



OLYMPIC BLOCK

PIONEER
SQUARE

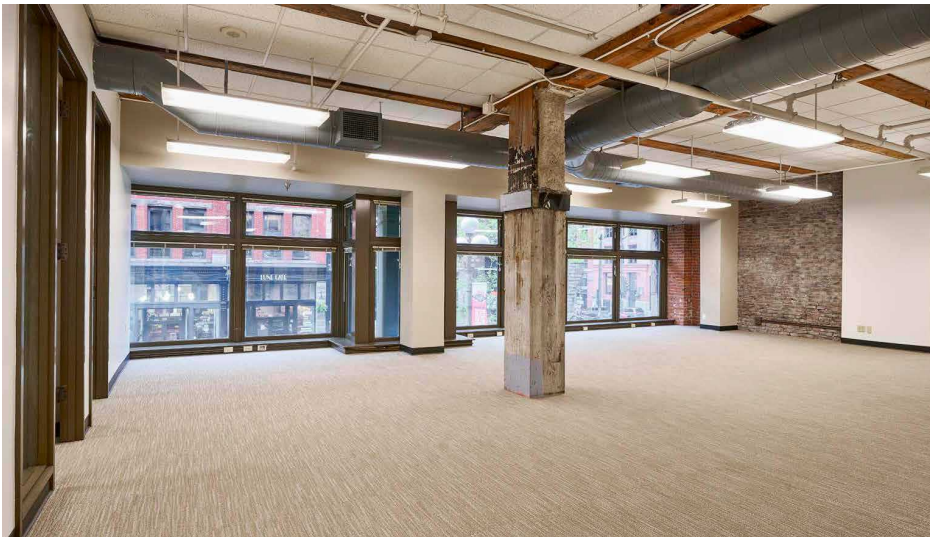


101 Yesler Way | Seattle, WA 98104



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, FALAFEL FRESH, AND
TOASTED BAGELS**



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



**CLOSE PROXIMITY 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
606	2,682	NOW	5 private offices, 1 conference rooms, kitchen, and break area. Move-in ready. CLICK TO VIEW VIRTUAL TOUR

OLYMPIC BLOCK

PIONEER
SQUARE



BACK TO AVAILABLE SPACE

SUITE 200
7,842 RSF
AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR

BRODERICK
• GROUP •

LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

PIONEER
SQUARE

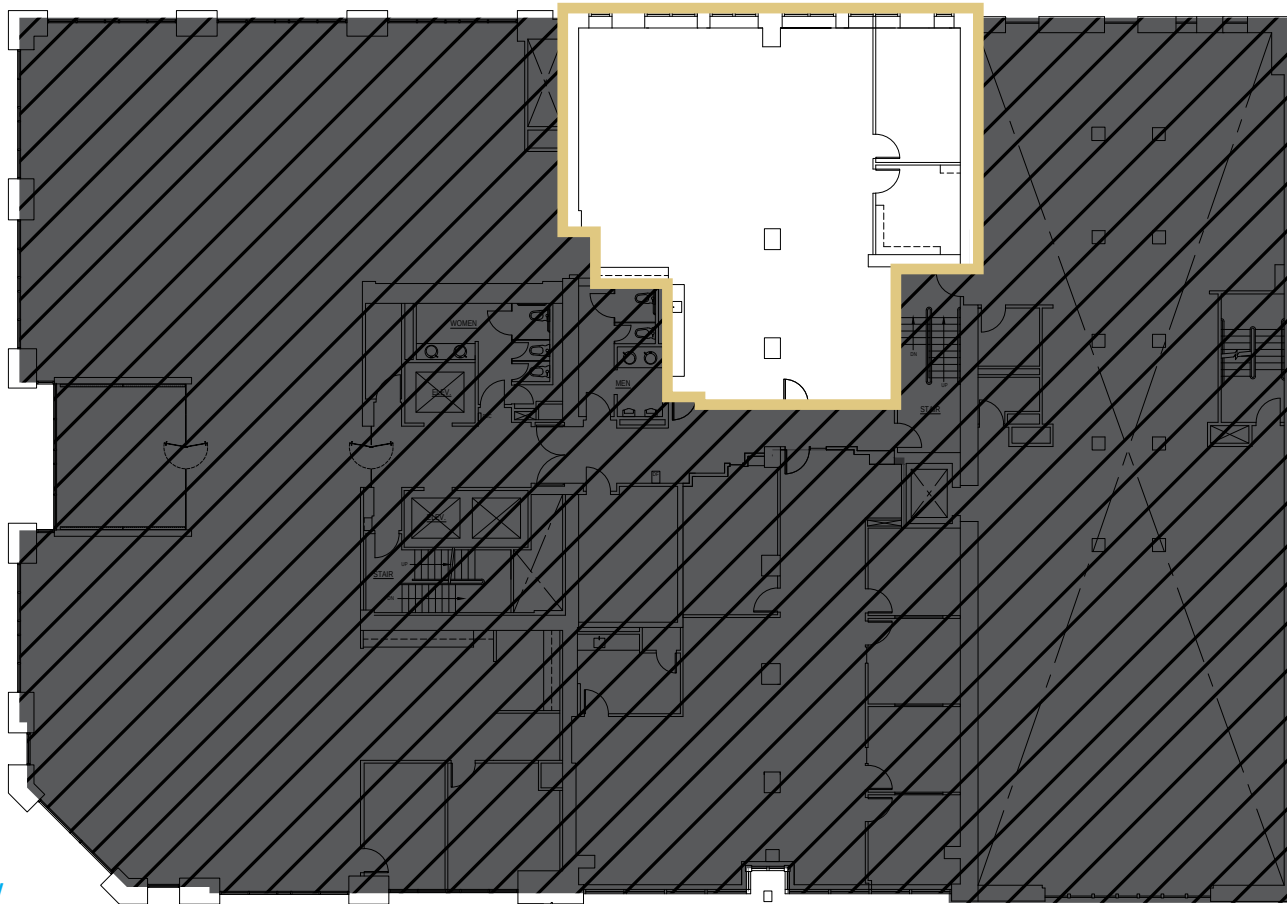


BACK TO AVAILABLE SPACE

SUITE 205

2,619 RSF

30 Days' Notice



CLICK TO VIEW
VIRTUAL TOUR

BRODERICK
• GROUP •

LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

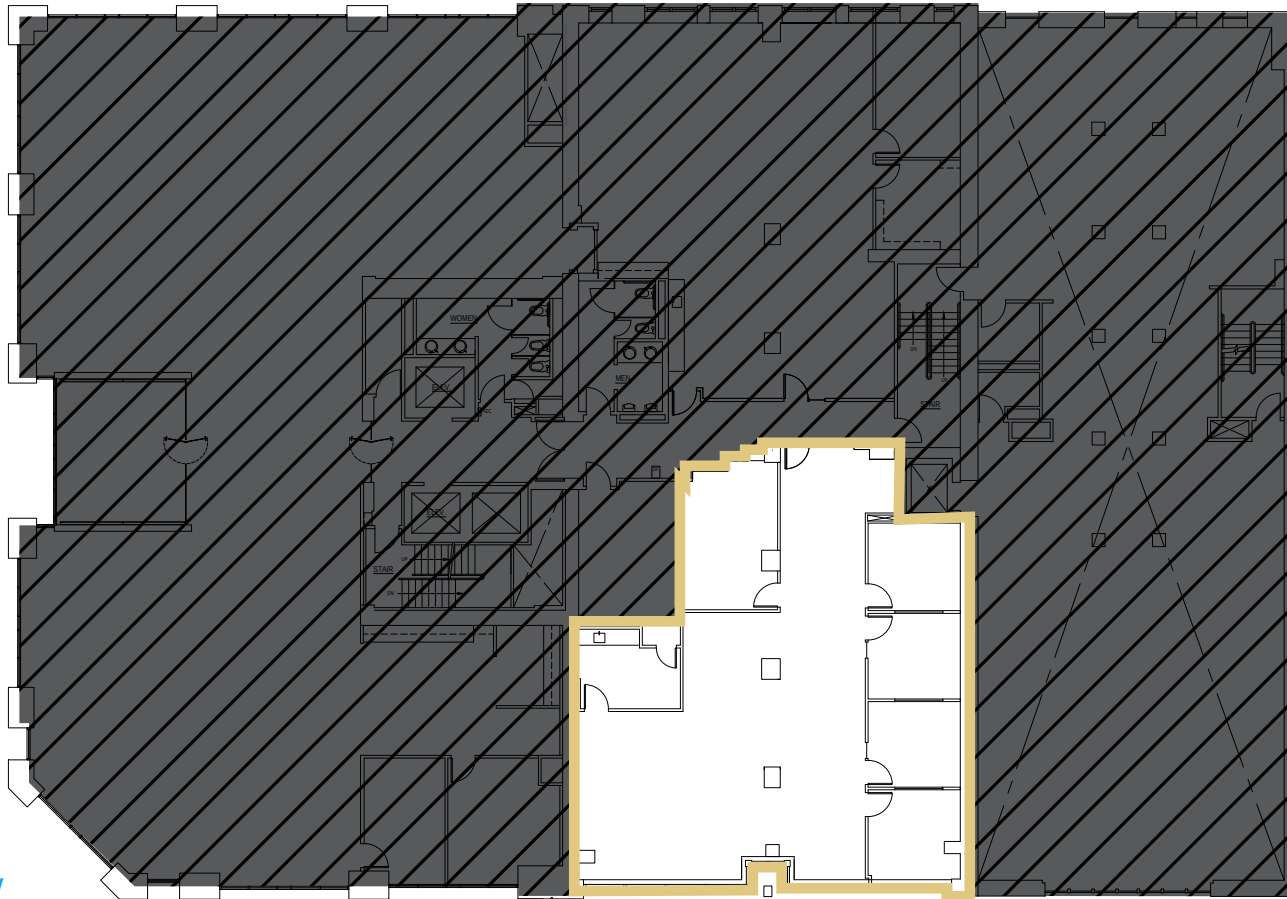
PIONEER
SQUARE



BACK TO AVAILABLE SPACE

SUITE 207

2,944 RSF
AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR

BRODERICK
• GROUP •

LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

PIONEER
SQUARE



BACK TO AVAILABLE SPACE

SUITES 200+205

10,461 RSF
AVAILABLE NOW



LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

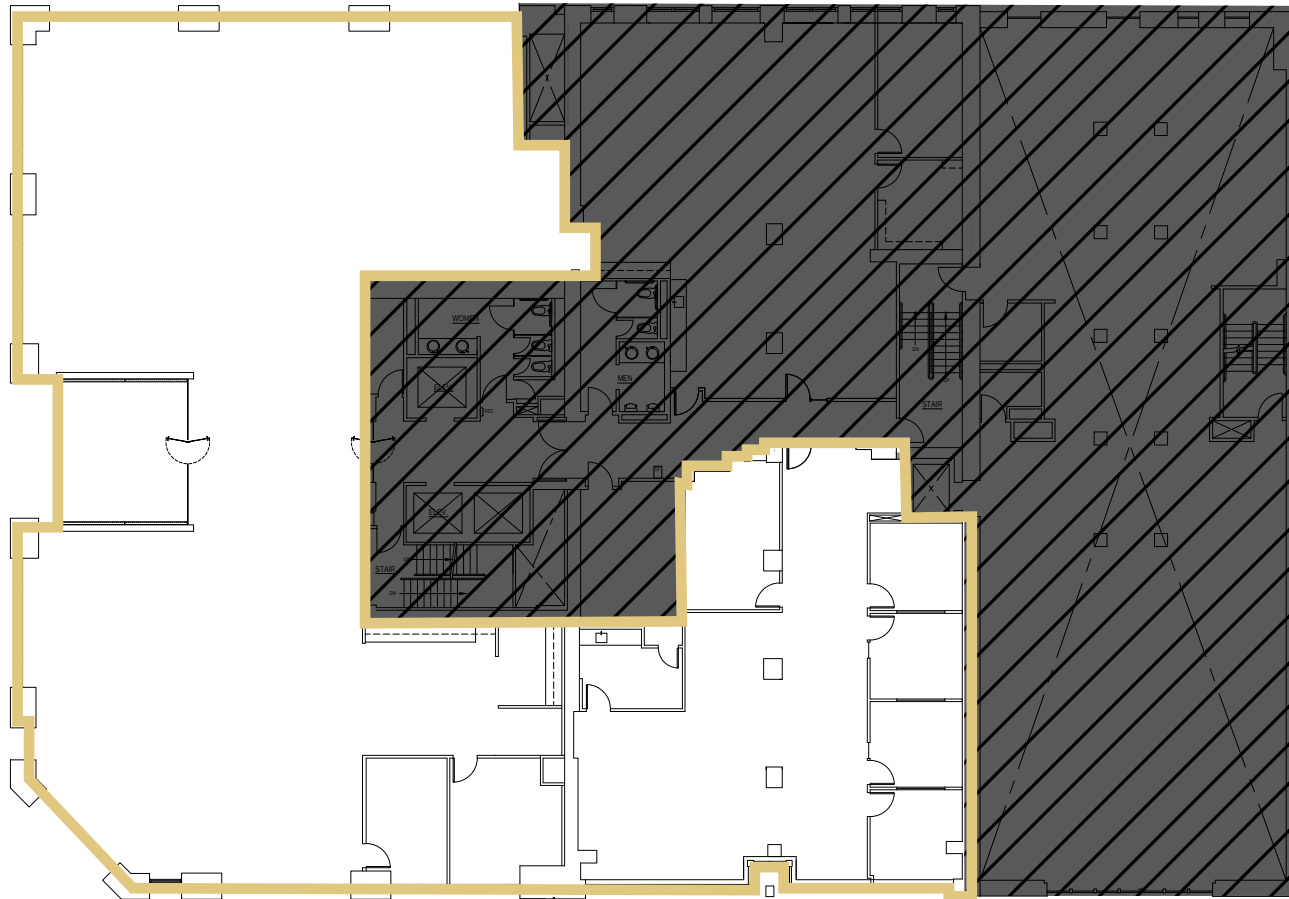
PIONEER
SQUARE



BACK TO AVAILABLE SPACE

SUITES 200+207

10,786 RSF
AVAILABLE NOW



LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

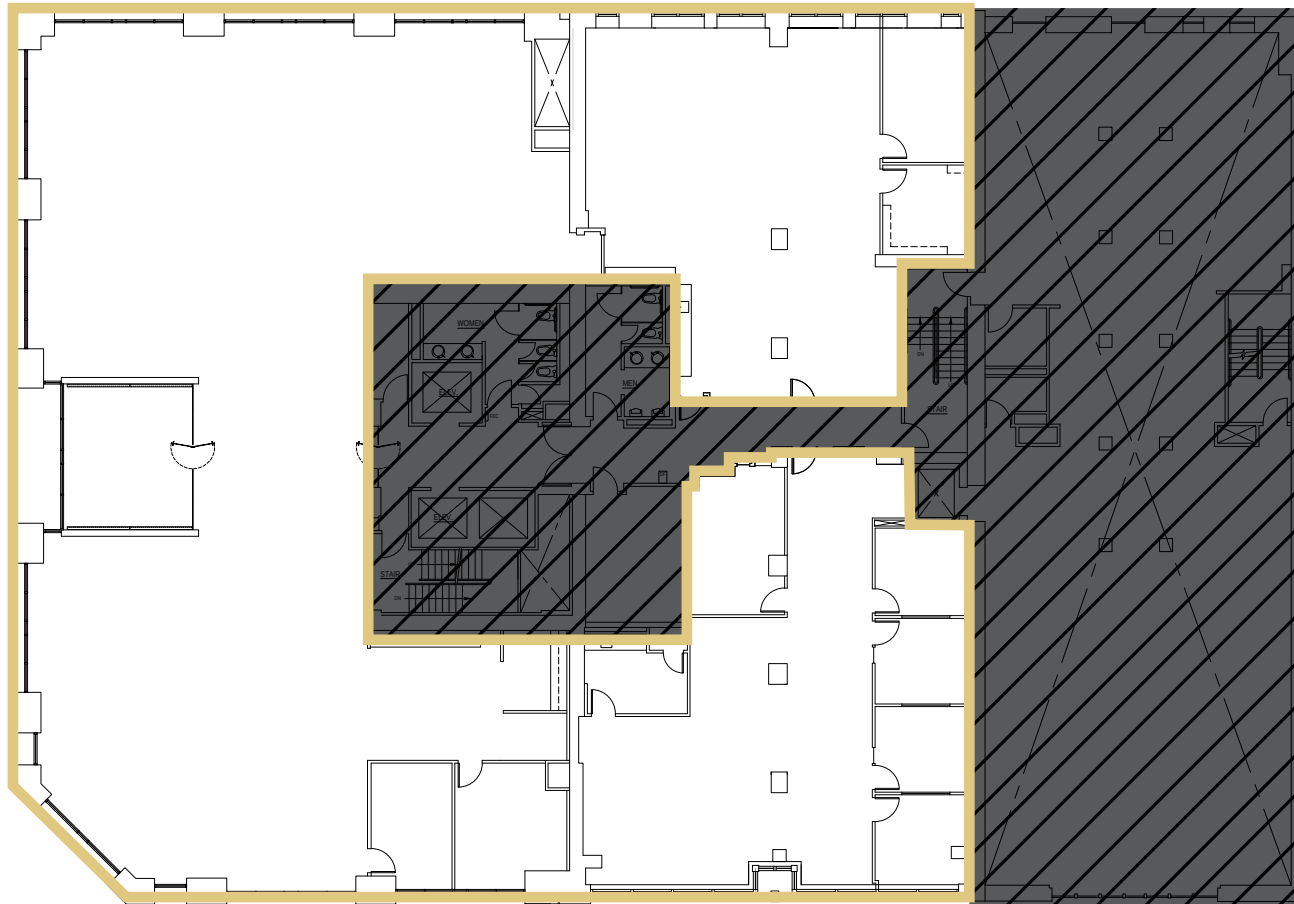
PIONEER
SQUARE



BACK TO AVAILABLE SPACE

FLOOR 2

13,405 RSF
AVAILABLE NOW



LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

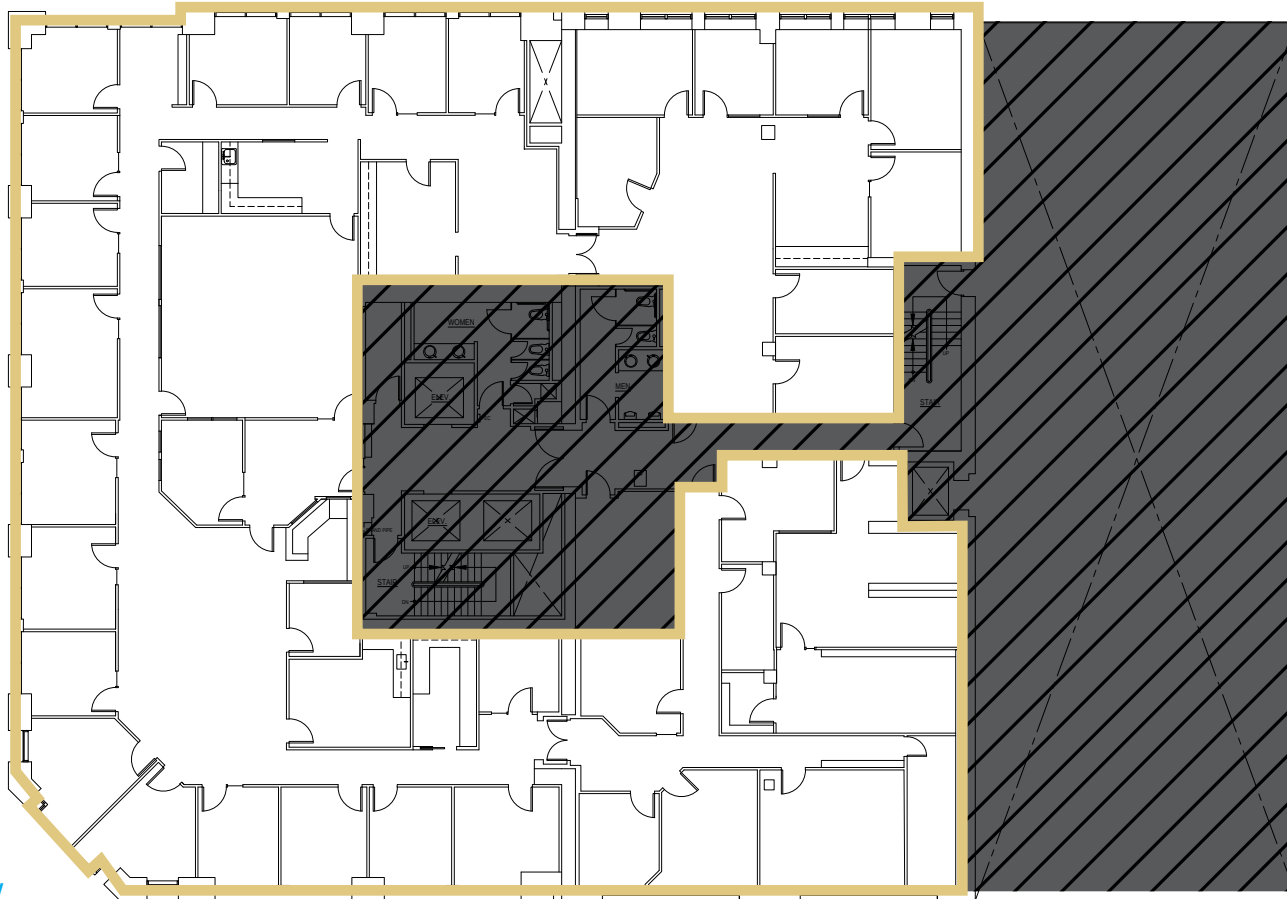
PIONEER
SQUARE



BACK TO AVAILABLE SPACE

FLOOR 3

13,636 RSF
AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR



LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

PIONEER
SQUARE

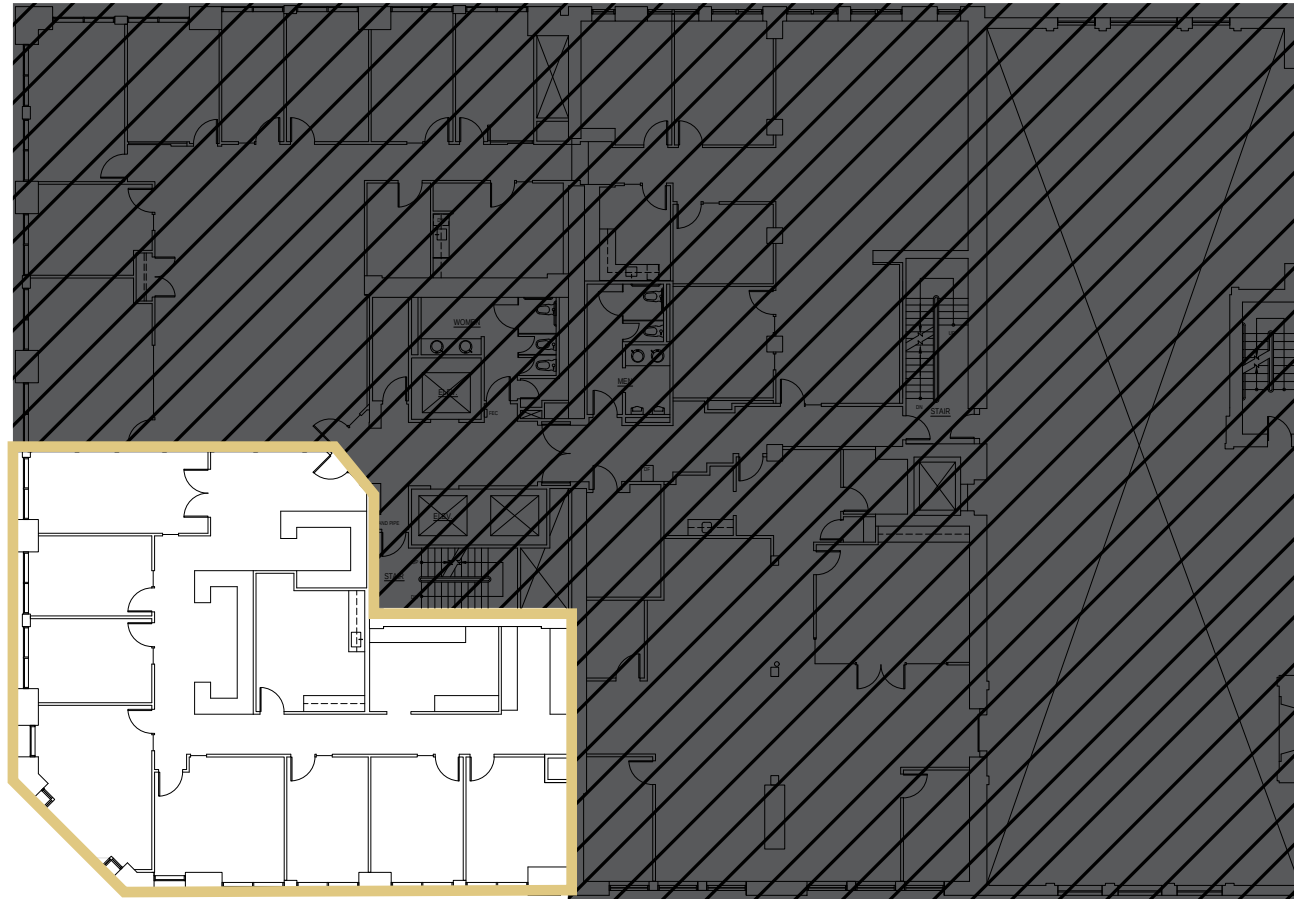


BACK TO AVAILABLE SPACE

SUITE 400

3,977 RSF

AVAILABLE NOW



LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

PIONEER
SQUARE

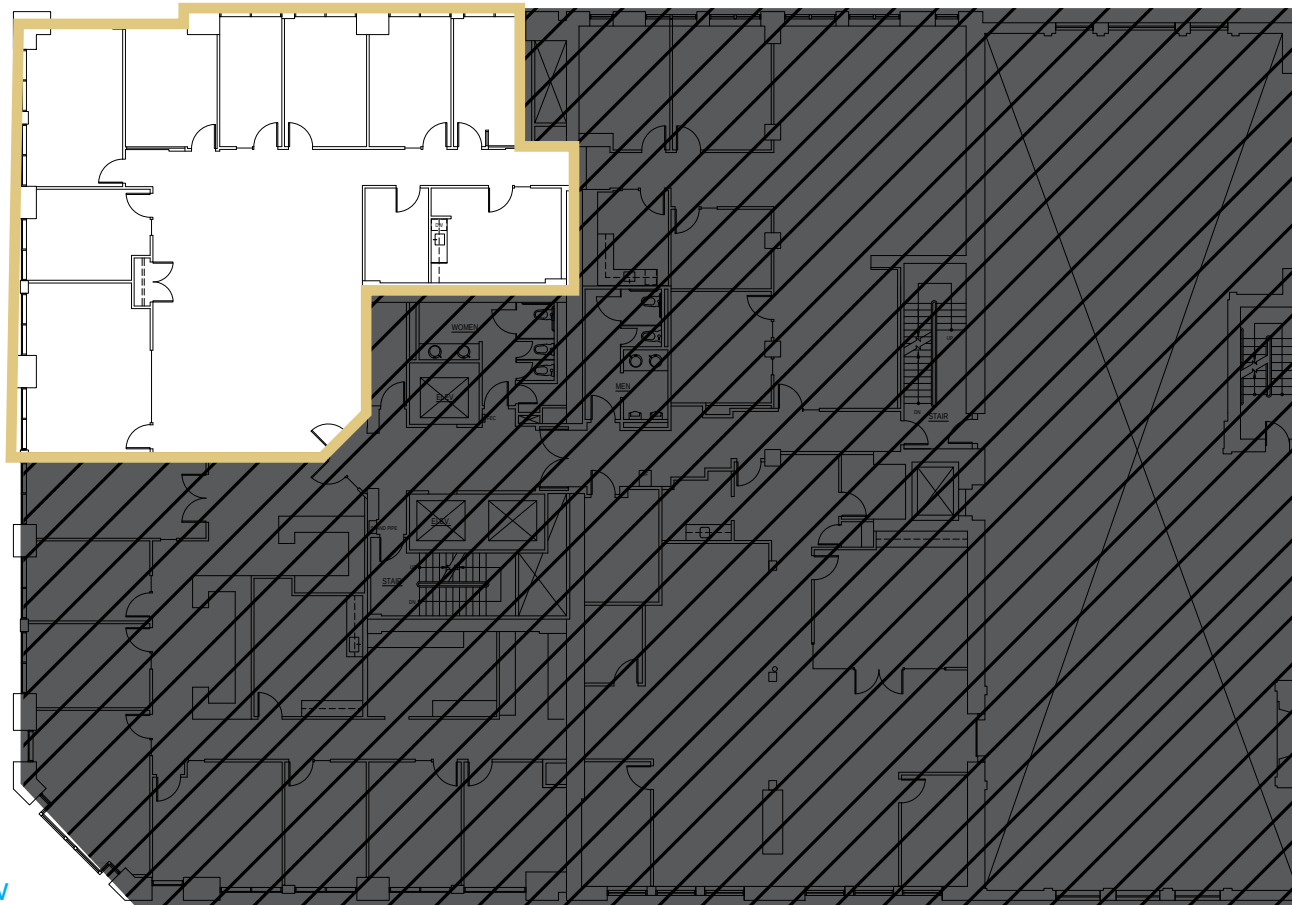


BACK TO AVAILABLE SPACE

SUITE 402

3,991 RSF

AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR



LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

PIONEER
SQUARE

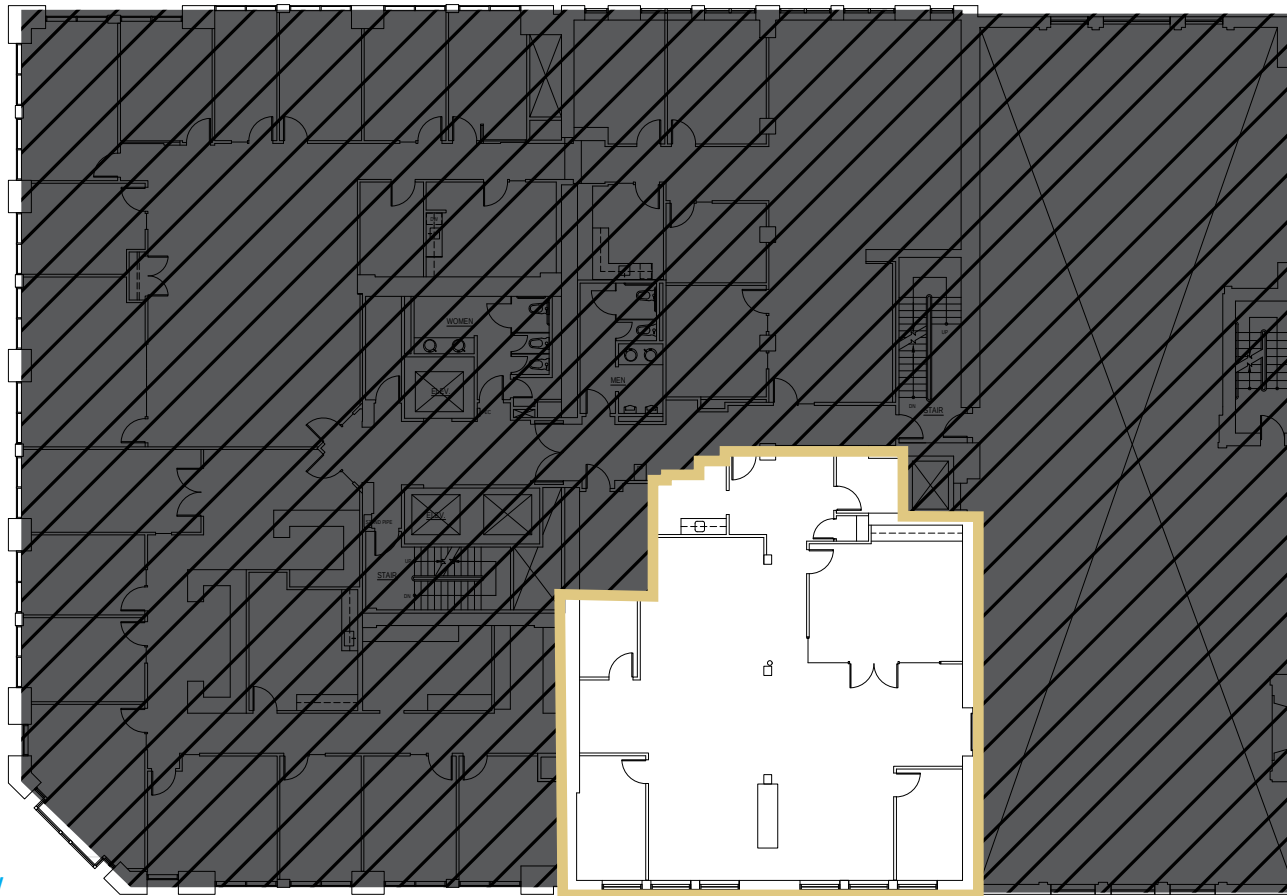


BACK TO AVAILABLE SPACE

SUITE 405

3,073 RSF

AVAILABLE 2/1/2026



CLICK TO VIEW
VIRTUAL TOUR

BRODERICK
• GROUP •

LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

PIONEER
SQUARE

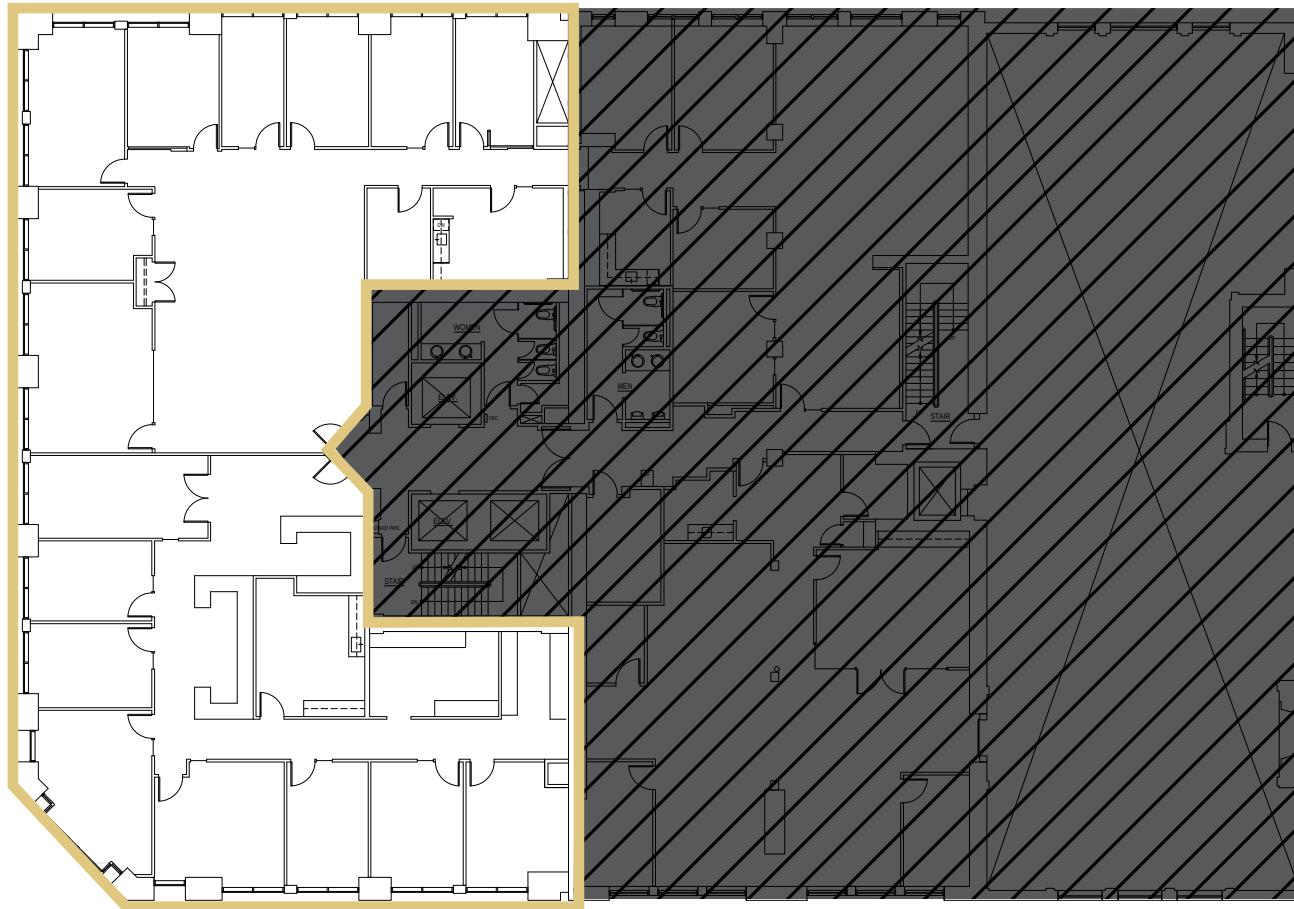


BACK TO AVAILABLE SPACE

SUITE 400+402

7,968 RSF

AVAILABLE NOW



LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

PIONEER
SQUARE

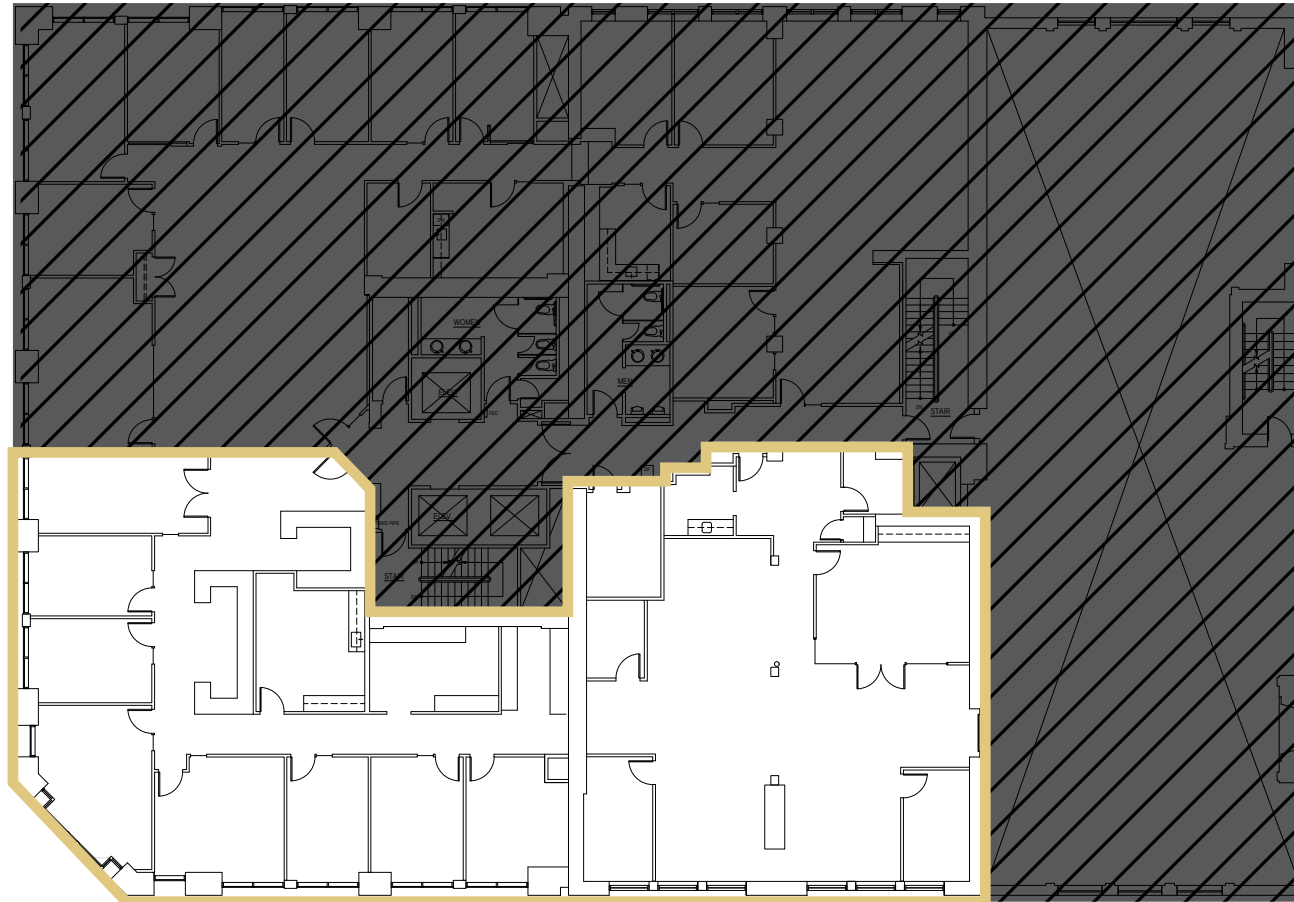


BACK TO AVAILABLE SPACE

SUITE 400+405

7,050 RSF

AVAILABLE 2/1/2026



LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

PIONEER
SQUARE

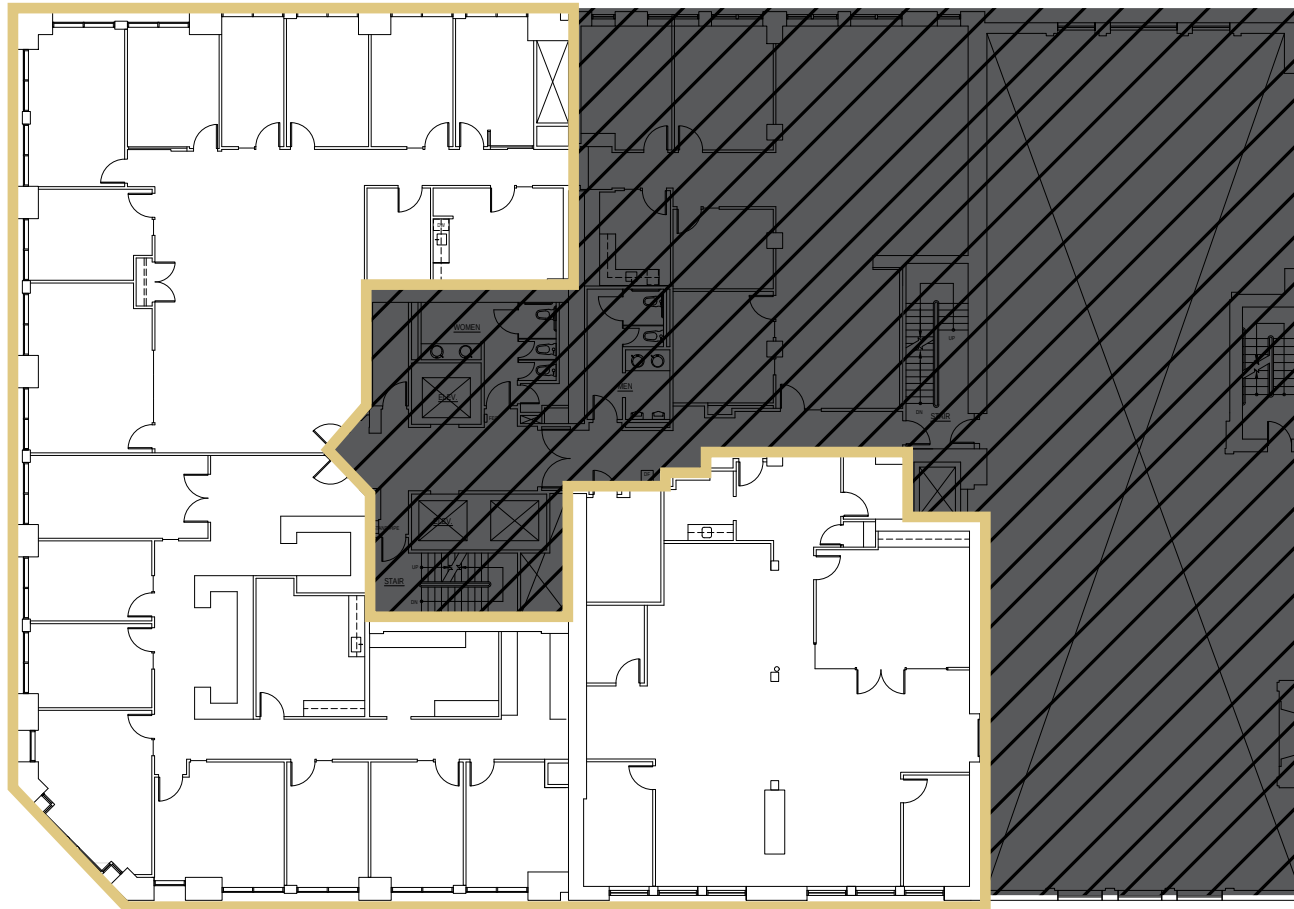


BACK TO AVAILABLE SPACE

SUITE 400+402+405

11,041 RSF

AVAILABLE 2/1/2026



LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

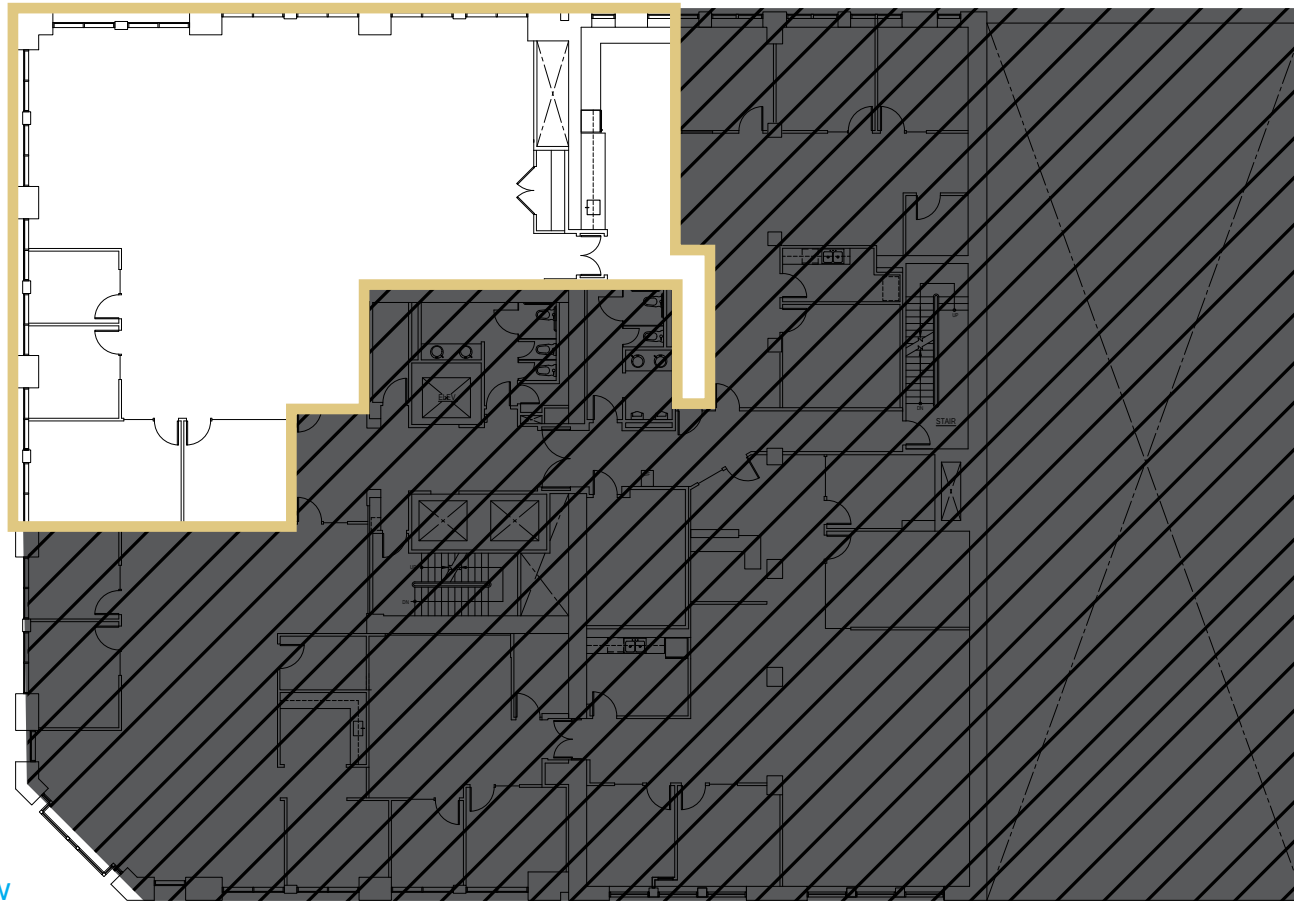
OLYMPIC BLOCK

PIONEER
SQUARE



BACK TO AVAILABLE SPACE

SUITE 500
5,016 RSF
AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR

BRODERICK
• GROUP •

LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

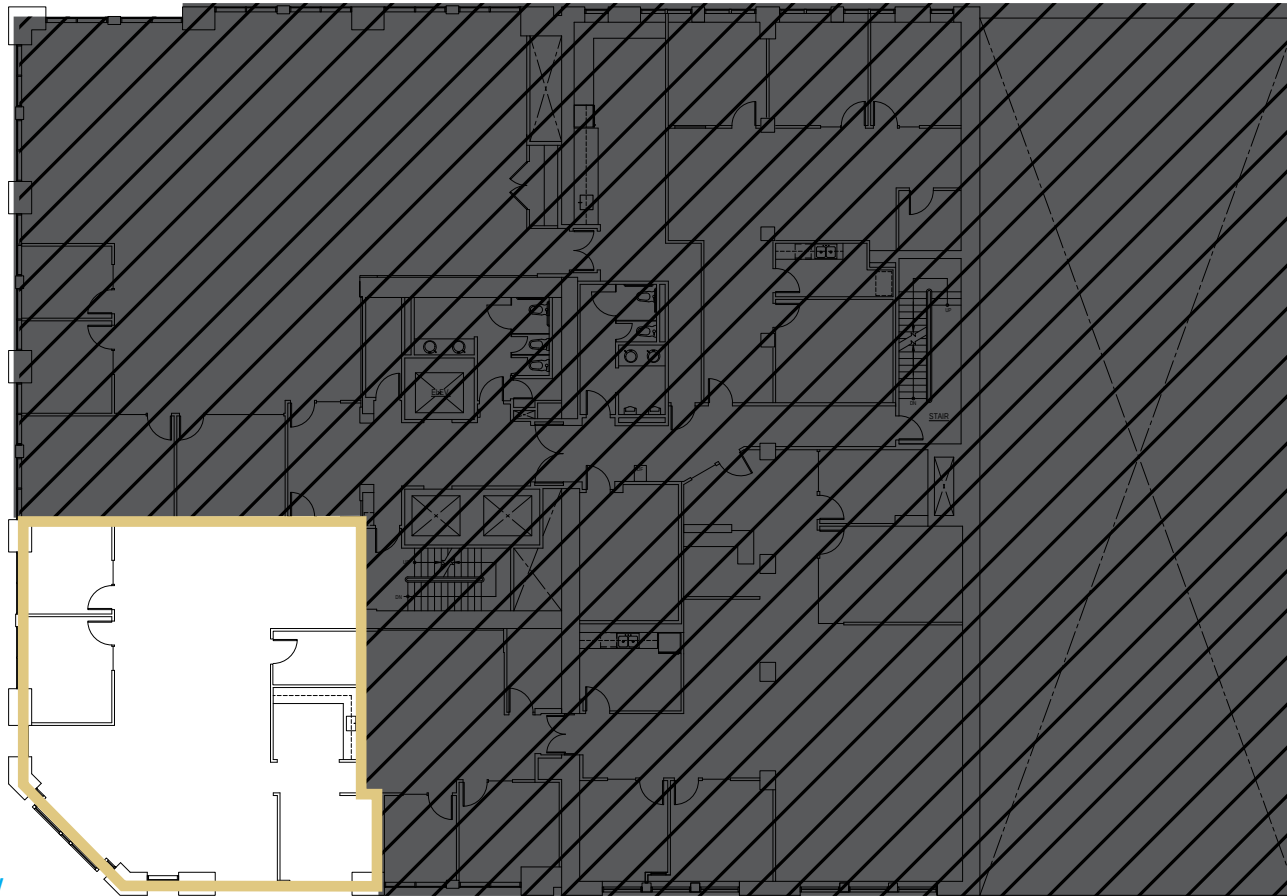
OLYMPIC BLOCK

PIONEER
SQUARE



BACK TO AVAILABLE SPACE

SUITE 501
2,515 RSF
AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR

BRODERICK
• GROUP •

LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

PIONEER
SQUARE

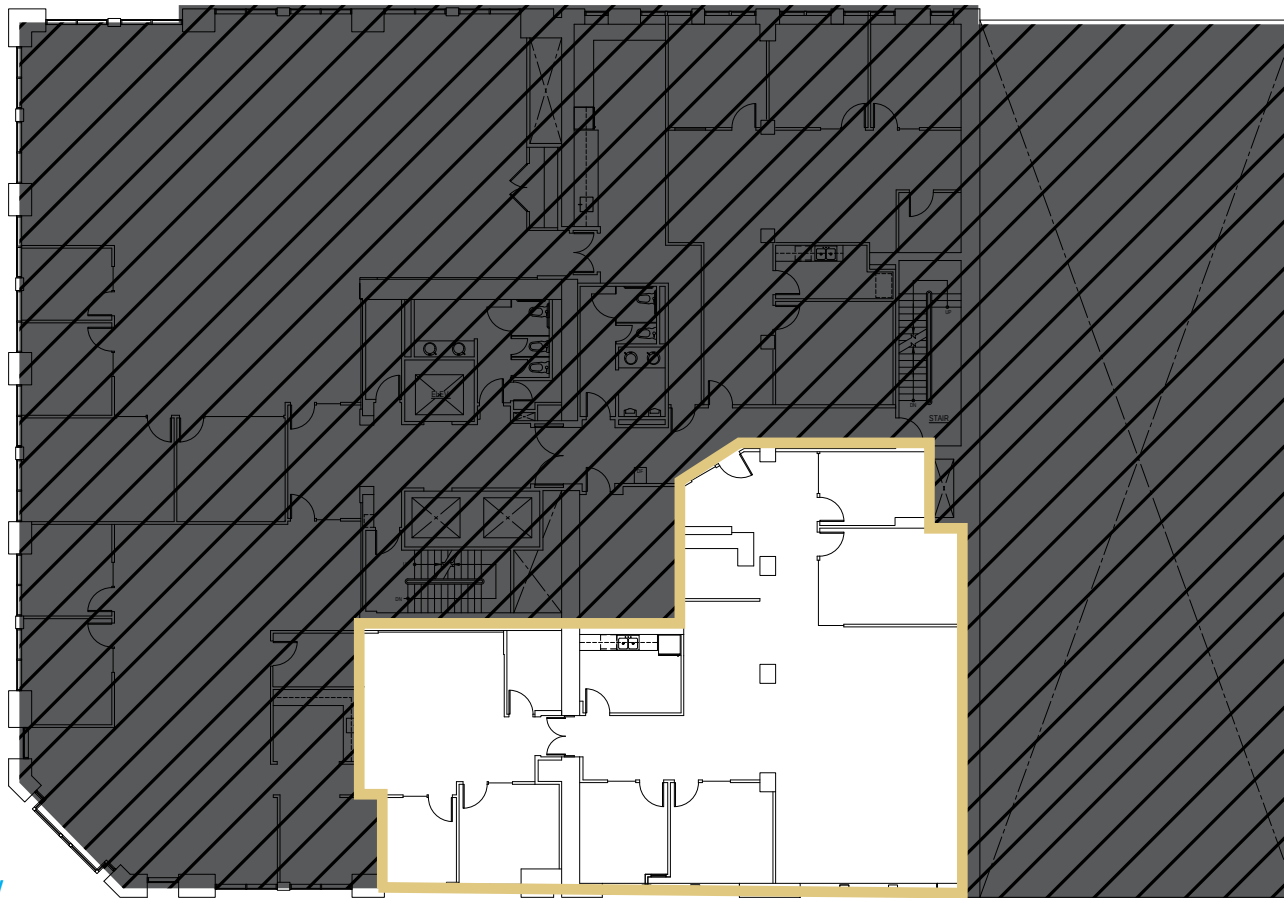


BACK TO AVAILABLE SPACE

SUITE 502

4,115 RSF

AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR

BRODERICK
• GROUP •

LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

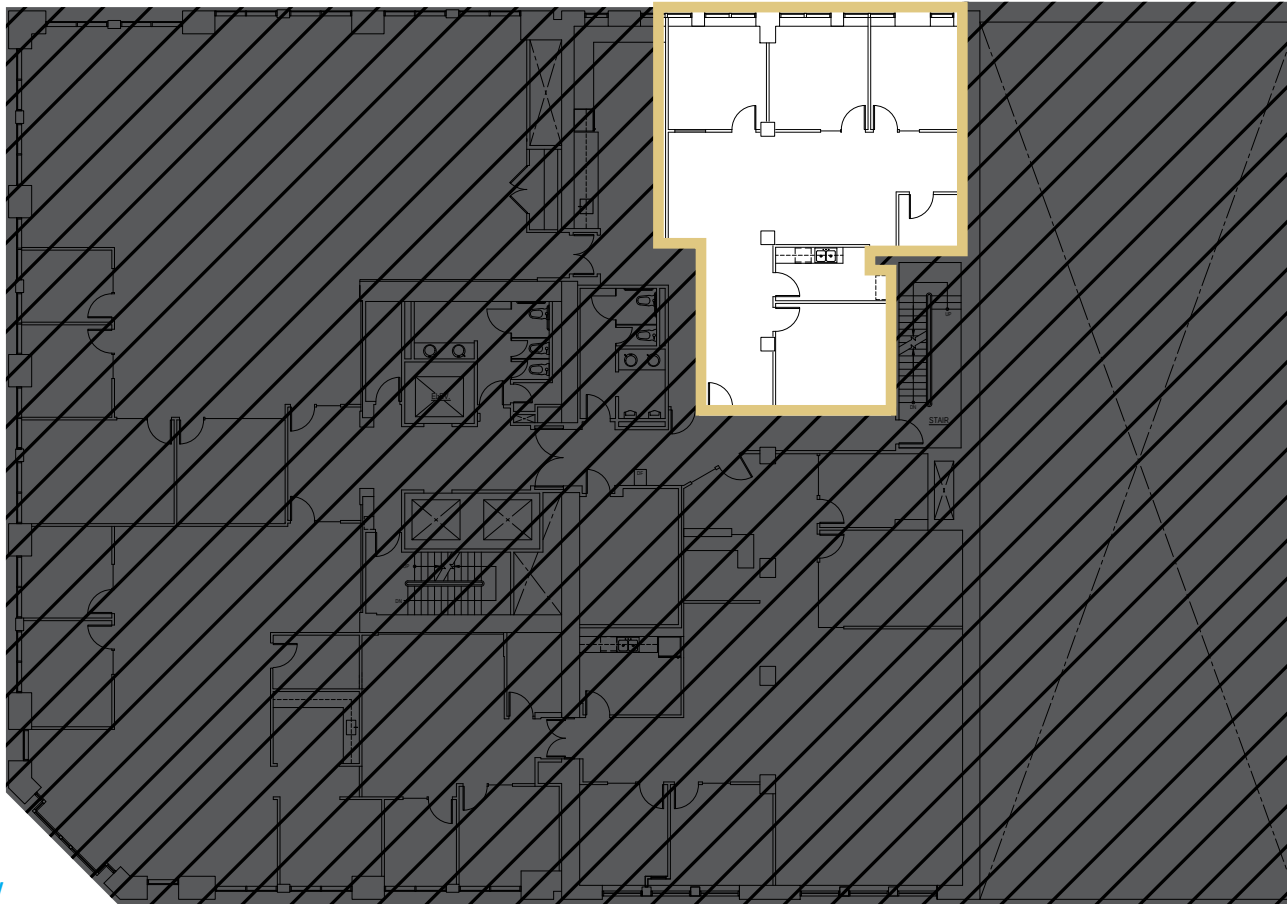
OLYMPIC BLOCK

PIONEER
SQUARE



BACK TO AVAILABLE SPACE

SUITE 507
2,030 RSF
AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR

BRODERICK
• GROUP •

LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

PIONEER
SQUARE

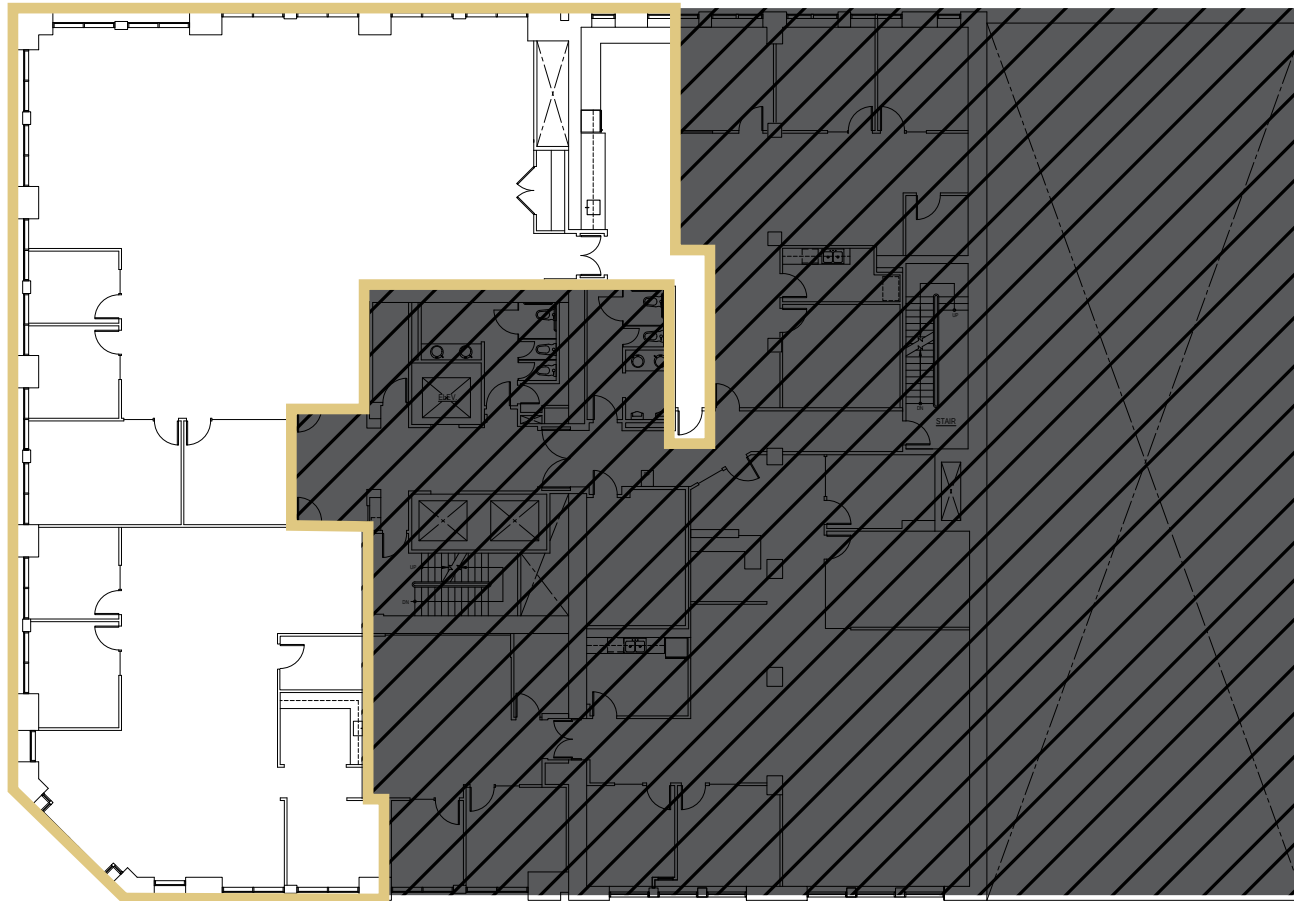


BACK TO AVAILABLE SPACE

SUITES 500+501

7,531 RSF

AVAILABLE NOW



LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

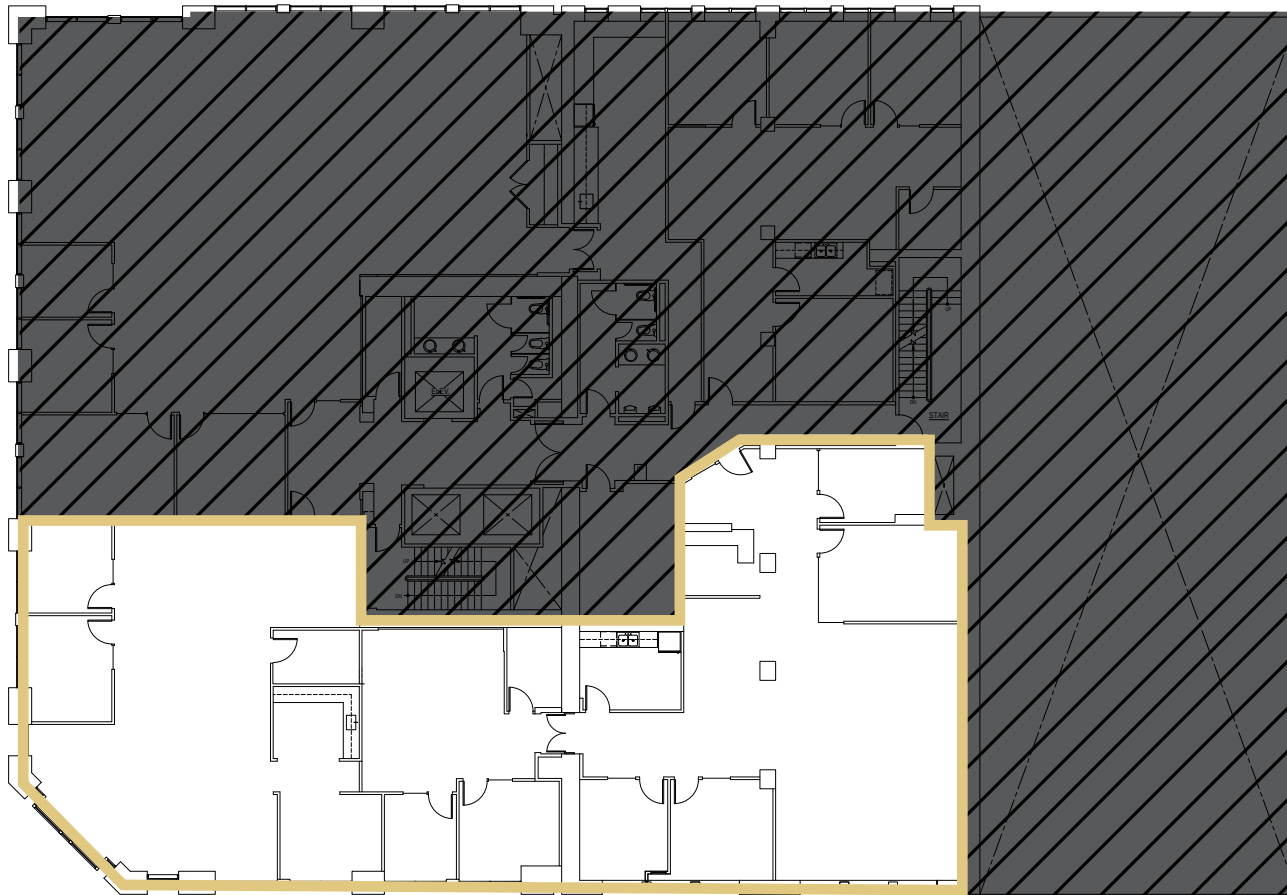
PIONEER
SQUARE



BACK TO AVAILABLE SPACE

SUITES 501+502

6,630 RSF
AVAILABLE NOW



LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

PIONEER
SQUARE

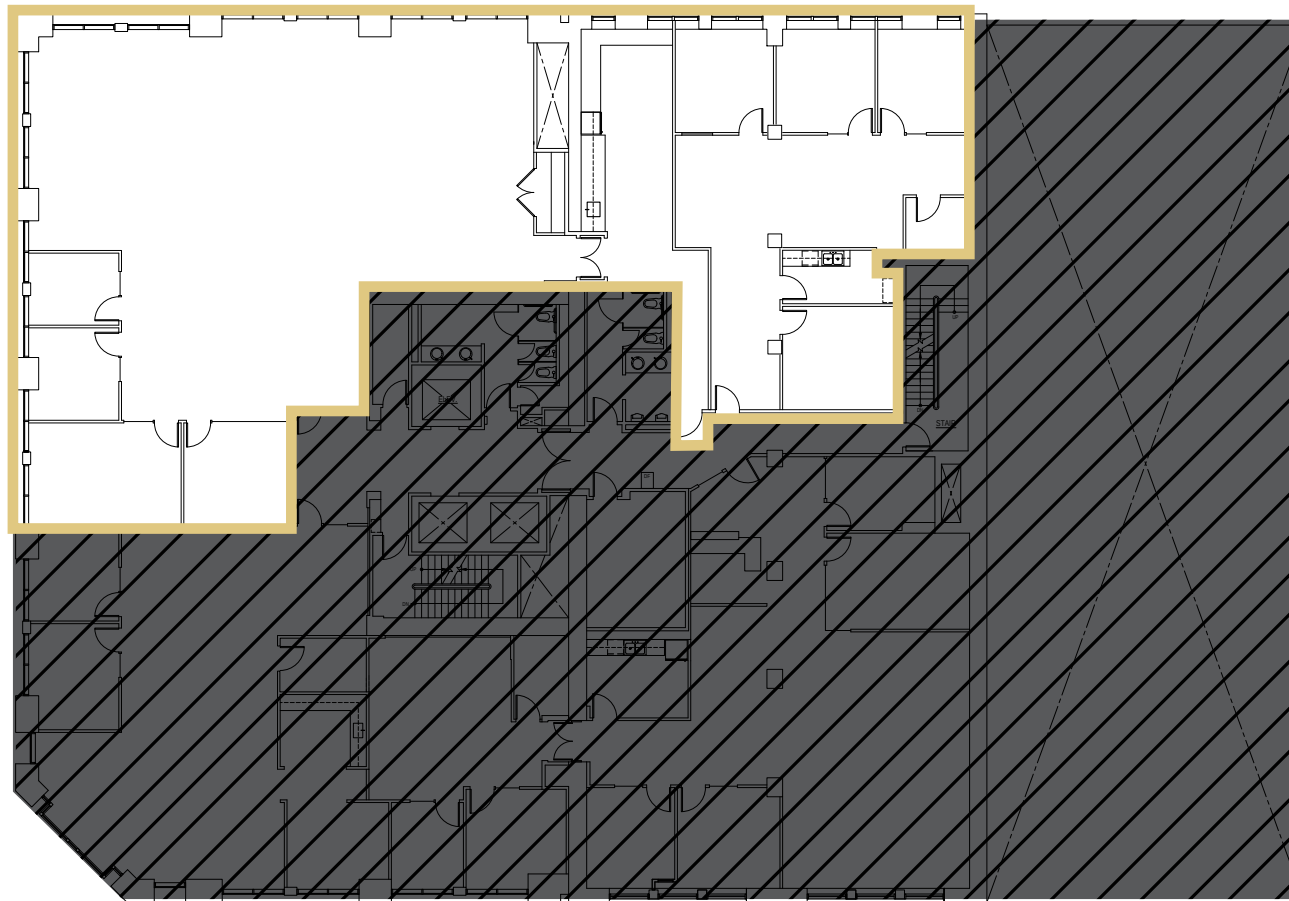


BACK TO AVAILABLE SPACE

SUITE 500+507

7,046 RSF

AVAILABLE NOW



LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

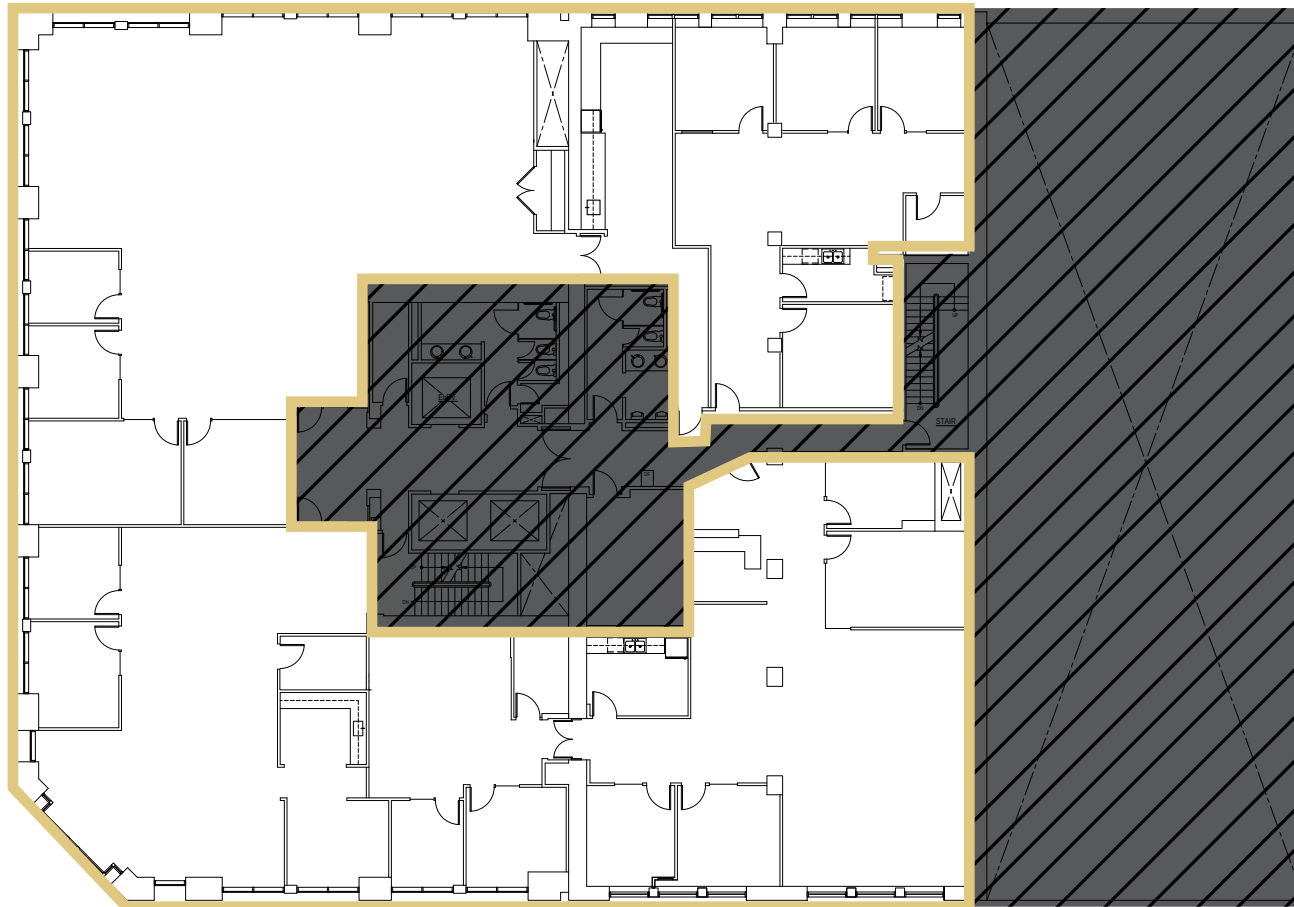
PIONEER
SQUARE



BACK TO AVAILABLE SPACE

FLOOR 5

13,676 RSF
AVAILABLE NOW



LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

PIONEER
SQUARE

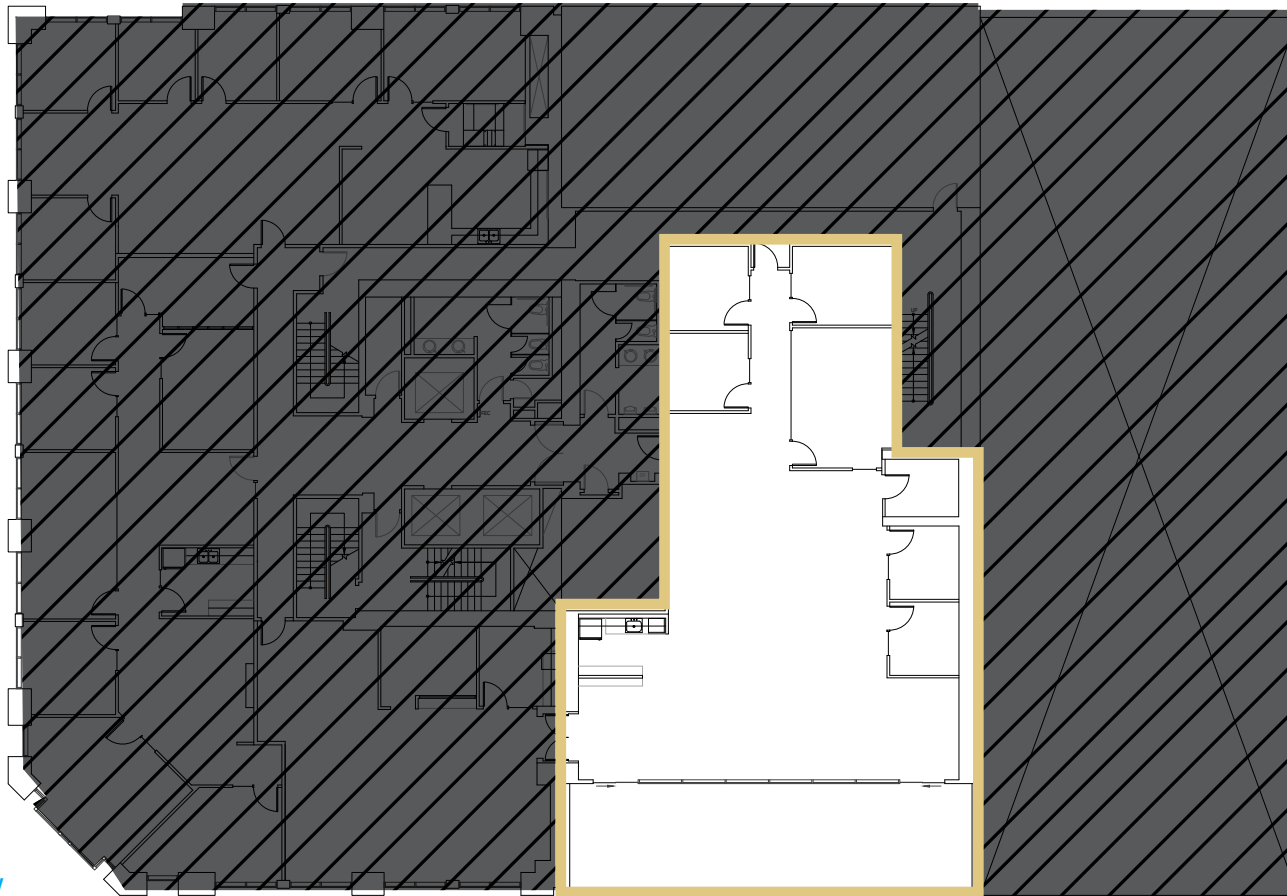


BACK TO AVAILABLE SPACE

SUITE 600

4,359 RSF

AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR

BRODERICK
• GROUP •

LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

OLYMPIC BLOCK

PIONEER
SQUARE

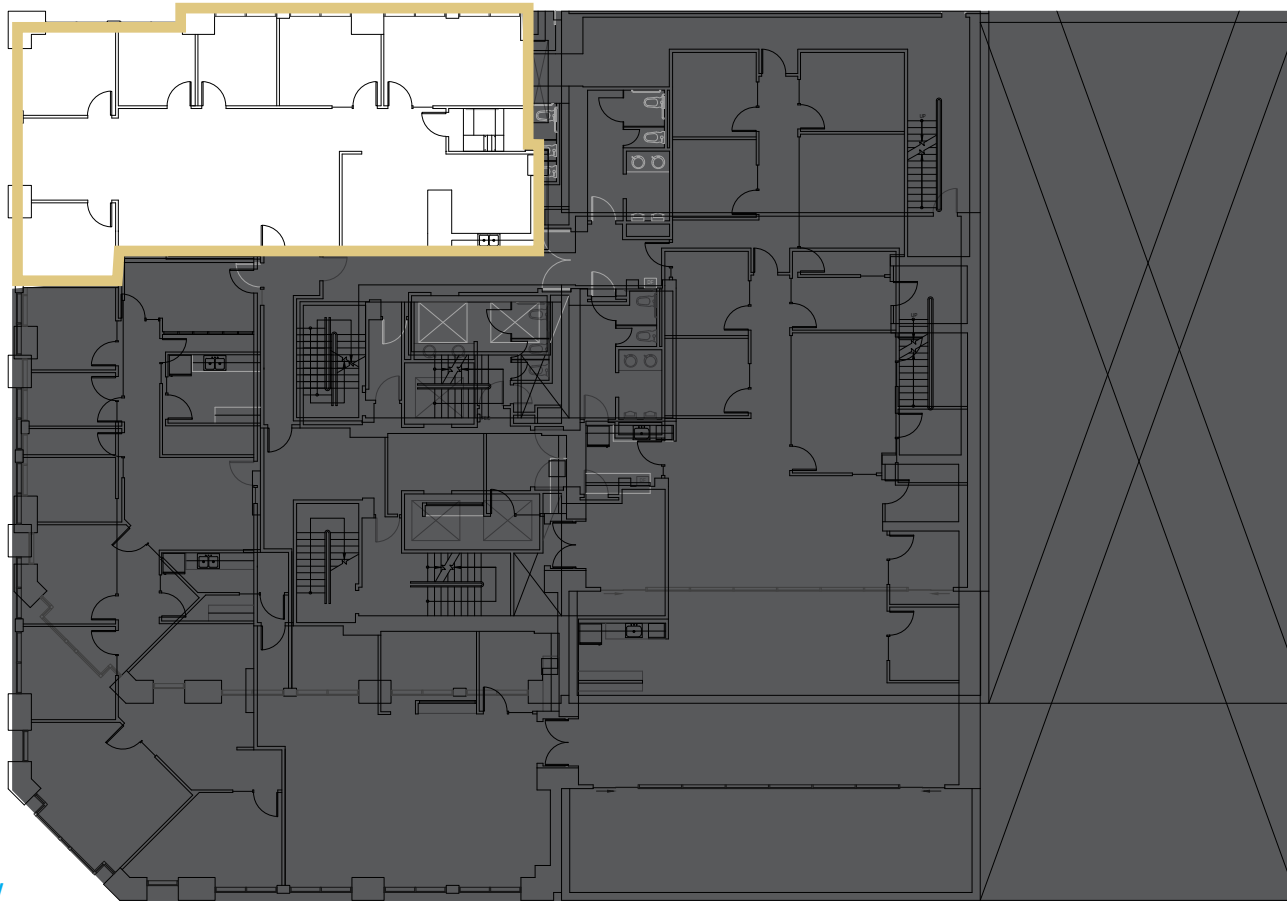


BACK TO AVAILABLE SPACE

SUITE 606

2,682 RSF

AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR



LARRY ALMELEH | 206.910.0859
almeleh@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

NEARBY AMENITIES

FOOD

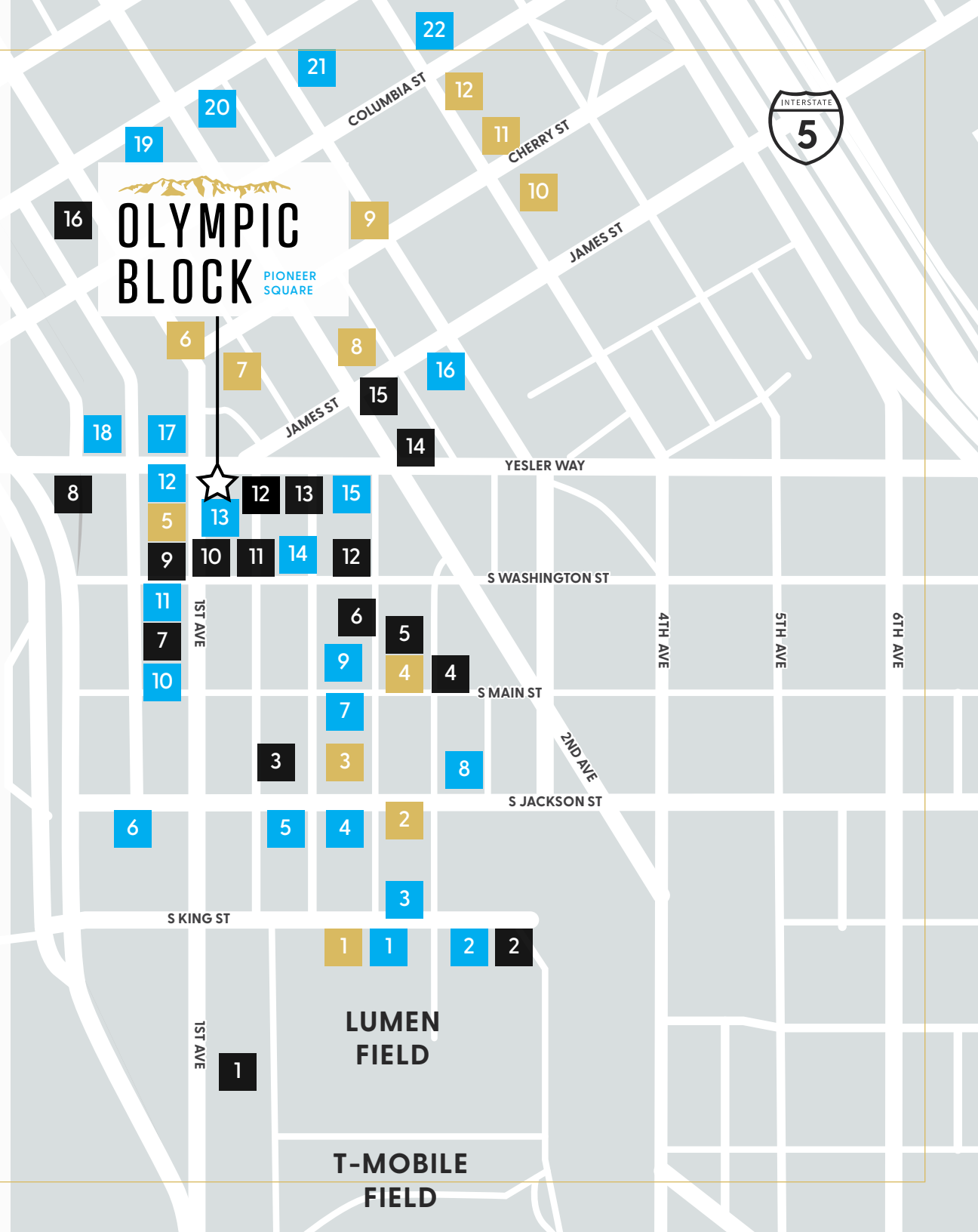
- | | |
|--------------------------------------|-----------------------------------|
| 1. Matsu | 12. Cafe Paloma |
| 2. 13 Coins Seattle | 13. Falafel Fresh |
| 3. SuperKim Crab House | 14. Golden Roosters |
| 4. Salumi | 15. TAT'S Deli |
| 5. Tacolisto | 16. Rojo's Mexican Food |
| 6. General Porpoise | 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	\$318.76/Month \$10/Hour	Yes
2	Stadium Place Parking Garage 530 Occidental Ave South	No Monthly Available \$7.50/Hour	Yes
3	CenturyLink Field North Lot 201 South King St	No Monthly Available Event: \$35 Daily Rate \$16	No
4	Uwajimaya Village Garage 600 Fifth Ave South	No Monthly Available \$7.50/hour	Yes
5	Avalara Hawk Tower Garage 255 S King St	\$285/Month \$16 Early Bird	Yes
6	King Street Center Garage 248 S King St	No Monthly Available \$8.00/Hour	Yes
7	Diamond Garage 400 S Jackson	\$285/Month \$10 Early Bird	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 \$12.49/Hour	No
10	U-Park Surface Lot 425 South Washington St	\$301.64/Month \$15/Hour	No
11	Diamond Surface Lot 210 Fourth Ave	No Monthly Available \$13/Hour	No
12	Frye Garage 117 Third Ave South	\$300/Month \$19/Early Bird	Yes
13	Diamond Surface Lot 112 Occidental Ave	No Monthly Available \$12 Early Bird	No
14	Sinking Ship Garage 515 Second Ave	\$250/Month \$10 Early Bird	No
15	Butler Garage 114 James St	\$300/Month \$5/Hour \$16/Early Bird	Yes
16	1st & Columbia Garage 721 First Ave	\$290/ Month \$5/Hour	No
17	Impark Parking 714 First Ave	\$311.88/Month \$8/Hour	Yes
18	SP+ Parking 901 Fifth Ave	\$370/Month \$15/Hour	Yes
19	ACE Parking 999 3rd Ave	\$360/Month \$19 Early Bird	Yes

