

FOR LEASE

SEATTLE ARTIC CLUB FORMER PIROSHKY RESTAURANT

700 3RD AVE, SEATTLE, WA 98104

AVAILABLE
SPACE



FORMER PIROSHKY RESTAURANT

THE ARCTIC CLUB HOTEL

Was formed in 1907 by successful veterans of the Klondike Gold Rush. As the story goes, the building is associated with one of the most overlooked facets to come out of the 1896 Gold Rush - the formation of a social institution for the many men who returned to Seattle after "striking it rich". Hence, the introduction of this "social club" in Seattle. For many, this provided a space for businessmen with Gold Rush or Alaska connections; and for others, it became a social gathering place in downtown Seattle for men, women and even prominent figures throughout history.

AVAILABLE FOR LEASE

HOTEL OVERVIEW

# OF ROOMS	120
TOTAL SF	104,352
AVG FLOOR SF	10,435
STORIES	10

AVAILABLE SPACE OVERVIEW

\$13.00 est. NNN

Second generation restaurant

Located in the heart of Downtown Seattle

Adjacent to Seattle's first proposed supertall skyscraper

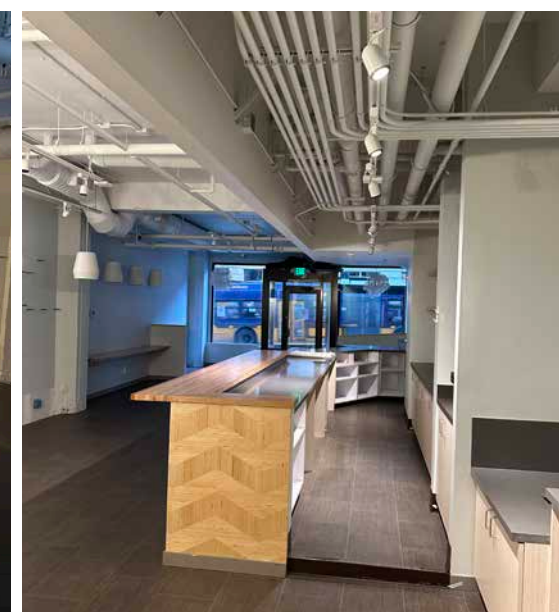
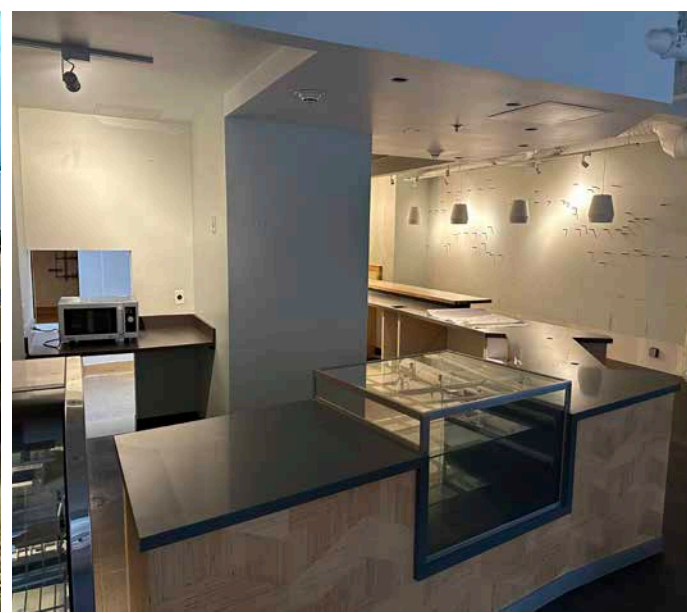
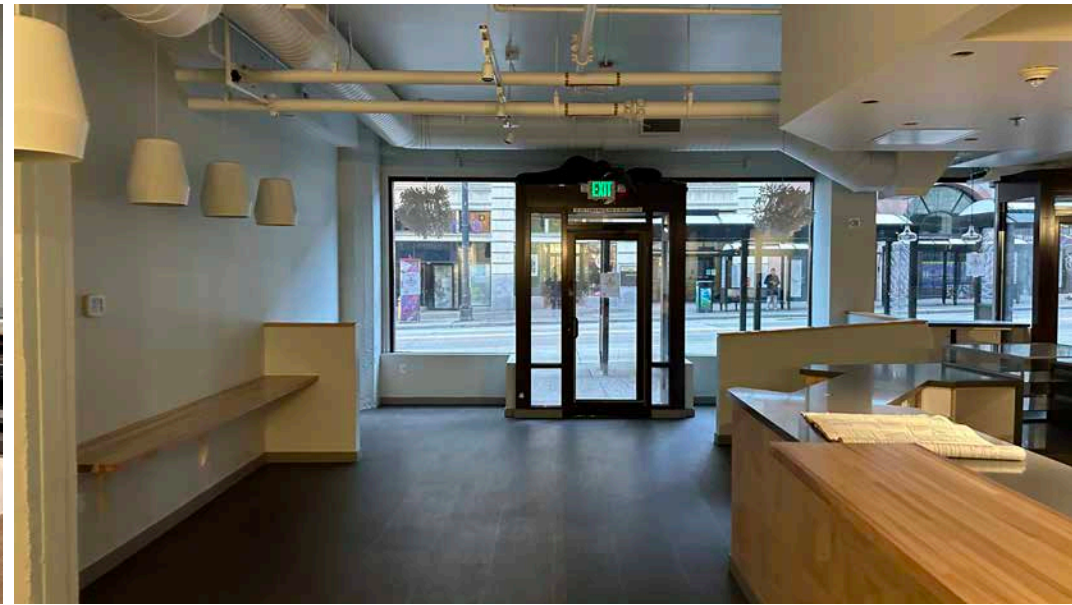
Conveniently located near Seattle's tech start ups, popular restaurants, Lumen Field, T-Mobile Park, and the Seattle Waterfront

FORMER PIROSHKI ON 3RD
CALL FOR DETAILS

2,042 SF

KIDDER MATHEWS

PIROSCHKI | 2,042 SF



DEMOGRAPHICS

POPULATION

	5 Min	10 Min	15 Min
2010 CENSUS	46,399	118,785	294,179
2020 CENSUS	68,633	165,584	381,635
2025 ESTIMATED	86,898	198,583	425,925
2030 PROJECTED	95,880	216,526	381,635

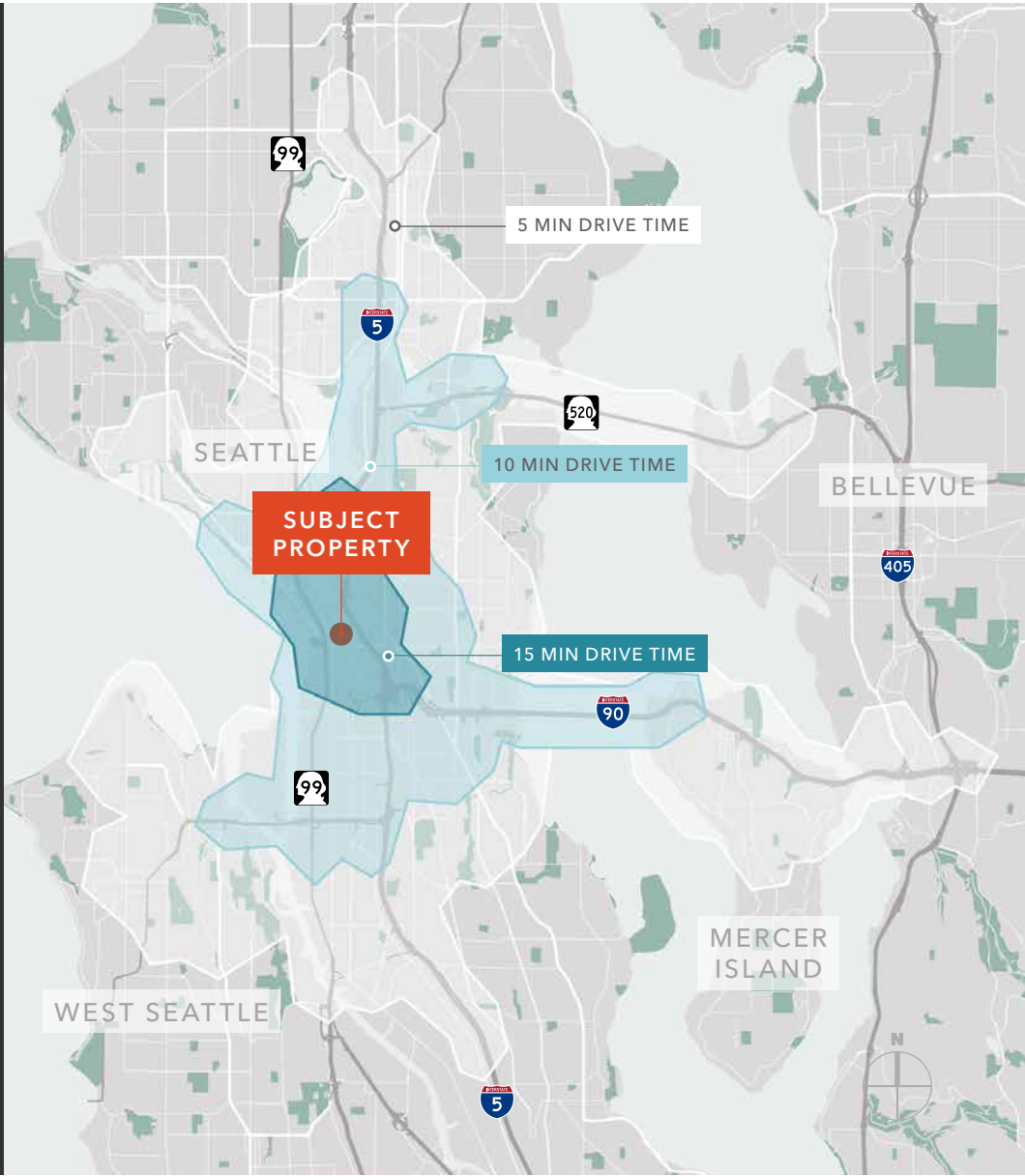
MEDIAN AGE & GENDER

	5 Min	10 Min	15 Min
MEDIAN AGE	33.5	33.5	34.5
% FEMALE	40.3%	43.6%	45.5%
% MALE	59.7%	56.4%	54.5%

HOUSEHOLD INCOME

	5 Min	10 Min	15 Min
2025 MEDIAN	\$119,717	\$126,622	\$131,860
2030 MEDIAN PROJECTED	\$121,150	\$127,088	\$130,811
2025 AVERAGE	\$156,396	\$168,081	\$182,431
2030 AVERAGE PROJECTED	\$155,574	\$166,404	\$178,691

Data Source: ©2025, Sites USA



ARTIC CLUB HOTEL RESTAURANT

SEATTLE
FERRY TERMINAL

SUBJECT
PROPERTY

CHERRY ST

3RD AVE

2ND AVE EXT ST

S WASHINGTON ST

S JACKSON ST

AMTRAK
SEATTLE STATION

SOUND
TRANSIT

S JACKSON ST

4TH AVE S

AVAILABLE FOR LEASE



*10 Min Walk to
Ferry Terminal*



*7 Min Walk to
Transit Terminal*



*25 Bus Routes
Within Blocks*



*9,904+ Vehicle Average
Daily Traffic 3rd Ave*

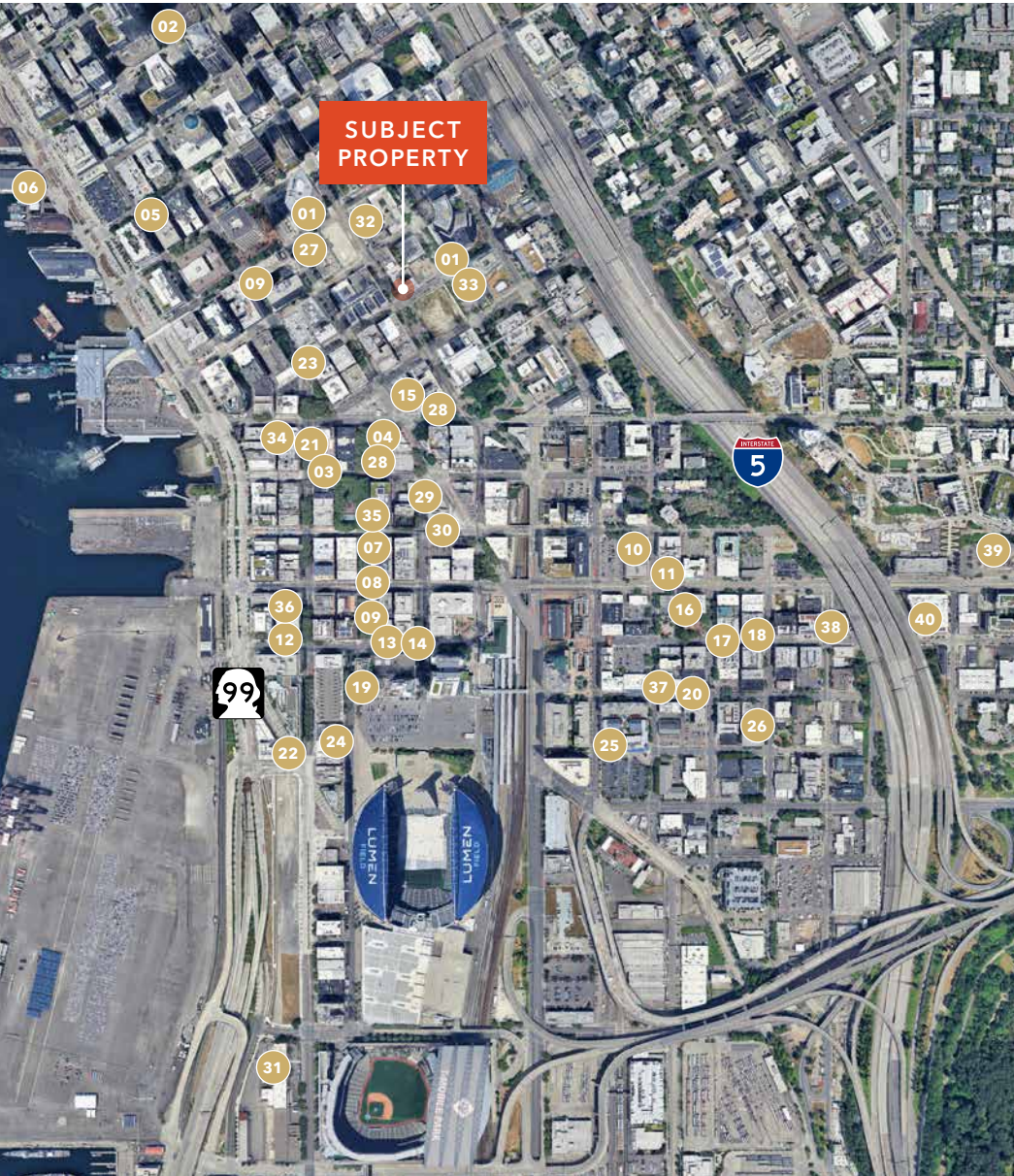


*6,687+ Vehicle Average
Daily Traffic Cherry St*

98 WALKER'S
PARADISE

100 RIDER'S
PARADISE

KIDDER MATHEWS



NEARBY AMENITIES

RESTAURANTS & DRINKS

- | | |
|--------------------------------|------------------------------------|
| 01 Starbucks | 21 Dead Line |
| 02 Delicatus | 22 Seattle's Historic Triangle Pub |
| 03 Damn the Weather | 23 Cherry Street Coffee House |
| 04 Tats Delicatessen | 24 Sluggers |
| 05 Skalka | 25 Boiling Point |
| 06 Elliott's Oyster House | 26 Ocean Star Chinese |
| 07 The London Plane | 27 Metropolitan Grill |
| 08 Caffè Umbria | 28 Nirmal's |
| 09 Salumi | 29 Goldbar |
| 10 Tsukushinbo Restaurant | 30 Flatstick |
| 11 Maneki Restaurant | 31 Hatback Bar & Grille |
| 12 Il Terrazzo Carmine | 32 Red Bowls |
| 13 Taylor Shellfish Oyster Bar | 33 City Grind Espresso |
| 14 S.E.A Crab House | 34 Cafe Paloma |
| 15 Smith Tower Observatory Bar | 35 Muse |
| 16 Dim Sum King | 36 Bar Sosta |
| 17 Mikes Noodle House | 37 Gangnum Seattle |
| 18 World Pizza | 38 Jufeng Noodle House |
| 19 Quality Athletics | 39 Tamarind Tree |
| 20 Cake House | 40 The Alley Seattle |

Exclusively listed by

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