

# Office Space For Lease

HISTORIC BUILDING | OFFICE SPACE | PRIME LOCATION  
633 YESLER WAY, SEATTLE, WA 98104

**\$20,000 COMMISSION BONUS**  
FOR 3+ YEAR LEASES SIGNED BEFORE 9/1/26



## Building Highlights

Renovated historic building in the Seattle CBD

Event space in building available at a reduced rate for tenants [[Click to see inside the Nippon Kan Theatre](#)]

Strong visibility along Yesler Way

Located just off the main street with private entry

Terms negotiable

Easy access to I-5, I-90 and major transit routes



FOR MORE INFO  
**CONTACT**

JACK DEANE  
206.707.1315  
jdeane@orioncp.com

BOJIDAR GABROVSKI  
847.275.8474  
bgabrovski@orioncp.com

1218 Third Avenue  
Suite 2200  
Seattle, WA 98101

[www.orioncp.com](http://www.orioncp.com)

**ORION**  
COMMERCIAL PARTNERS

# Office Space For Lease

HISTORIC BUILDING | OFFICE SPACE | PRIME LOCATION  
633 YESLER WAY, SEATTLE, WA 98104

## Space Highlights



### SECOND FLOOR OFFICE

**AVAILABLE SPACE: 7,363 SF**

Lease Rate: \$23.00 SF Modified Gross

Full Floor Opportunity with Option to Demise

Recently Remodeled Office Space  
(Some Furniture Available)

Full Floor Opportunity

Features Exposed Brick, Timber, and Natural Light

Two Meeting Rooms

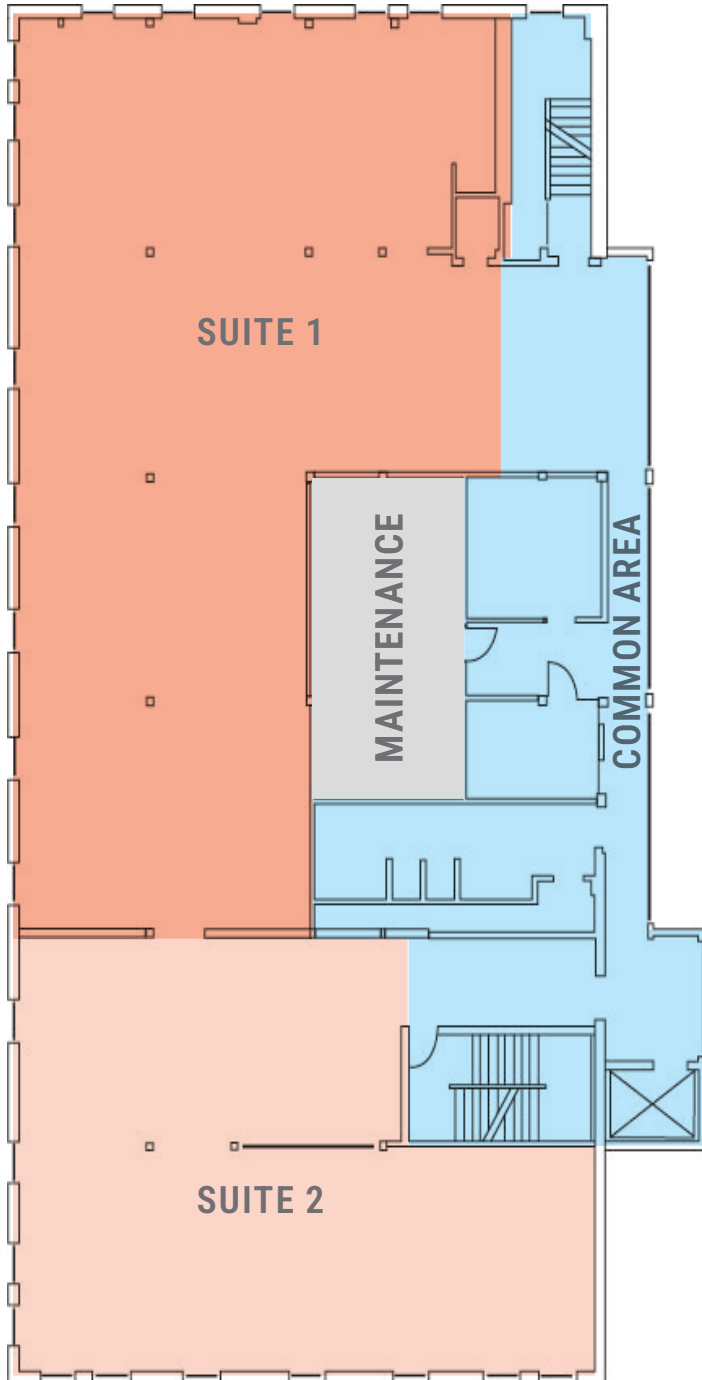
Kitchenette

Elevator Access

Parking 1/1000

Excellent Freeway Access

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.



FOR MORE INFO  
**CONTACT**

**JACK DEANE**  
206.707.1315  
jdeane@orioncp.com

**BOJIDAR GABROVSKI**  
847.275.8474  
bgabrovski@orioncp.com

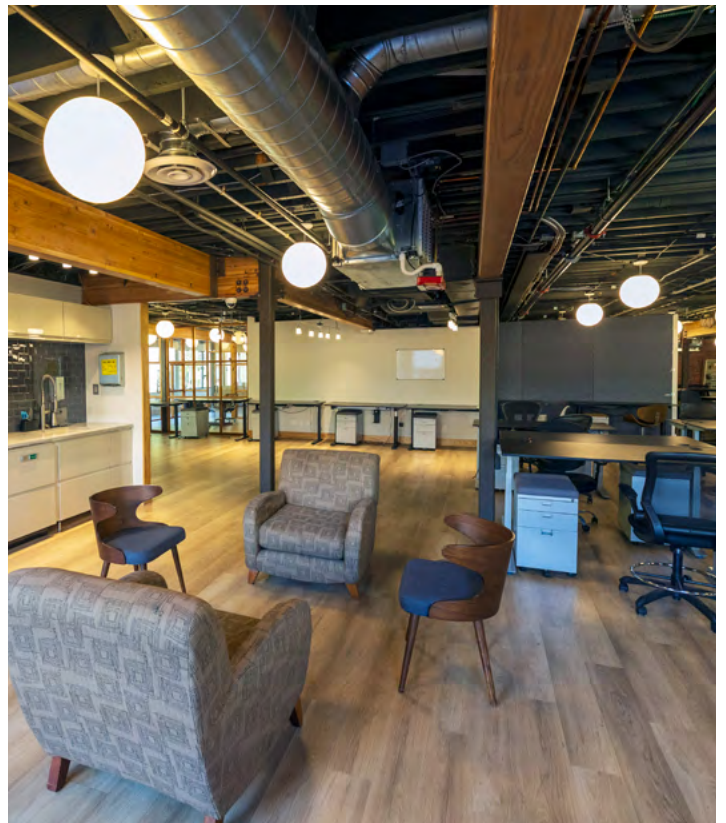
1218 Third Avenue  
Suite 2200  
Seattle, WA 98101

[www.orioncp.com](http://www.orioncp.com)

**ORION**  
COMMERCIAL PARTNERS

# Office Space For Lease

HISTORIC BUILDING | OFFICE SPACE | PRIME LOCATION  
633 YESLER WAY, SEATTLE, WA 98104



FOR MORE INFO  
**CONTACT**

**JACK DEANE**  
206.707.1315  
jdeane@orioncp.com

**BOJIDAR GABROVSKI**  
847.275.8474  
bgabrovski@orioncp.com

1218 Third Avenue  
Suite 2200  
Seattle, WA 98101

[www.orioncp.com](http://www.orioncp.com)

**ORION**  
COMMERCIAL PARTNERS

# Office Space For Lease

HISTORIC BUILDING | OFFICE SPACE | PRIME LOCATION  
 633 YESLER WAY, SEATTLE, WA 98104



FOR MORE INFO  
**CONTACT**

**JACK DEANE**  
 206.707.1315  
 jdeane@orioncp.com

**BOJIDAR GABROVSKI**  
 847.275.8474  
 bgabrovski@orioncp.com

1218 Third Avenue  
 Suite 2200  
 Seattle, WA 98101

[www.orioncp.com](http://www.orioncp.com)

**ORION**  
 COMMERCIAL PARTNERS