





## EXTRAORDINARY SPACES FOR EVERYDAY LIFE

Hilite offers a vibrant blend of convenience and creativity right at the heart of Seattle's eclectic neighborhoods. Nestled between Atlantic, Central District, and Judkins Park, the pet-friendly environment is a stone's throw from Capitol Hill and provide a live/work space for healthcare professionals and food enthusiasts alike.

**5,000 SF OF COMMERCIAL RETAIL SPACE**







Our location is poised for growth with upcoming improvements linked to the Judkins Park Light Rail Station, enhancing connectivity and accessibility. Excellent proximity to green spaces, city parks, and recreational areas, perfect for unwinding or exploring.

Hilite stands out with its distinctive industrial-chic aesthetic, featuring a bold design with three interconnected towers and striking yellow sculptural elements. It's a dynamic, creative hub where you can truly experience Seattle's vibrant community.



94  
Walk Score  
"Walker's Paradise"



84  
Transit Score  
"Excellent Transit"



76  
Bike Score  
"Very Bikeable"

33,124 vehicles per day at Rainier Ave S



**NEAR NEW JUDKINS PARK  
LIGHTRAIL STATION  
(OPENING LATE 2025)**

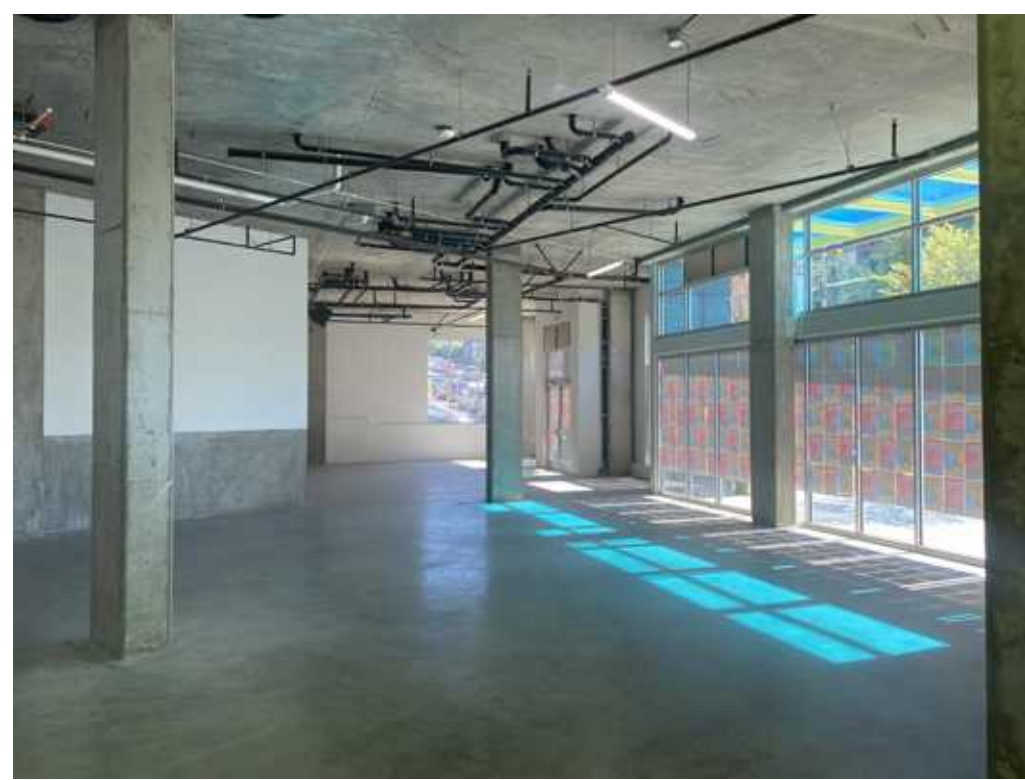
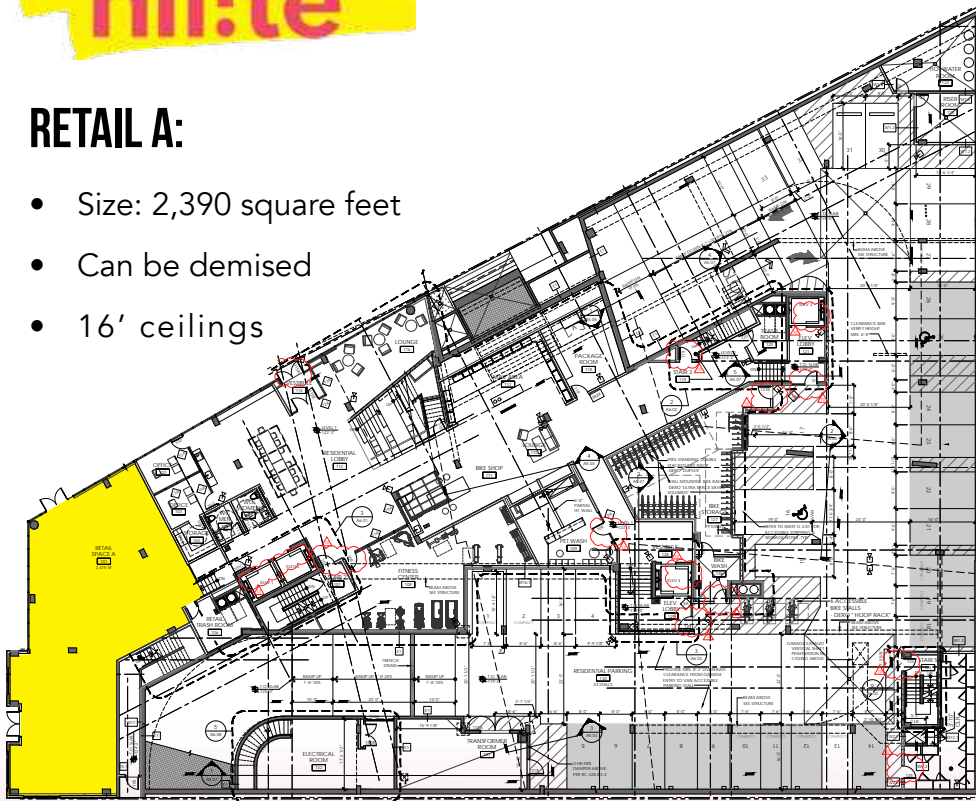
**622 RAINIER AVE S, SEATTLE WA 98144**





## RETAIL A:

- Size: 2,390 square feet
- Can be demised
- 16' ceilings



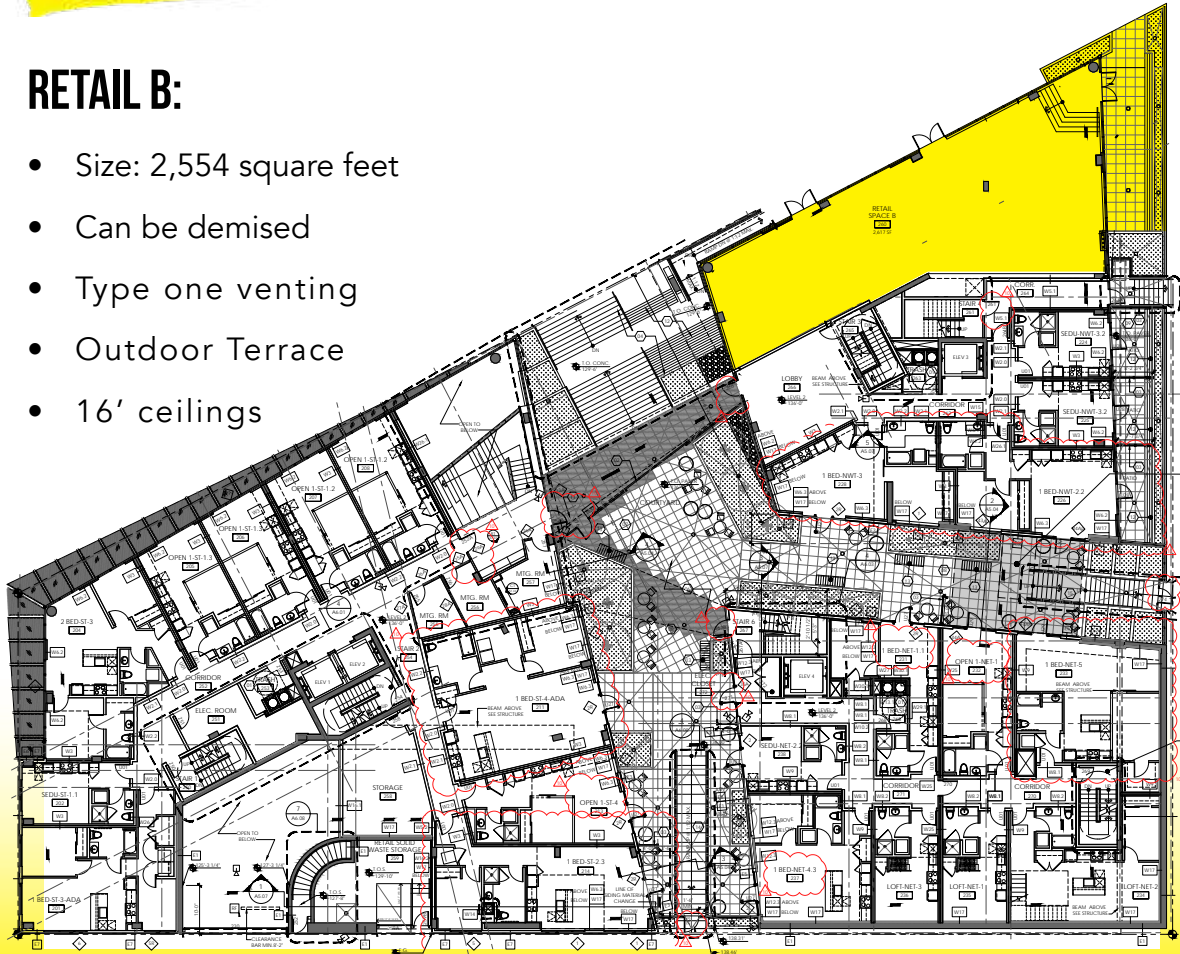
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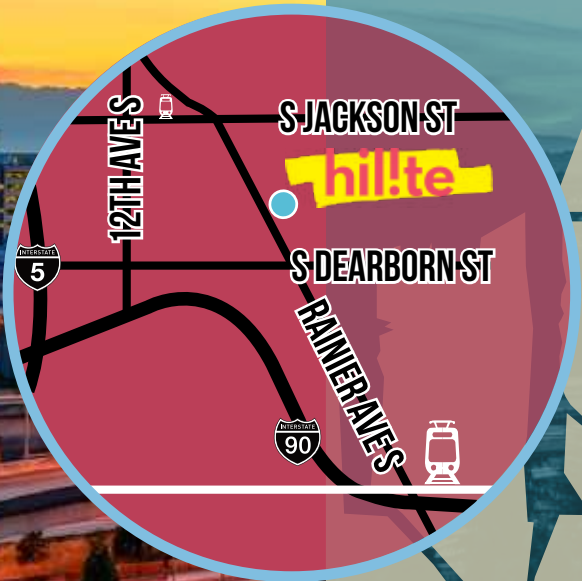
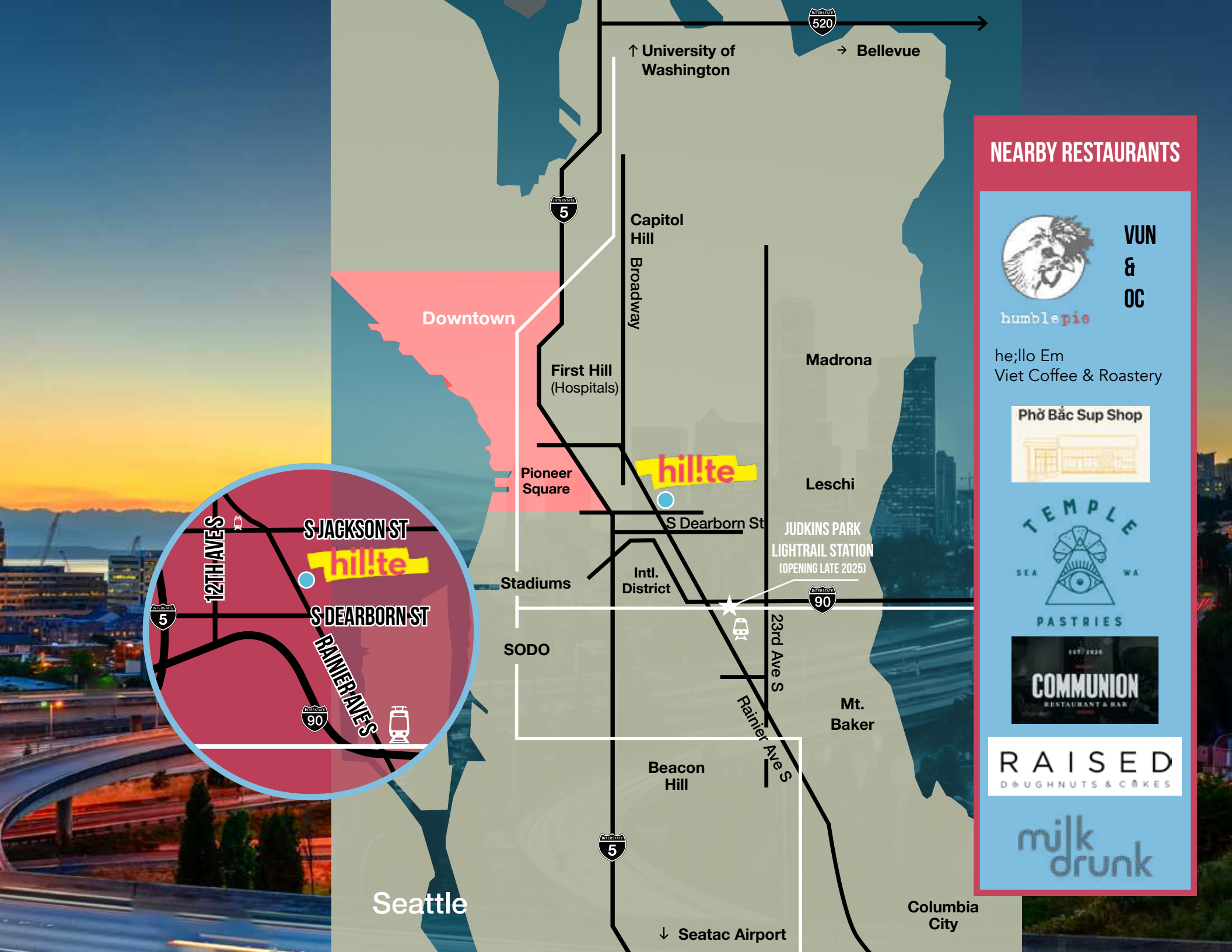
## RETAIL B:

- Size: 2,554 square feet
- Can be demised
- Type one venting
- Outdoor Terrace
- 16' ceilings



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**NEARBY RESTAURANTS**



**VUN  
&  
OC**

humble pie

he;llo Em  
Viet Coffee & Roastery

Phở Bắc Sup Shop



**RAISED**  
DOUGHNUTS & COOKIES

milk  
drunk



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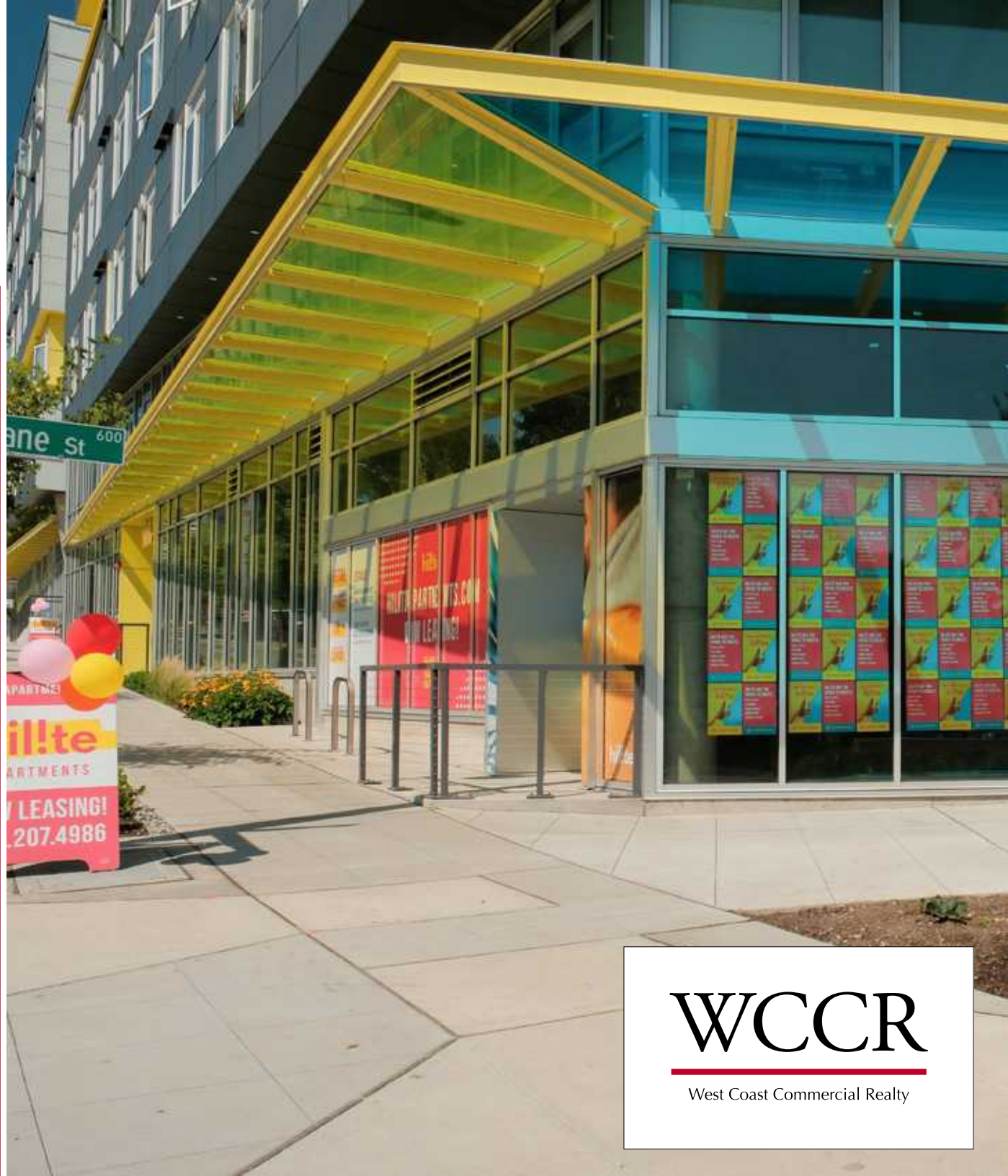
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**WCCR**

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