

PRIME LOCATION!

3 MILES TO DOWNTOWN SEATTLE



View Property Video

100,000 SF R&D FLEX INDUSTRIAL FOR LEASE

Rainier Innovation Center | 2646 Rainier Ave S, Seattle, WA



**CUSHMAN &
WAKEFIELD**

Property Highlights

100,000 SF

Total Available

12'

Clear Height
(Potential for 25'+ if needed)

2,000+ amp / 3-phase

Heavy Power
(Potential for more)

1 DH / 1 GL Roll-Up

Loading Doors

Fully insulated & sprinklered

Building Structure

300 Stalls

Car Parking Structure



[View Property Video](#)



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



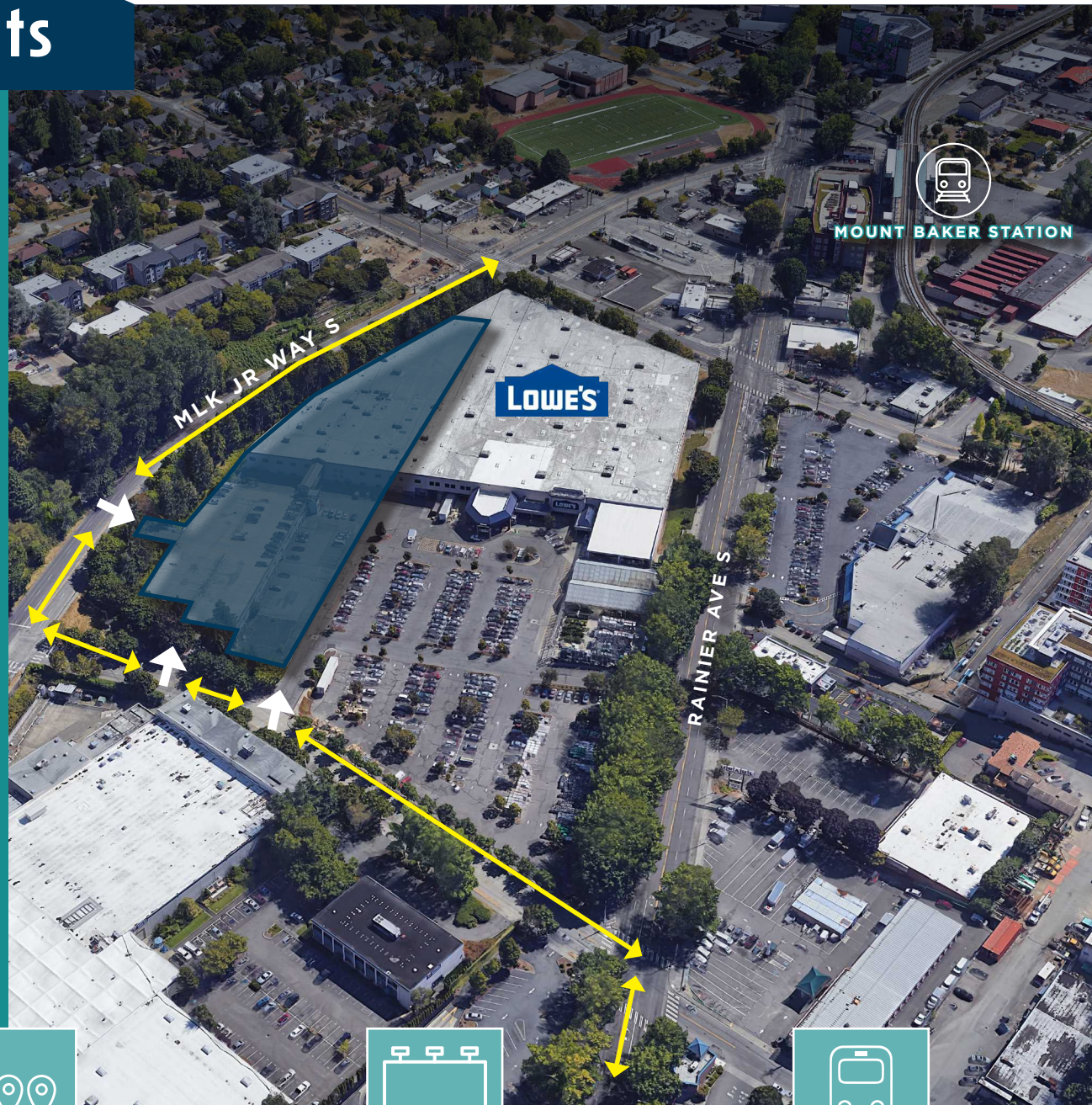
Abundant Amenities
Close proximity to Downtown Seattle
and surrounded by numerous amenities



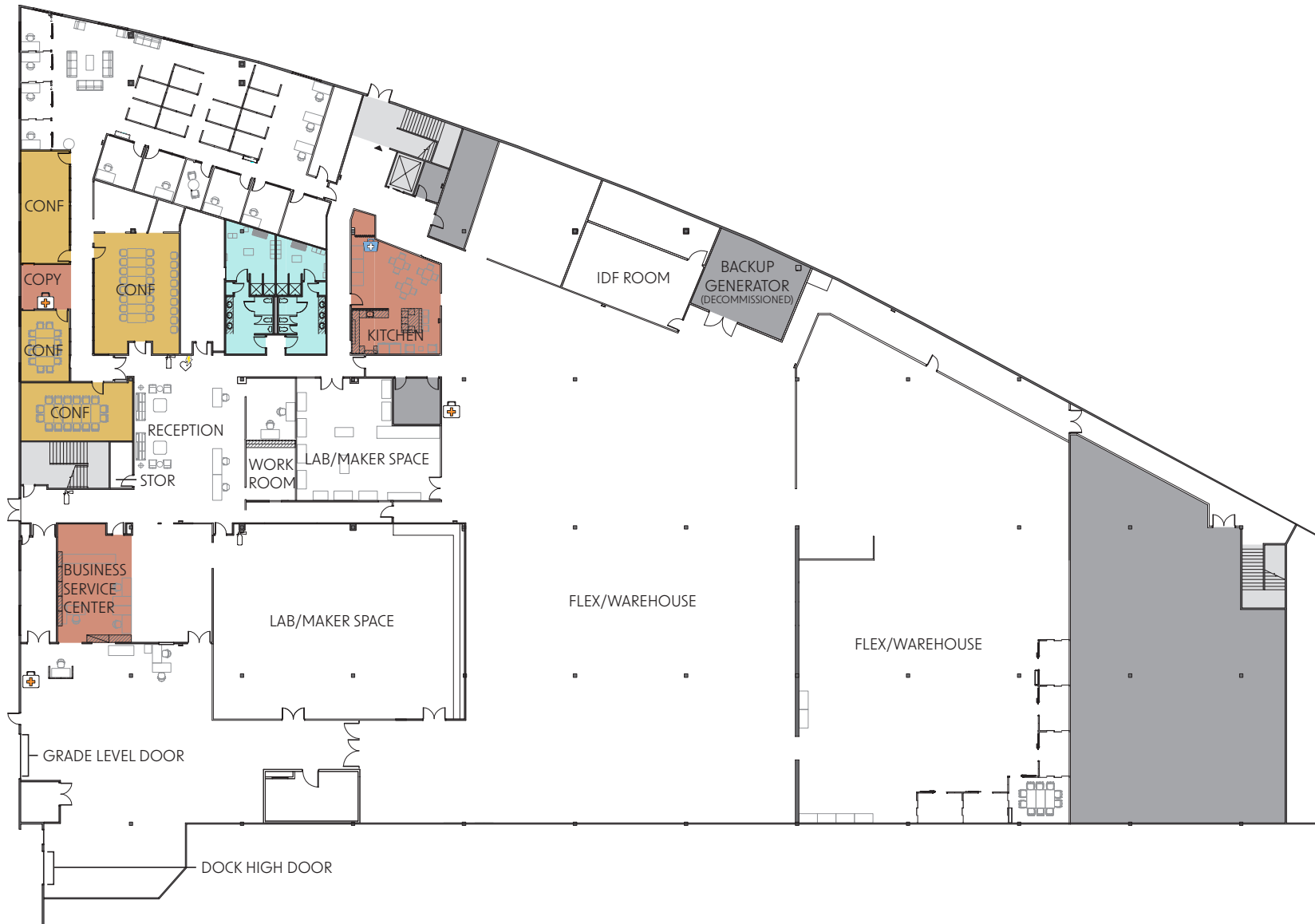
Exceptional Visibility
Monument signage available
and ample foot traffic



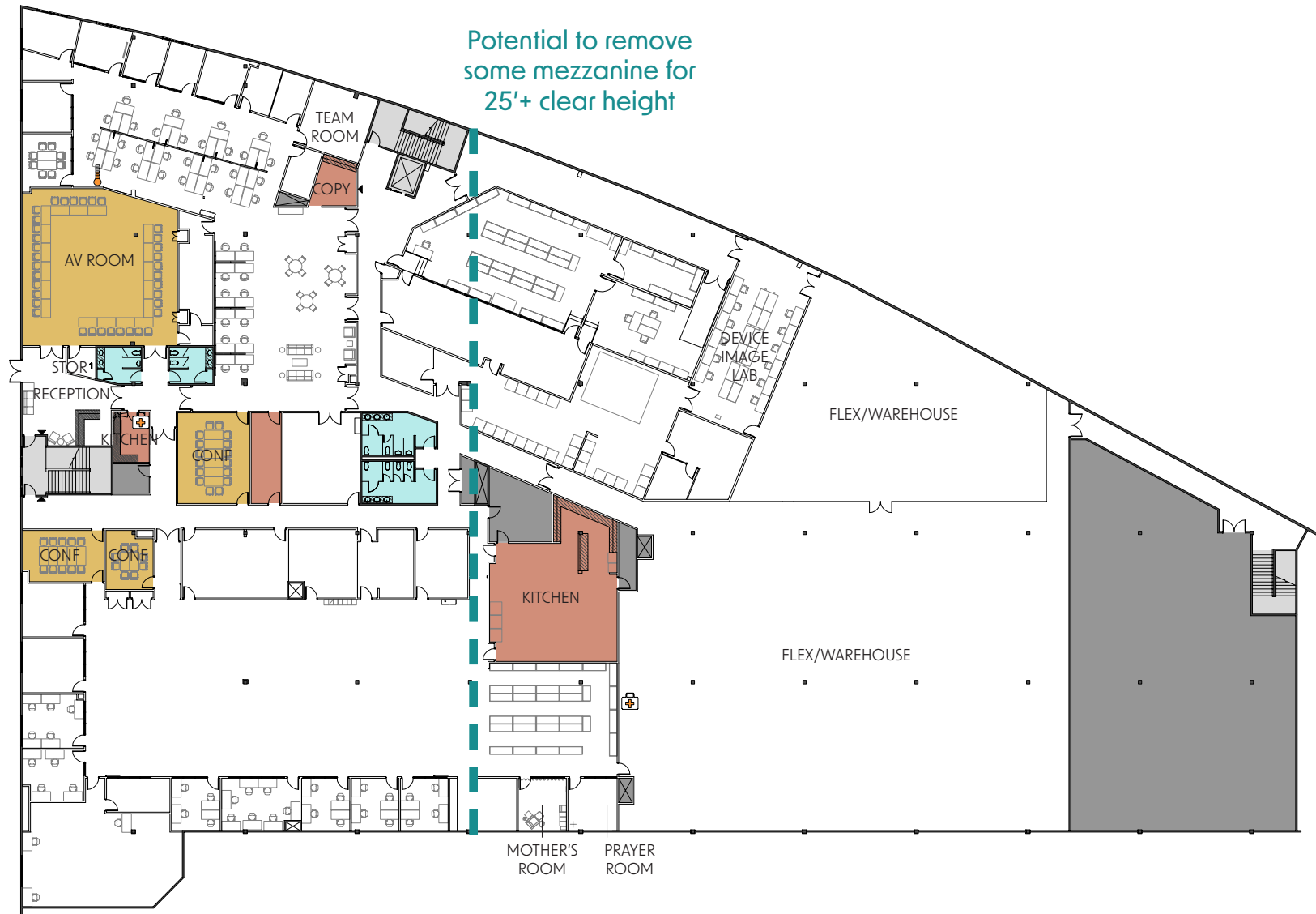
Stay Connected
Numerous transit options and great
light rail access make it easy to stay
connected to the greater Seattle area



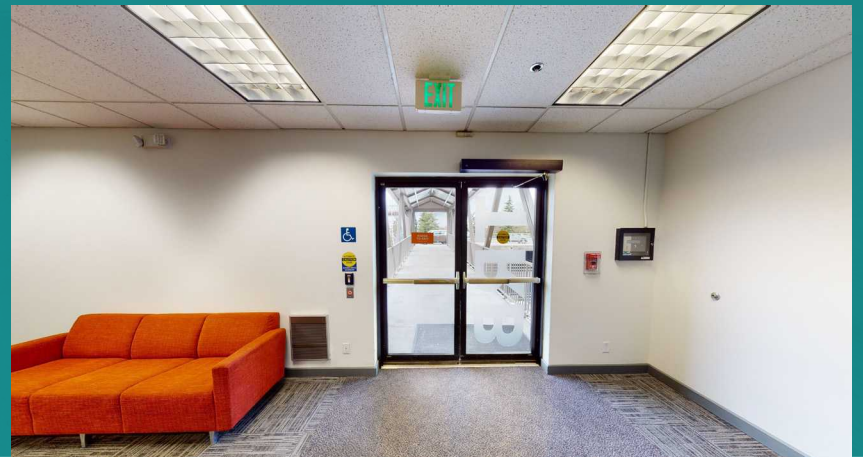
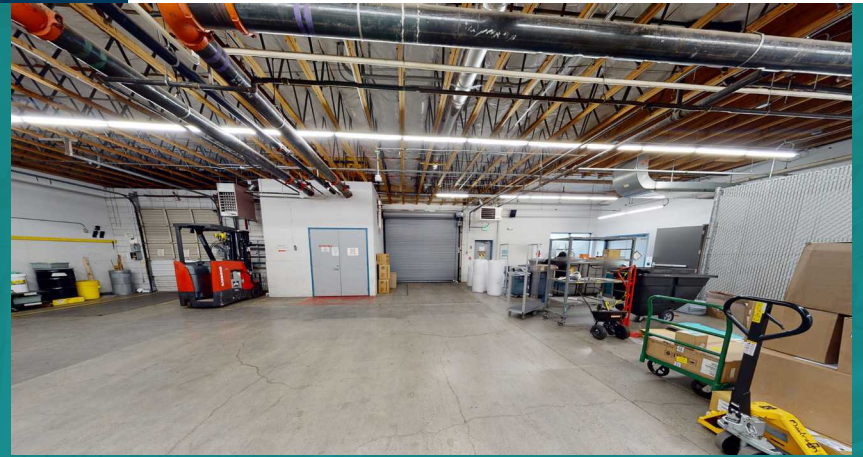
1st Floor - 50,000 SF



2nd Floor - 50,000 SF



Interior Building Photos





RARE 100,000 SF R&D FLEX SPACE FOR LEASE
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