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Daniels hopes to score with \$50M-plus Gridiron condos by the Clink (slideshow)

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As other Seattle real estate developers shy away from condos in favor of apartments, Daniels Real Estate plans to score with its condominium project next to CenturyLink Field.

Daniels Real Estate plans to start construction in about two weeks on a long-planned project with a new name: the Gridiron. The more than \$50 million project will be built on top of the old Seattle Plumbing Supply building and have 107 residences with units for a mix of incomes, from lower-end units to luxury condos. Prices have not yet been set.

[Kevin Daniels](#) said that despite the risk of building condos, he's going the for-sale route because he sees a need in the Pioneer Square area for for-sale housing. The last time condos were added to the neighborhood's housing stock was in 1998 when 16 apartments at Merrill Place were converted to condos.

"We are doing it because we see a need in Pioneer Square for the product as it will help strengthen the neighborhood in the long-term," Daniels said. "It shouldn't always be about making money."

Seattle architecture firm **Hewitt** modified an earlier design of the project, initially called Stadium Lofts, by **Weinstein | AU**. Chinn Construction will be the general contractor on the project that is scheduled for completion in April 2017. The Gridiron also will have 9,700 square feet of space for a restaurant and bar on the ground floor and mezzanine levels.

Daniels said local and off-shore investors are backing the Gridiron project.

Daniels Real Estate and sister company Nitze Stagen have been active in the Puget Sound area for decades. Daniels is part of the [large Stadium Place](#) project just north of CenturyLink Field. Stadium Place includes apartment towers, a hotel and an office tower.

Marc Stiles covers commercial real estate and government for the Puget Sound Business Journal.