



OLYMPIC BLOCK BUILDING

Rare Opportunity to Lease Iconic Corner in Pioneer Square

101 Yesler Way
Seattle, WA

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Olympic Block Building

Pioneer Square



Iconic Corner Space Available

The historic Olympic Block Building is situated on the iconic Pioneer Square corner of First Avenue South and Yesler Way across the street from Pioneer Square Park. In the heart of Seattle’s historic and dynamic neighborhood, Pioneer Square is a true renaissance being revitalized by the influx of tech firms, the city’s biggest name chefs and the anticipated \$1 billion makeover of the waterfront. The demolition of the Alaskan Way Viaduct, restoration of Elliot Bay seawall and redevelopment of the Pike Place Market waterfront entrance is enhancing the area and fueling development projects including the Hudson Pacific Properties portfolio, Weyerhaeusers Headquarters, the Rail Spur Redevelopment, the Grand Central Building renovation one and a half blocks away, and the Stadium Place master plan development. Pioneer Square continues to grow and gain Seattle’s reputation as a serious food, drink and retail destination, with award-winning restaurateurs setting more tables.

Project Details

Retail SF:

- Suite 101.....2,115 SF
 - Suite 102.....678 SF
 - Suite 103.....1,122 SF
- *Can be combined for 2,793 SF

Rate.....Call for Rates

NNN's.....\$14.27 PSF



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Pioneer Square is one of the most well-connected neighborhoods close to public transit, including many bus lines and the King Street train station and area freeways. Weyerhaeuser and Saltchuk are just some of the companies joining Intel, Uber, PayScale, Socrata, Deloitte Digital and more. The Olympic Block Building offers excellent visibility and activity with a day-time population of 107,173 within half a mile of the site and over 20,000 vehicles and 3,000 pedestrians traveling past every day.



	0.5 mile	1 mile	3mile
Population	12,566	42,896	198,758
Households	6,818	25,833	108,458
Avg. Household Income	\$108,495	\$104,156	\$98,908
Total Employees	76,787	167,252	316,062

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Ferry Terminal
25,500 riders+18,294 foot passengers/day

Water taxi 1,170 foot passengers/day

● Food & Beverage
● Bars
● Retail



KEY

- 1 Top Pot
- 2 Bibimbap
- 3 Ferry Noodle House
- 4 Starbucks
- 5 Owl N'Thistle
- 6 Fado Irish Pub
- 7 Bartaglio
- 8 Café Hitchcock
- 9 Metropolitan Grill
- 10 Evergreens Salad
- 11 Cherry Street Coffee
- 12 Pegasus
- 13 Top Pot
- 14 Piroshki
- 15 Luigi's Italian Eatery
- 16 Magic Mouse Toys
- 17 Utilikilts
- 18 The Bistro
- 19 Slate Coffee Roasters
- 20 Einstein Bros. Bagels
- 21 City Grind Espresso
- 22 Shawn O'Donnell's
- 23 Gary Manuel Salon
- 24 Hole In the Wall BBQ
- 25 Commissary Korean Kitchen
- 26 Diva Espresso
- 27 Julies Garden
- 28 Café Paloma
- 29 Caffe D'arte
- 30 Sake Nomi
- 31 Rudy's Barbershop
- 32 Jimmy John's
- 33 Evergreens Salad
- 34 Damn the Weather
- 35 The Halal Guys
- 36 Merchant's Café
- 37 BRGR
- 38 Casco Antiguo
- 39 Nirmal's
- 40 TAT'S Delicatessen
- 41 Caffe Vita+Pizzeria Napoletana
- 42 J&M Café
- 43 Central Saloon
- 44 Altstadt Bierhalle & Braathaus
- 45 Arundel Books
- 46 Etta and Billie
- 47 Mod Pizza
- 48 Ephesus Meze & Wine Bar
- 49 Zocalo
- 50 McCoy's Firehouse Bar & Grill
- 51 Convoy Coffee
- 52 Good Bar
- 53 Flatstick Pub
- 54 Elm Coffee Roasters
- 55 Peter Miller Architecture
- 56 Ebbets Field Flannels
- 57 Frederick Holmes and Company
- 58 Drygoods Design
- 59 The London Plane
- 60 Clementines
- 61 Caffe Umbria
- 62 Xtadium
- 63 Flora And Henri
- 64 General Porpoise
- 65 Intermezzo Carmine
- 66 Browne Family Vineyards
- 67 Il Terrazzo Carmine
- 68 Cowgirls Inc.
- 69 Gallery IMA
- 70 Stonington Gallery
- 71 Intrigue Chocolate
- 72 Starbucks
- 73 Salumi
- 74 Taylor Shellfish
- 75 Zeitgeist Coffee
- 76 The Lodge Sports Grille
- 77 Division Road
- 78 Elysian Fields
- 79 Cone & Steiner
- 80 Velouria
- 81 Matsu
- 82 13 Coins

Olympic Block Building

Site Plan



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