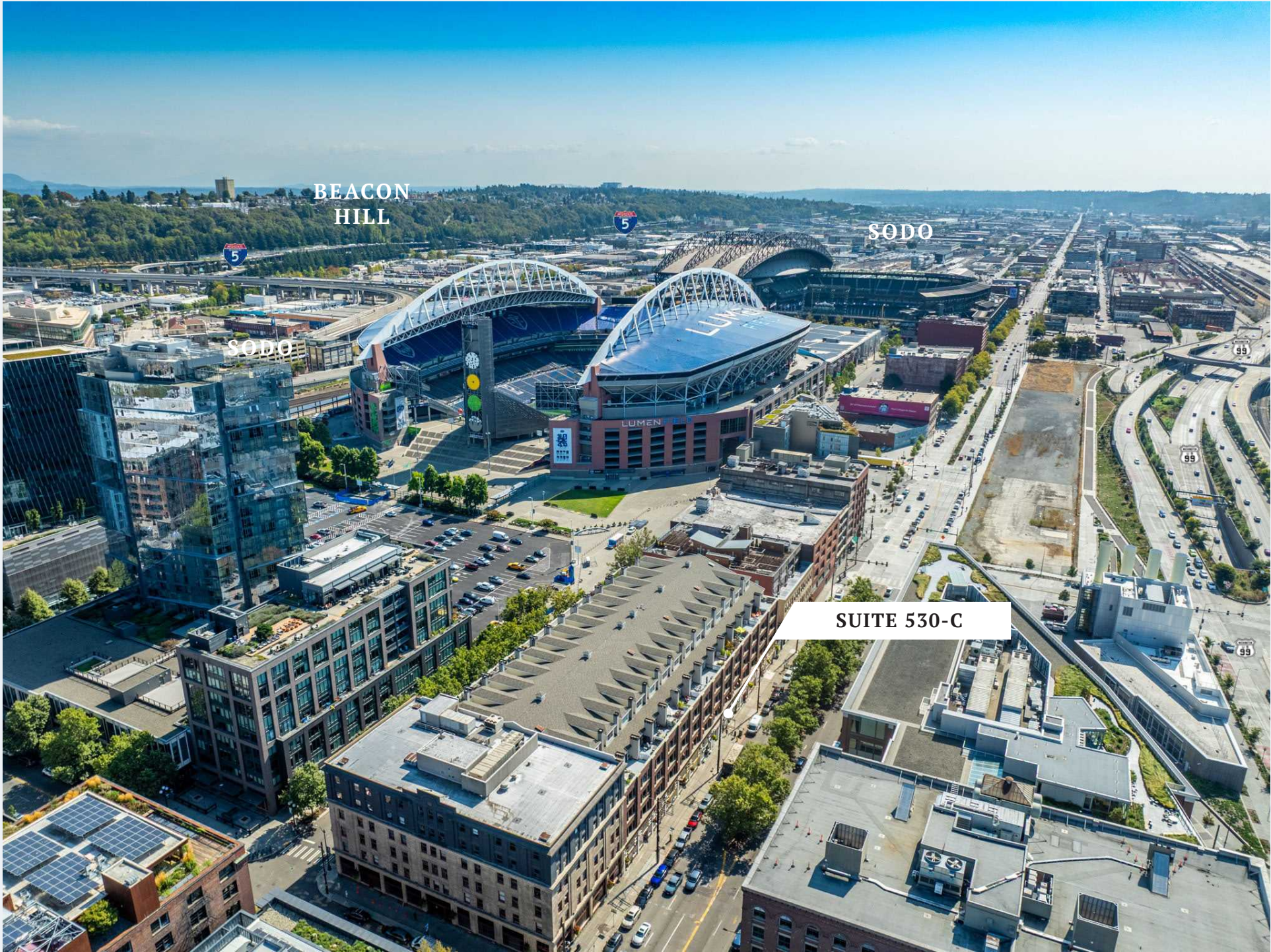


# PIONEER SQUARE COMMERCIAL CONDO



WESTLAKE  
ASSOCIATES

526 1ST AVENUE S, UNIT 530-C  
SEATTLE, WA 98104



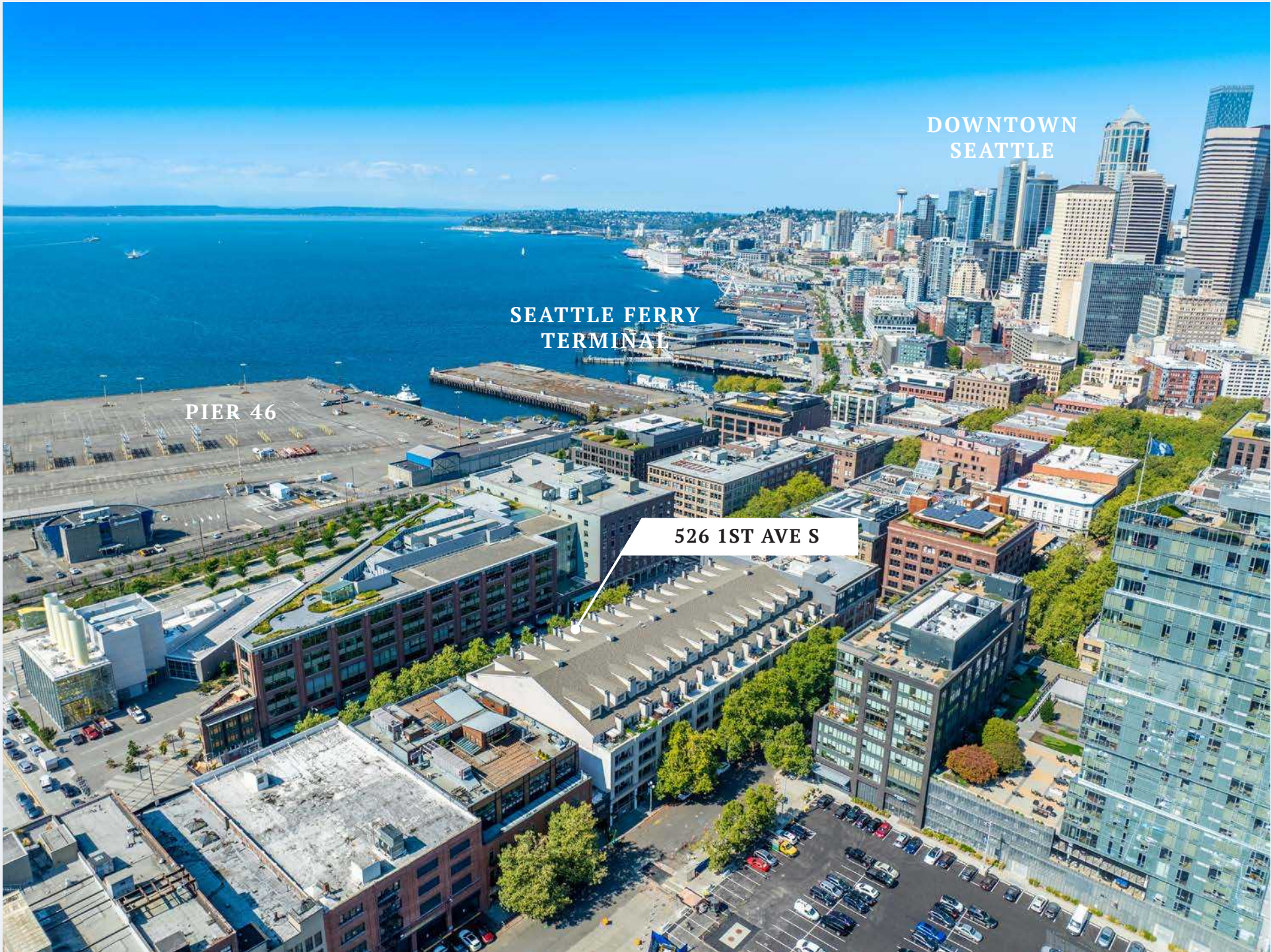
BEACON  
HILL

SODO

SODO

SUITE 530-C





DOWNTOWN  
SEATTLE

SEATTLE FERRY  
TERMINAL

PIER 46

526 1ST AVE S



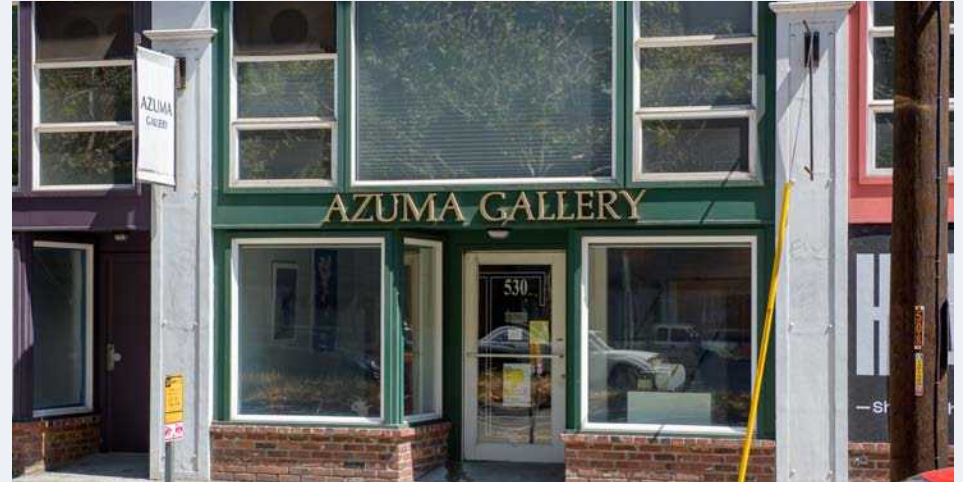
## ASSET SUMMARY

# COMMERCIAL CONDO

526 1ST AVENUE S, #530-C  
SEATTLE, WA 98104

PRICE: **\$695,000**

COUNTY	King
MARKET	Seattle - Pioneer Square
APN#	258500-1140
YEAR BUILT	1909 / 1991
EXISTING USE	Retail / Gallery
SPACE SF	1,281 SF



# INVESTMENT SUMMARY

## USE:

- Existing Use is an Art Gallery
- Perfect for Owner-Users
- Excellent for Gallery, Showroom, Office, Retail

## INVESTMENT HIGHLIGHTS:

- Prestigious Florentine Condominium Building
- Historic Building with Modern Amenities
- Building Renovated in 1991
- Expansive Windows & Natural Light
- 16' Ceilings
- Custom Lighting
- New York Style Lofts
- Rare Goldilocks Size at approximately 1,280± SF
- Secured Access and Parking for Three (3) Cars
- Bathroom, Breakroom, Loft



# PIONEER SQUARE

- **The Place To Be in Pioneer Square**
- **SODO/Pioneer Square Neighborhood**
- **Excellent Street Exposure and Appeal**
- **High Pedestrian Location**
- **Walk to Restaurants, Pubs and Entertainment**
- **New Waterfront Promenade one Block Away**
- **Block from Century Link Stadium and T-Mobile Field**
- **Easy Access for I-5, I-90, Highway 99**
- **Close to Passenger Ferry to West Seattle, Vashon Island**

The commercial condo space is located on a prominent street-level in the historic neighborhood of Pioneer Square. The space provides the potential to own a fantastic slice of property ideally situated between Seattle's financial core and its stadium district.

Located in the middle of the rapid transit hub, the Florentine Building is just two blocks from both the King Street Station and Union Station which serve as terminals for Sound Transit's commuter trains. It is six blocks from Colman Dock which links Seattle to Island communities and the Kitsap Peninsula via an extensive ferry system. Another few blocks away is Seattle's streetcar line that connects the Florentine to the residential and medical centers of Capitol Hill and First Hill.

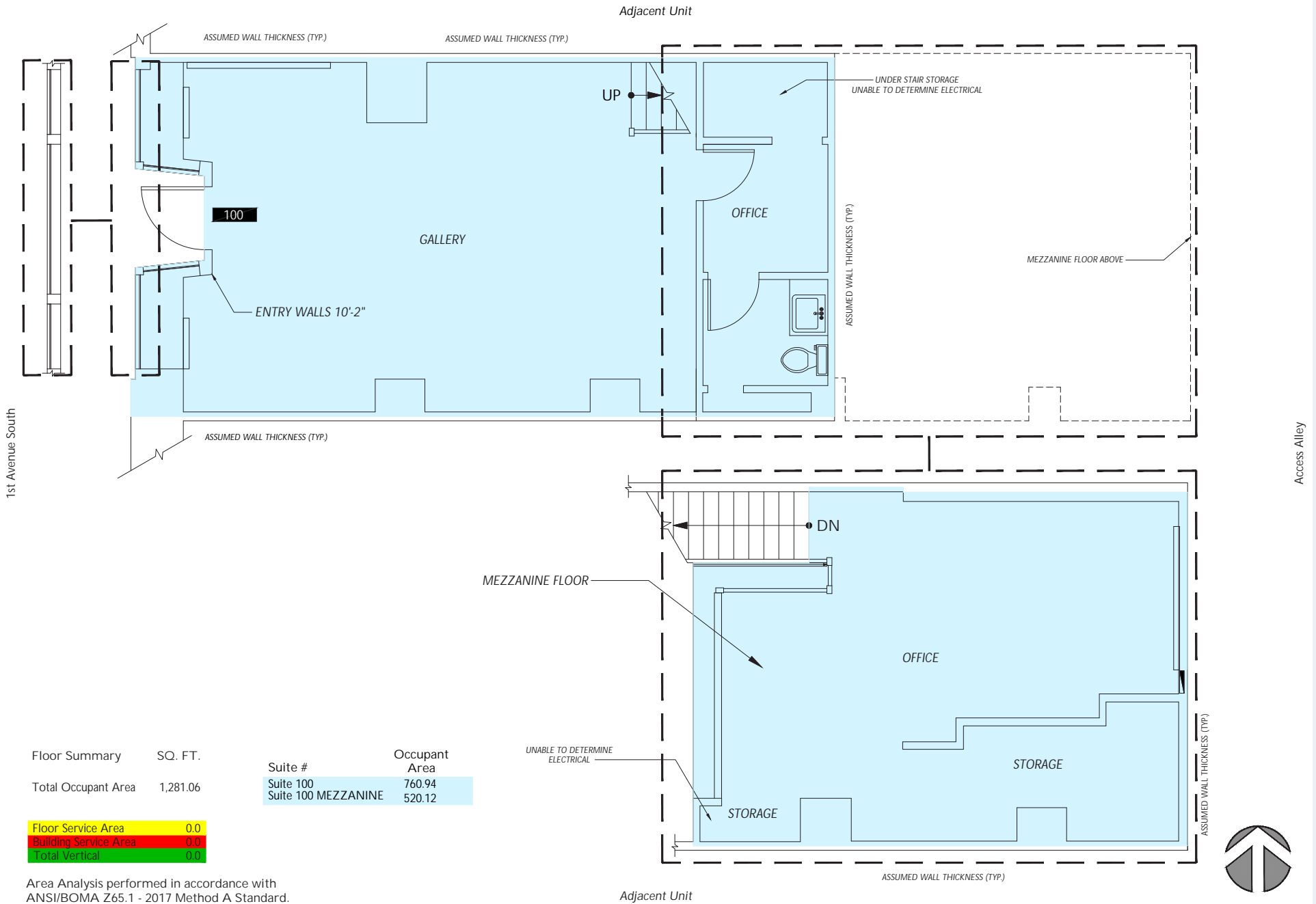
Pioneer Square, the historic heart of Seattle, blends the city's gritty past with its vibrant present through cobblestone streets, Romanesque Revival architecture, and a layered history that includes the Great Fire of 1889 and the Klondike Gold Rush. Once the center of Seattle's early settlement, the neighborhood now pulses with art galleries, indie shops, and lively bars tucked beneath ivy-covered facades. Beneath its surface lies the famous Underground Tour, revealing the buried sidewalks of old Seattle, a testament to the city's resilience and ingenuity. Today, Pioneer Square is a dynamic crossroads where old meets new, echoing with stories of transformation and enduring spirit.







# FLOOR PLAN



Floor Summary	SQ. FT.
Total Occupant Area	1,281.06

Suite #	Occupant Area
Suite 100	760.94
Suite 100 MEZZANINE	520.12

Floor Service Area	0.0
Building Service Area	0.0
Total Vertical	0.0

Area Analysis performed in accordance with ANSI/BOMA Z65.1 - 2017 Method A Standard.



# SITE AMENITIES & DEMOGRAPHICS



## SCHOOLS & SERVICES

- Lumen Field
- T-Mobile Park
- Hing Hay Park
- Kobe Terrace
- Occidental Square
- King Street Station
- Union Station
- Seattle Ferry Terminal
- Wing Luke Museum
- Seattle Pinball Museum



## SHOPPING

- Friend Museum
- Arundel Books
- Gameday Sports Shop
- Emerald City Guitars
- Bon Voyage Vintage
- Saveway Market
- Seattle Lighting
- Uwajimaya
- Kinokuniya Bookstore
- Cone & Steiner General



## FOOD & DRINK

- Day Made Kaffe Bar
- Sluggers
- Elysian Fields
- Matsu
- 13 Coins
- The Hall on Occidental
- Firn
- Ill Terrazzo Carmine
- Bar Sosta
- Browne Family Tasting
- The Dandy of King St
- General Porpoise
- Salumi
- Kingdome Deli
- Zeitgeist Coffee
- Taylor Shellfish
- King Street Bar
- The Pharmacy
- Caffe Umbria
- OHSUN Banchan Deli

## POPULATION

	1-MILE	3-MILE	5-MILE
Total Population	36,880	246,791	476,001
Growth 2024 - 2029 (est.)	4.46%	2.41%	1.77%
Median Age	37.2	36.2	36.1

## HOUSEHOLDS & INCOME

	1-MILE	3-MILE	5-MILE
Total Households	20,613	136,629	234,761
Median HH Income	\$69,315	\$109,578	\$112,080
Renter Occupied Housing	88.43%	73.79%	65.74%



# BROKER CONTACT

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The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

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- + COMMERCIAL REAL ESTATE EXCHANGE, INC. (CREXI)
- + WASHINGTON STATE REALTORS ASSOCIATION (WSMA)



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