

FOR SALE OR LEASE

1900 RAINIER AVENUE S

SEATTLE, WASHINGTON

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**REDUCED
PRICE
\$8.0M**



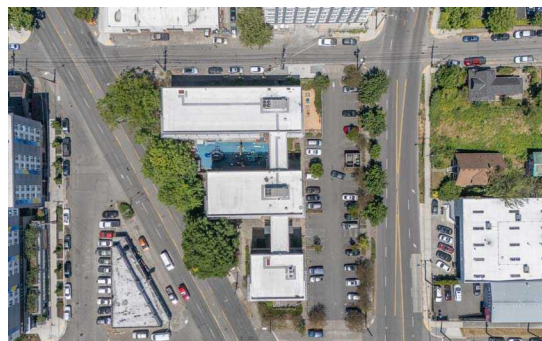
IDEAL OWNER-USER OPPORTUNITY WITH ON-SITE PARKING

34,929 SF OFFICE BUILDING

We are pleased to present the opportunity to acquire 1900 Rainier Ave S, which is located in the heart of the Rainier Avenue/Martin Luther King Jr. Way corridor, just a few blocks from I-90 and the future Judkins Park Station, which will offer direct light-rail connectivity to the Eastside. The property provides a near full-building owner-user opportunity, with one tenant currently occupying the north wing of the 2nd floor and the ability to take over the entire building after one year. The 1st floor, which includes classrooms in the north wing, and the full 3rd floor can be delivered vacant at closing. With NC3-75 (M) zoning, the site also offers strong long-term redevelopment potential.

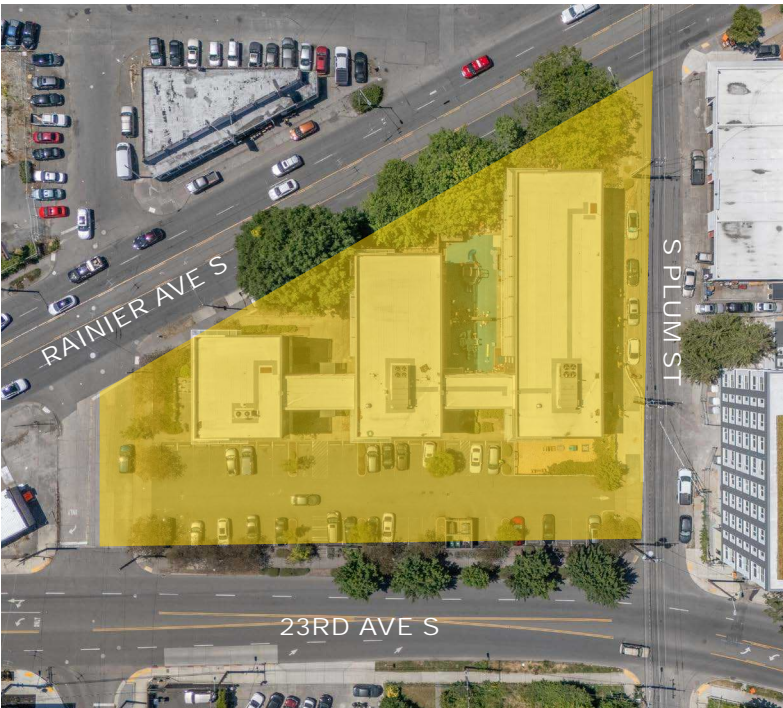
- **FOR SALE - \$8,000,000**
- **10-MINUTE DRIVE TO/FROM DOWNTOWN SEATTLE**
- **2009 CONSTRUCTION**
- **34,929 SF OFFICE BUILDING**

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



1900 RAINIER AVENUE S

WELLSPRING FAMILY SERVICES | SEATTLE, WASHINGTON 98144



SALE LISTING INFORMATION

SALE PRICE:	\$8,000,000
RENTABLE BUILDING SF:	34,929 SF
YEAR BUILT:	2009
PARCEL:	149830-2455
LOT SIZE:	42,246 SF / 0.96 AC
FLOORS:	Three
PARKING:	45 Parking Stalls



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LOCATION FEATURES

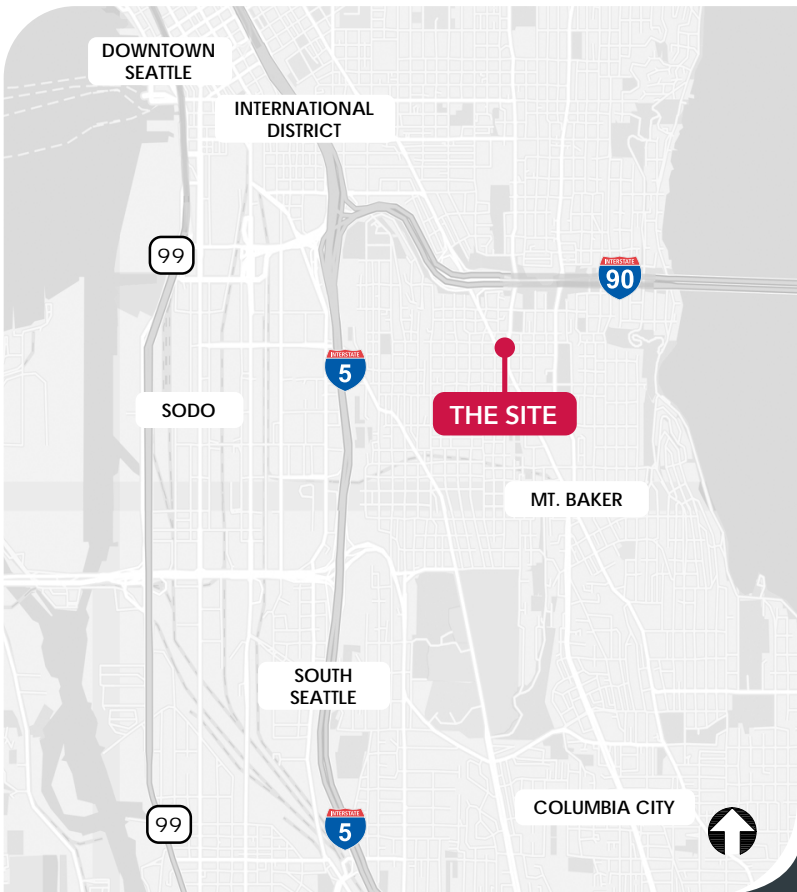
- ▶ 10-minute walk to Mt. Baker Light Rail Station.
- ▶ Walking distance to QFC, Bartell Drugs, McDonald's, Subway, Wendy's, Toshio's Teriyaki.
- ▶ Only a 10-minute drive to/from downtown Seattle or Mercer Island and a 15-minute drive to/from downtown Bellevue.
- ▶ 88 Walk Score, 70 Transit Score, and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

BUILDING FEATURES

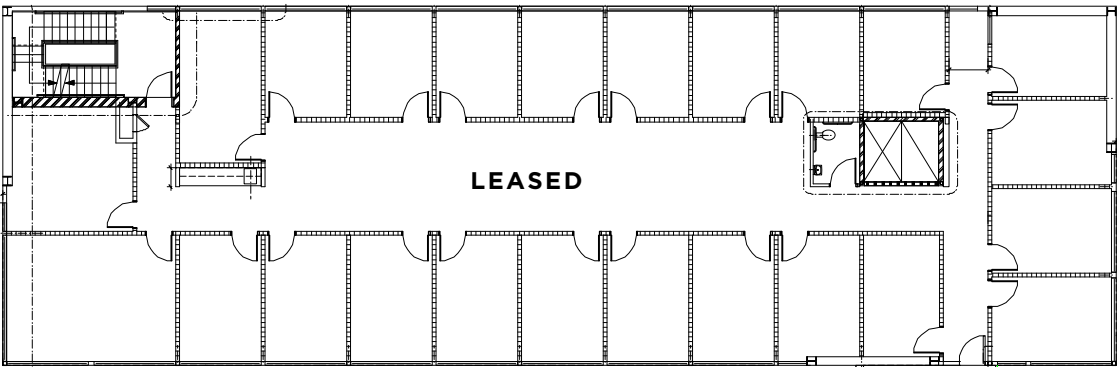
- ▶ Constructed in 2009, this modern, open, and light-filled property is LEED Silver.
- ▶ Lounge/breakroom with full kitchen. Wellness area with showers.
- ▶ 45 parking stalls



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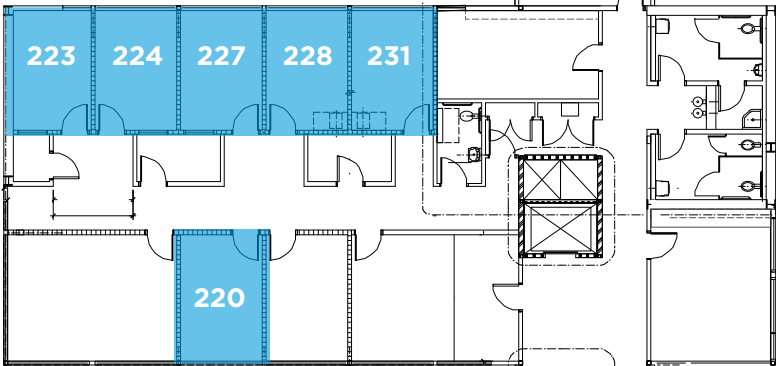


2ND FLOOR
NORTH WING



LEASE INFORMATION

2ND FLOOR
CENTRAL WING

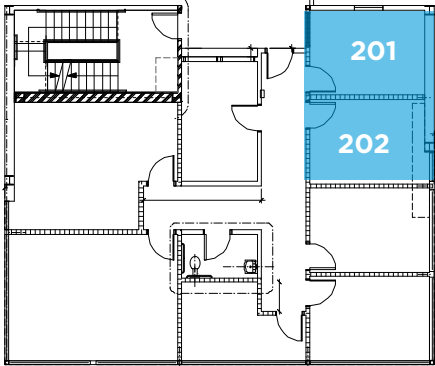


FLOOR TWO

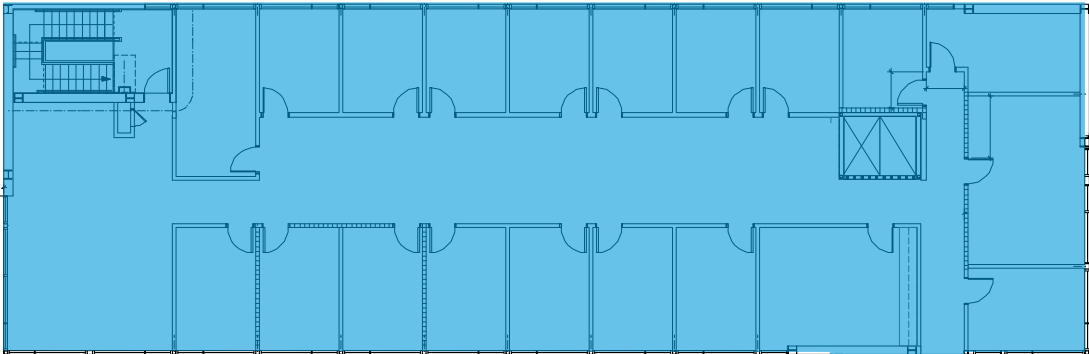
 VACANT SPACE EACH SPACE IS ROUGHLY 150 SF AND AVAILABLE AS A SHORT-TERM PRIVATE OFFICE AT \$1,000 PER MONTH

Some tenants are currently renting individual offices on short-term leases

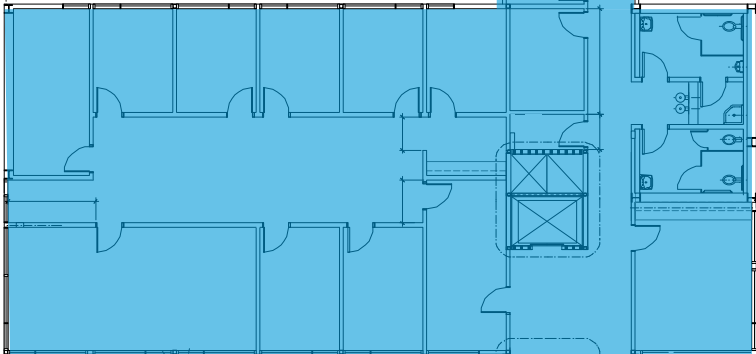
2ND FLOOR
SOUTH WING



3RD FLOOR
NORTH WING
7,518 SF



3RD FLOOR
MIDDLE WING
3,273 SF

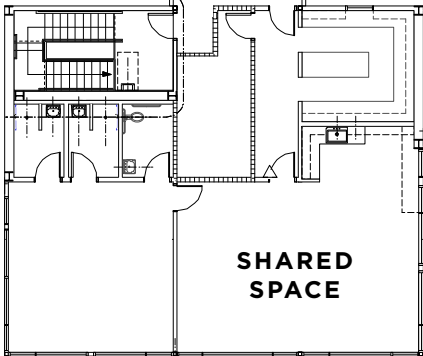


FLOOR THREE

VACANT SPACE \$32.00 / FS

3RD FLOOR
SOUTH WING

SHARED
SPACE



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