

LEASE FOR



ORIGINAL RAINIER BREWERY


**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

5624-6010 AIRPORT WAY SOUTH | SEATTLE, WA 98108

A truly iconic property in the heart of the historic Georgetown neighborhood, the Original Rainier Brewery (ORB), consists of four unique buildings each with its own character and function. From North to South...

- ▶ **Bottling Plant** - Office, Flex and Retail suites most updated with air conditioning, fire sprinklers, and offering well appointed common areas and amenities.
- ▶ **Malt House** - Industrial, Flex and Retail spaces for a variety of uses. Access to the property's many amenities.
- ▶ **Brew House** - A rebuilt Flex building that is fully leased to signature tenants.
- ▶ **General Office Building** - A true office gem from the early 20th century. It is a unique and classic piece of Seattle architecture with landmark style and detailing. Fully leased to a signature tenant.

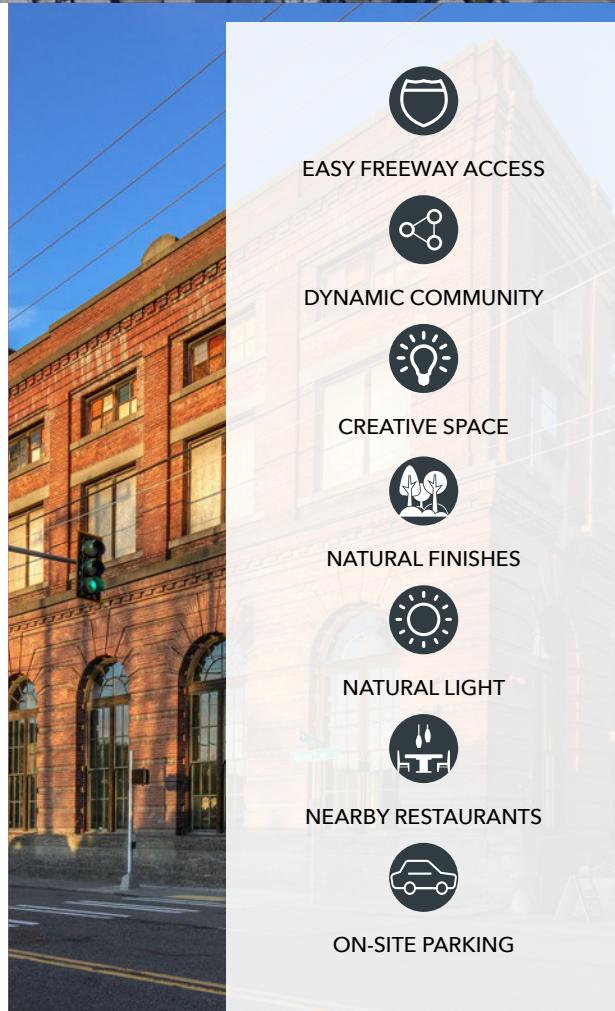
These recently renovated buildings in the heart of the Georgetown neighborhood boast exposed brick and timber detailing, natural light and modern infrastructure including HVAC and fire protection systems. The property offers a variety of space options and configurations from 500 to 20,000 square feet and the Georgetown neighborhood that is rich with amenities all within an easy walk. This is a property that offers a solution for any space requirement with expansion and growth flexibility.





HIGHLIGHTS

- ▶ Flexible Suite Demising Options
- ▶ Space includes Flex, Office and Retail Availabilities
- ▶ Many Suites offer High Ceilings
- ▶ Dedicated Tenant Parking
- ▶ Access to I-5, Highways 99 & 509
- ▶ Close Proximity to Bus and Bike Routes
- ▶ Exposed Brick and Historical Details
- ▶ Communal Interior Common Areas
- ▶ On-Site Management, Security & Parking Enforcement
- ▶ Fully Air Conditioned Suites in the Bottling Plant
- ▶ Full Sprinkler Protection in the Bottling Plant
- ▶ Additional Storage Spaces & Secure Indoor Bike Parking
- ▶ Shower Facilities On-Site
- ▶ Abundant Natural Light
- ▶ Common Area WiFi
- ▶ Outdoor Seating Areas available and On-Site Food Truck Program





SPACE DETAIL | VACANCIES

BOTTLING PLANT

Suite	RSF	NNN
100	2,776	\$24
150	2,122	\$24
236	629	\$23
244	629	\$21
246	1,041	\$23
250	885	\$23
255	1979	\$23
270	11,423	\$23
305	717	\$23

MALT HOUSE

Suite	RSF	Gross
203	1,105	\$17
205	1,521	\$19
214	1,572	\$19
215	685	\$19

BREW HOUSE

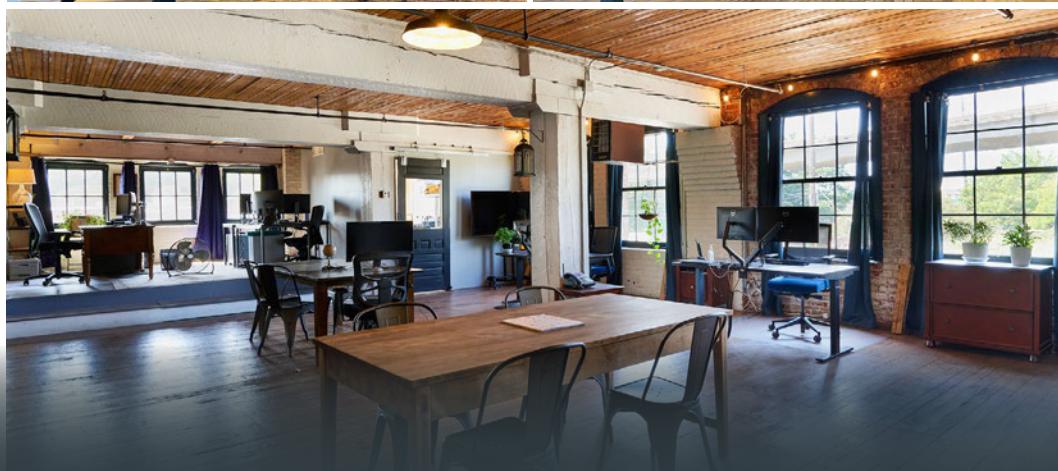
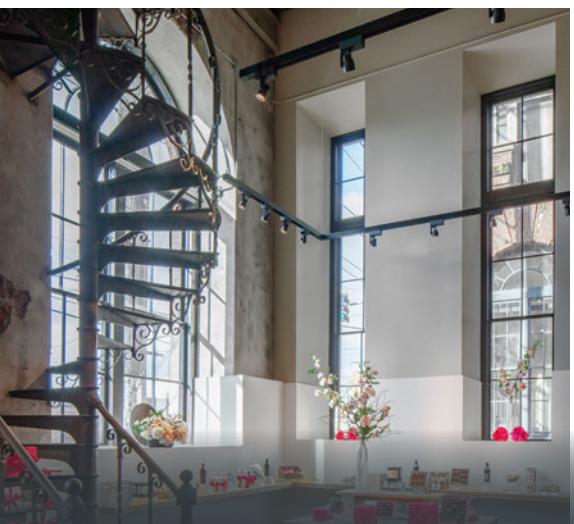
Suite	RSF	NNN
Fully Leased	52,964	-

STAND ALONE - GENERAL OFFICE

Suite	RSF	NNN
Fully Leased	5,549	-



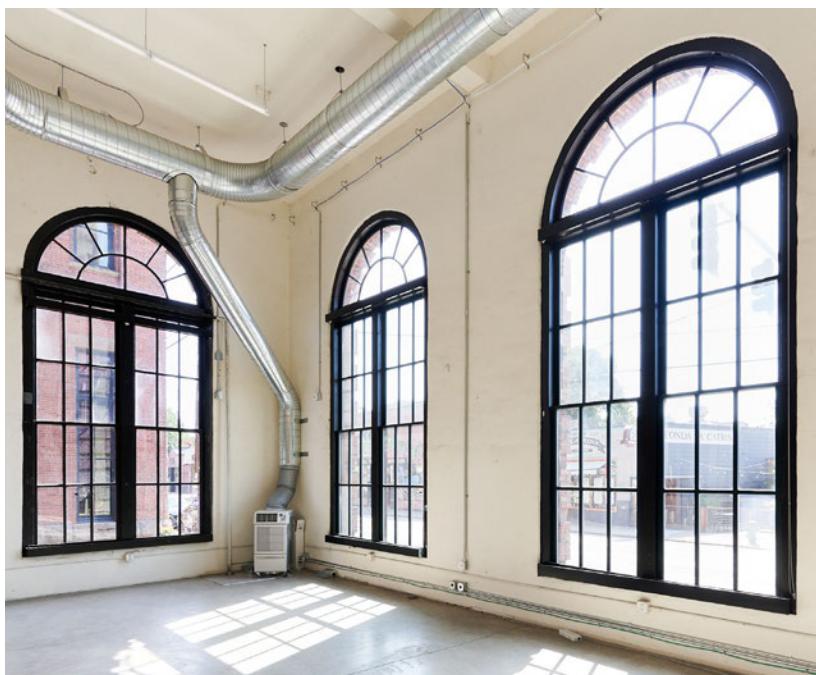
THE PROJECT | UNPARALLELED INNOVATIVE SPACE



Original Rainier Brewery is a historic campus with unique and customizable workspaces. With office suites ranging from 500 to 20,000+ SF, tenants find the flexibility to support their business needs.



RICHLY HISTORIC | CONTEMPORARY | CREATIVE



LOCAL AMENITIES, EATERIES, & SHOPS



AMANDA HAHNEMANN, CCIM

Senior Vice President

D 206.773.2691

C 206.852.1640

ahahnemann@lee-associates.com

GREGOR MILLER

Principal

D 206.326.6701

C 206.979.5992

gmiller@lee-associates.com

SKB

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