





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



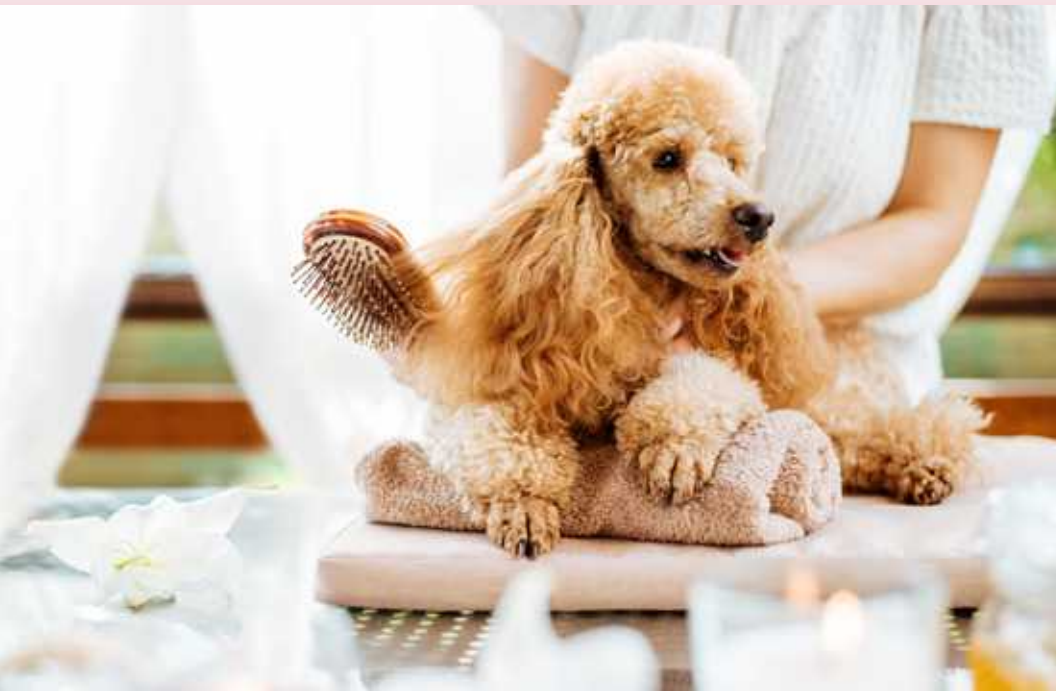
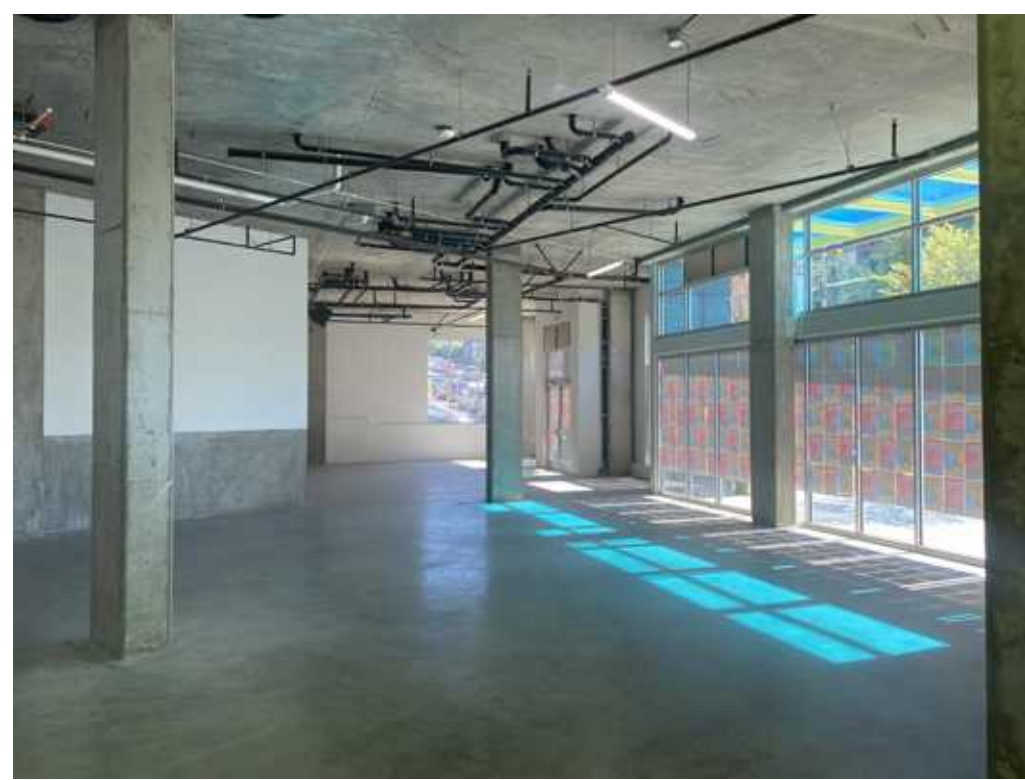
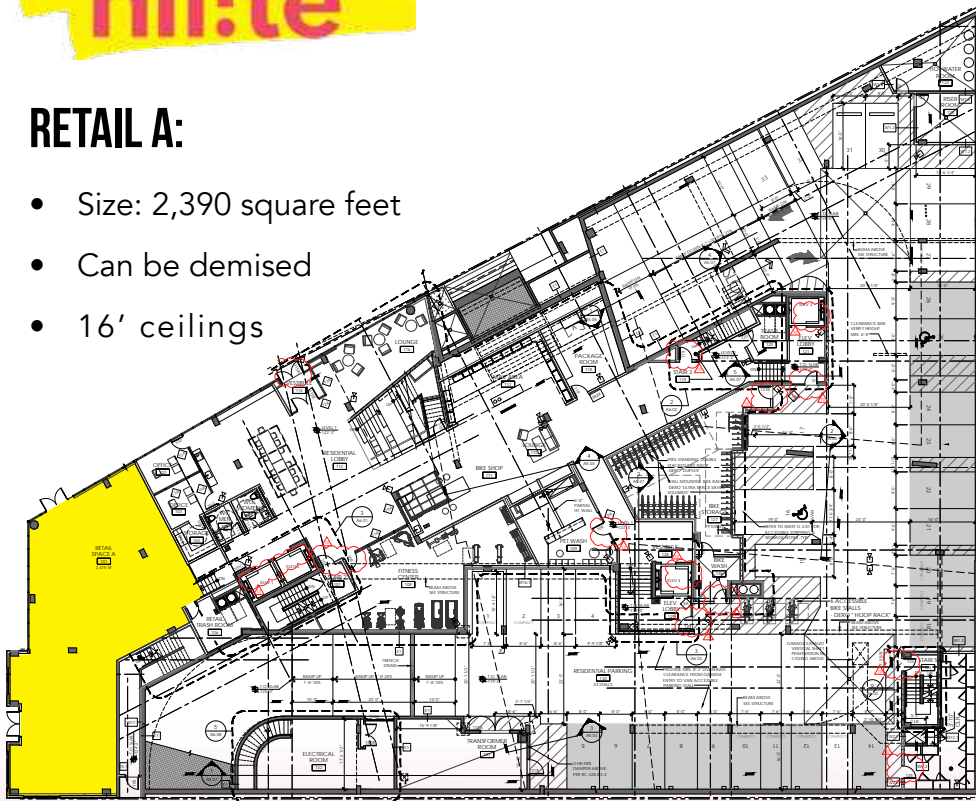
**NEAR NEW JUDKINS PARK
LIGHTRAIL STATION
(OPENING LATE 2025)**

622 RAINIER AVE S, SEATTLE WA 98144



RETAIL A:

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

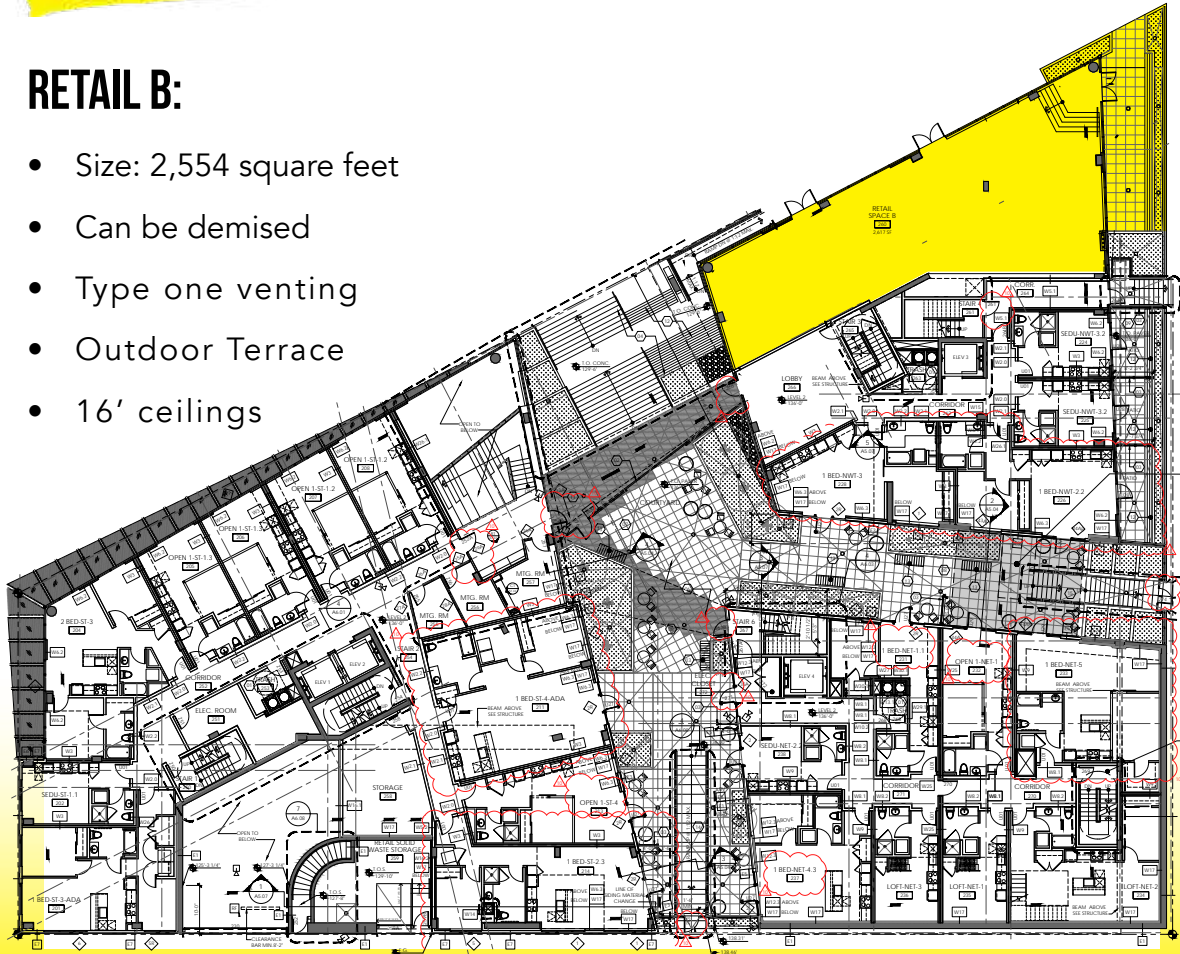


622 RAINIER AVE S, SEATTLE WA 98144

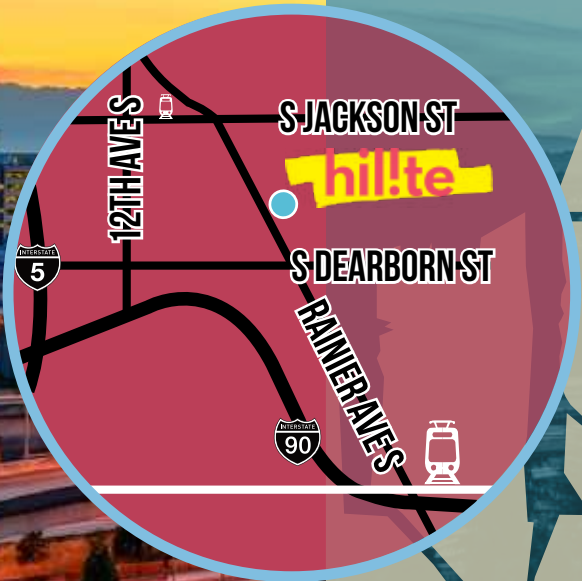
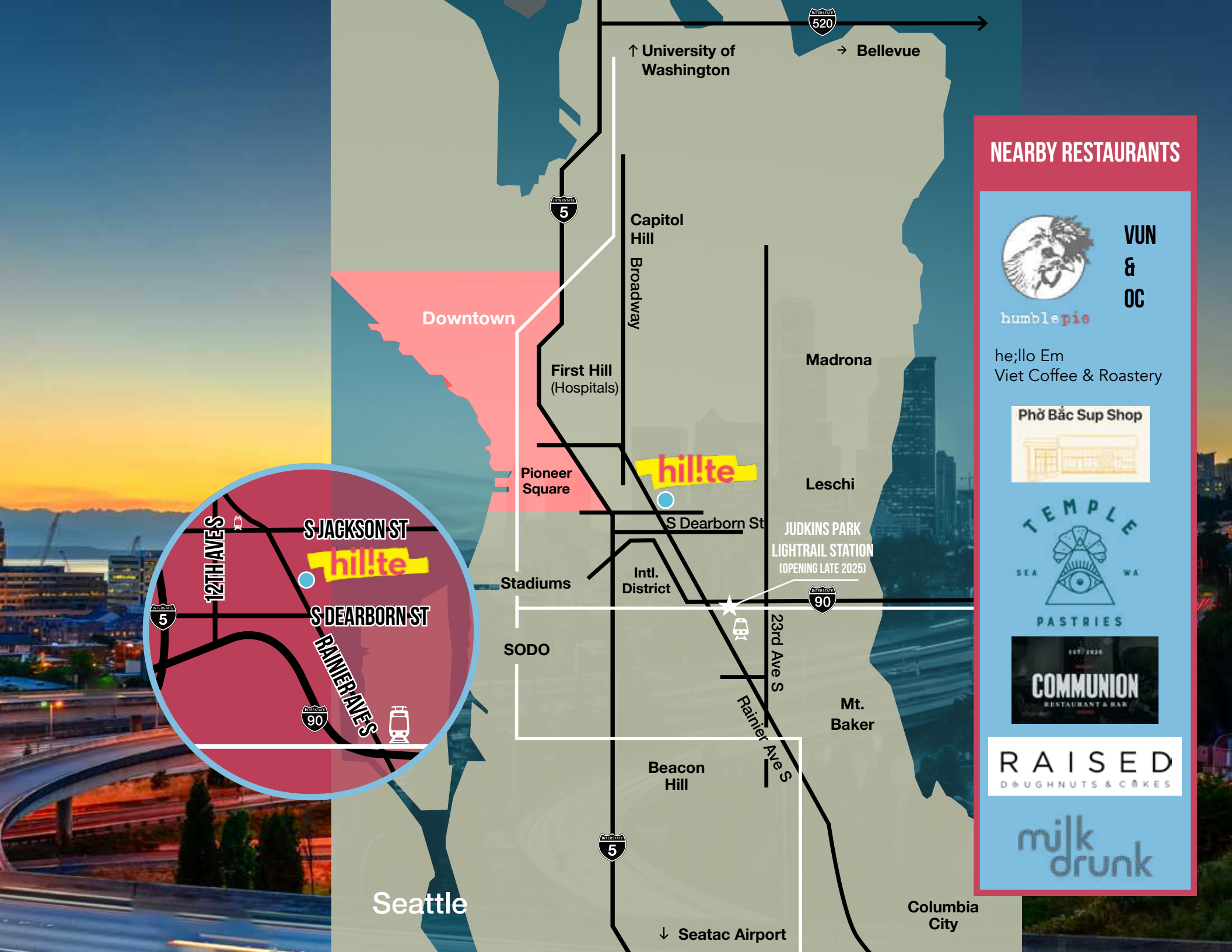


RETAIL B:

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



622 RAINIER AVE S, SEATTLE WA 98144



NEARBY RESTAURANTS



**VUN
&
OC**

humble pie

he;llo Em
Viet Coffee & Roastery

Phở Bắc Sup Shop



RAISED
DOUGHNUTS & COOKIES

milk
drunk



622 RAINIER AVE S, SEATTLE WA 98144

EXTRAORDINARY SPACES FOR
EVERYDAY LIFE

5,000 SF
OF COMMERCIAL RETAIL SPACE

Tiffini Connell

tiffini@wccommercialrealty.com

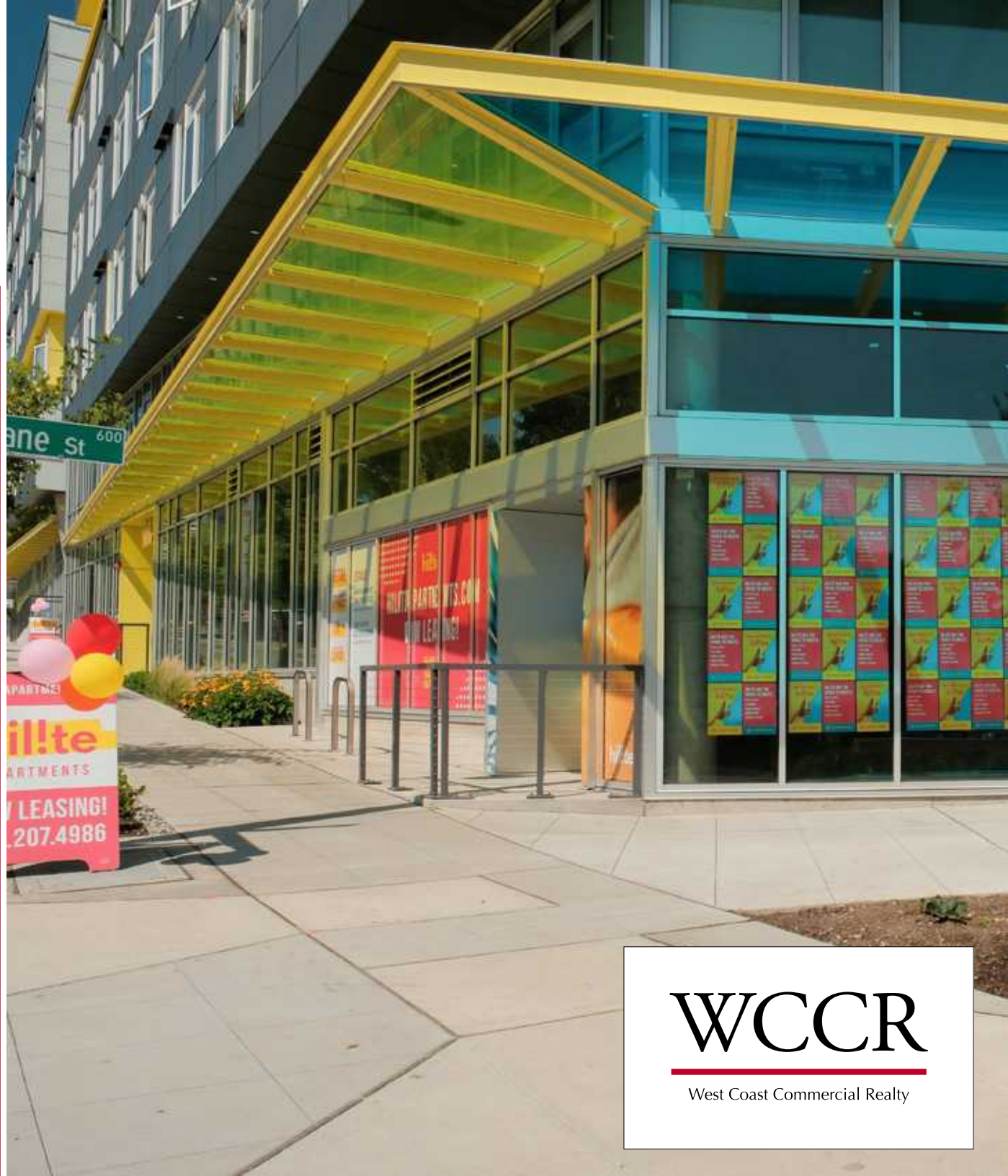
Jennifer Israel

jenniferi@wccommercialrealty.com

(206) 283-5212

www.wccommercialrealty.com

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC



WCCR

West Coast Commercial Realty