



RAINIER RETAIL OFFICE & WAREHOUSE FLEX SPACE

2201 Rainier Ave S, Seattle, WA 98144



CCM Commercial

Commercial Real Estate Services

Cal Mitchell

CCM COMMERCIAL REAL ESTATE

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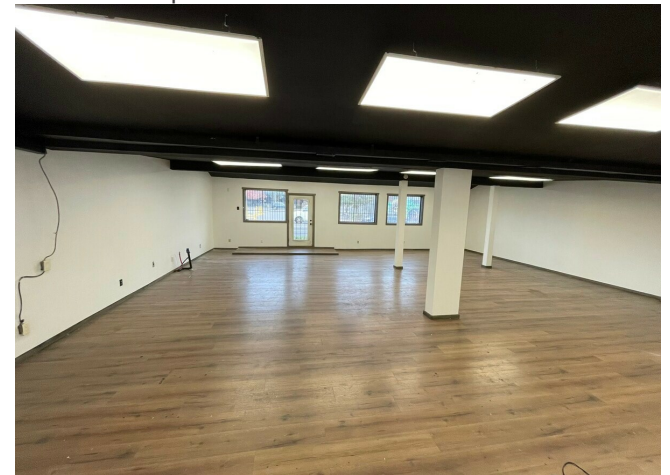
RETAIL OFFICE & WAREHOUSE FLEX

\$12.00 /SF/YR

RAINIER AVE RETAIL CENTER
Business Services Retail Office & Warehouse Space

- #3,365 Total Premises SF
 - \$12.00 Base Rent, \$0.66 NNN's
 - #1,600 SF Basement Warehouse Space
 - #1,765 SF Retail Office Space
 - Prime Street Facing Retail Location
 - Available Immediately
-
- Large Open Area ready for your build-out
 - Retail Main Entrance on Busy Rainier Ave
 - #35,000+ VPD per Day
 - Excellent Street Signage Available
 - One Grade-Level Rear Loading Door
 - Kitchen / Employee Break Room
 - 2 Restrooms
-
- Strategically Located on Rainier Ave South in Seattle
 - Building Street Signage Available
 - ...

- High Viability Business Services Retail Office & Warehouse Space



Rental Rate:	\$12.00 /SF/YR
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	14,868 SF
Year Built:	1913
Walk Score ®:	89 (Very Walkable)
Transit Score ®:	72 (Excellent Transit)
Rental Rate Mo:	\$1.00 /SF/MO

Basement Ste 2205-B

1

Space Available	1,600 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

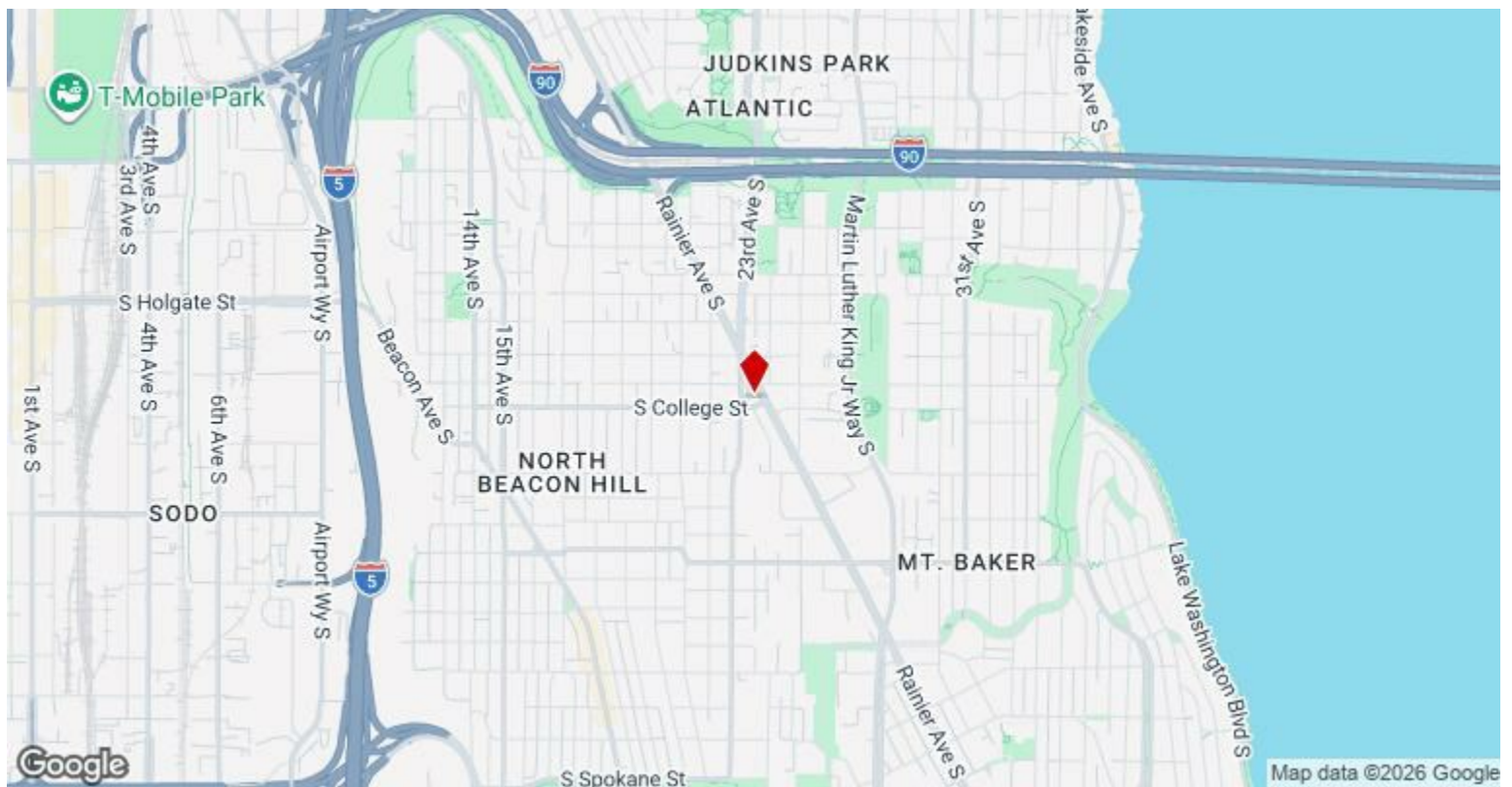
1st Floor Ste 2205

2

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Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Mt. Baker Dry Cleaners	-	



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- Strategically Located on Rainier Ave South in Seattle
- Building Street Signage Available
- High Speed Comcast Business Class available in Building
- Abundant Free Parking 4/1,000 SF

- Multiple Local Amenities
- Minutes to Downtown Seattle

Property Photos



IMG_0434



IMG_3866

Property Photos



Property Photos

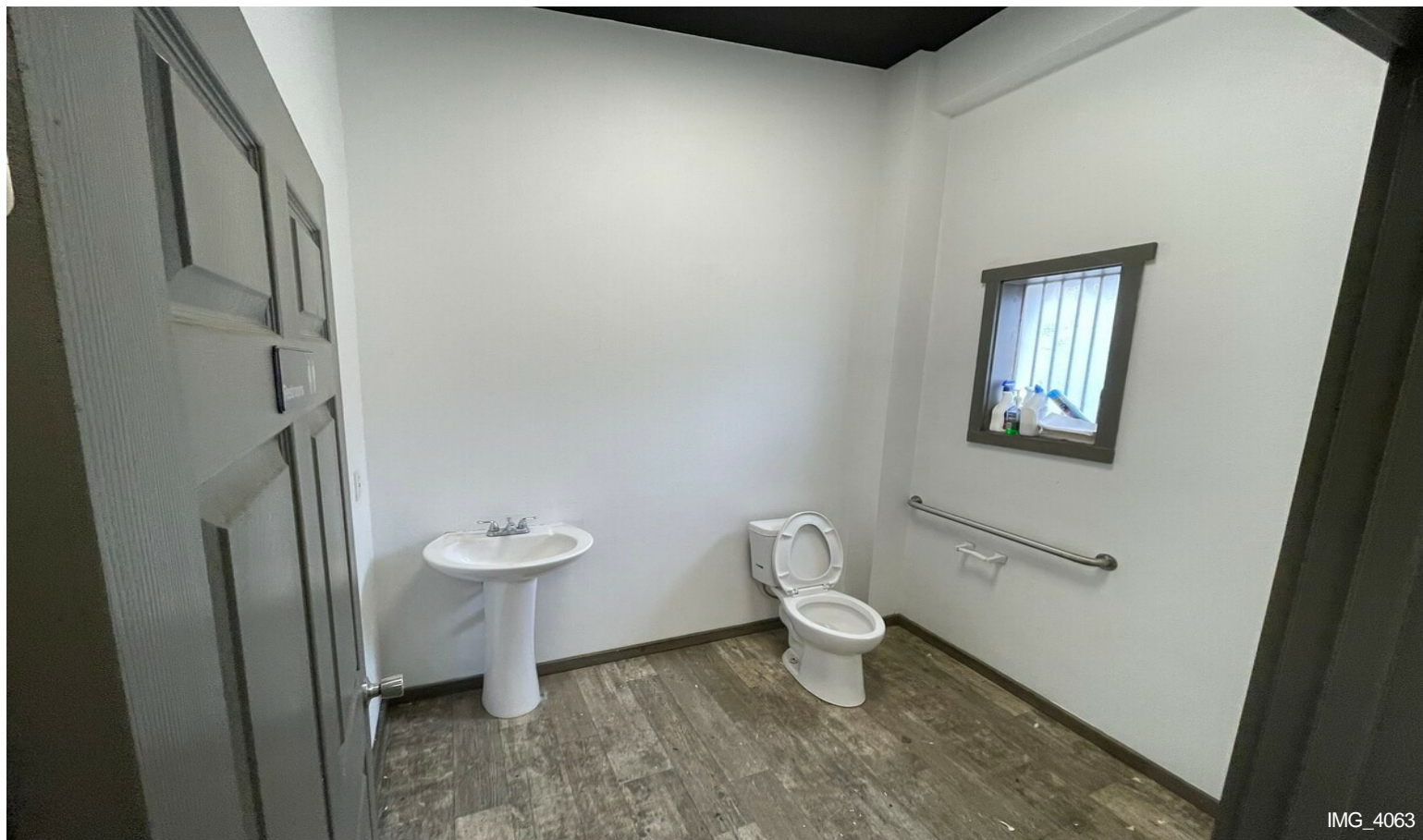


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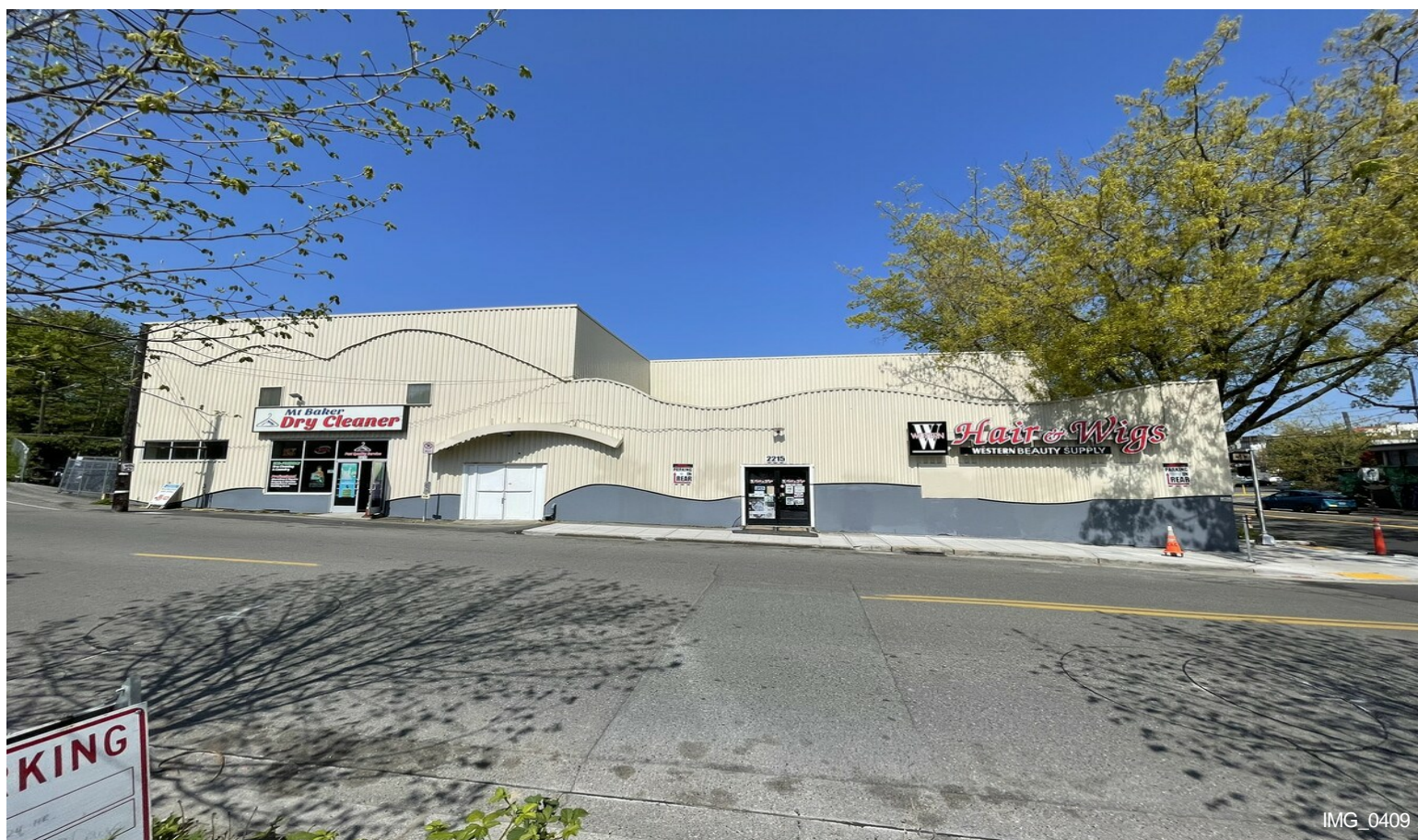


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Property Photos



Property Photos



Property Photos



Property Photos



IMG_0481



IMG_0396

Property Photos



IMG_0392

