

RETAIL
LEASE



Dakota At Rainier Court Office & Retail Space

3642 33rd Ave S | Seattle, WA

Jeff Ayers

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AYERS
COMMERCIAL
GROUP

PROPERTY FEATURES

YEAR BUILT	2005
LEASE TYPE	Modified Gross
WATER/SEWER	Paid Directly by Tenant
ELECTRICITY	Paid Directly by Tenant
GARBAGE	Paid Directly by Tenant
PARKING	Street

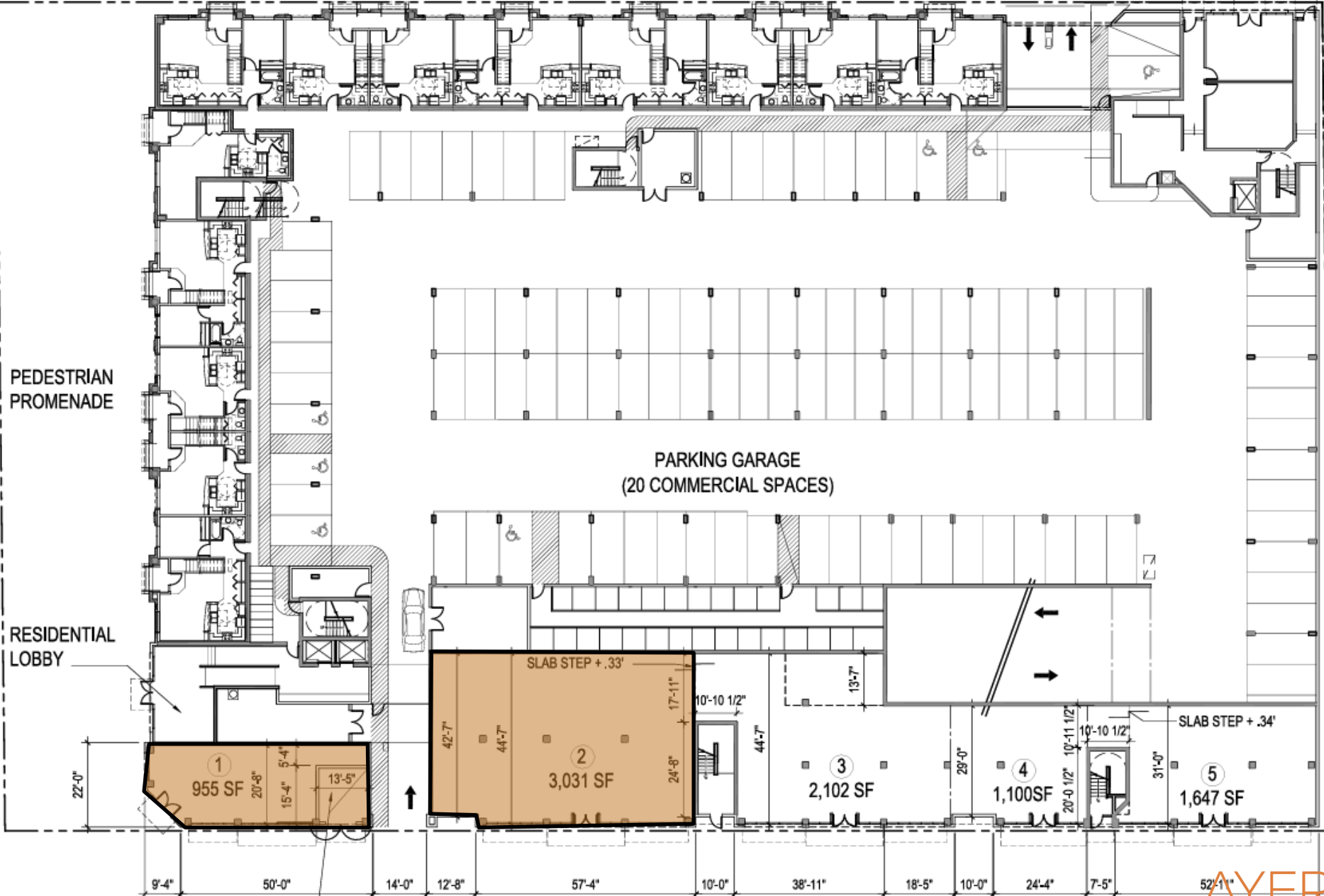


AVAILABLE SPACE

Suite	Square Feet	Base Rent	Notes
C2 & C3	3,031	\$6,820	<p>2nd generation retail space that was formerly USPS. The space is a large open area with a non-load bearing wall dividing the space in half. It includes a reception/waiting area and one restroom with mop sink. Has HVAC.</p> <p>Would work well for a fitness user, as well as many other retail uses. Available now.</p>
C1	955	\$2,388	<p>2nd generation office/retail space that was formerly Alliance Wellness Clinic. The space is currently built out with a few different offices, break room, and private restroom. Has HVAC.</p> <p>Would work well for a massage therapist, chiropractor, cosmetic service, counselor, as well as many other office/retail uses. Available now.</p>

SITE PLAN

34th AVENUE SOUTH



PARKING GARAGE
(20 COMMERCIAL SPACES)

PEDESTRIAN
PROMENADE

RESIDENTIAL
LOBBY

ELECTRICAL
TRANSFORMER

33rd AVENUE SOUTH