

1130 RAINIER

1130 RAINIER AVENUE SOUTH | SEATTLE, WA | 98144



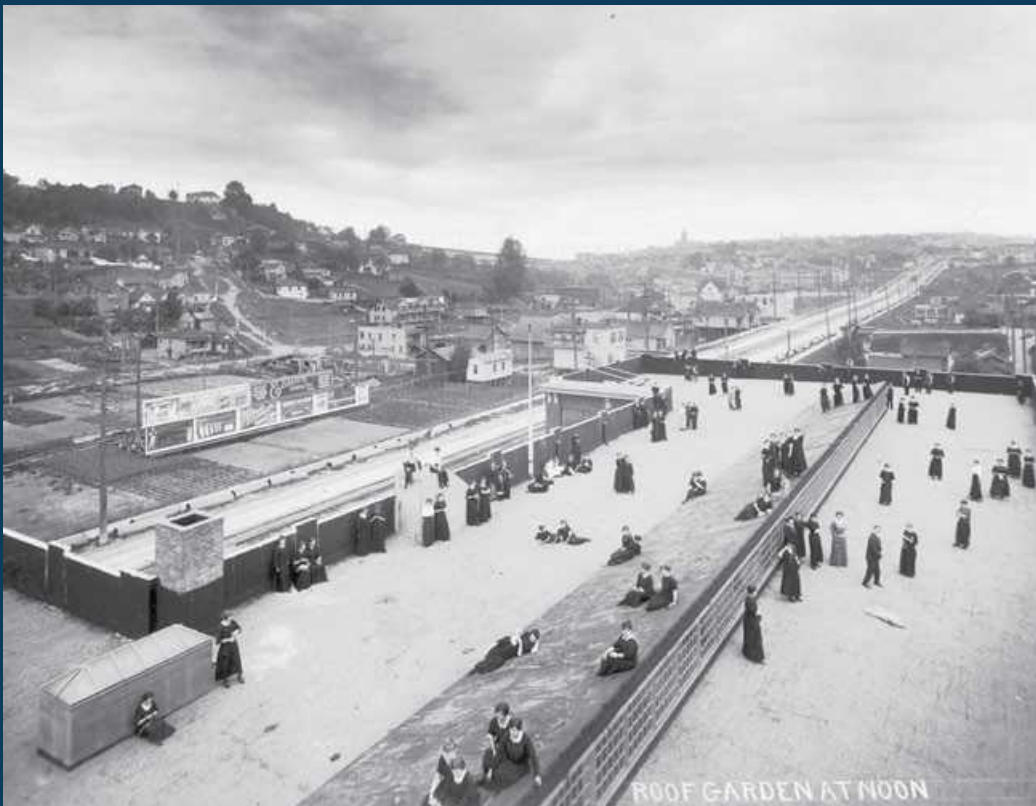
NEWMARK

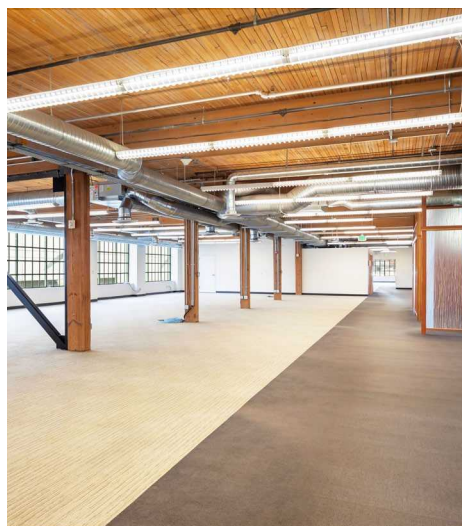
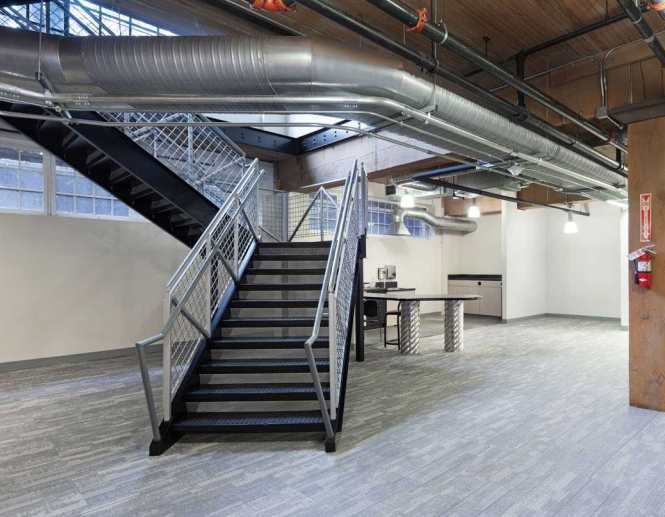
NITZE-STAGEN



Building History

The Historic 1130 Rainier Building was built by the Black Manufacturing Company as a garment factory in 1914—at the time, it was the largest factory west of Chicago and was designed to maximize the comfort and health of factory employees. Since then, the building has been extensively restored and converted to modern office space. While paying homage to the building's original design, its open-plan layout and modern amenities are perfectly suited to the requirements of today's creative and technology tenants.





Building Features

Ownership began construction of a 398 unit multi-family apartment complex in Q1 2022 on the lots North of the 1130 Rainier Building. The new development will include the current garage structure for the building and will require the Landlord to temporarily shut down the North entrance of the building. Construction is anticipated to take approximately 24 Months.

Exposed metal ducting with classic brick & beam design

Stunning high-ceiling space

Prominent building exterior signage

Exercise facility and showers

Dock loading and freight area

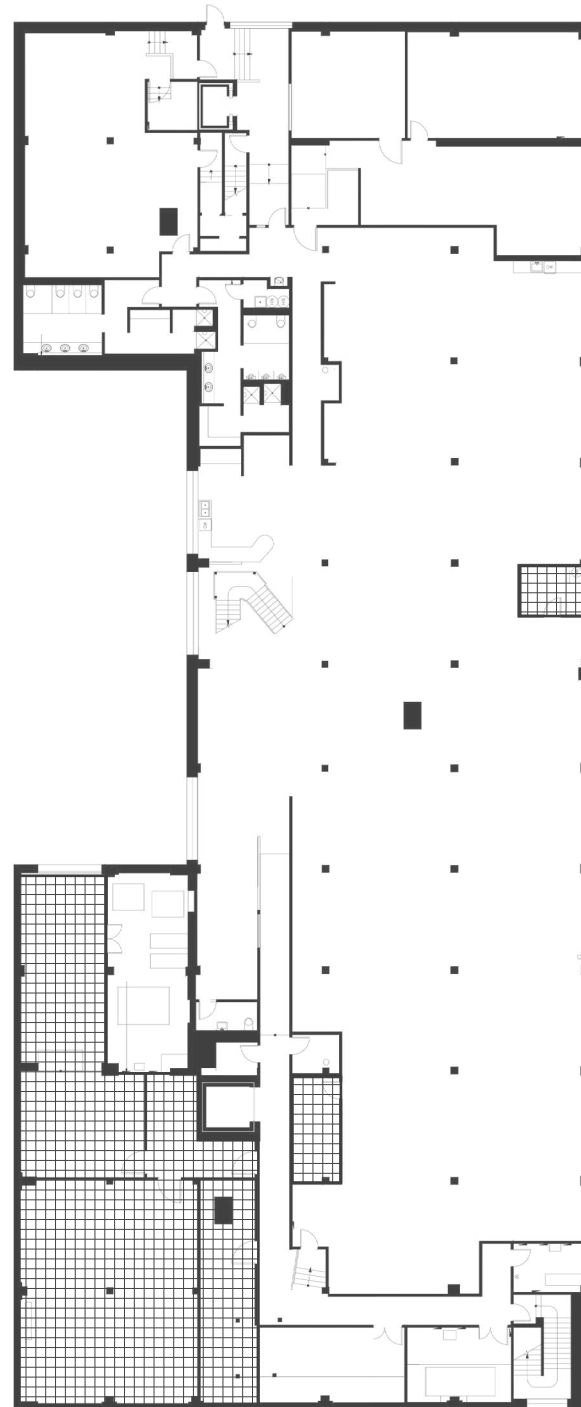
Professionally managed by Nitze-Stagen

First Floor

Suite 100

15,915 RSF | Office +

3,615 RSF Storage = 19,530



Amenities Within 2 Miles



60+
RESTAURANTS
& CAFES



10+
BARS / PUBS



5
HOTELS



7
GYMS / FITNESS
CENTERS

1130
RAINIER



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NEWMARK

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