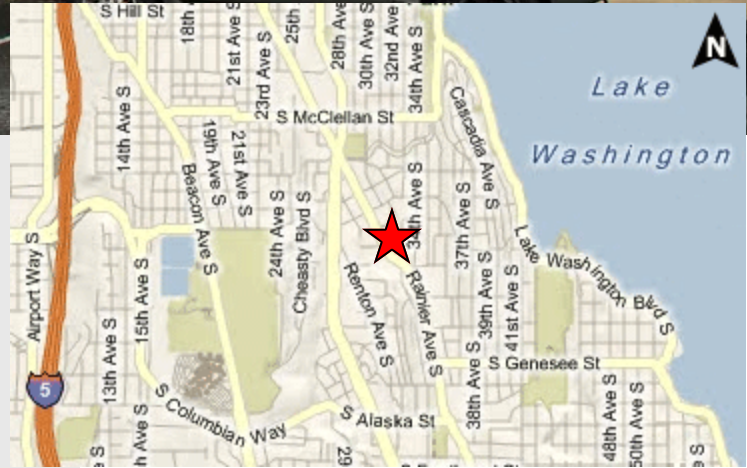


COURTLAND PLACE AT RAINIER COURT

3621 33rd Ave S, Seattle, WA

BEACON HILL MIXED-USE DEVELOPMENT



- First floor retail/office space available in a mixed-use project
- 1591 SF
- Rental rate: \$12—\$15/SF NNN
- NNN: \$3.50/SF
- Former H&R Block space
- Tenant Improvement Allowance available, based on lease terms
- On-site parking ratio: 3 stalls per 1,000 SF
- Convenient location right on Rainier Ave S
- Close to I-90, I-5, Jefferson Park Golf Course, Seward Park and Lake Washington

For more information contact:

Ryan Olson

rolson@wallaceproperties.com

	1 mile	3 mile	5 mile
2011 Population:	18,573	116,755	325,272
2011 Households:	6,796	42,800	146,621
2011 Average HHI:	\$82,894	\$79,138	\$89,157
2011 Daytime Population:	8,887	53,023	167,779

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Bellevue, WA 98004

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