

Office Space For Lease

CITY CLUB BUILDING | PRIME PIONEER SQUARE LOCATION
108 1ST AVE S, SEATTLE, WA 98104



Building Highlights

Flexible floorplans across three full floors in a well-maintained Pioneer Square building

Negotiable rates and highly motivated ownership

Soaring ceilings and excellent natural light throughout the spaces

Two secure parking stalls available at \$150/month per stall



FOR MORE INFO
CONTACT

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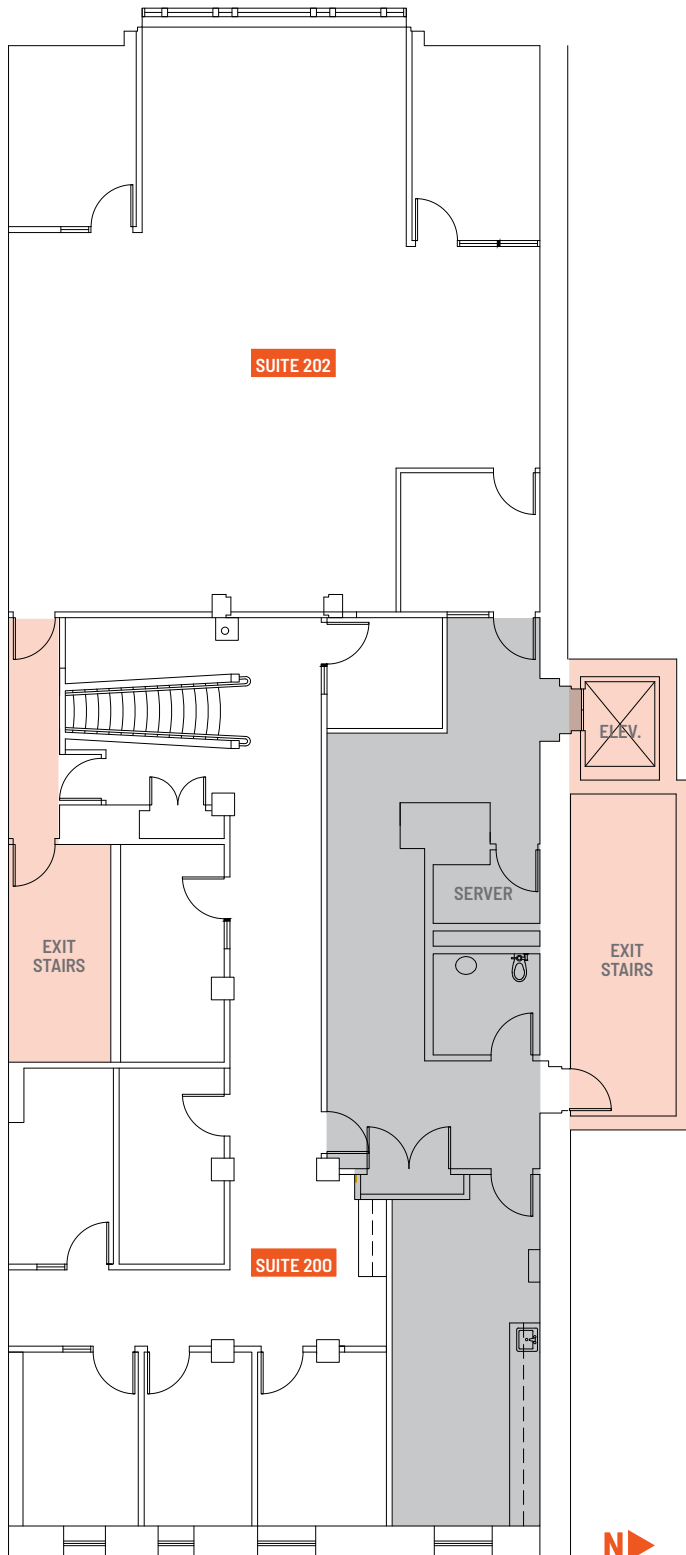
1218 Third Ave, Suite 2200
Seattle, WA 98101
www.orioncp.com

ORION
COMMERCIAL PARTNERS

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Space Highlights



FLOOR: 2ND

**AVAILABLE SPACE: 3,975 SF
(DIVISIBLE TO 1,200 SF)**

Lease Rate: Negotiable

Option to combine with 3rd floor for expanded space

Abundant natural light and high ceilings

The information contained herein was obtained from sources believed reliable; however, ORION Commercial Partners LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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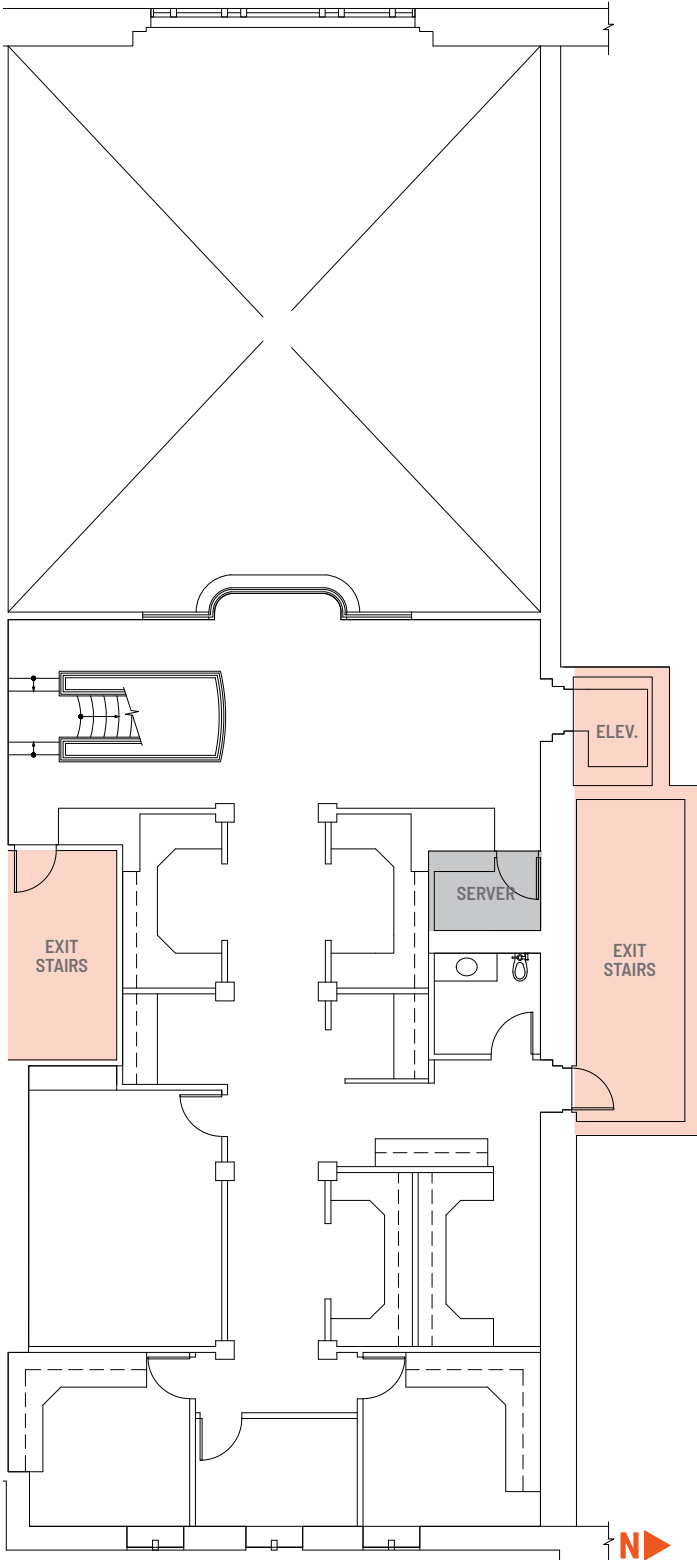
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Space Highlights



FLOOR: 3RD

AVAILABLE SPACE: 2,359 SF

Lease Rate: Negotiable

Option to combine with 2nd floor for expanded space

Efficient floorplan with a mix of private offices
and open space

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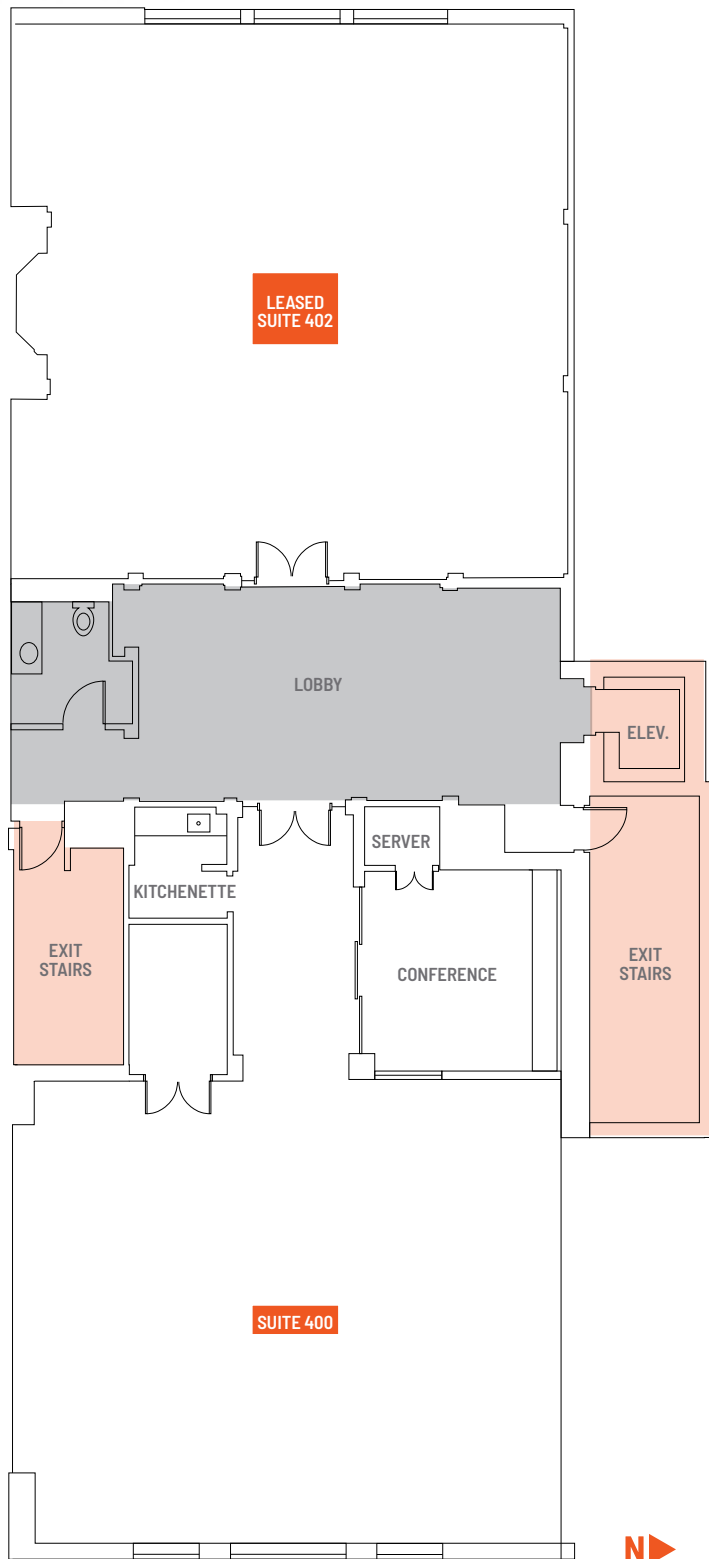
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Space Highlights



FLOOR: 4TH | SUITE 400

AVAILABLE SPACE: 2,000 SF

Lease Rate: Negotiable

Full top-floor suite offering privacy and natural light

Includes conference room, lobby, and kitchenette/server room

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Founded in 1852, Pioneer Square, Seattle's first neighborhood, offers a captivating blend of historic grandeur and contemporary vibrancy. Here, magnificent Victorian Romanesque architecture, with its iconic arched windows and robust brickwork, serves as a stunning backdrop to the innovative spirit of modern Seattle. From pioneering tech companies to enduring culinary institutions, Pioneer Square pulses with a dynamic energy. Its prime location, mere steps from the excitement of Lumen Field and T-Mobile Park, ensures a lively atmosphere throughout the year, making it a compelling destination for visitors. Enhanced accessibility via multiple Light Link stations and the improved Seattle Waterfront now seamlessly connects this historic heart to the rest of the city.



RADIUS	1 MILE	3 MILES	5 MILES
Population:			
2024 Population	43,762	247,335	475,635
2029 Population Projection	45,611	253,291	484,017
Annual Growth 2020-2024	5.2%	2.1%	1.2%
Annual Growth 2024-2029	0.8%	0.5%	0.4%
Median Age	37.4	36.2	36
2024 Households	25,258	137,207	234,832
2029 Household Projection	26,368	140,519	239,176
Annual Growth 2020-2024	5.2%	3.0%	2.3%
Annual Growth 2024-2029	0.9%	0.5%	0.4%
Renter Occupied Households	23,128	103,817	157,962
Number of Service-Producing Businesses	14,313	30,394	45,905
Total Specified Consumer Spending (\$)	\$698.8M	\$4.7B	\$8.4B
Consumer Spending: Entertainment	\$132.8M	\$671.5M	\$1,24B
Consumer Spending: Restaurant & Cafe	\$95,821,246	\$586,196,417	\$1,060,874,281
Household Incomes			
Avg Household Income	\$111,427	\$140,454	\$142,820
Median Household Income	\$75,021	\$110,259	\$112,577
\$25,000 - 50,000	2,951	16,086	26,489
\$50,000 - 75,000	3,092	15,603	26,005
\$75,000 - 100,000	1,815	11,475	20,445
\$100,000 - 125,000	2,203	13,068	22,181
\$125,000 - 150,000	1,994	10,267	17,718
\$150,000 - 200,000	2,251	15,680	27,161
\$200,000+	4,368	34,951	61,516

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