



Gridiron condos open their doors in the stadium district

The Daniels Real Estate project combines modern condos with historic preservation

By [Sarah Anne Lloyd](#)

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Courtesy of Daniels Real Estate

The long-awaited Gridiron condo building has finally opened on the cusp of Pioneer Square and Sodo, right across from CenturyLink Field. The project preserves the historic Seattle Plumbing Company building, constructed in a triangle shape popular at the time of its construction in 1903, adding several steel-and-glass stories above for a total of 11 floors.

The 107 homes inside range from 620 to 1055 square feet, from studios to two bedrooms—most taking design cues from the unique shape of the building, but with modern design and finishes.

“Our goal with Gridiron was to preserve the charm and character of the old masonry building while adding to the vitality and vibrancy of the neighborhood,” said Daniels Real Estate’s Kevin Daniels in a statement. “I have spent years focusing on the revitalization of Pioneer Square and I wanted Gridiron to be the apex of that work—blending the history of this 1852 neighborhood with modern conveniences.” The project represents one of a few condo projects popping up in Seattle; it was supposed to be the only condo project to come online last year, but instead ended up being the first one to open its doors in 2018.

On a hard-hat tour of the building late last year, Daniels acknowledged the liability issues inherent in building condos, but told Curbed Seattle that “sometimes what’s needed has to be done.”

It’s difficult to pick out one unit that’s representative of the building, because between unit sizes and positions within the building, no two units are alike. They range from two large, two-story, live-work units on the lower floors to smaller, trapezoidal homes to our personal favorite: a home nestled in the tip of the triangle just above the original building, so the original facade creates a wraparound balcony.



An undated historic photo of the Seattle Plumbing Building. | Courtesy of Daniels Real Estate



The Gridiron under construction in August 2017. | Sarah Anne Lloyd

Depending on where the individual home is located, there’s either an up-close-and-personal view of Centurylink Field—although not quite high enough to see the field itself—or a combination industrial and water view of the Sound. (For units that occupy the tip of the triangle, it’s both, plus a bonus view to the south.)

The lofts, which are nestled within the original, historic building, can’t have exposed brick walls because of building code—but the original window settings are preserved for the proper vintage, industrial look.

Interior brick walls stay in the lower-level retail, though, which is subject to a separate building code. Down here, four restaurant concepts by Dave Meinert will serve both Pioneer Square residents and stadiumgoers. For another nod to the building’s history, a bar down here uses reclaimed, 1906 wood from the building.



Courtesy of Daniels Real Estate

The building's amenities are all grouped together on the top floor, so those upper views are communal. That includes, of course, an outdoor roof terrace with 360-degree views, capturing the stadium, the water, downtown, and the southend alike, plus a clubroom lined with windows—and featuring wine lockers for storing that very specific kind of valuable.



Courtesy of Daniels Real Estate

A fitness center also benefits from the views up here, but directly faces Centurylink.



As seems standard in new condo buildings, it also features a pet run and dog grooming station. Parking is available in the building, architecturally hidden in the middle of the building's lower levels—but with nearby transit access, Daniels Real Estate tells us, some that have already purchased homes in the Gridiron won't be bringing their vehicles along.

Homes in this building are around 75 percent sold out already; prices for the remaining quarter range from \$606,900 for a one-bedroom to \$881,900 for two.