



OLYMPIC BLOCK

PIONEER
SQUARE

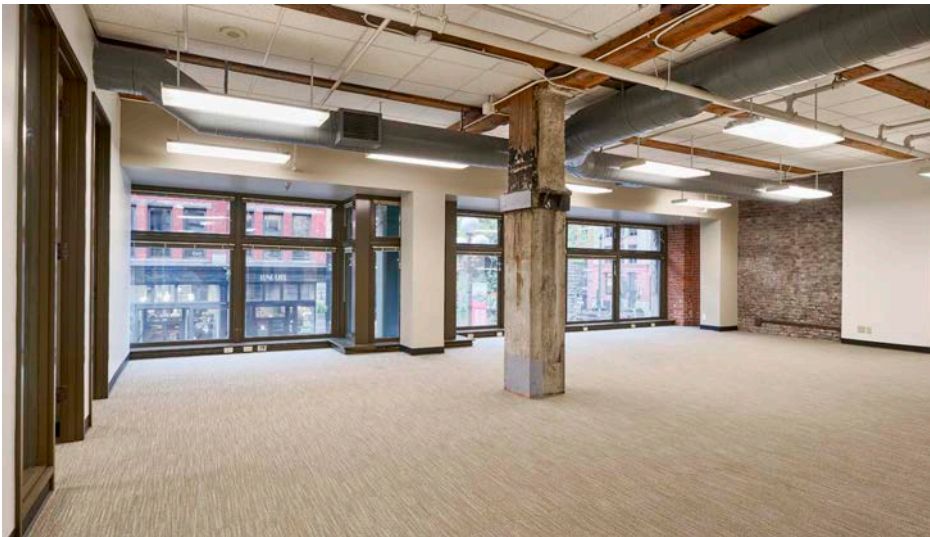


101 Yesler Way | Seattle, WA 98104



BUILDING HIGHLIGHTS

PROPERTY ADDRESS	101 Yesler Way Seattle, WA 98104	ON-SITE AMENITIES	Building conference room, secured bike storage and showers. View virtual tour.
FLOORS	Olympic Block: 9 Stories Lippy Building: 6 Stories	AVERAGE FLOOR PLATE	13,500 SF
BUILDING RSF	75,000 SF +/-	PARKING	19 Stalls
YEAR BUILT / RENOVATION	1902 / 1986	CEILING HEIGHTS	9 Feet



The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

PROPERTY HIGHLIGHTS



**DEDICATED BIKE STORAGE,
SHOWERS & LOCKERS**



**ONSITE EVERGREENS,
JIMMY JOHN'S, AND THE
HALAL GUYS**



**UNPARALLELED TRANSIT
ACCESS VIA LINK LIGHT
RAIL, METRO BUS, & FERRY**



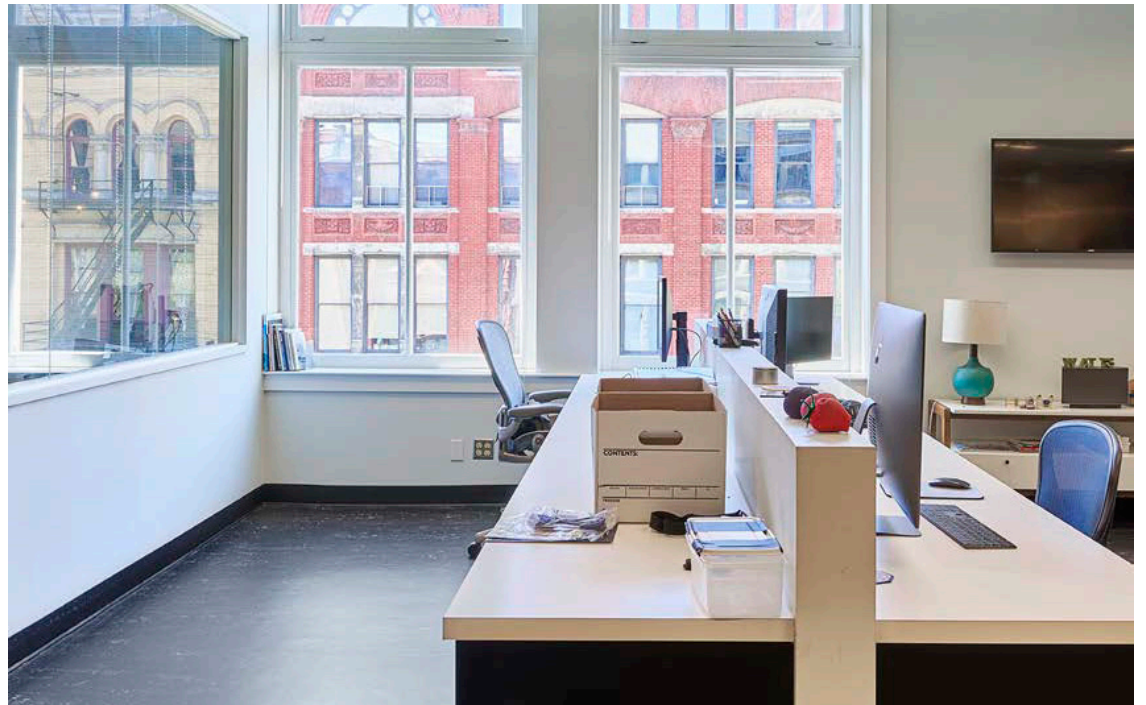
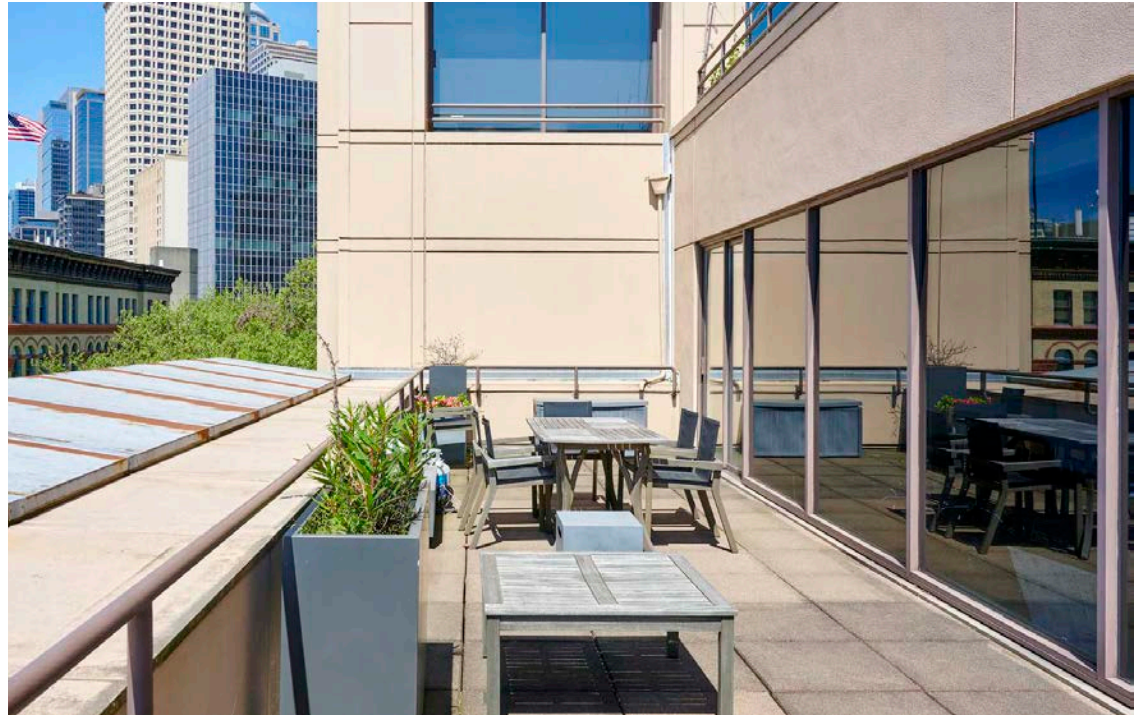
**CLOSE PROXIMINTY TO I-5,
SR-99, AND SEATTLE FERRY
TERMINAL**



**GREAT VIEWS OVERLOOKING
FIRST AVENUE PLUS NUMEROUS
RETAIL, FOOD & BEVERAGE IN
SURROUNDING NEIGHBORHOOD**



ON-SITE PARKING



SUITE	RSF	AVAILABLE	COMMENTS
200	7,842	NOW	Creative space with one conference room, 2 private offices, and a kitchen/break area. Excellent natural light. Can be combined with suite 205, and/or 207. CLICK TO VIEW VIRTUAL TOUR
205	2,619	30 Days' Notice	1 private office, conference room, and kitchen. CLICK TO VIEW VIRTUAL TOUR
207	2,944	NOW	4 private offices, conference room, and kitchen. Original exposed brick and beam finishes. Move-in ready. CLICK TO VIEW VIRTUAL TOUR
200 + 205	10,461	NOW	Combined Suites
200 + 207	10,786	NOW	Combined Suites
2ND FLOOR	13,405	NOW	Full floor opportunity (combined suites).
3RD FLOOR	13,636	NOW	Full floor opportunity. Former law firm. CLICK TO VIEW VIRTUAL TOUR
400	3,977	NOW	5 private offices, 2 conference rooms, kitchen, and storage room.
402	3,991	NOW	6 private offices, 2 conference rooms, kitchen, and storage room. CLICK TO VIEW VIRTUAL TOUR
405	3,073	2/1/2026	Creative space with 2 private offices, conference room, kitchen, and open area. CLICK TO VIEW VIRTUAL TOUR
400+402	7,968	NOW	Combined Suites
400+405	7,050	2/1/2026	Combined Suites
400+402+405	11,041	2/1/2026	Combined Suites
500	5,016	NOW	3 private offices, conference room, open area, and kitchen. Creative space with polished concrete throughout and open ceiling in select areas. Move-in ready. CLICK TO VIEW VIRTUAL TOUR
501	2,515	NOW	2 private offices, open area, and kitchen. Move-in ready. CLICK TO VIEW VIRTUAL TOUR
502	4,115	NOW	5 private offices, conference room, open area, kitchen, and storage room. CLICK TO VIEW VIRTUAL TOUR
507	2,030	NOW	3 private offices, conference room, kitchen, and storage closet. Move-in ready. CLICK TO VIEW VIRTUAL TOUR
500 + 501	7,531	NOW	Combined Suites
501 + 502	6,630	NOW	Combined Suites
500 + 507	7,046	NOW	Combined Suites
5TH FLOOR	13,676	NOW	Full floor opportunity (combined suites).
600	4,359	NOW	Private deck, 2 private offices, conference room, and kitchen. CLICK TO VIEW VIRTUAL TOUR
602	1,718	NOW	Open area with 2 private offices. Currently combined with suite 600. Can be leased standalone (1,718 RSF). CLICK TO VIEW VIRTUAL TOUR
603	3,092	NOW	5 private offices, 3 conference rooms, kitchen, storage room, and reception area. Former law firm. CLICK TO VIEW VIRTUAL TOUR
606	2,682	NOW	5 private offices, 1 conference rooms, kitchen, and break area. Move-in ready. CLICK TO VIEW VIRTUAL TOUR
600 + 602	6,077	NOW	Combined Suites CLICK TO VIEW VIRTUAL TOUR
6TH FLOOR	11,851	NOW	Full floor opportunity (combined suites).

OLYMPIC BLOCK

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BACK TO AVAILABLE SPACE

SUITE 200
7,842 RSF
AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR

BRODERICK
• GROUP •

LARRY ALMELEH | 206.910.0859
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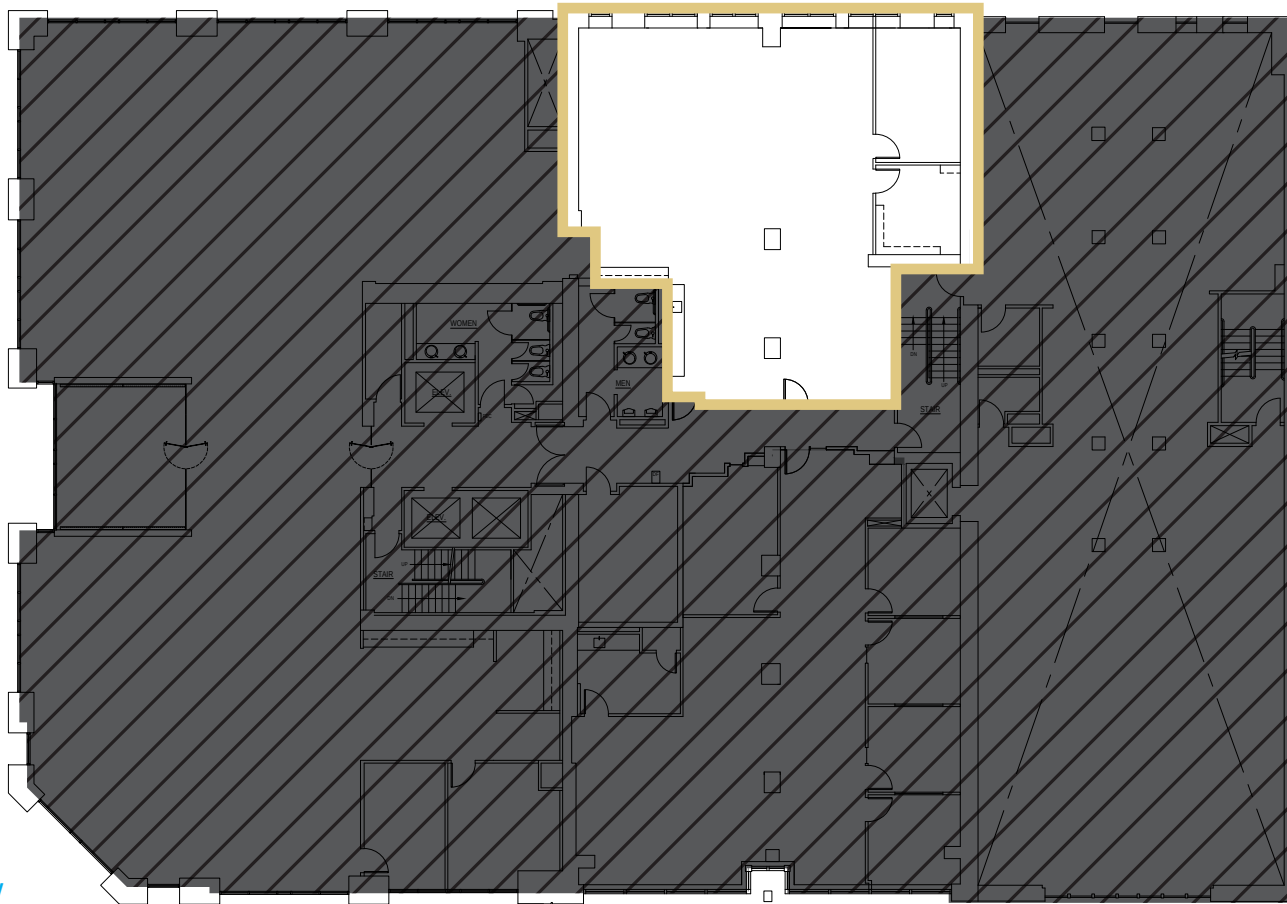


BACK TO AVAILABLE SPACE

SUITE 205

2,619 RSF

30 Days' Notice



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VIRTUAL TOUR



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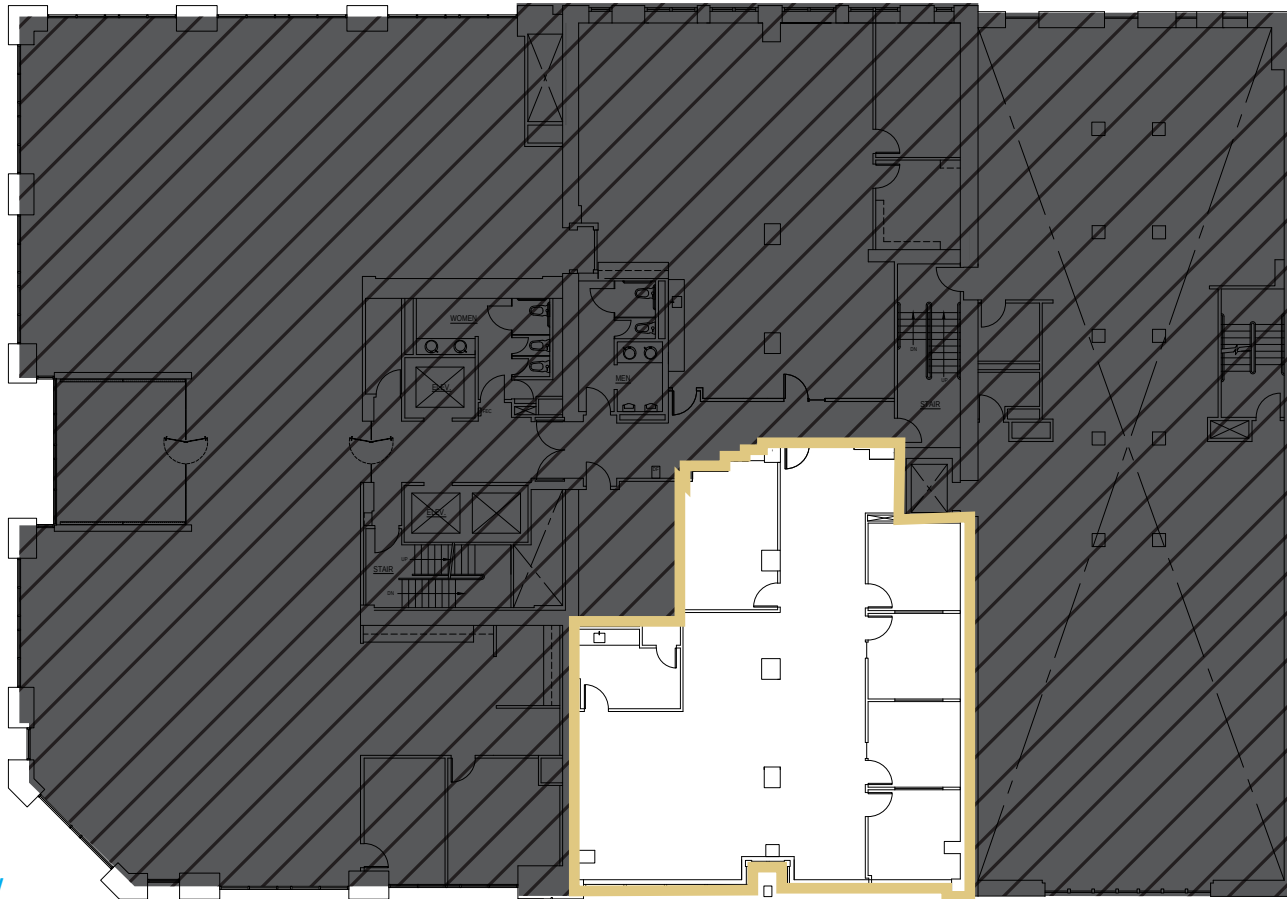
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SQUARE



BACK TO AVAILABLE SPACE

SUITE 207

2,944 RSF
AVAILABLE NOW



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VIRTUAL TOUR

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BACK TO AVAILABLE SPACE

SUITES 200+205

10,461 RSF

AVAILABLE NOW



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BACK TO AVAILABLE SPACE

SUITES 200+207

10,786 RSF
AVAILABLE NOW



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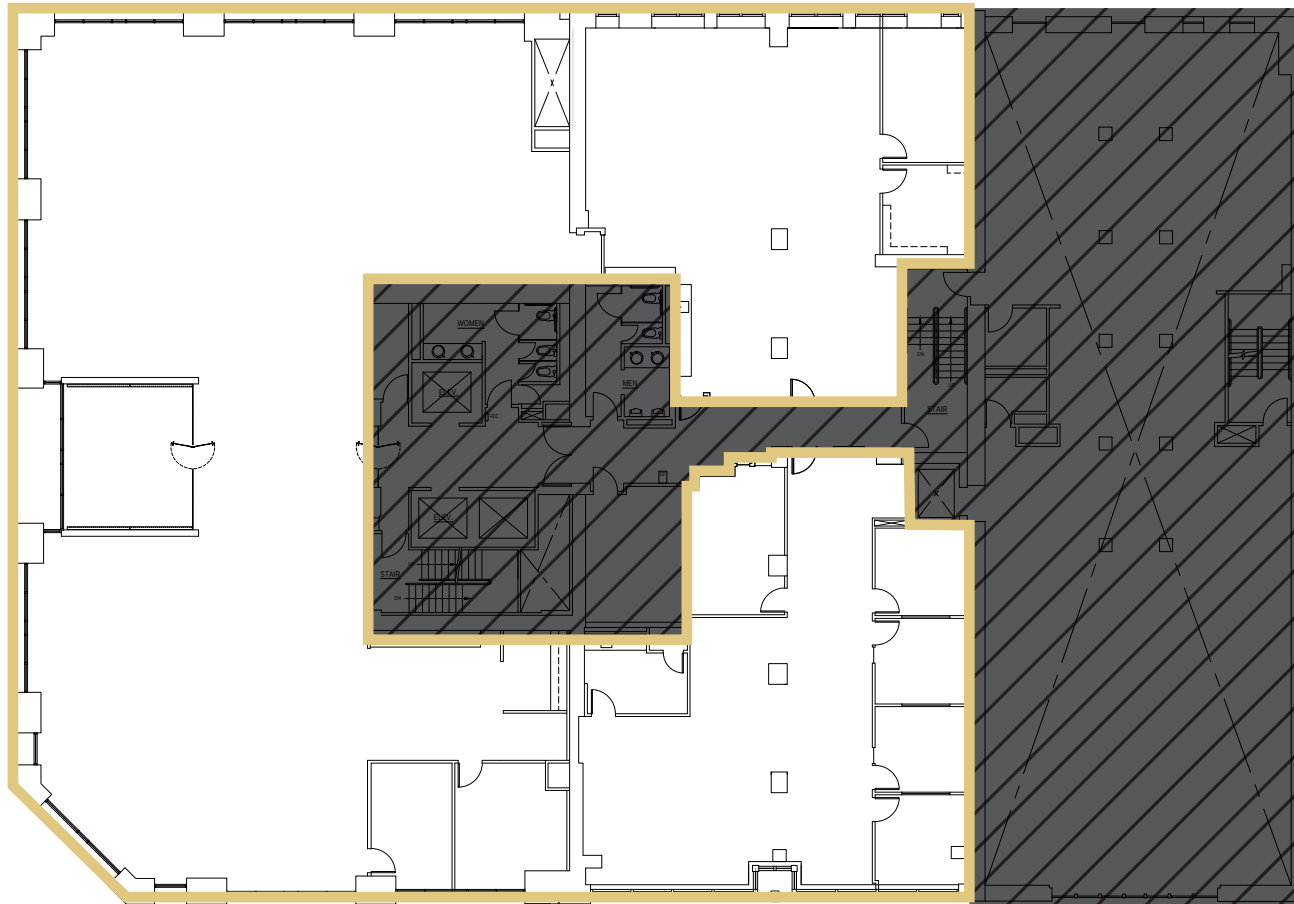
PIONEER
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BACK TO AVAILABLE SPACE

FLOOR 2

13,405 RSF
AVAILABLE NOW



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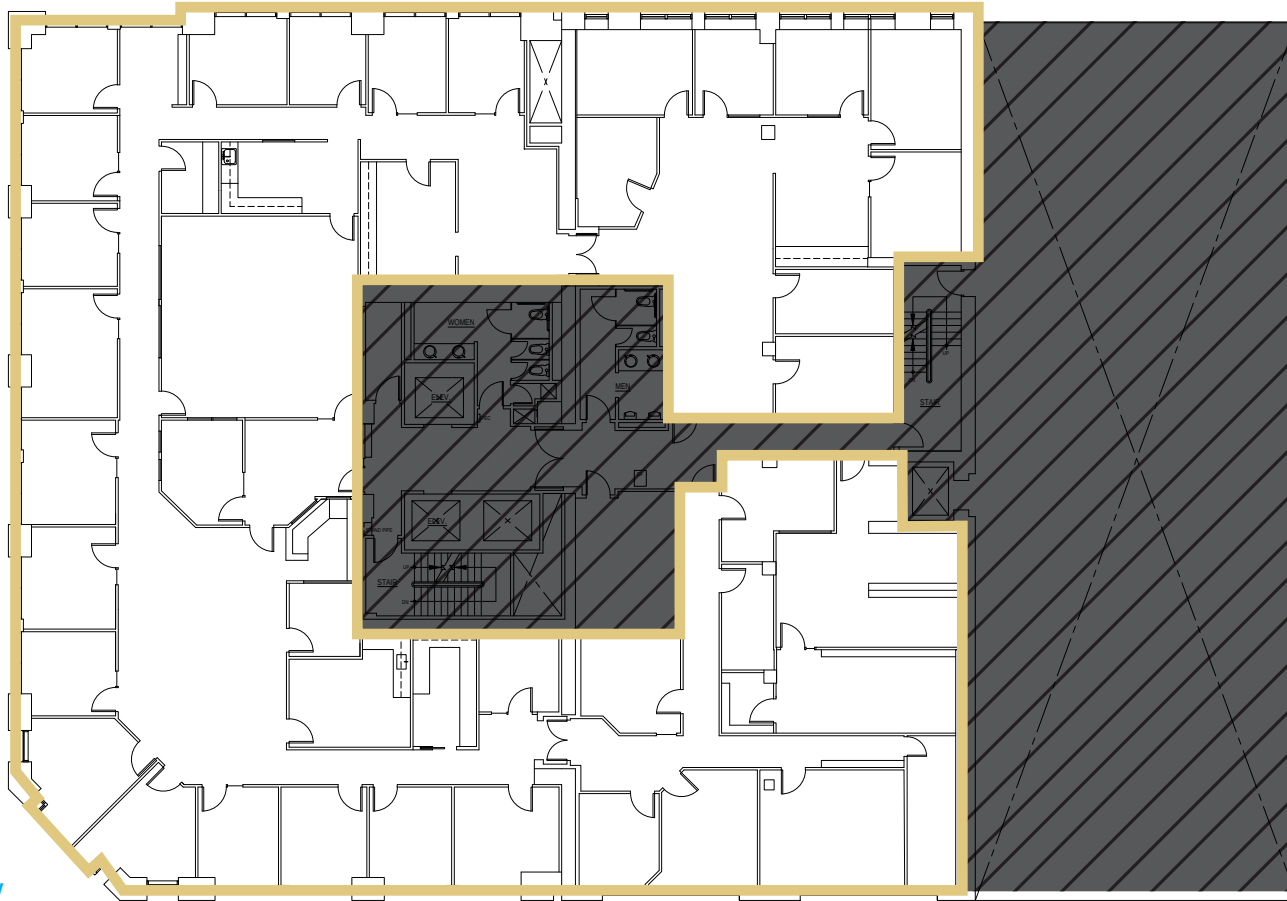
PIONEER
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BACK TO AVAILABLE SPACE

FLOOR 3

13,636 RSF
AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR



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OLYMPIC BLOCK

PIONEER
SQUARE

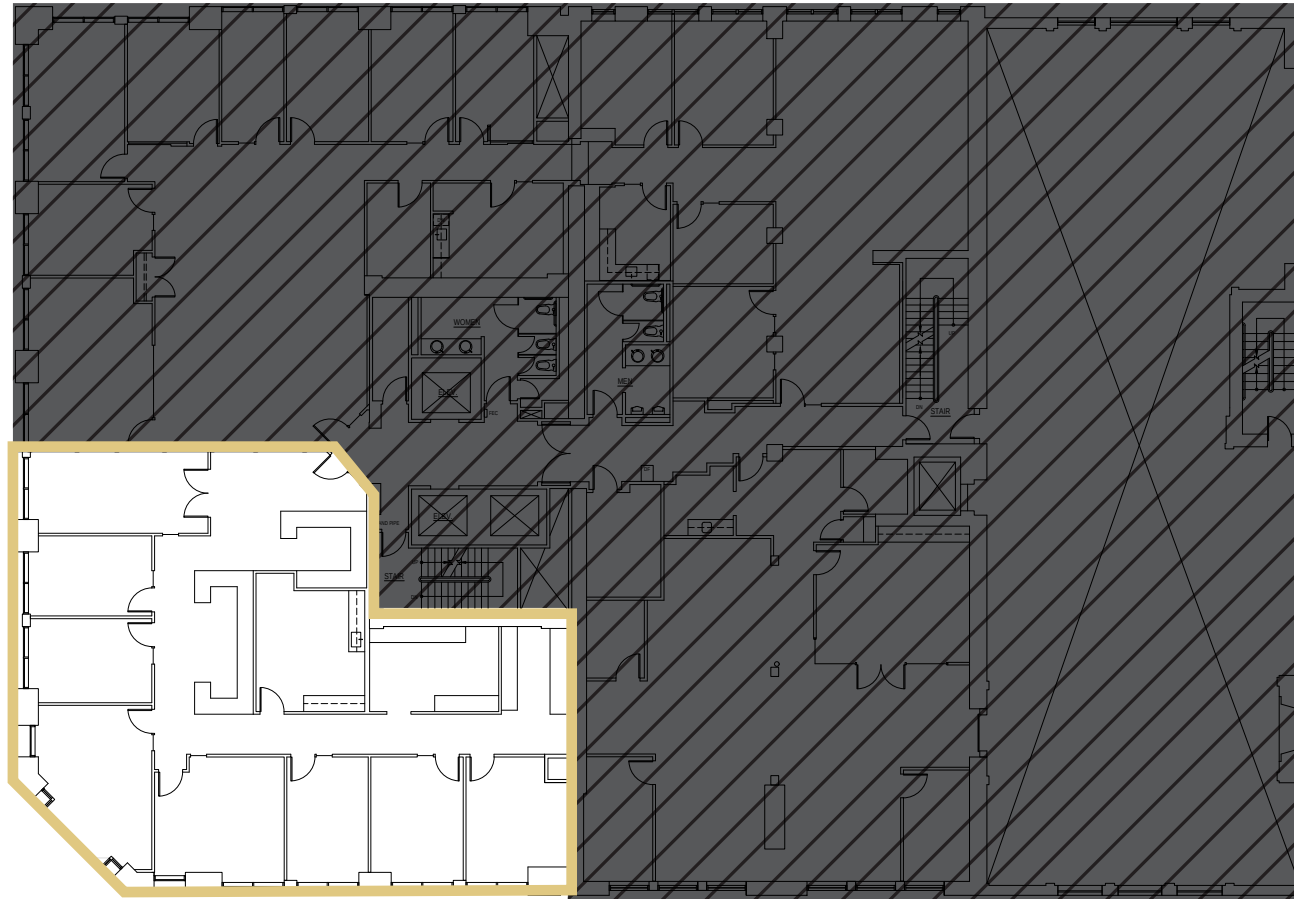


BACK TO AVAILABLE SPACE

SUITE 400

3,977 RSF

AVAILABLE NOW



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OLYMPIC BLOCK

PIONEER
SQUARE



BACK TO AVAILABLE SPACE

SUITE 402

3,991 RSF

AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR

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OLYMPIC BLOCK

PIONEER
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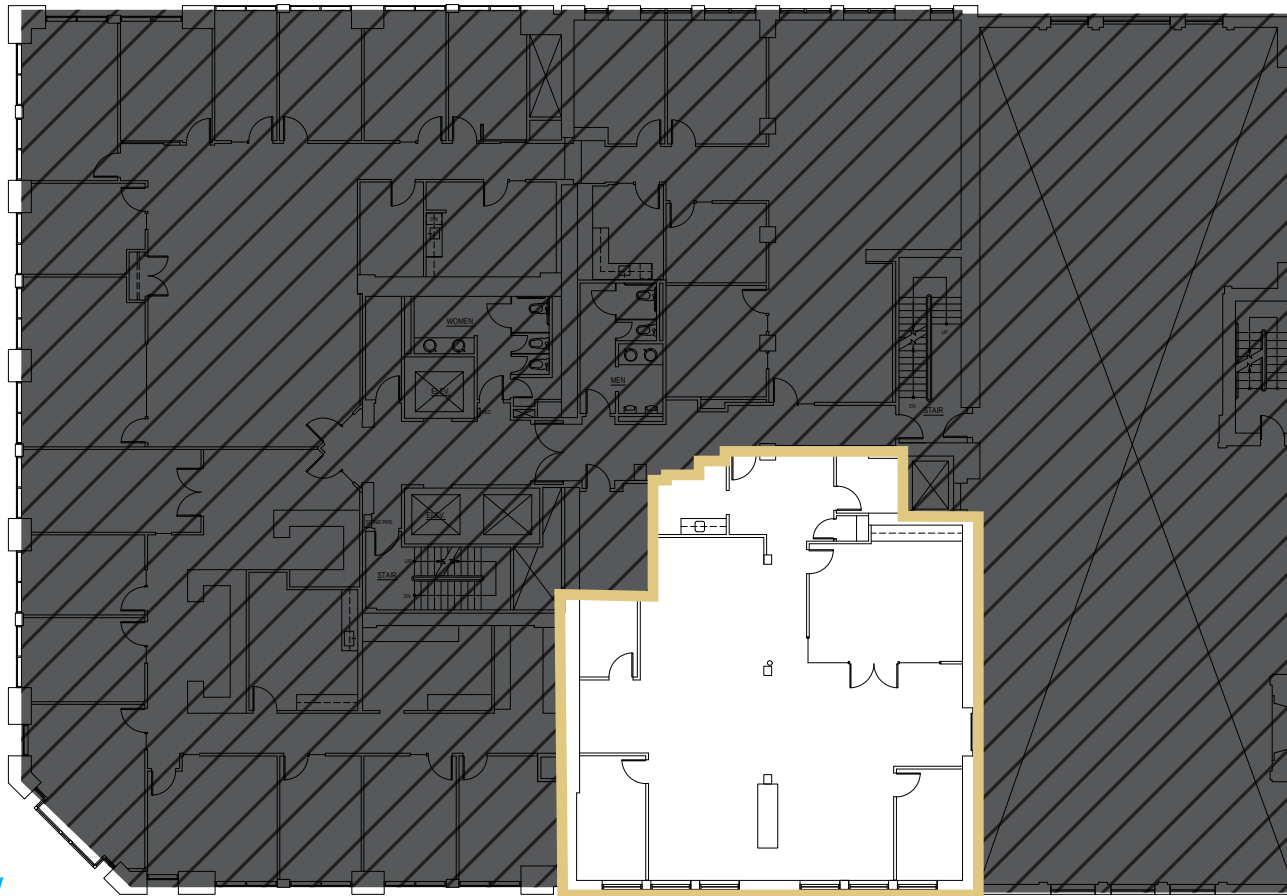


BACK TO AVAILABLE SPACE

SUITE 405

3,073 RSF

AVAILABLE 2/1/2026



CLICK TO VIEW
VIRTUAL TOUR



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OLYMPIC BLOCK

PIONEER
SQUARE

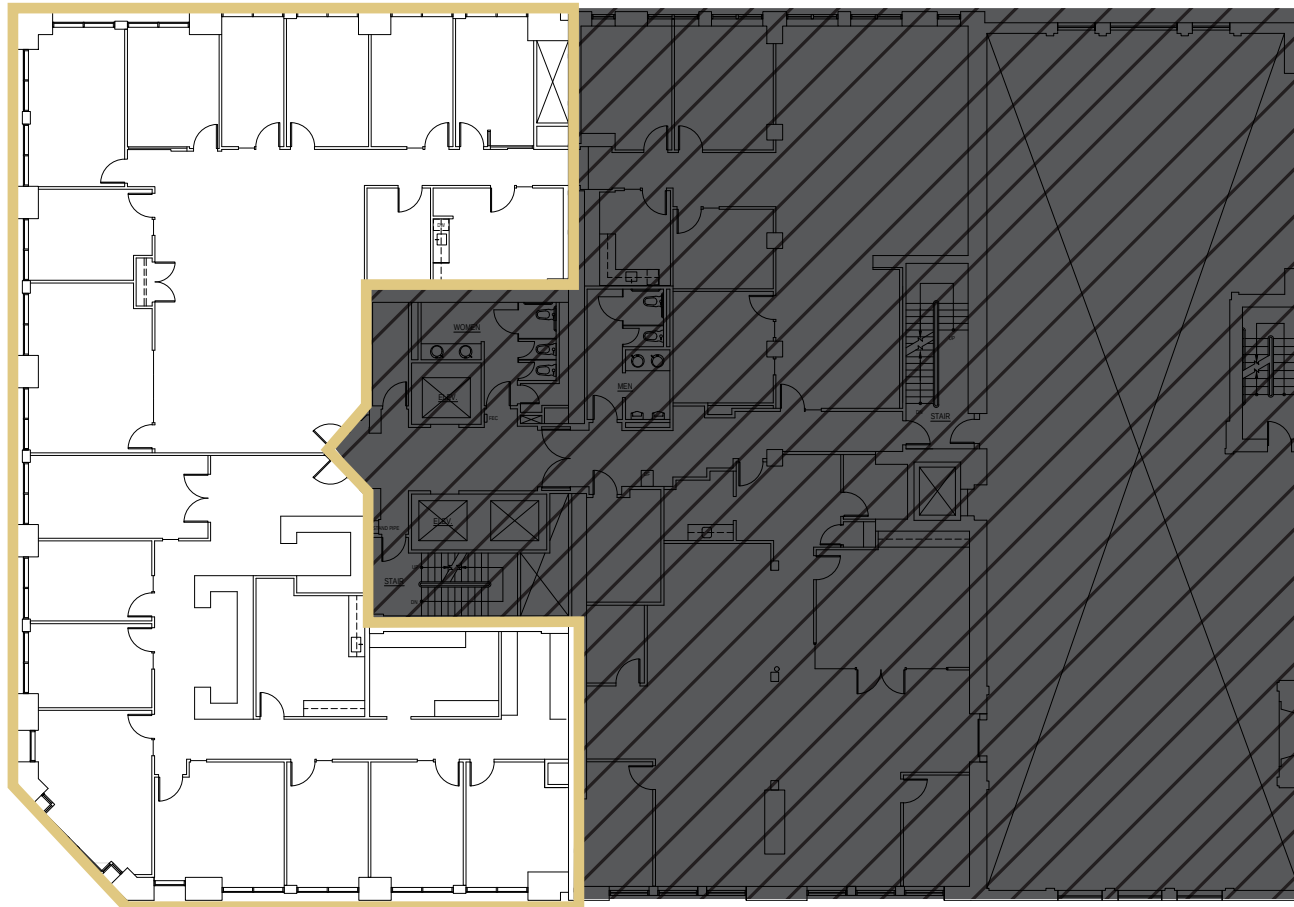


BACK TO AVAILABLE SPACE

SUITE 400+402

7,968 RSF

AVAILABLE NOW



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OLYMPIC BLOCK

PIONEER
SQUARE

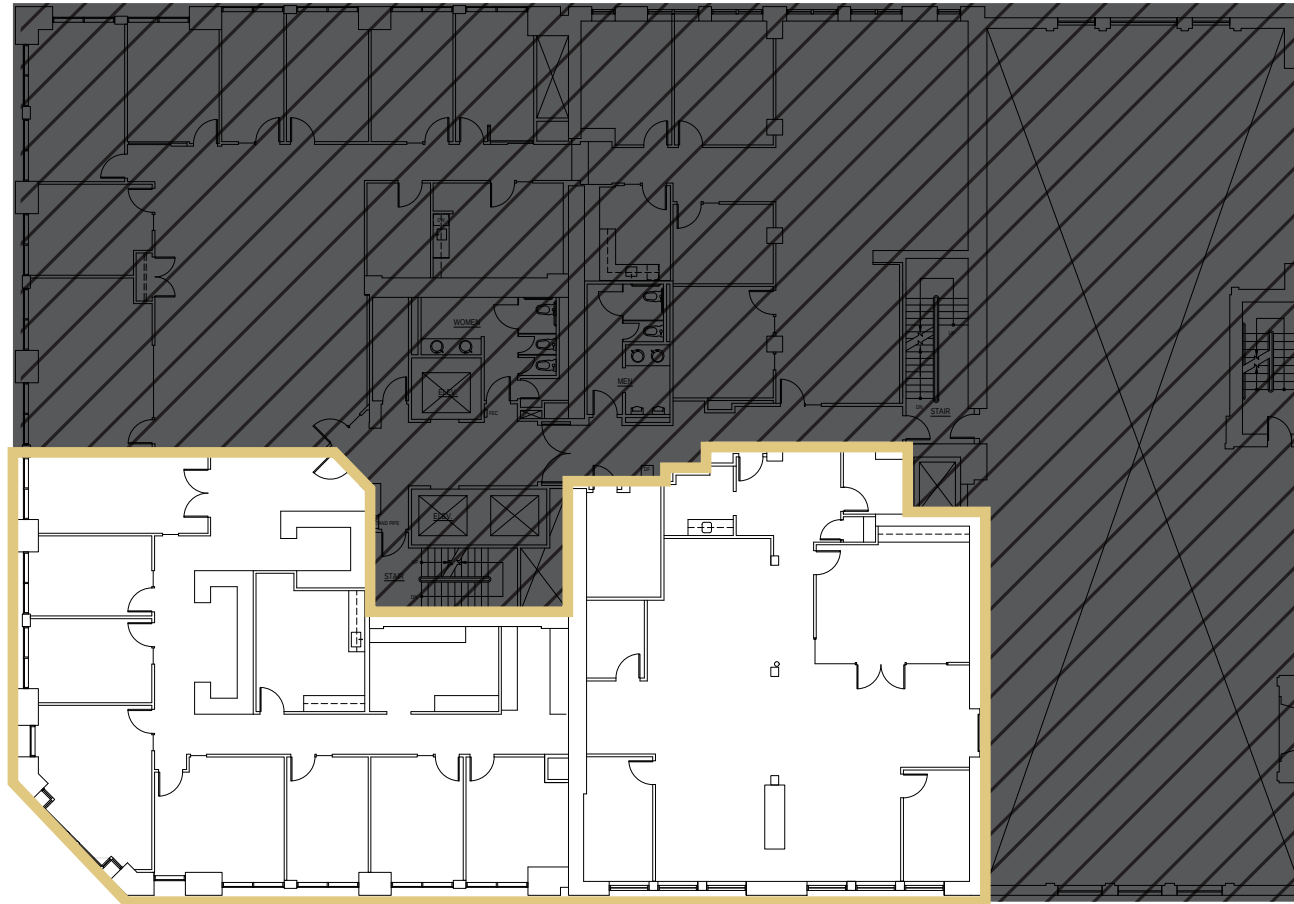


BACK TO AVAILABLE SPACE

SUITE 400+405

7,050 RSF

AVAILABLE 2/1/2026



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OLYMPIC BLOCK

PIONEER
SQUARE

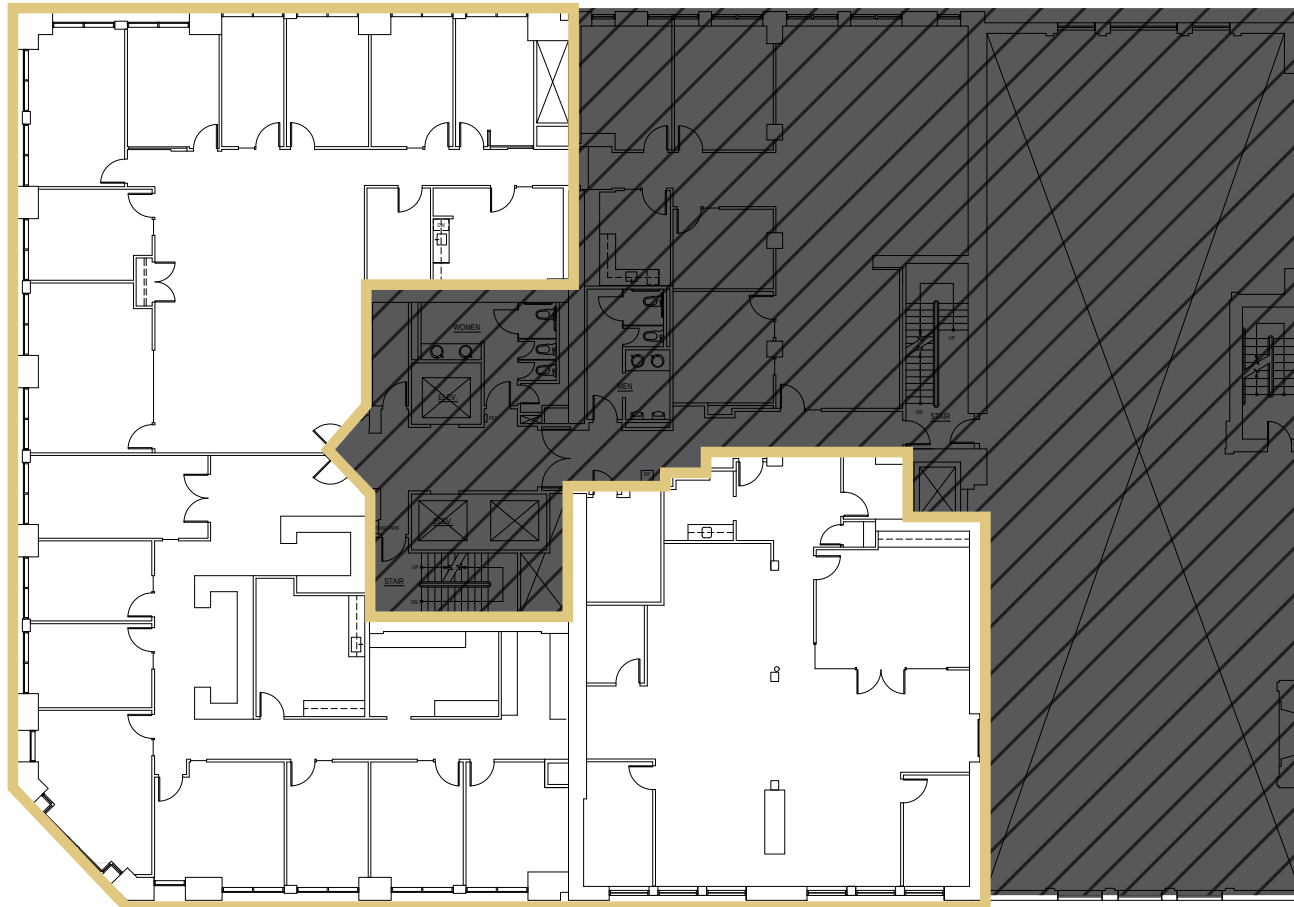


BACK TO AVAILABLE SPACE

SUITE 400+402+405

11,041 RSF

AVAILABLE 2/1/2026



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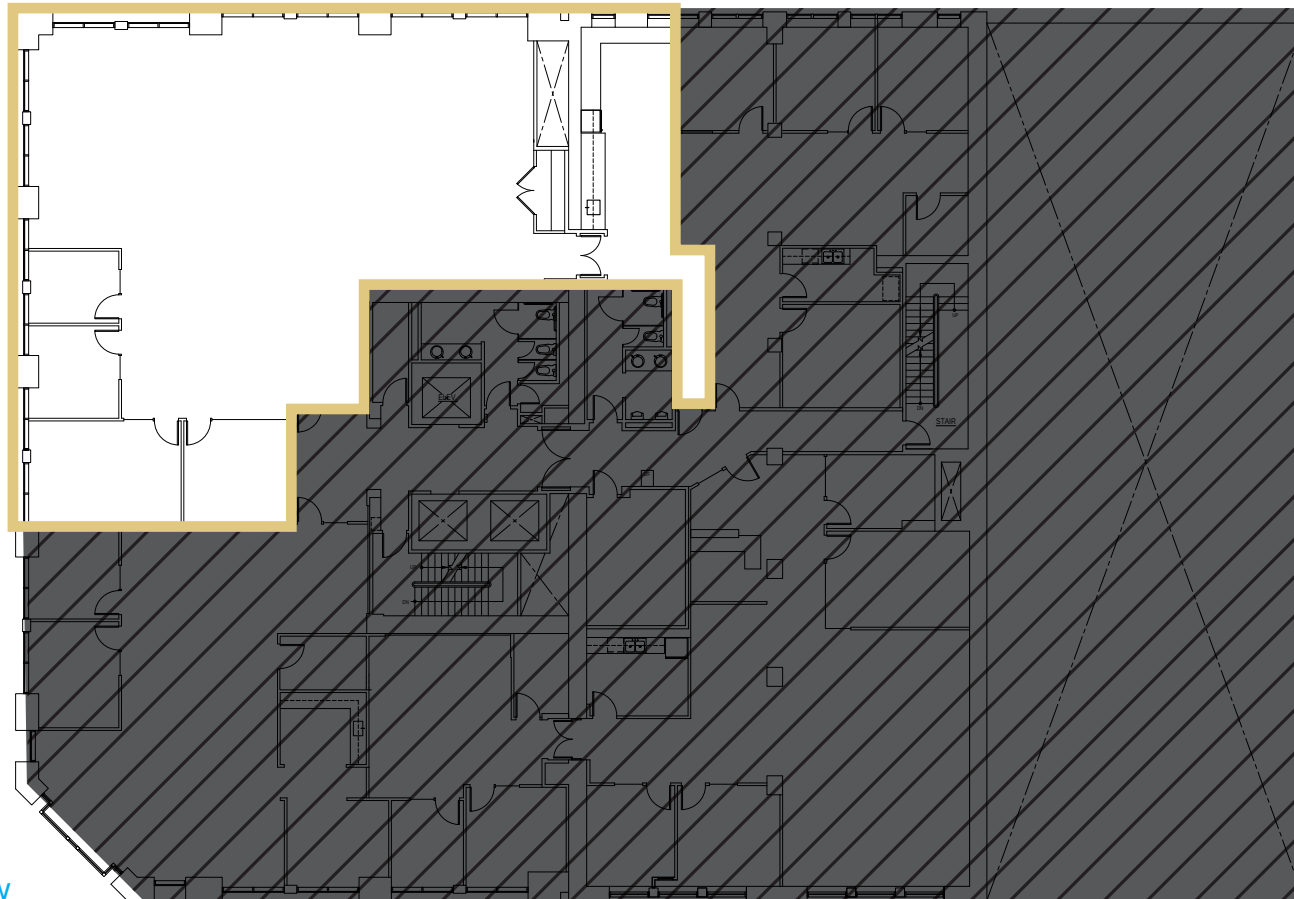
PIONEER
SQUARE



BACK TO AVAILABLE SPACE

SUITE 500

5,016 RSF
AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR

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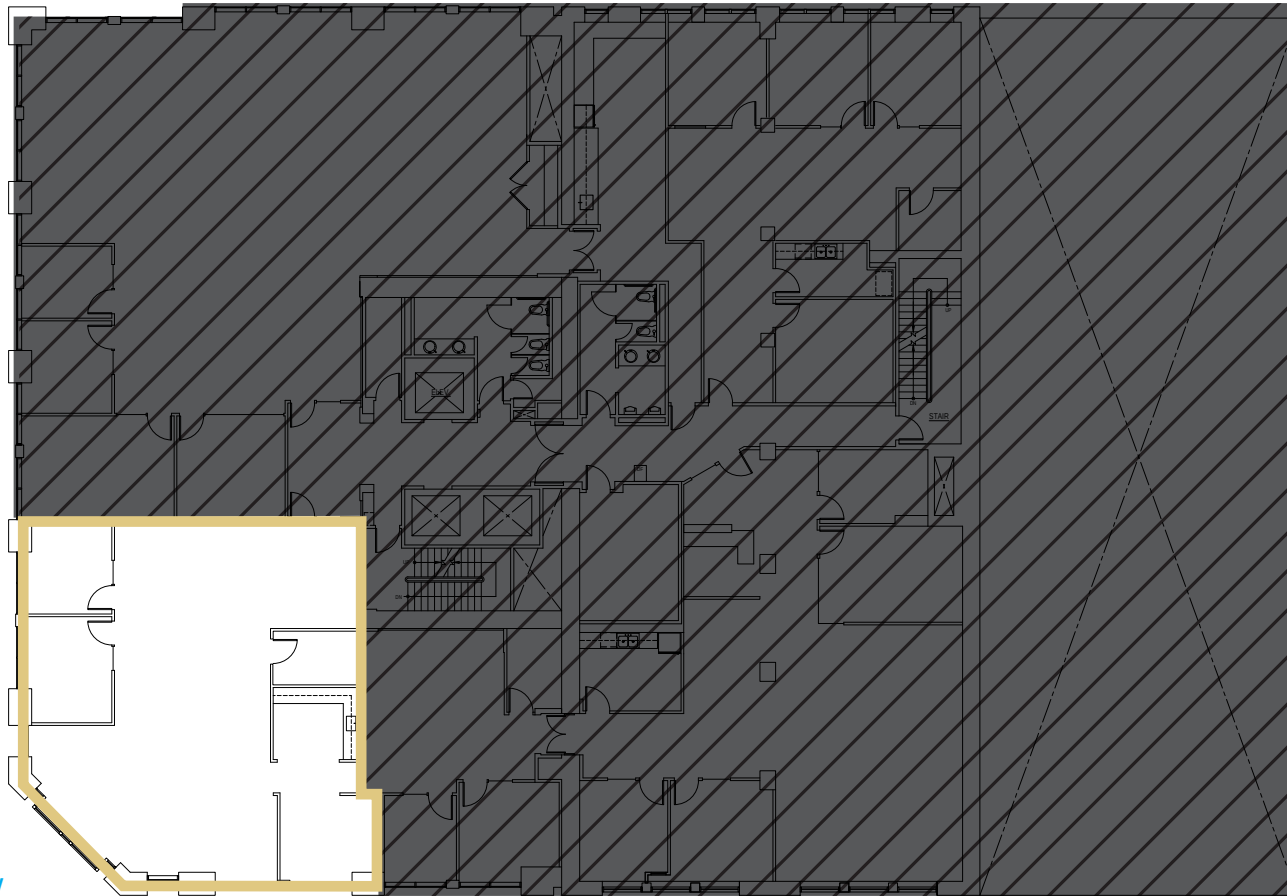
OLYMPIC BLOCK

PIONEER
SQUARE



BACK TO AVAILABLE SPACE

SUITE 501
2,515 RSF
AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR

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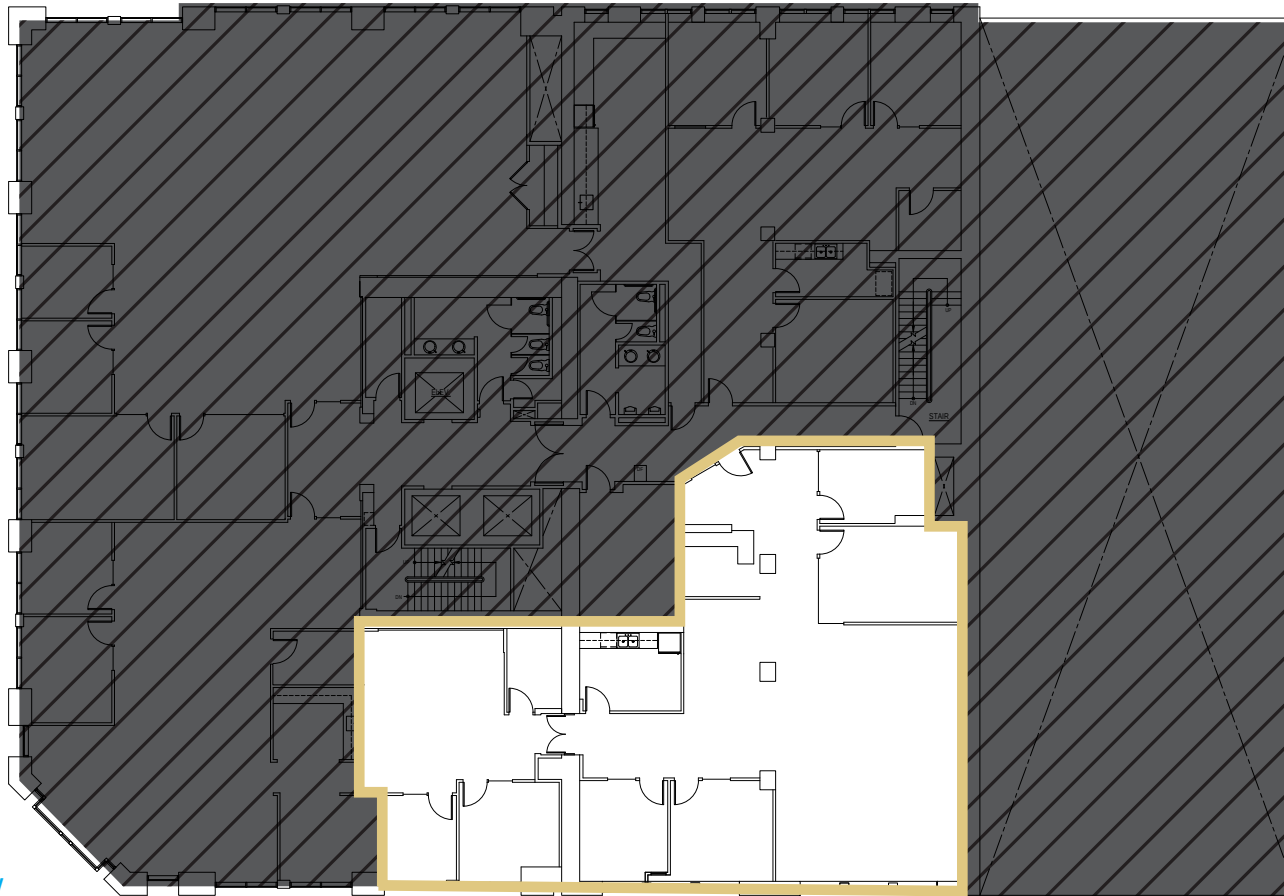
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BACK TO AVAILABLE SPACE

SUITE 502

4,115 RSF
AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR



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OLYMPIC BLOCK

PIONEER
SQUARE

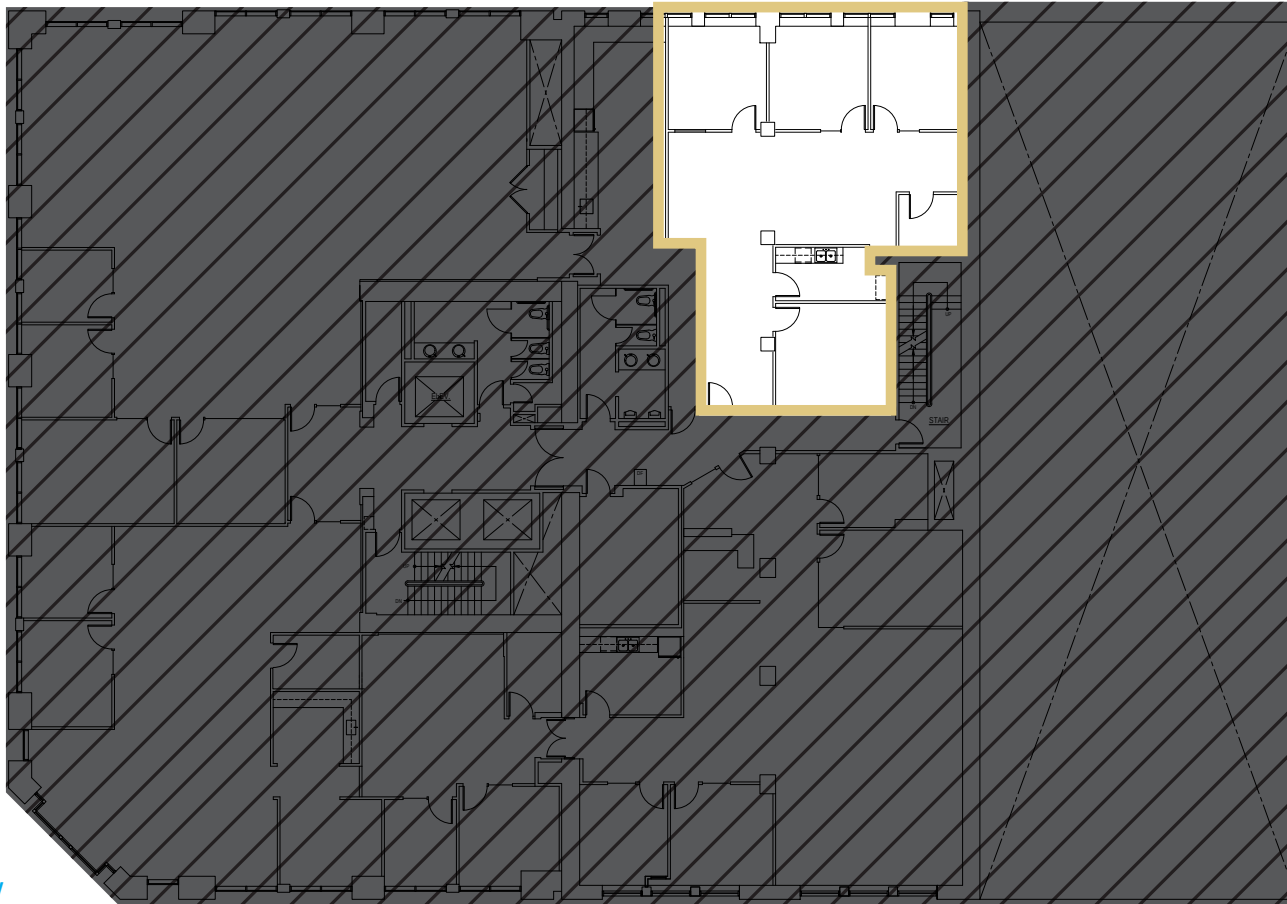


BACK TO AVAILABLE SPACE

SUITE 507

2,030 RSF

AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR

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OLYMPIC BLOCK

PIONEER
SQUARE

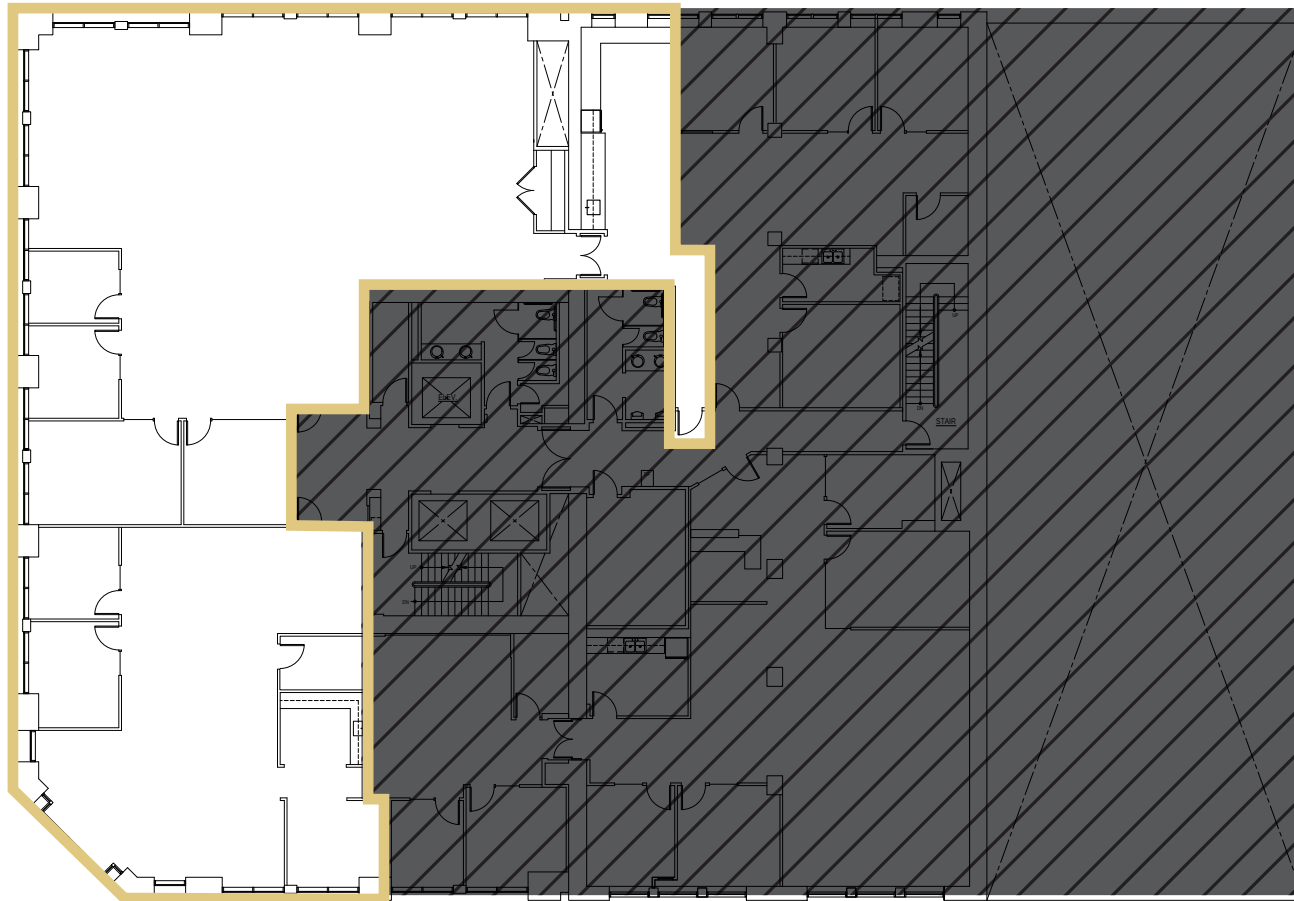


BACK TO AVAILABLE SPACE

SUITES 500+501

7,531 RSF

AVAILABLE NOW



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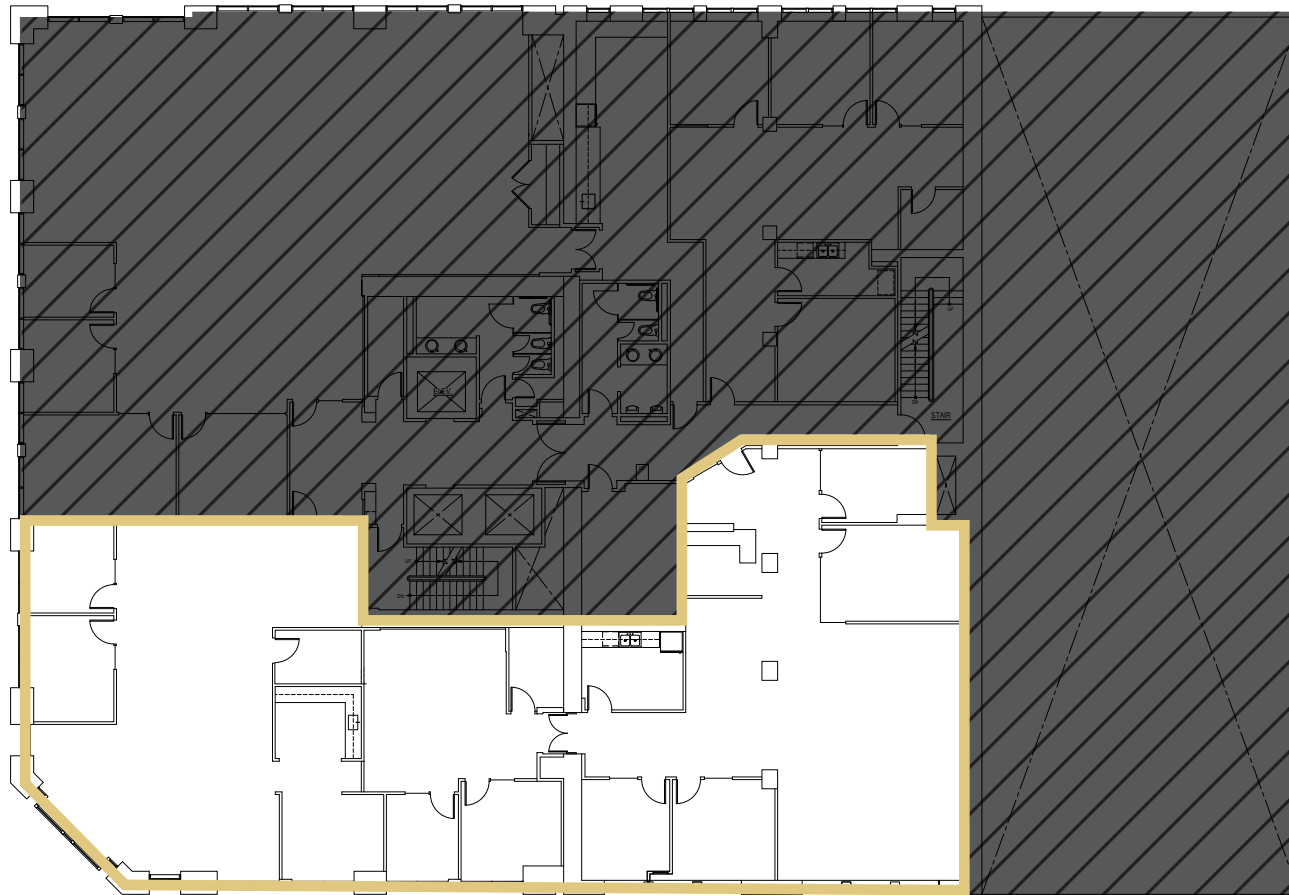
PIONEER
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BACK TO AVAILABLE SPACE

SUITES 501+502

6,630 RSF
AVAILABLE NOW



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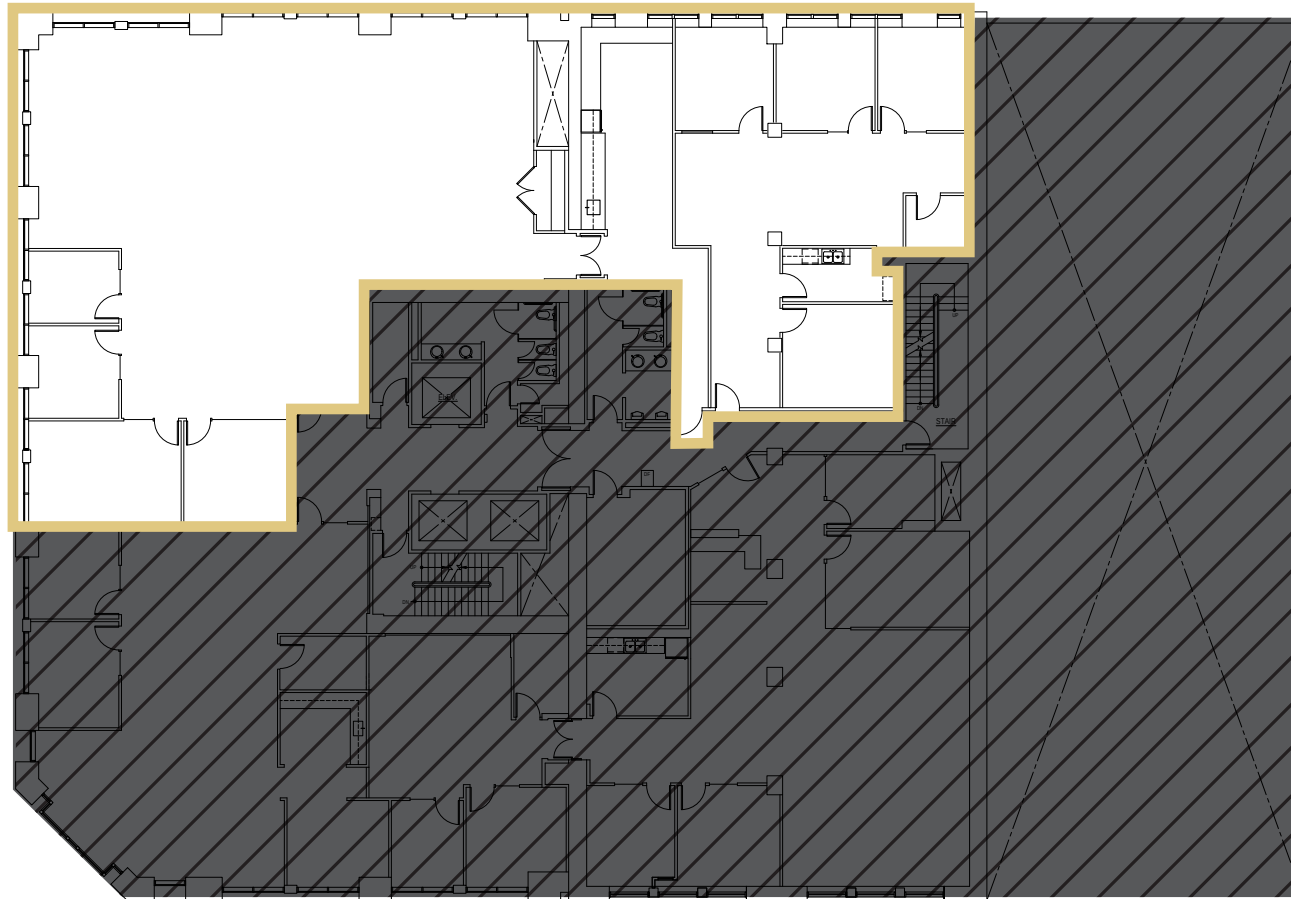


BACK TO AVAILABLE SPACE

SUITE 500+507

7,046 RSF

AVAILABLE NOW



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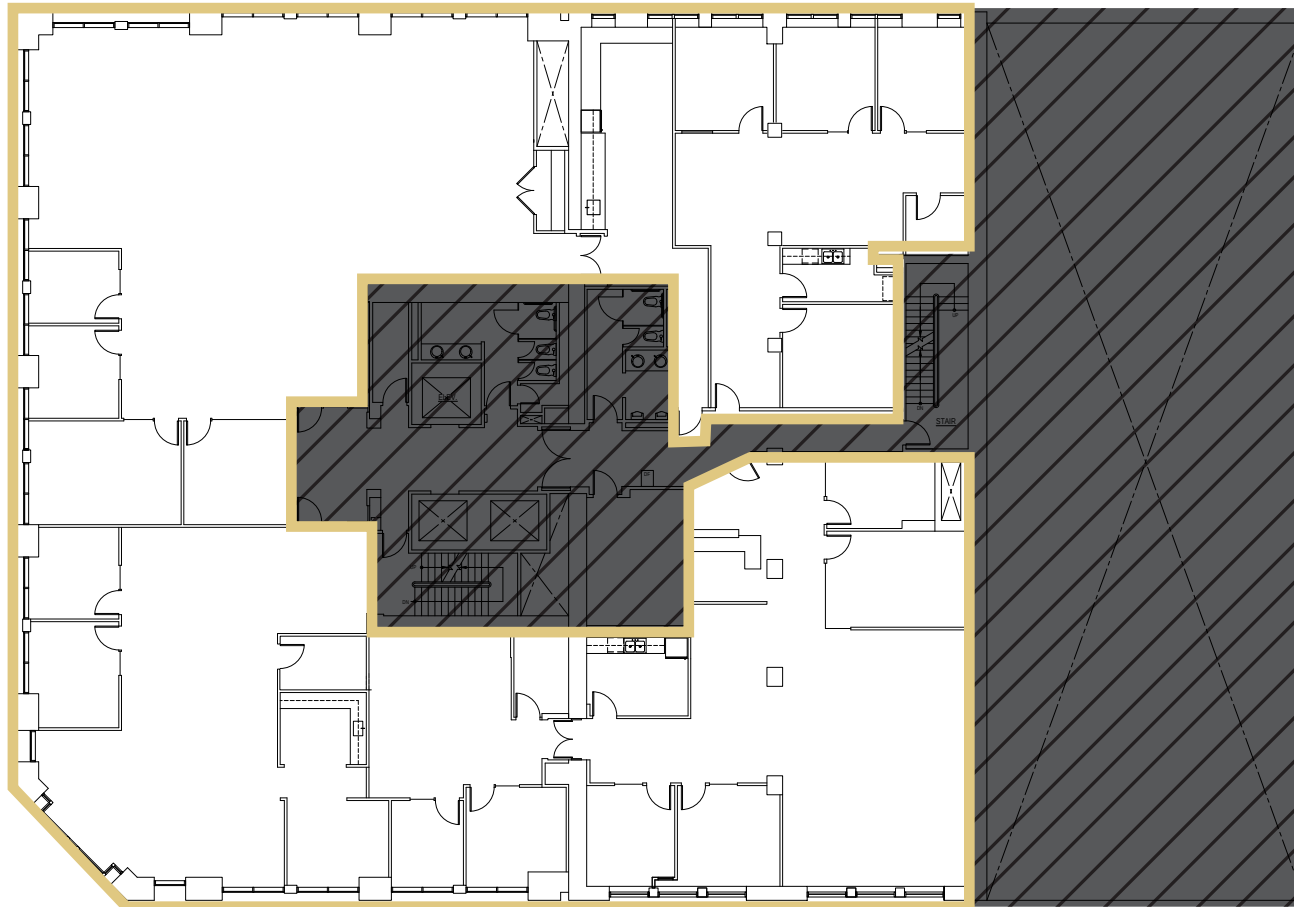
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BACK TO AVAILABLE SPACE

FLOOR 5

13,676 RSF
AVAILABLE NOW



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OLYMPIC BLOCK

PIONEER
SQUARE

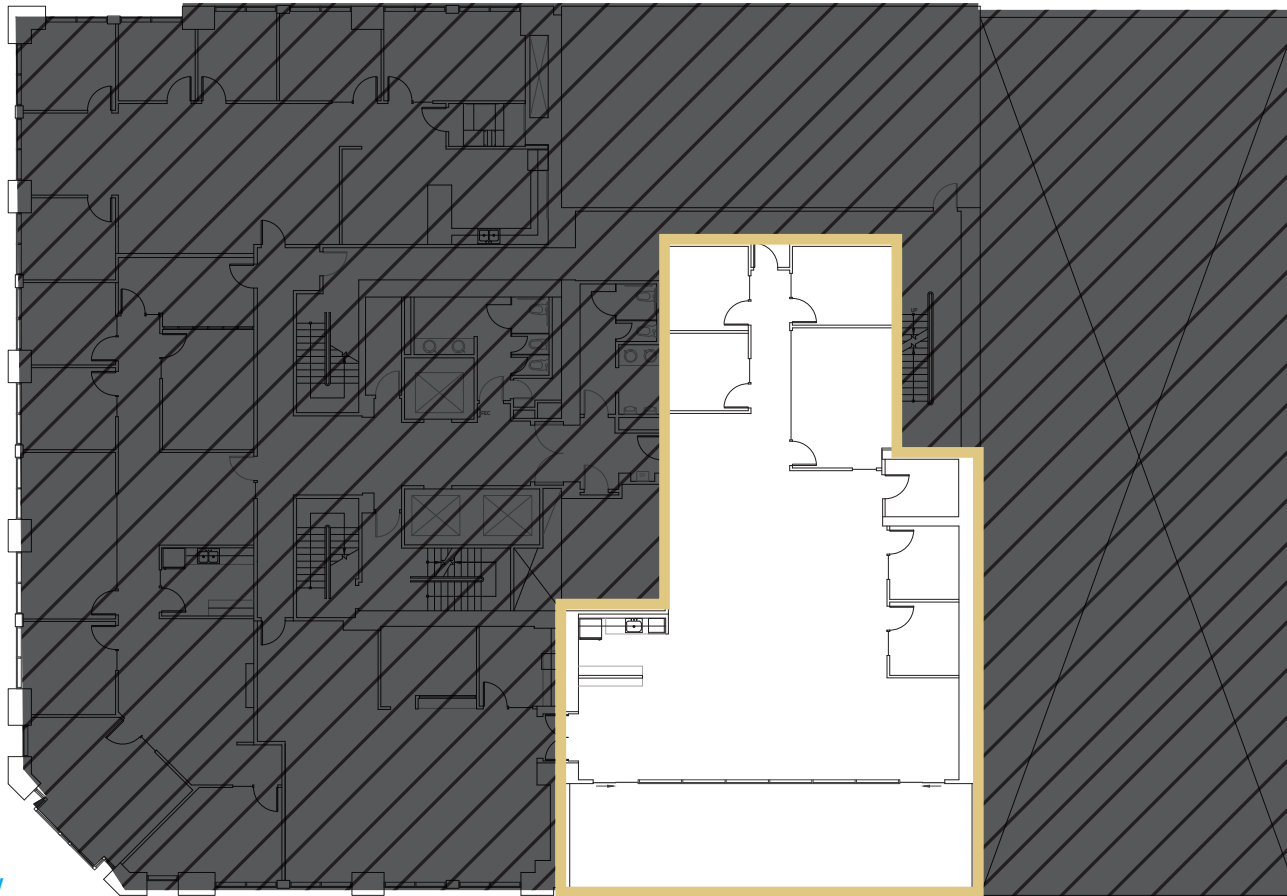


BACK TO AVAILABLE SPACE

SUITE 600

4,359 RSF

AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR

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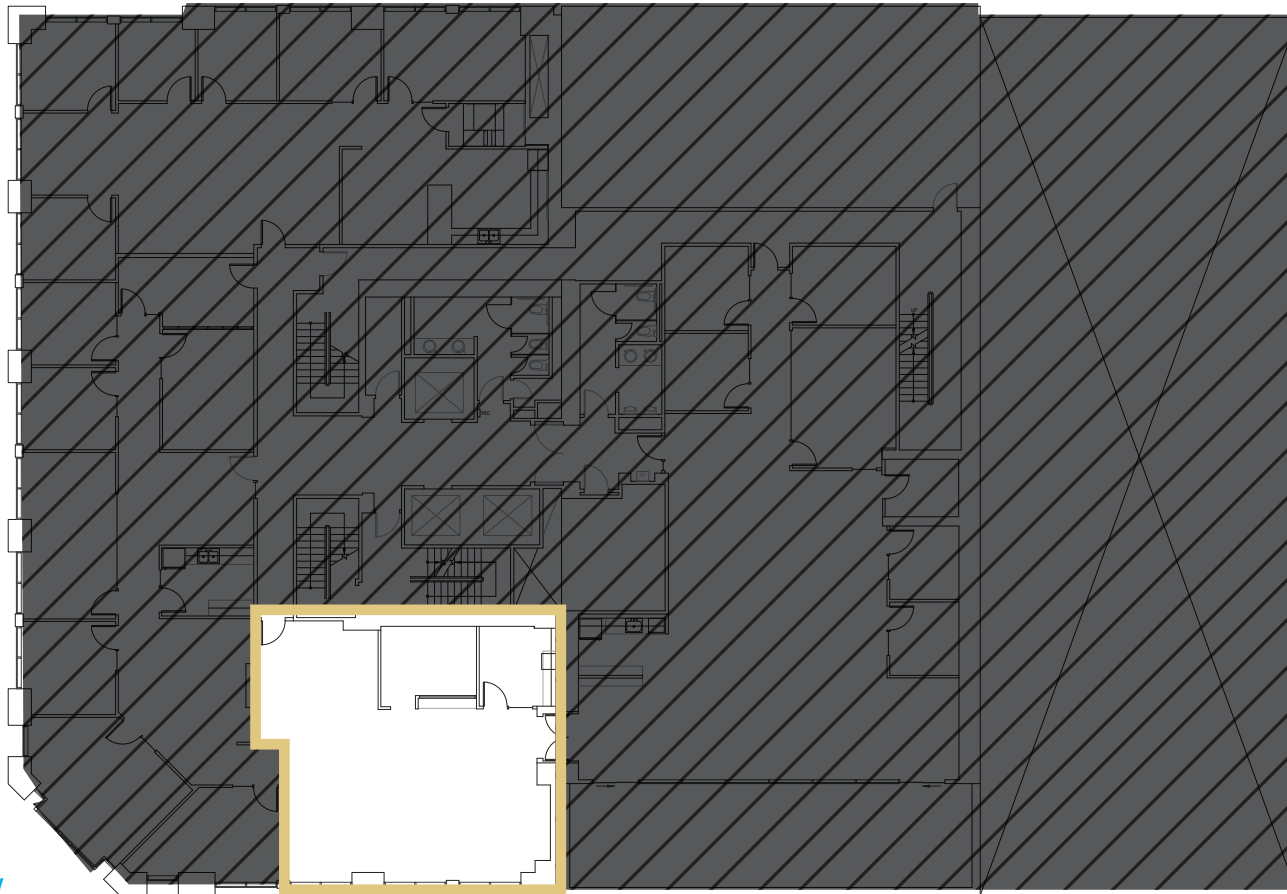
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BACK TO AVAILABLE SPACE

SUITE 602

1,718 RSF
AVAILABLE NOW



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VIRTUAL TOUR



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OLYMPIC BLOCK

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BACK TO AVAILABLE SPACE

SUITES 600+602

6,077 RSF

AVAILABLE NOW



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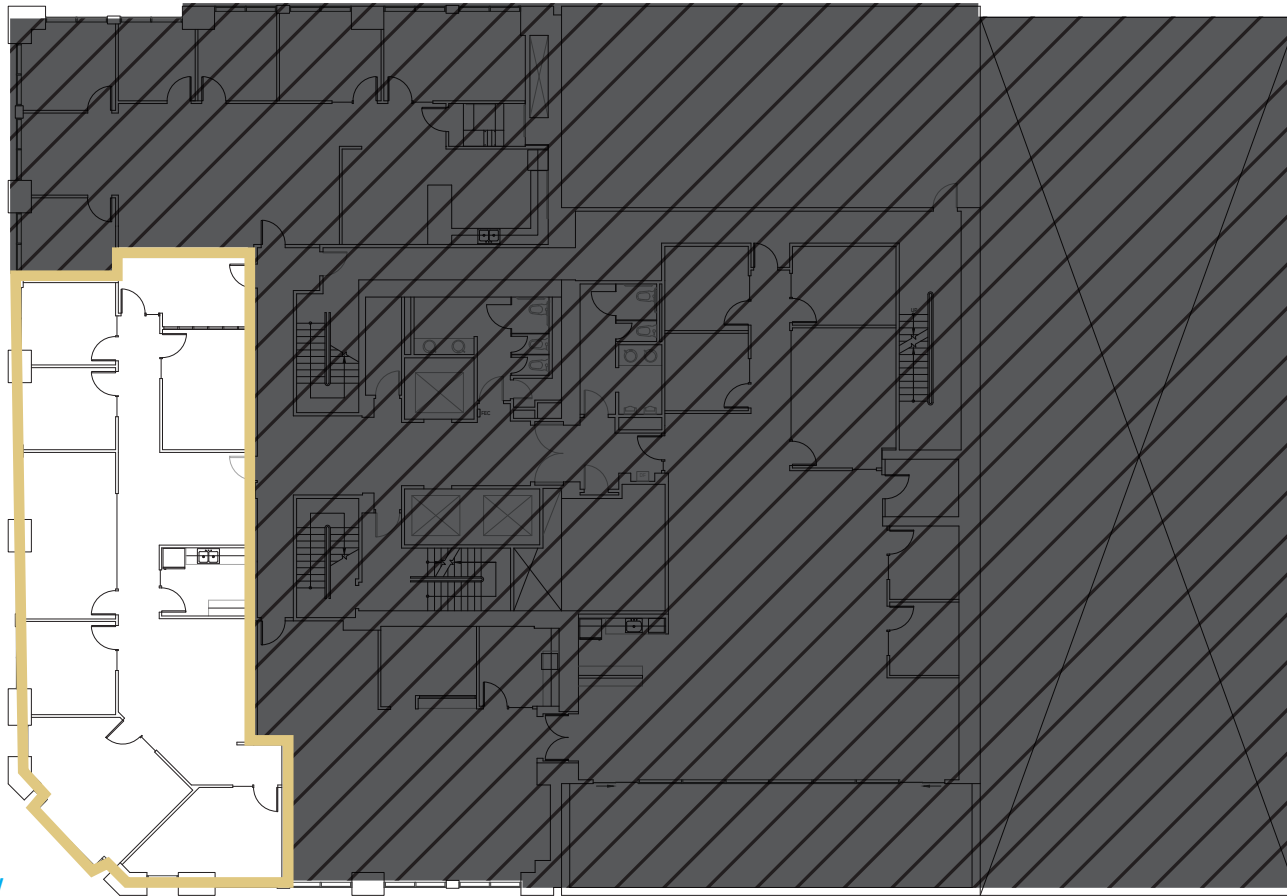
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BACK TO AVAILABLE SPACE

SUITE 603

3,092 RSF
AVAILABLE NOW



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VIRTUAL TOUR



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PIONEER
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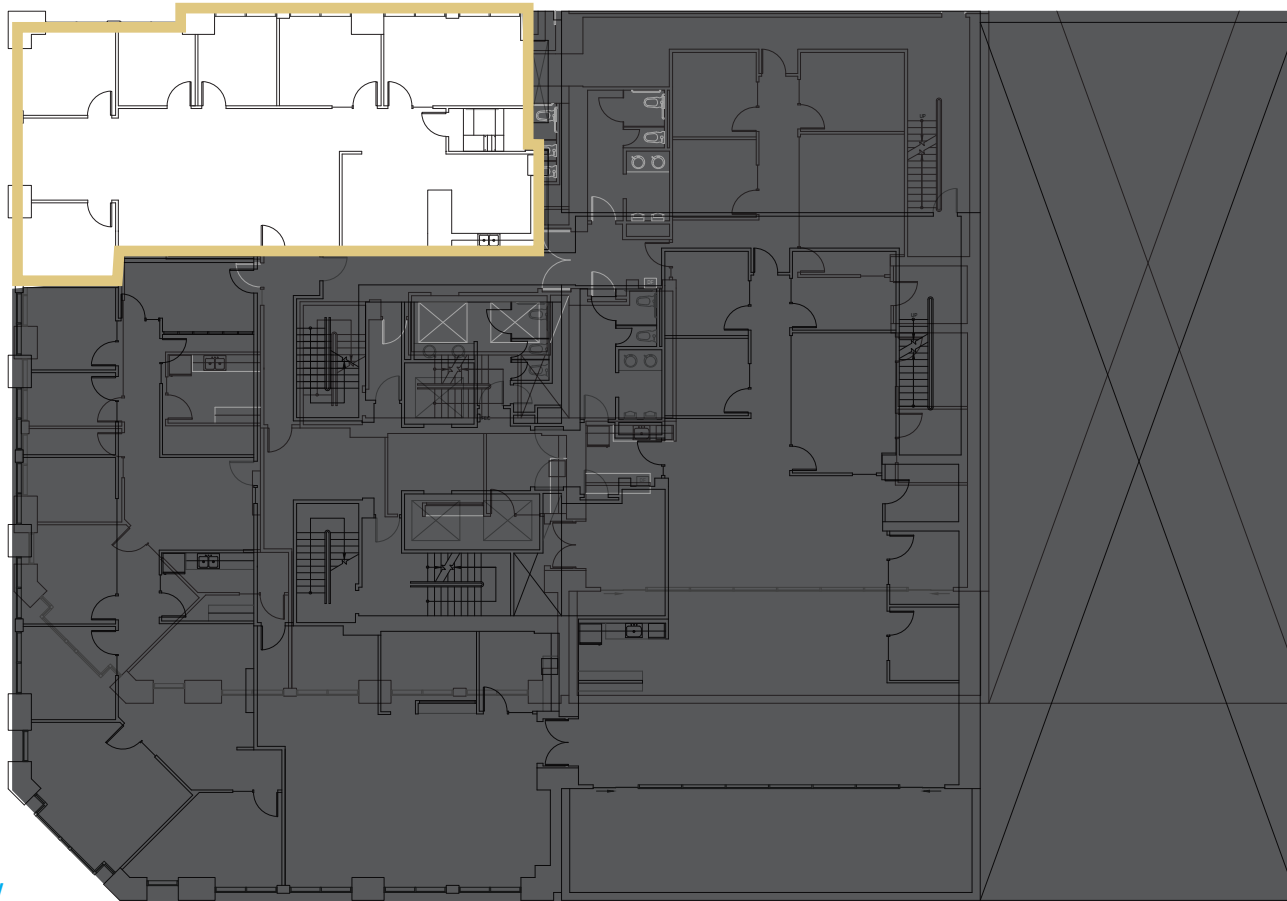


BACK TO AVAILABLE SPACE

SUITE 606

2,682 RSF

AVAILABLE NOW



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VIRTUAL TOUR



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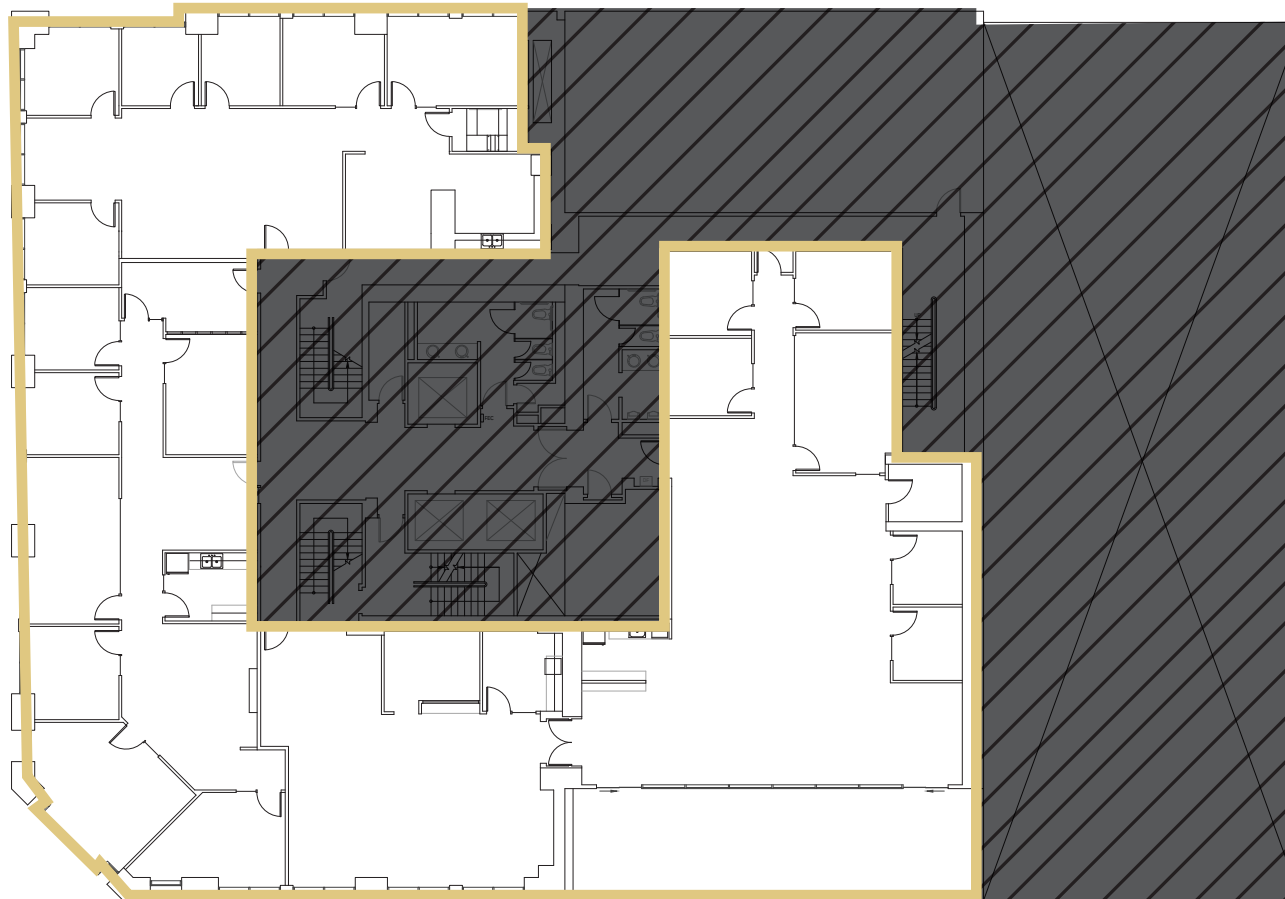
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BACK TO AVAILABLE SPACE

6TH FLOOR

11,851 RSF
AVAILABLE NOW



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NEARBY AMENITIES

FOOD

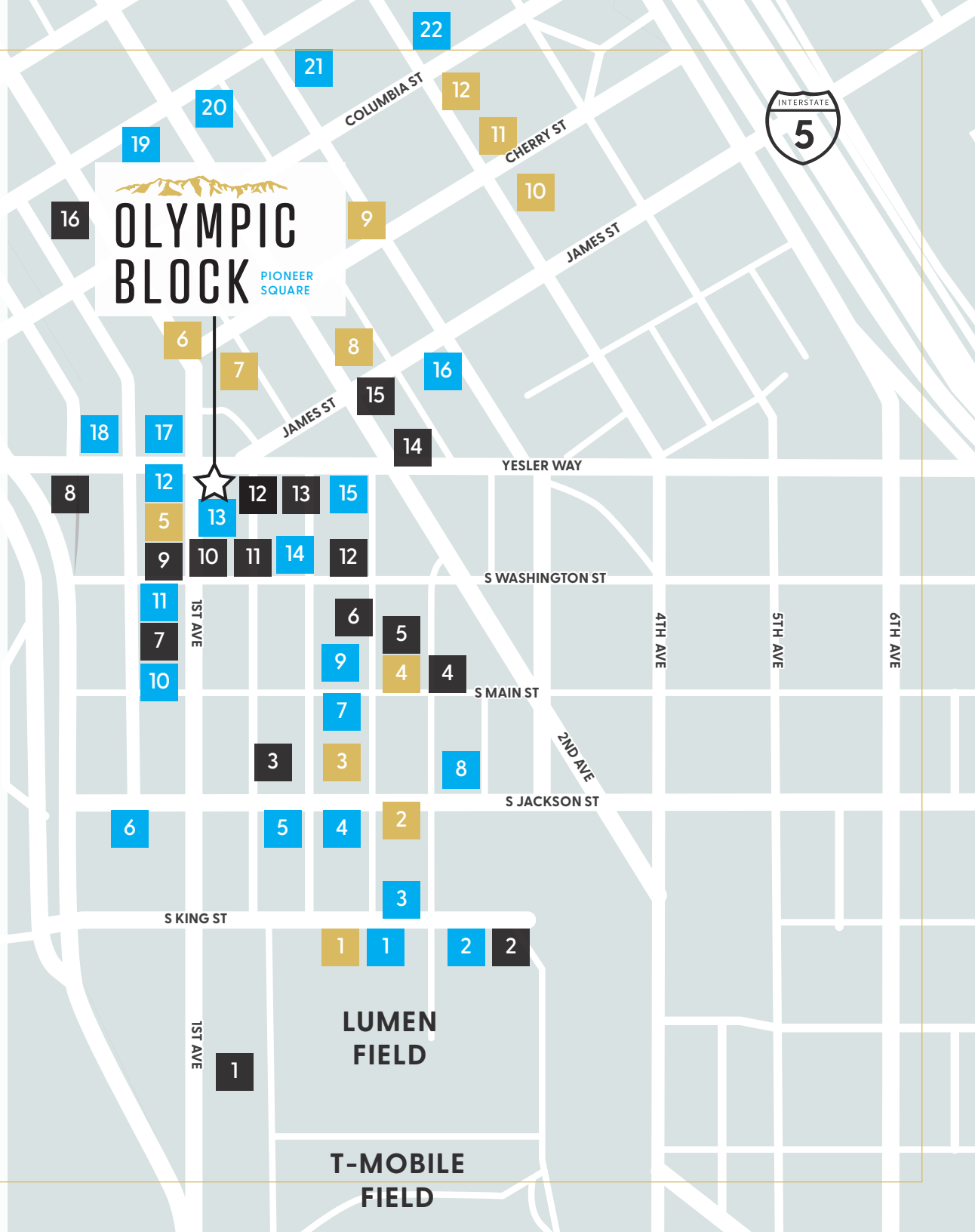
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|--------------------------------------|-----------------------------------|
| 1. Matsu | 12. Cafe Paloma |
| 2. 13 Coins Seattle | 13. The Halal Guys |
| 3. SuperKim Crab House | 14. Golden Roosters |
| 4. Salumi | 15. TAT'S Deli |
| 5. Tacolisto | 16. Rojo's Mexican Food |
| 6. General Porpoise | 17. Tapas Angel |
| 7. Darkalino's | 18. 84 Yesler |
| 8. Fat Shack | 19. Cafe Hitchcock |
| 9. Muse | 20. Metropolitan Grill |
| 10. OHSUN Banchan Deli & Cafe | 21. Red Bowls Restaurant |
| 11. Luigi's Italian Eatery & Cantina | 22. Charlotte Restaurant & Lounge |

COFFEE

- | | |
|-------------------------------|-------------------------|
| 1. Cone & Steiner | 7. Cocoa Banana |
| 2. Zeitgeist Coffee | 8. Foggy Tea |
| 3. Caffe Umbria | 9. Peagasus Coffee Bar |
| 4. Elm Coffee | 10. City Grind Espresso |
| 5. Lune Cafe | 11. Starbucks |
| 6. Cherry Street Coffee House | 12. Monorail Espresso |

DRINKS

- | | |
|--------------------------|-----------------------|
| 1. Elysian Fields | 9. Underbelly |
| 2. Zephyr Bar | 10. Damn The Weather |
| 3. Temple Billiards | 11. Dead Line |
| 4. Flatstick Pub | 12. Merchant's |
| 5. Good Bar | 13. The Meyer |
| 6. McCoy's | 14. Shawn O'Donnell's |
| 7. Central Saloon | 15. Collin's Pub |
| 8. Pioneer Square Saloon | 16. Owl N' Thistle |



LOCAL TRANSIT



LINK LIGHT RAIL



STREETCAR LINES

MULTI-USE TRAIL



SOUND TRANSIT STOP



SEATTLE FERRY TERMINAL

NEIGHBORHOOD
GREENWAY



KING STREET STATION
SOUNDER & AMTRAK

BIKE PATH

**OLYMPIC
BLOCK**

PIONEER
SQUARE

SEATTLE
FERRY
TERMINAL



YESLER WAY

S WASHINGTON ST

S MAIN ST

S JACKSON ST

S KING ST

1ST AVE

PIONEER
SQUARE

OCCIDENTAL
AVENUE

STADIUM
DISTRICT

INTERNATIONAL
DISTRICT



CRUISE SHIP
FACILITY

WATERFRONT

JAMES ST

2ND AVE

4TH AVE

5TH AVE

6TH AVE

	PARKING FACILITY	MONTHLY	SECURED GARAGE
1	505 First Avenue Garage 505 First Ave South	No Monthly Available \$10 Early Bird	Yes
2	Stadium Place Parking Garage 530 Occidental Ave South	No Monthly Available \$3/Hour	Yes
3	CenturyLink Field North Lot 201 South King St	No Monthly Available \$16/Daytime	No
4	Union Station Garage 600 Fifth Ave South	\$210/Month \$14 Early Bird	Yes
5	Avalara Hawk Tower Garage 255 S King St	No Monthly Available \$16 Early Bird	Yes
6	King Street Center Garage 248 S King St	No Monthly Available \$28/Daytime	Yes
7	Diamond Garage 400 S Jackson	\$250/Month	Yes
8	IPM Surface Lot (5th & Jackson) 500 South Jackson St	No Monthly Available \$15 Early Bird	No
9	Diamond Surface Lot 300 Second Ave South	No Monthly Available \$17.50/Daytime	No
10	U-Park Surface Lot 425 South Washington St	\$301.16/Month \$15/Daytime	No
11	Diamond Surface Lot 210 Fourth Ave	No Monthly Available \$15.25/Daytime	No
12	Frye Garage 117 Third Ave South	\$300/Month \$16/Daytime	Yes
13	Diamond Surface Lot 112 Occidental Ave	No Monthly Available \$17.50 Early Bird	No
14	Sinking Ship Garage 515 Second Ave	\$215/Month \$9 Early Bird	No
15	Butler Garage 114 James St	\$300/Month \$16 Early Bird \$45 / 24 Hours	Yes
16	1st & Columbia Garage 721 First Ave	\$10 Early Bird \$33 / 24 Hours	No
17	Impark Parking 714 First Ave	\$215/Month \$13.87 Early Bird	Yes
18	SP+ Parking 901 Fifth Ave	\$370/Month	Yes
19	ACE Parking 999 3rd Ave	\$34 / 24 Hours	Yes



OLYMPIC BLOCK

PIONEER SQUARE

PARKING SURVEY



OLYMPIC BLOCK
PIONEER SQUARE