



RAINIER
INNOVATION
CENTER



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RARE 100,000 SF R&D FLEX SPACE FOR LEASE
2646 Rainier Ave S, Seattle, WA



History Transformed

If it were 1942, you'd be in the perfect position to knock one out of the park.

Rainier Innovation Center is located on the former site of Sick's Stadium, the home field of the Seattle Rainiers. Sick's Stadium has a rich history that dates back to the early 20th century. Originally built in 1938, the stadium hosted minor league baseball games, football matches, and concerts for several decades. Concerts held at the stadium include Jimi Hendrix, Elvis Presley & Janis Joplin.

While this historic stadium has since been demolished, **Rainier Innovation Center, a versatile R&D flex space equipped with robotics labs and warehouse storage, was built in its place in 1976.**

Today, Rainier Innovation Center has the potential to be a hub for innovation and discovery. Its adaptable layout can accommodate a variety of business needs, from cutting edge research to manufacturing and distribution. **This 100K SF site is a prime spot for R&D tenants looking to take advantage of its prominent Seattle location.**



*Image by Heritage Auctions



*Image by Google



*Image by Crosscut.com

Property Highlights

Rainier Innovation Center is a **family owned and operated building** that offers tenants the rare opportunity to locate their business close to downtown Seattle. With **exceptional accessibility and versatility**, this 100K SF flex space is **primed for manufacturing, distribution, or R&D tenants** looking to take advantage of this thriving metro area.

100,000 SF
Total Available

2
Floors

300 Stalls
Car Parking Structure



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Take advantage of Seattle's growing metro area with reach to 2 million people within a 30 minute drive.



Unmatched Accessibility
Reach I-90 & I-5 in minutes



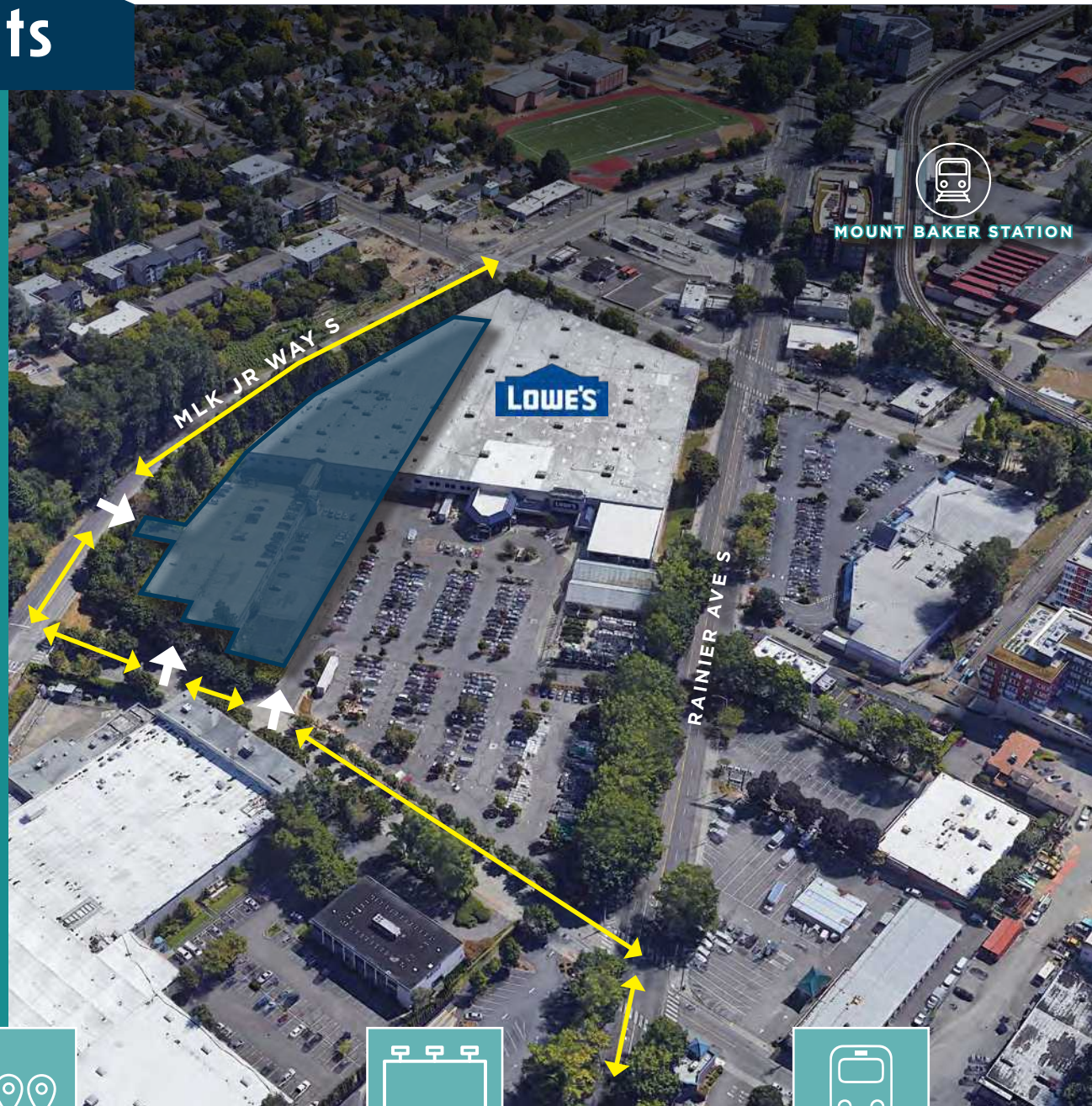
Abundant Amenities
Close proximity to Downtown Seattle and surrounded by numerous amenities



Exceptional Visibility
Monument signage available and ample foot traffic

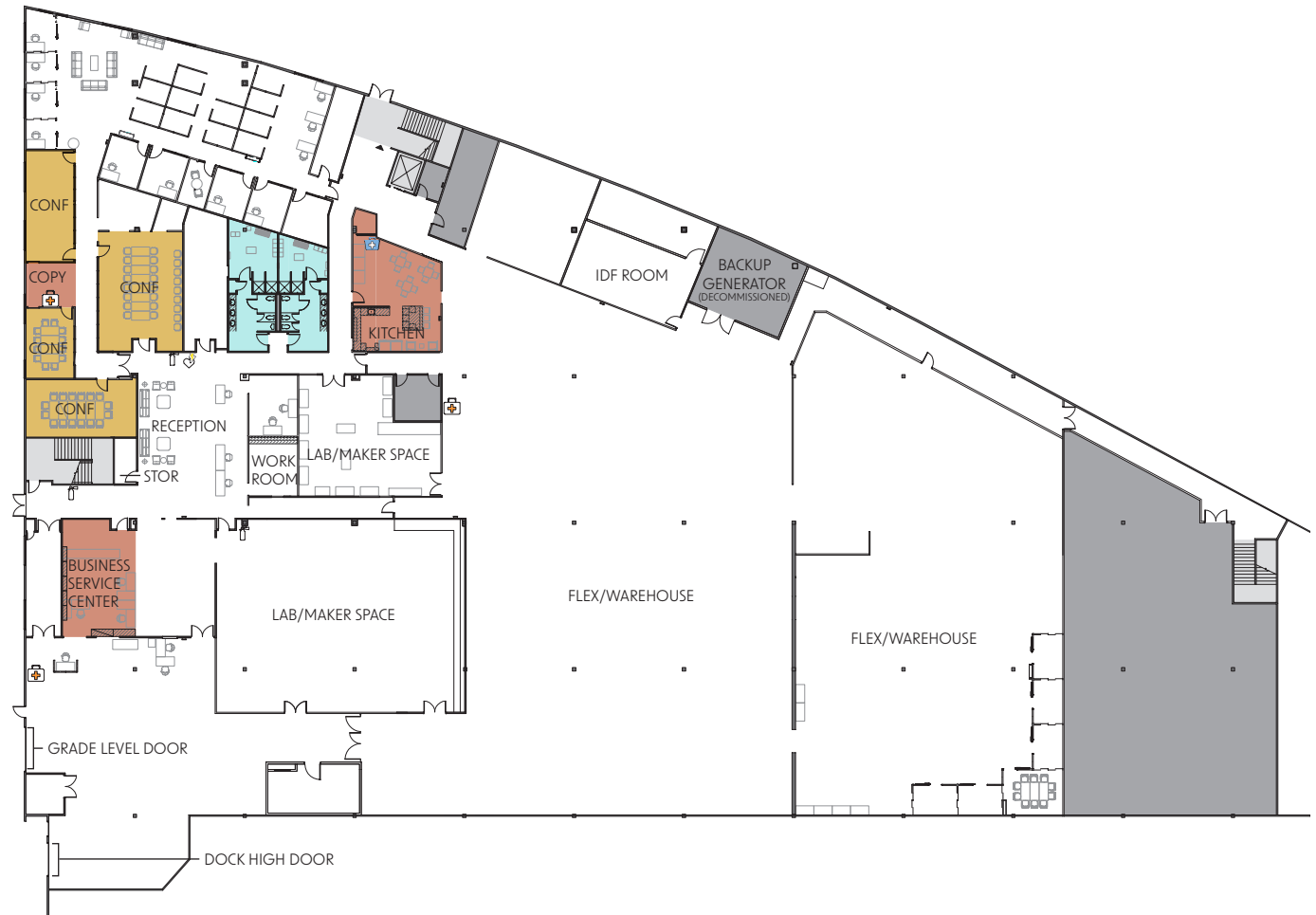


Stay Connected
Numerous transit options and great light rail access make it easy to stay connected to the greater Seattle area



First Floor

- 4 Conference Rooms
- Business Service Center
- Copy Room
- Team Room
- Kitchenette
- Reception Area
- One dock-high door and one grade-level roll up door
- Mix of Office, Lab/Maker Space, and Flex Warehouse
- 12' Clear Height
- Heavy upgraded 3-phase power

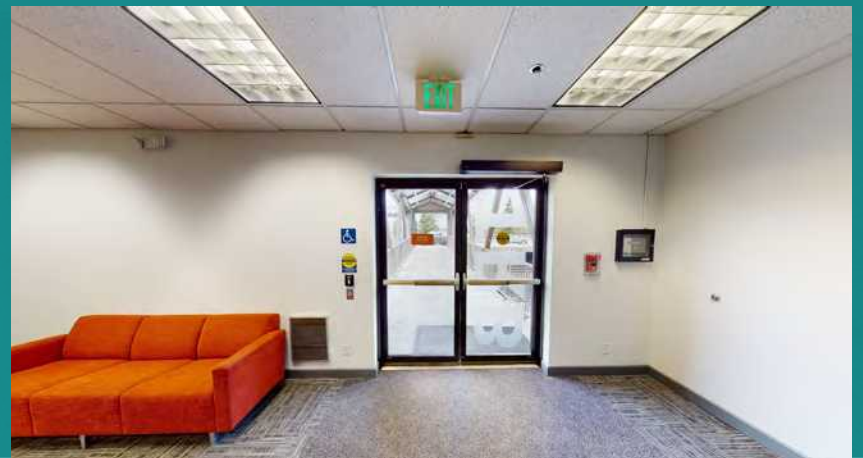
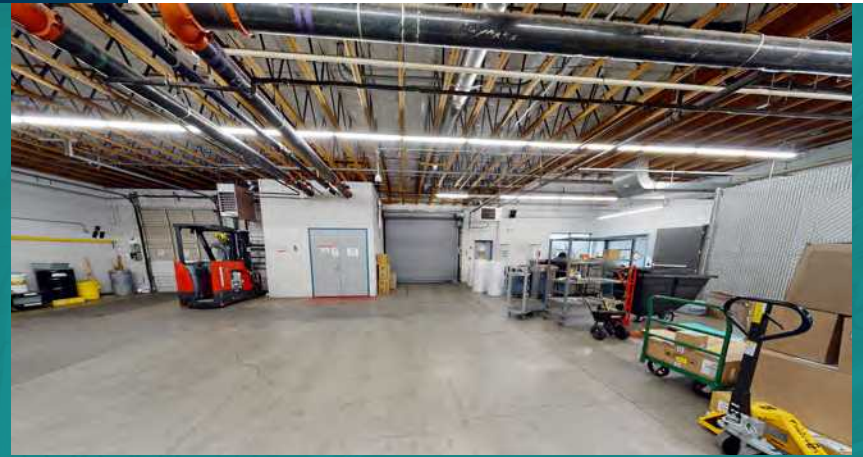


Second Floor

- 3 Conference Rooms
- Copy Room
- Team Room
- 2 Kitchenettes
- Reception Area
- AV Room
- Photo Studio
- Direct Access to the Top Floor of the Parking Structure Via the skybridge
- 12' Clear Height
- Heavy upgraded 3-phase power



First & Second Floor Photos



Transportation and Amenity Map

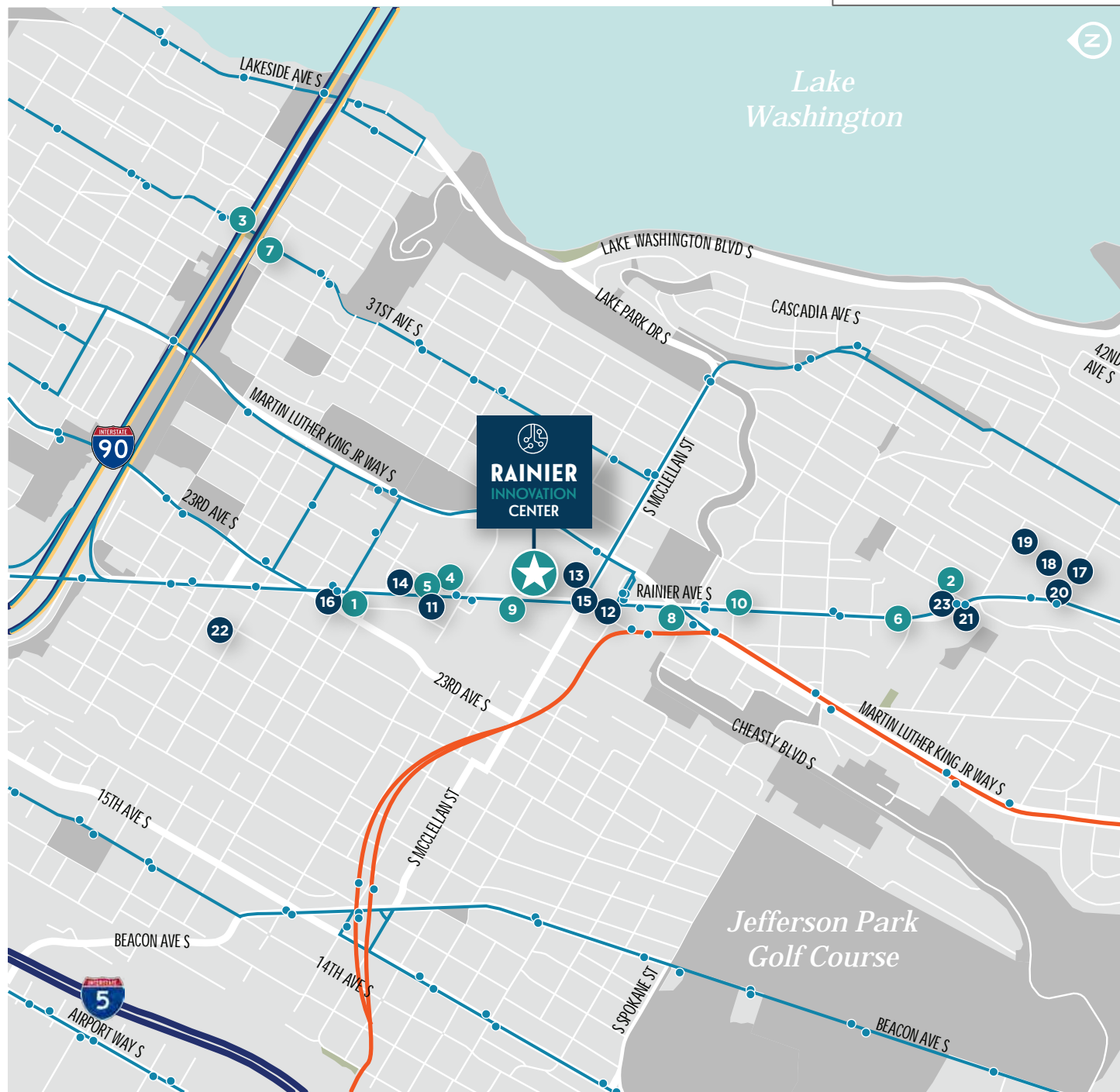
- Bus & Rail Stops
- SeaTac-Seattle Light Rail
- Bus Line

RESTAURANTS

1. Buddha Bruddah
2. Emerald City Fish & Chips
3. Heyday Bar & Restaurant
4. McDonald's
5. Subway
6. Tacos El Asadero
7. That's Amore! Italian Cafe
8. The Original Philly's
9. Wendy's
10. Wingstop

SHOPPING

11. Bartell Drugs
12. Cash America Pawn
13. Lowe's Home Improvement
14. Metro by T-Mobile
15. O'Reilly Auto Parts
16. Rainier Farmer Market
17. ATT Store
18. Ross Dress for Less
19. Safeway
20. T-Mobile
21. U-Haul Neighborhood Dealer
22. US Foods CHEF'S STORE
23. West Coast Self-Storage
Columbia City





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