

# FOR SALE OR LEASE

## 1900 RAINIER AVENUE S

SEATTLE, WASHINGTON

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



### 34,929 SF OFFICE INVESTMENT OPPORTUNITY | SALE OR LEASE

We are pleased to present the opportunity to lease or acquire 1900 Rainier Ave S, which is located in the dynamic Rainier Avenue/Martin Luther King Way Corridor. This corridor has recently experienced a surge in development activity, with a substantial pipeline of upcoming developments, including several proposed projects within a mile radius of the property. Ideally positioned to benefit from the robust growth and investment, the property offers several key opportunities. The 3rd floor is currently vacant and available for lease, while the 2nd floor features small private offices available for lease. This makes for an ideal owner-user opportunity with significant future redevelopment potential due to NC3-75 (M) zoning.

- FOR SALE OR LEASE
- 10-MINUTE DRIVE TO/FROM DOWNTOWN SEATTLE
- CLOSE TO NEARBY AMENITIES
- EASY ACCESS FROM I-90 AND I-5

*1900 Rainier Ave S offers a prime owner-user opportunity.*



# 1900 RAINIER AVENUE S

WELLSPRING FAMILY SERVICES | SEATTLE, WASHINGTON 98144



## SALE LISTING INFORMATION

<b>SALE PRICE:</b>	<b>\$12,000,000</b>
<b>RENTABLE BUILDING SF:</b>	34,929 SF
<b>YEAR BUILT:</b>	2009
<b>PARCEL:</b>	149830-2455
<b>LOT SIZE:</b>	42,246 SF / 0.96 AC
<b>FLOORS:</b>	Three
<b>PARKING:</b>	45 Parking Stalls



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## LOCATION FEATURES

- ▶ 10-minute walk to Mt. Baker Light Rail Station.
- ▶ Walking distance to QFC, Bartell Drugs, McDonald's, Subway, Wendy's, Toshio's Teriyaki.
- ▶ Only a 10-minute drive to/from downtown Seattle or Mercer Island and a 15-minute drive to/from downtown Bellevue.
- ▶ 88 Walk Score, 70 Transit Score, and 84 Bike Score.

## BUILDING FEATURES

- ▶ Constructed in 2009, this modern, open, and light-filled property is LEED Silver.
- ▶ Lounge/breakroom with full kitchen. Wellness area with showers.
- ▶ *Free* on-site parking.



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## LEASE LISTING INFORMATION

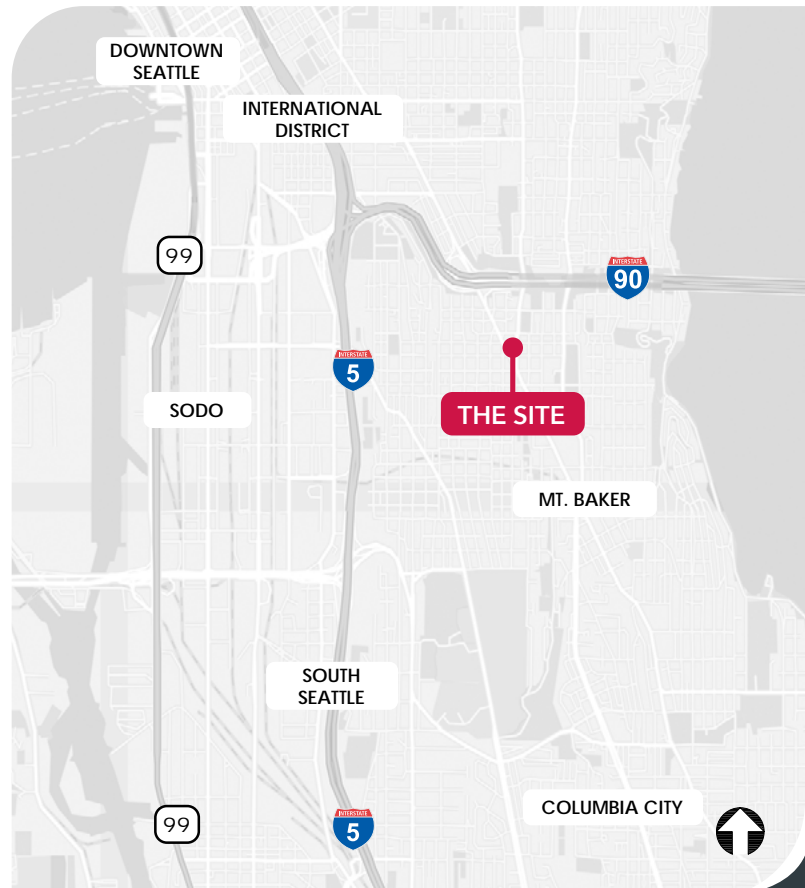
### AVAILABLE SPACE

**FLOOR TWO:** Eight 150 SF suites

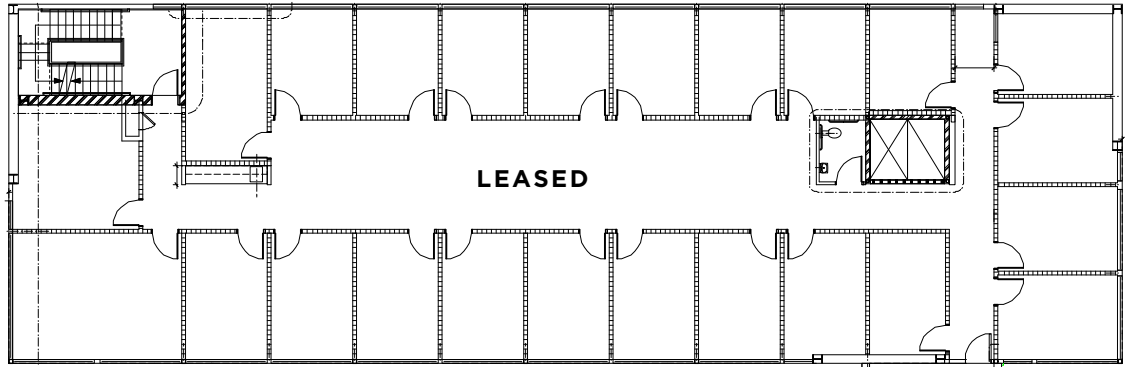
**LEASE RATE:** \$1,500 / Unit / Month

**FLOOR THREE:** 10,791 SF (divisible to 3,273 SF)

**LEASE RATE:** \$32.00/Full Service/Yr

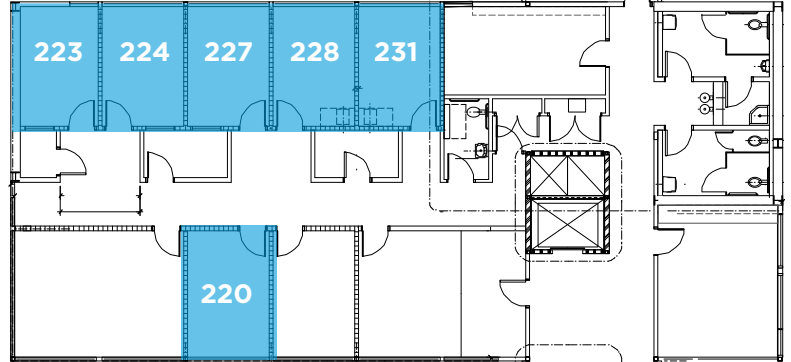


2ND FLOOR  
NORTH WING



# LEASE INFORMATION

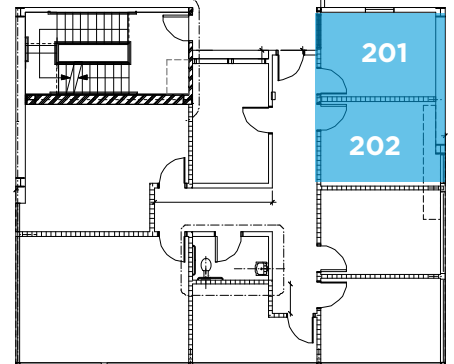
2ND FLOOR  
CENTRAL WING



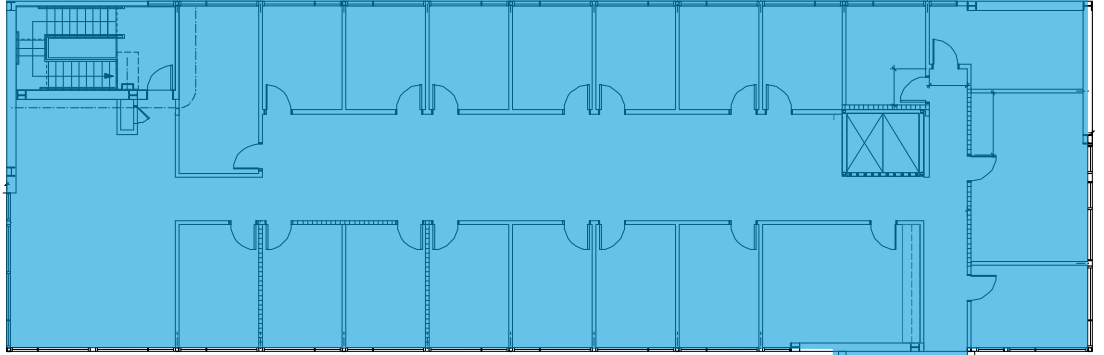
# FLOOR TWO

■ VACANT SPACE    EACH SPACE IS APPROXIMATELY 150 SF

2ND FLOOR  
SOUTH WING

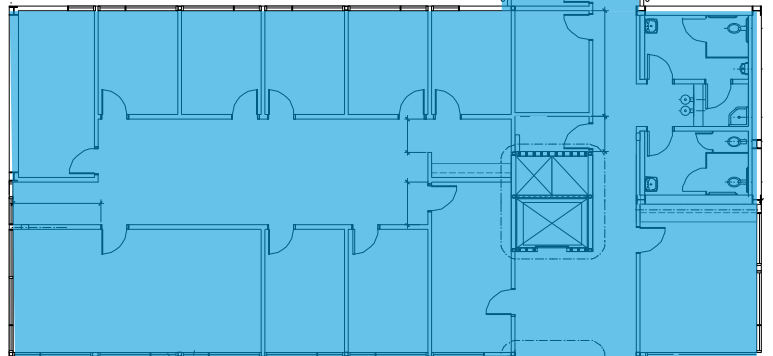


3RD FLOOR  
NORTH WING  
7,518 SF



# LEASE INFORMATION

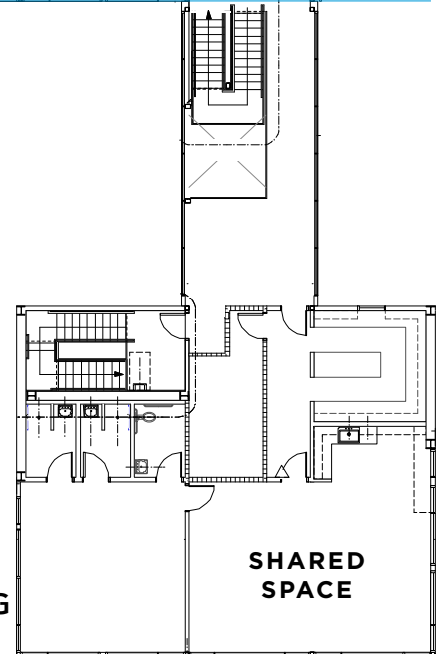
3RD FLOOR  
MIDDLE WING  
3,273 SF



# FLOOR THREE

■ VACANT SPACE

3RD FLOOR  
SOUTH WING



SHARED  
SPACE

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