

## Office Suite or Live-Work

Three-office suite or Live-work flex space with loft available immediately. Great signage opportunity on Rainier Avenue. Beautifully renovated building in Historic Landmark district, in the hub of vibrant downtown Columbia City, with high quality finishes throughout.

Available space is on the 2<sup>nd</sup> floor of the secure building, with a charming/grand staircase, HVAC/central air-conditioning, large rooms, copper-tone kitchenette and bathroom (with full shower). Hardwood floors, vaulted ceilings, large picture windows overlooking Rainier, loft for extra storage, and shared deck for relaxing or entertaining.

Steps to bus stop, Light Rail Station, famous CC restaurants (Geraldine's Counter, Tutta Bella, Chelsea Deli), and all amenities. Perfect for professional services such as engineer, architect, attorney, financial services and other service providers, therapists, artists, photography studios, light retail, graphics or similar type uses. Rent includes utilities (water, electric, garbage), and move-in terms are negotiable for long term tenant.

Please contact: [info@zephyrlaw.com](mailto:info@zephyrlaw.com) or 206-453-5019, for more information.

**4906 Rainier Avenue South  
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