



FOR LEASE



ORIGINAL RAINIER BREWERY



5624-6010 AIRPORT WAY SOUTH | SEATTLE, WA 98108

Lee & Associates is proud to present the recently renovated historic Original Rainier Brewery Property in the heart of Georgetown. Boasting exposed brick and wood, ample natural light, and modern lighting, facilities and HVAC, this property offers historic charm for the modern user seeking unique space outside the norm. A cornerstone of Seattle's bedrock of innovation and commerce dating back to the 19th century, the site now offers configurations ranging from 500 to 20,000 square feet, allowing users a variety of space options with the ability to expand and grow as needed during their lease term with walking access to numerous area amenities.

The Original Rainier Brewery has been a part of Seattle's history since 1878. Built in 1896 with a history of supporting innovation and hard work, today the site is reimagined with upgraded amenities and on-site management and engineering to give everyone the space they need for any endeavor.

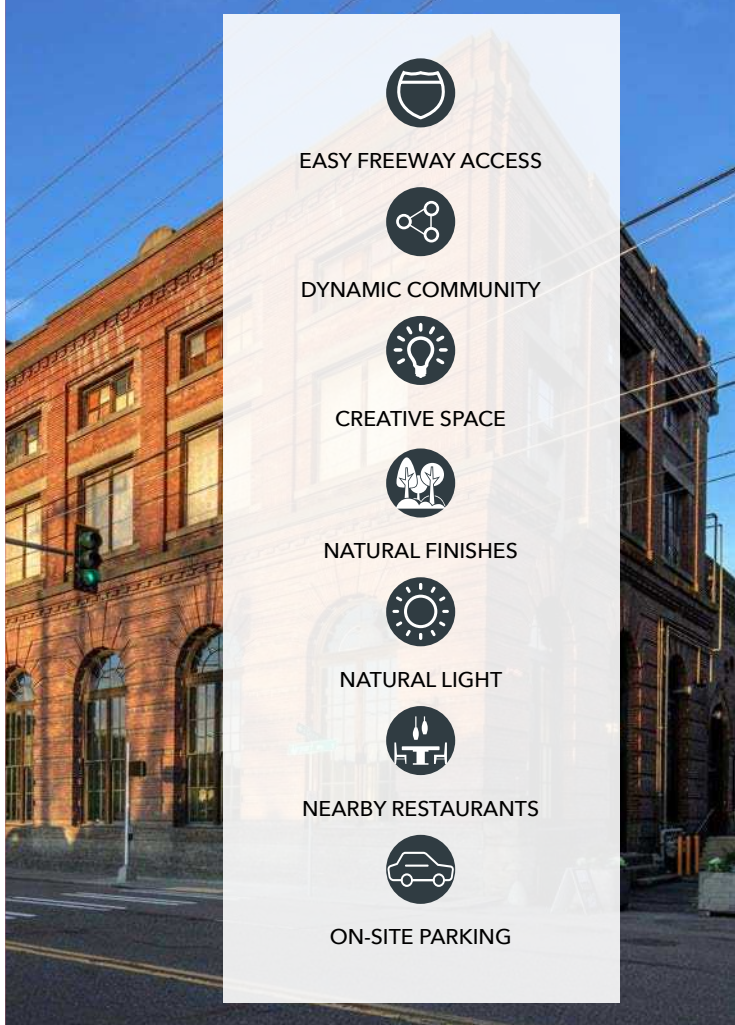











ORIGINAL RAINIER BREWERY

HIGHLIGHTS

- ▶ Flexible Suite Demising Options
- ▶ Space includes Flex, Office and Retail Availabilities
- ▶ Many Suites offer High Ceilings
- ▶ Dedicated Tenant Parking
- ▶ Access to I-5, Highways 99 & 509
- ▶ Close Proximity to Bus and Bike Routes
- ▶ Exposed Brick and Historical Details
- ▶ Communal, Interior Common Areas
- ▶ On-Site Management, Security & Parking Enforcement
- ▶ Fully Conditioned Suites in the Bottling Plant
- ▶ Full Sprinkler Protection in the Bottling Plant
- ▶ Additional Storage Spaces & Secure Indoor Bike Parking
- ▶ Shower Facilities On-Site
- ▶ Abundant Natural Light
- ▶ Common Area WiFi
- ▶ Outdoor Seating Areas available and On-Site Food Truck Program



-  EASY FREEWAY ACCESS
-  DYNAMIC COMMUNITY
-  CREATIVE SPACE
-  NATURAL FINISHES
-  NATURAL LIGHT
-  NEARBY RESTAURANTS
-  ON-SITE PARKING



SPACE DETAIL | VACANCIES

BOTTLING PLANT

Suite	SF	NNN
190	2,866	\$22
100	2,776	\$22
150	2,122	\$22
104	1,010	\$22
170	1,108	\$22
144	969	\$18
270	11,423	\$22
246	1,041	\$22
250	885	\$22
210/310	3,482	\$24-\$26
301	1,023	\$22
305	717	\$22
330	2,367	\$24-\$26

MALT HOUSE

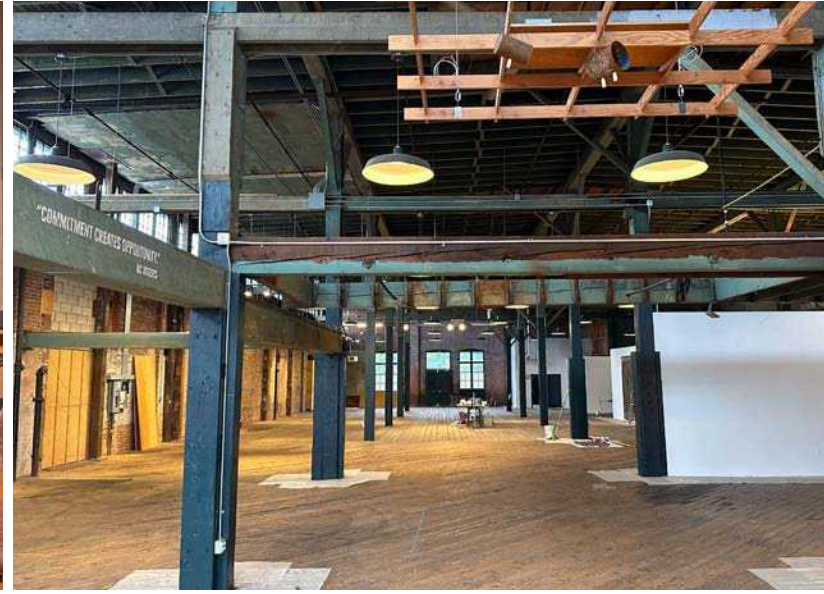
Suite	SF	Gross
203	1,105	\$22
205	1,522	\$22
214	1,527	\$22
216	1,086	\$22

BREW HOUSE

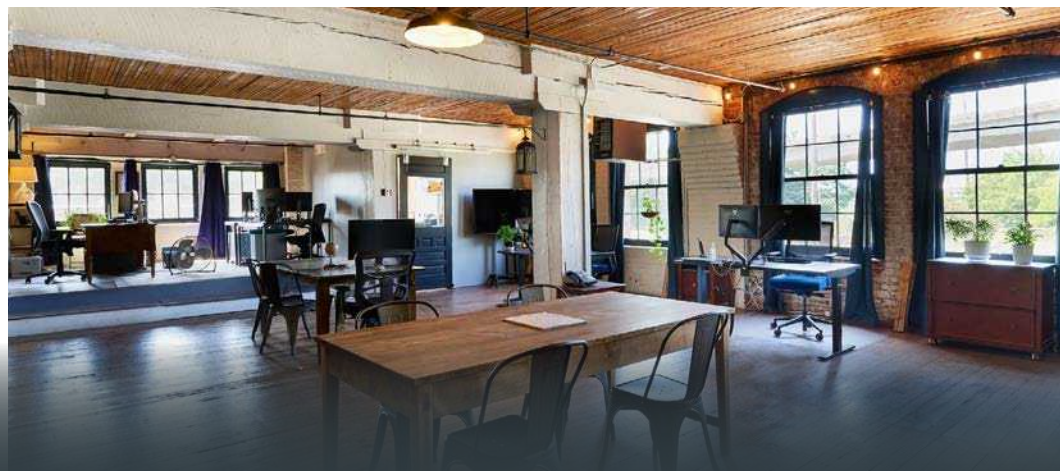
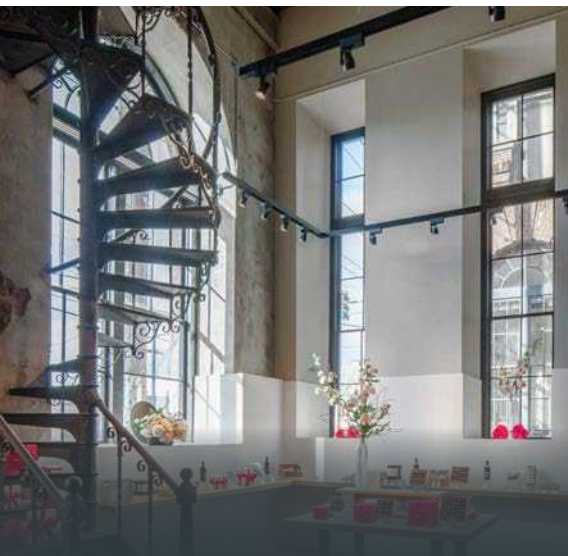
Suite	SF	NNN
Fully Leased	52,964	-

STAND ALONE - GENERAL OFFICE

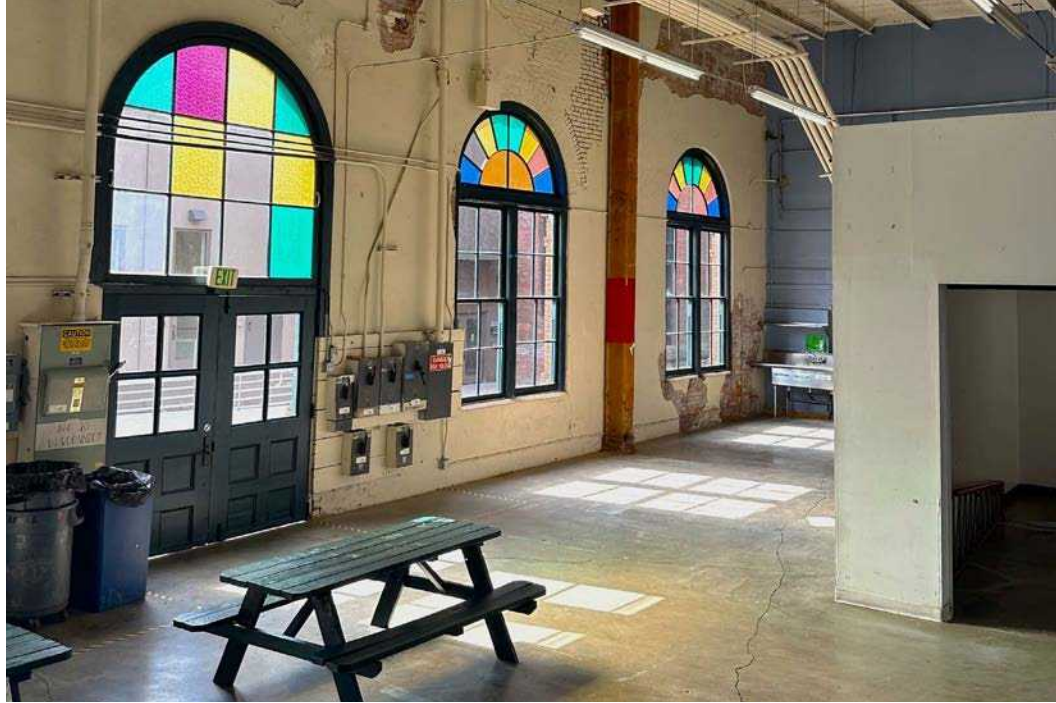
Suite	SF	NNN
Full Building	5,549	\$29



THE PROJECT | UNPARALLELED INNOVATIVE SPACE



Original Rainier Brewery is a historic campus with unique and customizable workspaces. With office suites ranging from 500 to 20,000+ SF, tenants find the flexibility to support their business needs.

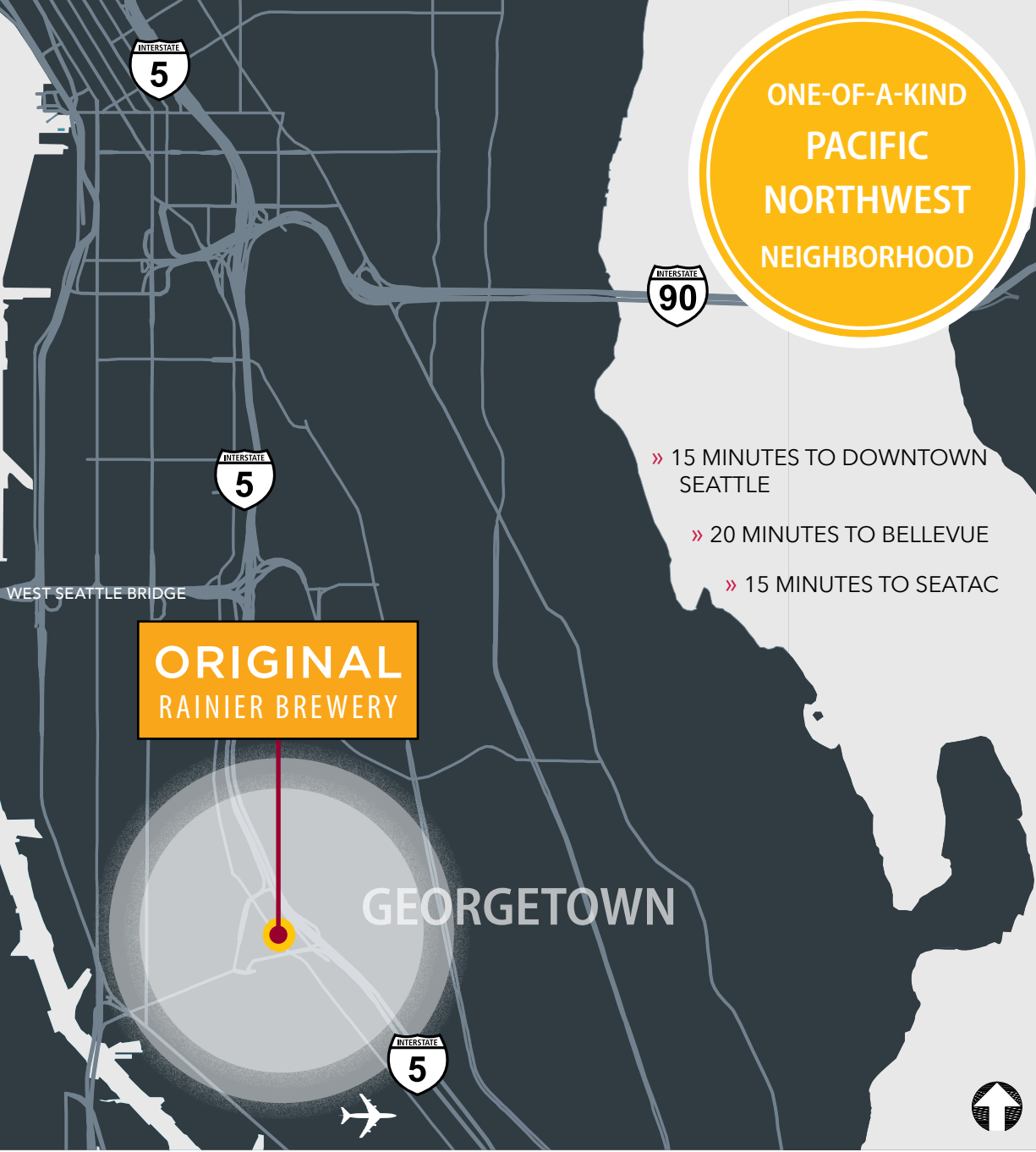


RICHLY HISTORIC | CONTEMPORARY | CREATIVE



LOCAL AMENITIES, EATERIES, & SHOPS

- JELLYFISH BREWING
- GREAT NOTION BREWING
- TINTE CELLARS
- THE BARN OWL
- BROTHER JOE
- FONDA LA CATRINA
- ELYSIAN TAPROOM
- THE CELLARS
- BOP BOX
- STAR BRASS
- SMARTY PANTS
- DONBURI STATION
- GEORGETOWN BALLROOM



ONE-OF-A-KIND
PACIFIC
NORTHWEST
NEIGHBORHOOD

- » 15 MINUTES TO DOWNTOWN SEATTLE
- » 20 MINUTES TO BELLEVUE
- » 15 MINUTES TO SEATAC

ORIGINAL
RAINIER BREWERY

GEORGETOWN

LOCATION

As arguably the oldest neighborhood in Seattle, Georgetown has been creating history since the very beginning, but certainly “Georgetown” firmly established it’s presence on the map in the 1990’s and early 2000s with Industrial Coffee, Stellar Pizza and live music performances drawing crowds of folks from all over the city. Since that time, multiple bars, entertainment venues, a web design company, bakery, and even a circus school have established the community as a thriving cultural destination fostering its original character and history. Today Georgetown offers an abundance of breweries, eateries, shops, art and a growing work force. Located just ten minutes from downtown Seattle, and five minutes from King County Airport, Georgetown is definitely a destination hotspot.

SEAN DURKIN
SIOR, MSRE, CCIM, Principal
D 206.773.2682
O 425.830.2647
sdurkin@lee-associates.com

JOHN BRUSSA
Vice President
D 206.773.2675
C 425.891.1424
jbrussa@lee-associates.com

AMANDA HAHNEMANN, CCIM
Senior Vice President
D 206.773.2691
C 206.852.1640
ahahnemann@lee-associates.com

