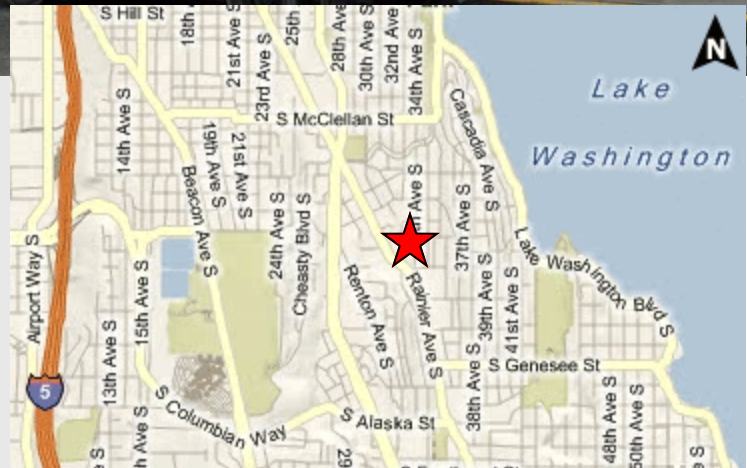


DAKOTA AT RAINIER COURT

3642 33rd Ave S, Seattle, WA

BEACON HILL MIXED-USE DEVELOPMENT



- First floor retail/office space available in a mixed-use project
- Suite C2/C3: 3,031 SF (divisible)
- Suite C5: 1,741 SF
- Rental rate: \$12—\$15/SF NNN
- NNN: \$3.50/SF
- Exterior building signage available
- 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
2009 Population:	18,704	117,346	332,712
2009 Households:	6,856	42,708	144,987
2009 Average HHI:	\$82,792	\$79,325	\$88,826
2009 Daytime Population:	8,921	53,093	166,018

Wallace Properties, Inc.

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Bellevue, WA 98004

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