

Creative Office For Lease

2ND & 3RD FLOORS | CROWN HOTEL | PIONEER SQUARE
313 1ST AVE S, SEATTLE, WA 98104



Building Highlights

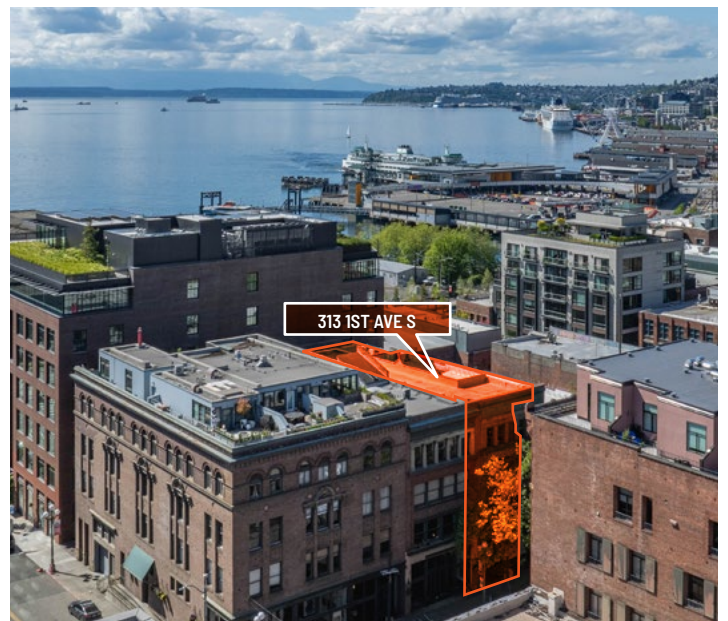
Located in Seattle's historic Pioneer Square neighborhood

Character-rich brick building with classic architectural detail

High ceilings and abundant natural light that exceed typical Pioneer Square office space

Conveniently located near Lumen Field and T-Mobile Park

Walkable to restaurants, cafes, and neighborhood amenities with easy access to Light Rail, bus lines, and major commuter routes



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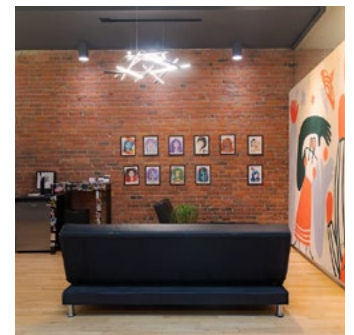
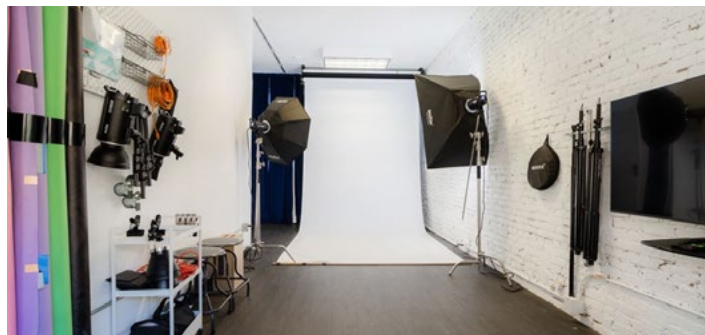
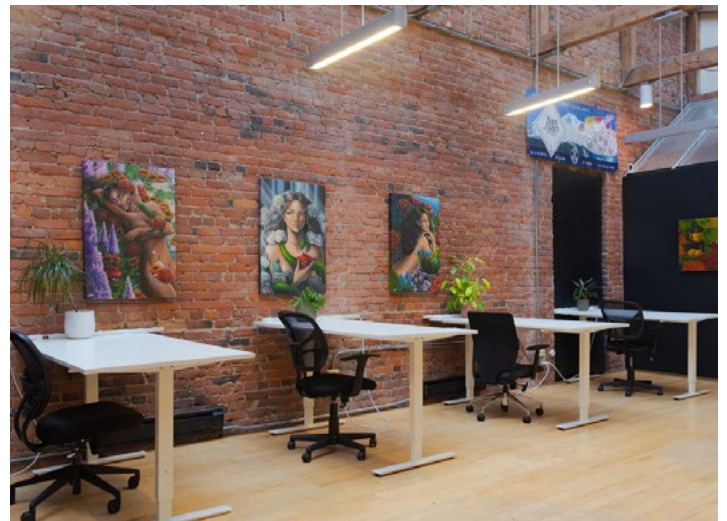
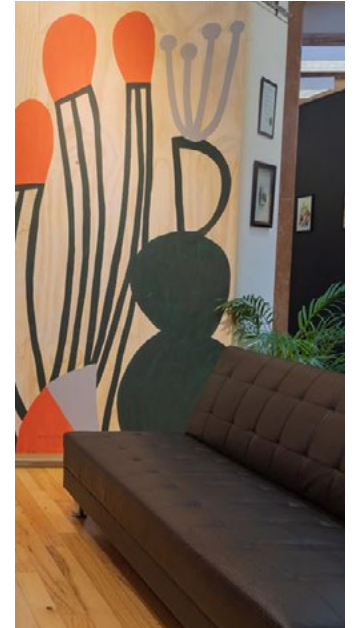
1218 Third Ave, Suite 2200
Seattle, WA 98101
www.orioncp.com

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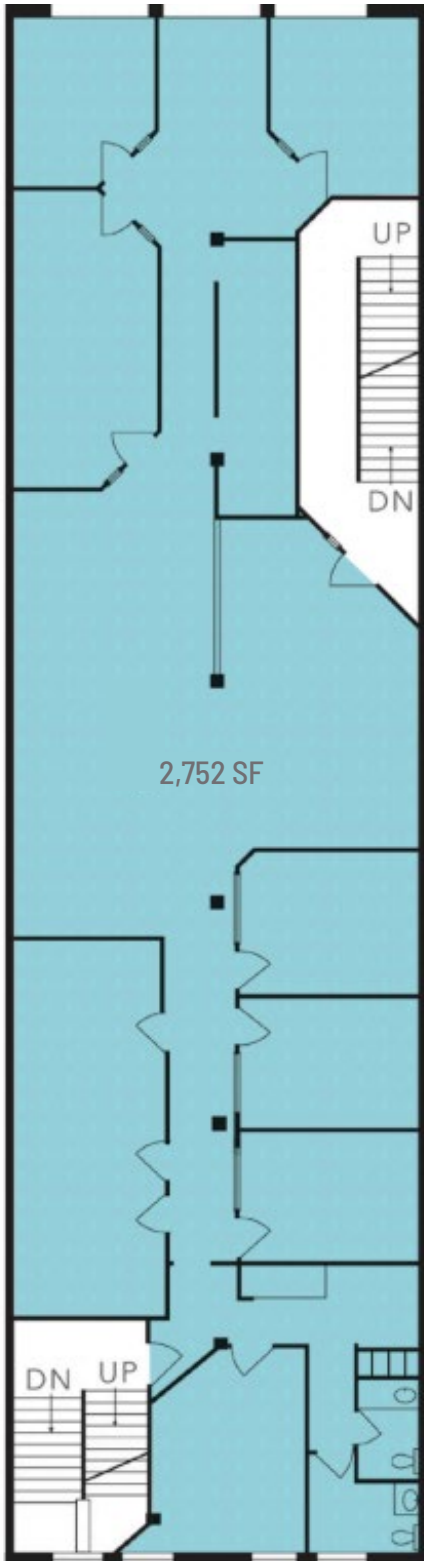
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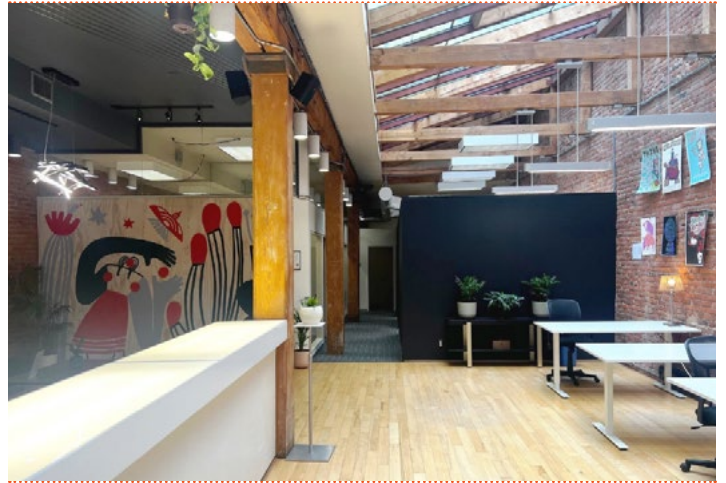
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Space Highlights



FLOOR: 2ND

AVAILABLE SPACE: 2,752 SF

Lease Rate: \$26.00 PSF Full Service

Light-filled space featuring a large central skylight and bright interior finishes

Natural light distributed evenly throughout the workspace

Configurable layout designed for collaborative teams or creative use

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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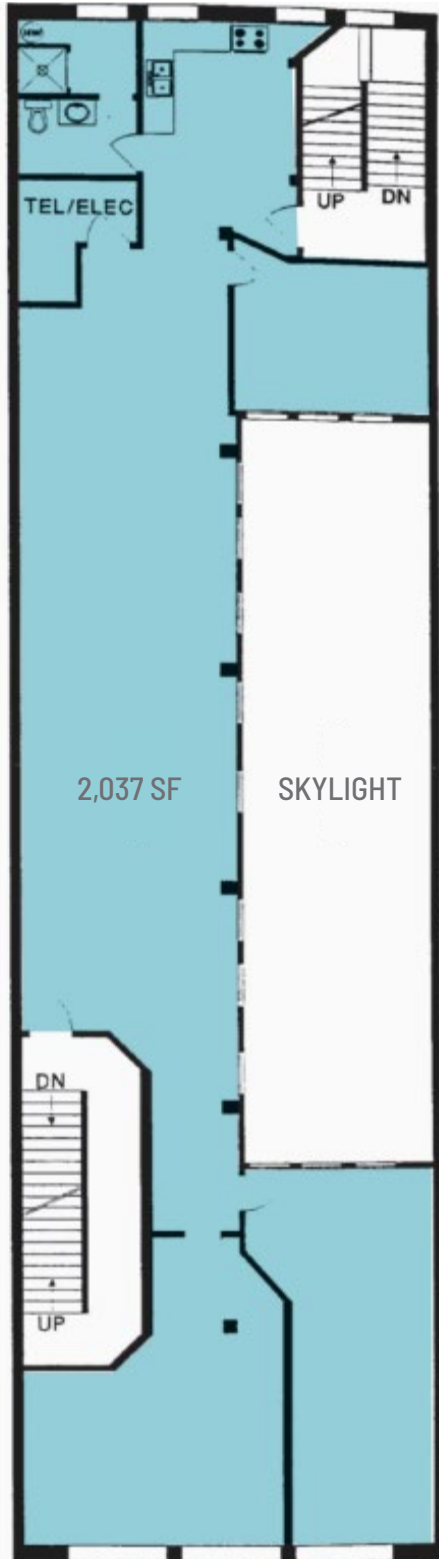
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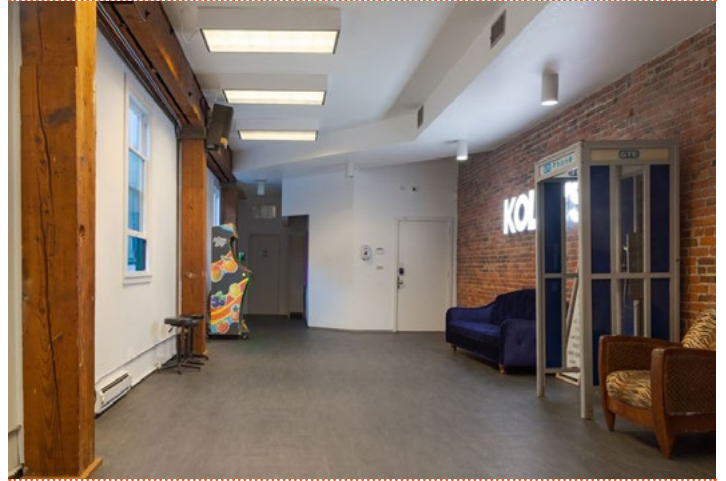
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Space Highlights



FLOOR: 3RD

AVAILABLE SPACE: 2,037 SF

Lease Rate: \$26.00 PSF Full Service

Open floorplan with soaring ceilings and full-length windows, offering exceptional natural light

Bright, loft-style space with expansive wall-to-wall windows

Well-suited for content production, studio use, or creative work

Flexible configuration designed for workshops, team collaboration, or group use

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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
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POPULATION:

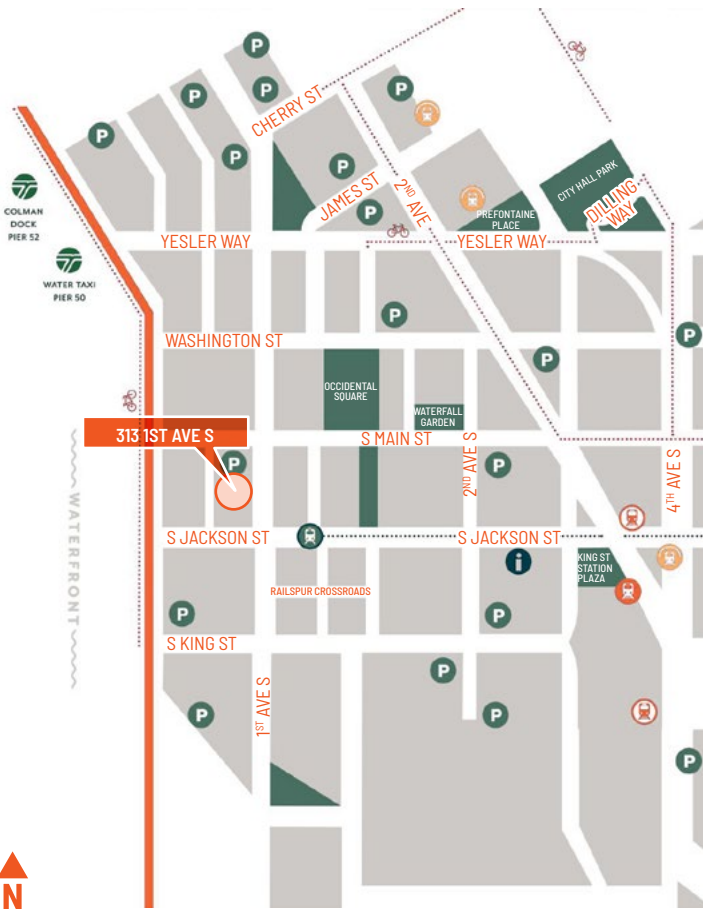
2025 Population	43,762	247,335	475,635
2029 Population Projection	45,611	253,291	484,017
Annual Growth 2020-2024	5.2%	2.1%	1.2%
Annual Growth 2024-2029	0.8%	0.5%	0.4%
Median Age	37.4	36.2	36

2025 HOUSEHOLDS

2025 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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