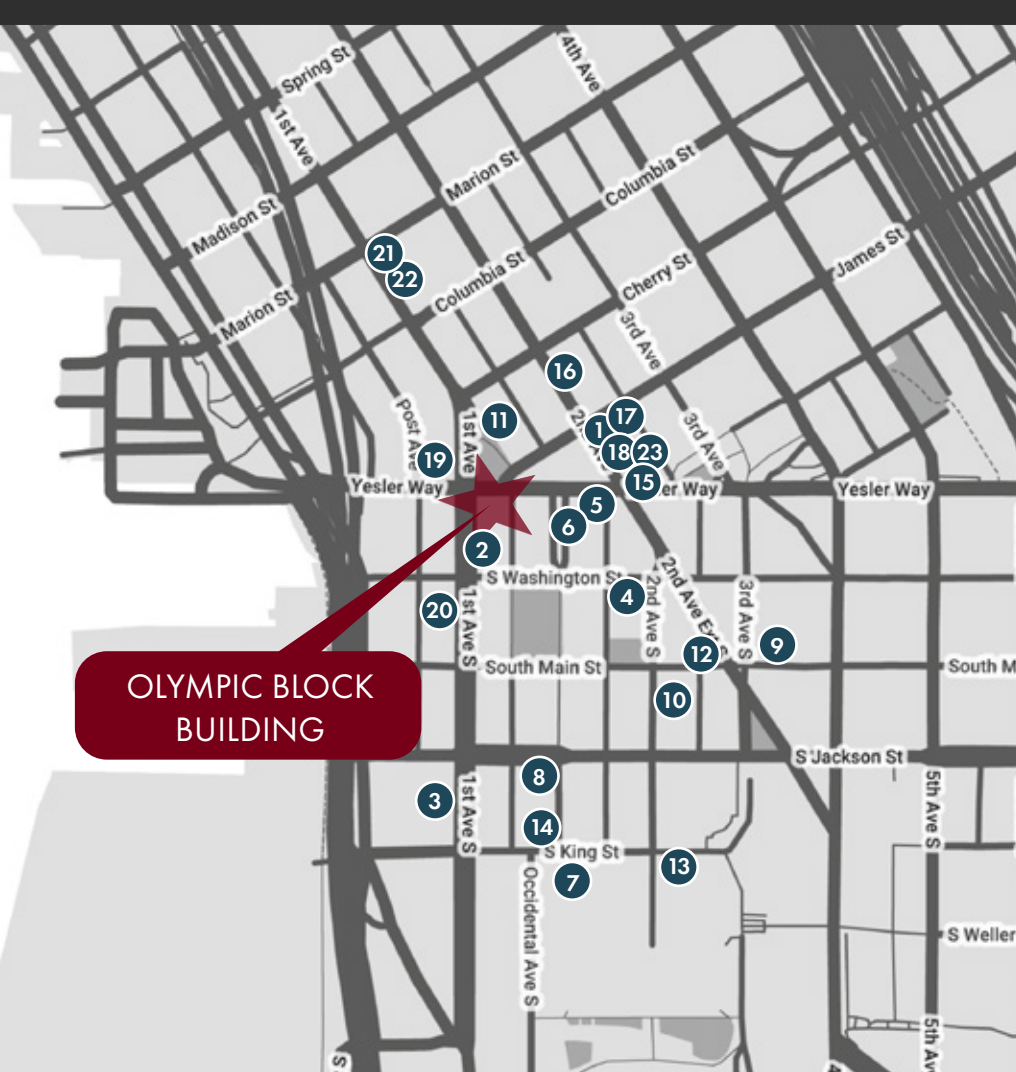
Service window included for use on the 1st Avenue side of the building. Opportunity for light foot or beverage adjacent to Jimmy John's and Evergreens. Existing infrastructure from previous Cowchips Cookies that includes plumbing, compartment sinks, restroom and mop closet.



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.





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 | |

DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

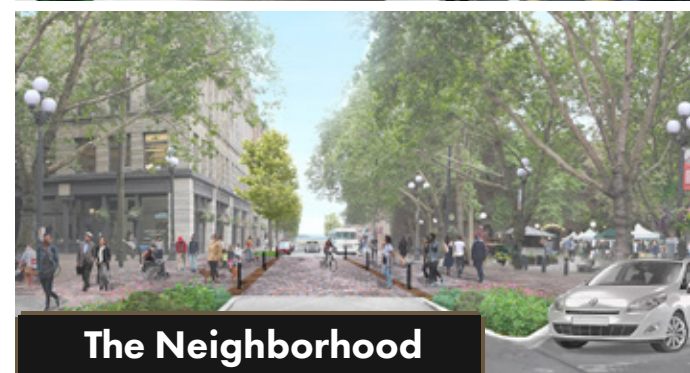
1-Mile: \$112,630
2-Mile: \$125,580
5-Mile: \$135,280

TOTAL POPULATION

1-Mile: 50,782
2-Mile: 176,970
5-Mile: 493,296

TOTAL EMPLOYEES

1-Mile: 50,782
2-Mile: 176,970
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**

