

Office/Work Loft Space For Lease

Magnolia Village Place

3410 W McGraw Street | Seattle, WA



For more information, please contact:

WYK PARKER
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PROPERTY HIGHLIGHTS

Magnolia Village Place is located in the Magnolia neighborhood, one of Seattle's premier residential neighborhoods. Other immediate surrounding neighborhoods include Ballard, Queen Anne and Seattle's Central Business District.

Magnolia Village Place is conveniently linked to the Seattle Central Business District to the south and Ballard to the north. Nearby is the 40 acre campus on the Elliott Bay Waterfront housing the new Expedia Headquarters facility, expected to accommodate 4,500 employees with future expansion to accommodate 8,000 employees.

- Desirable Magnolia Village location
- Excellent access to Seattle with transit service
- Located in Magnolia Village
- Multi-tenant building offering retail suites and flex use suites
- Well maintained and managed
- Walk to amenities including cafes, pubs, parks and other retail services
- Nearby amenities include Seattle Center, Fisherman's Terminal, Burke-Gilman Trail, Interbay Golf and Activity Center, Whole Foods Grocery
- Close to Seattle Pacific University



**Exceptional
location**



Transit



**Centrally located
to Fisherman's
Terminal, Ballard**



**Proximity to
employment
at Seattle CBD
and Expedia
Headquarters**

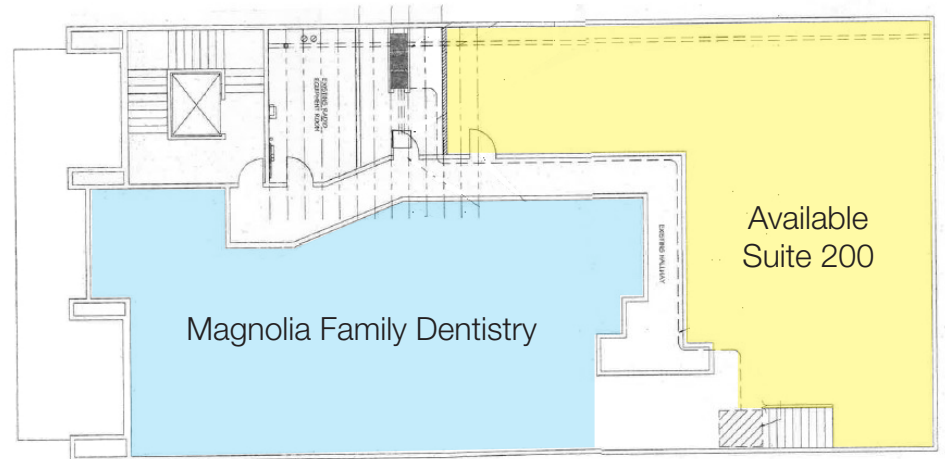


**Multiple
tenancies with
retail and flex
uses**

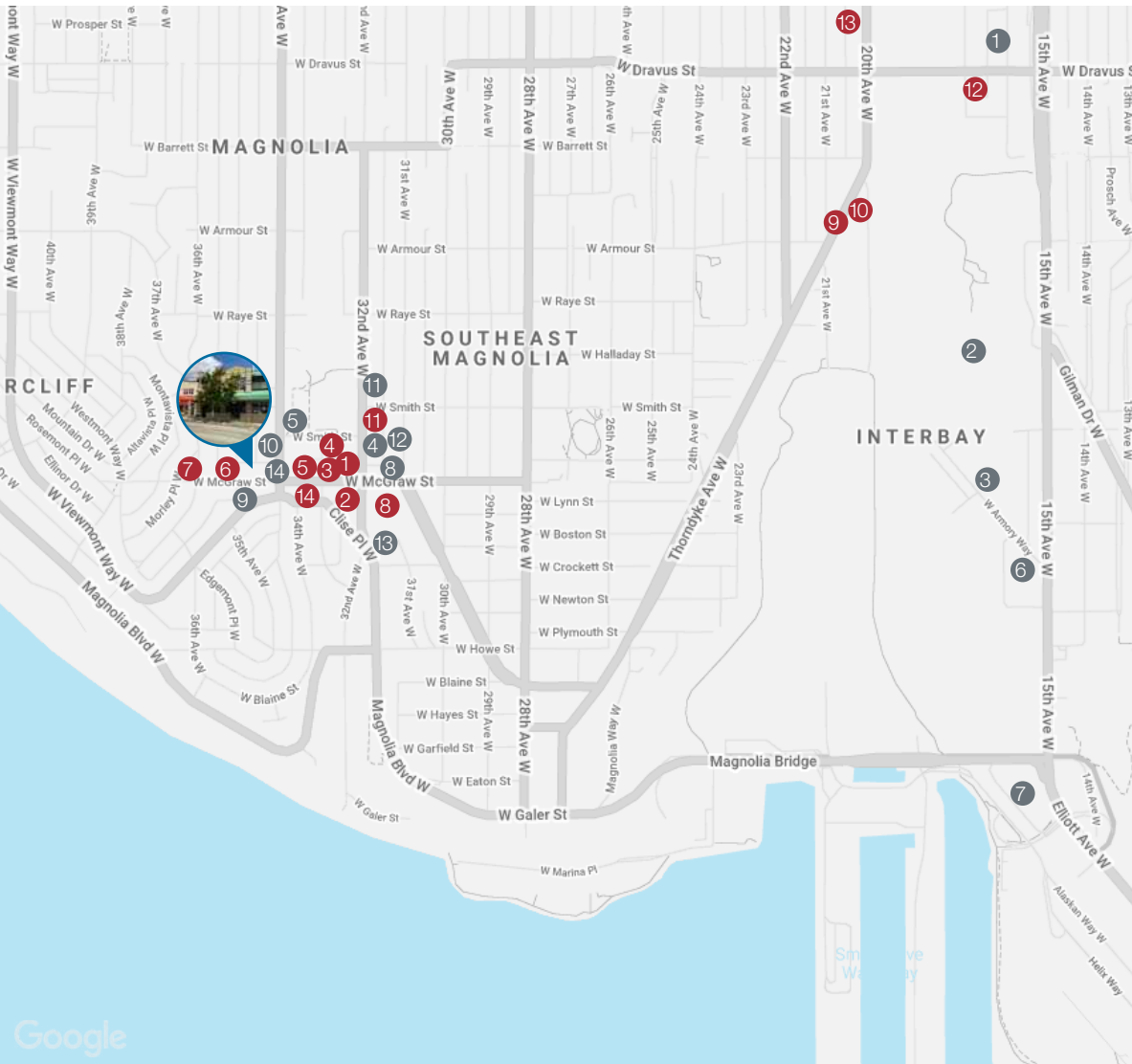


AVAILABLE LEASE OPTIONS

| SUITE | SIZE | COMMENTS |
|-----------|----------|--|
| Suite 200 | 1,600 SF | Loft-style office space. Open area with a high ceiling |



AMENITIES MAP



Food Nearby

- | | |
|---------------------------|----------------------------|
| 1. Serendipity Cafe | 8. Queen Margherita Pizza |
| 2. Village Pub | 9. New China Express |
| 3. Starbucks | 10. Time for Pho |
| 4. Mondello Ristorante | 11. Ichiro Sushi & Teryaki |
| 5. Subway | 12. Red Mill Burgers |
| 6. El Ranchon | 13. Boxcar Ale House |
| 7. Air Fried Uncrustables | 14. Kinaree Thai |

Retail Nearby

- | | |
|------------------------------|--------------------|
| 1. QFC | 8. US Bank |
| 2. Interbay Athletic Complex | 9. Bank of America |
| 3. Total Wine | 10. Chase Bank |
| 4. Magnolia's Book Store | 11. Albertsons |
| 5. Magnolia Fitness | 12. Ace Hardware |
| 6. Whole Foods | 13. Bartell Drugs |
| 7. Staples | 14. Key Bank |

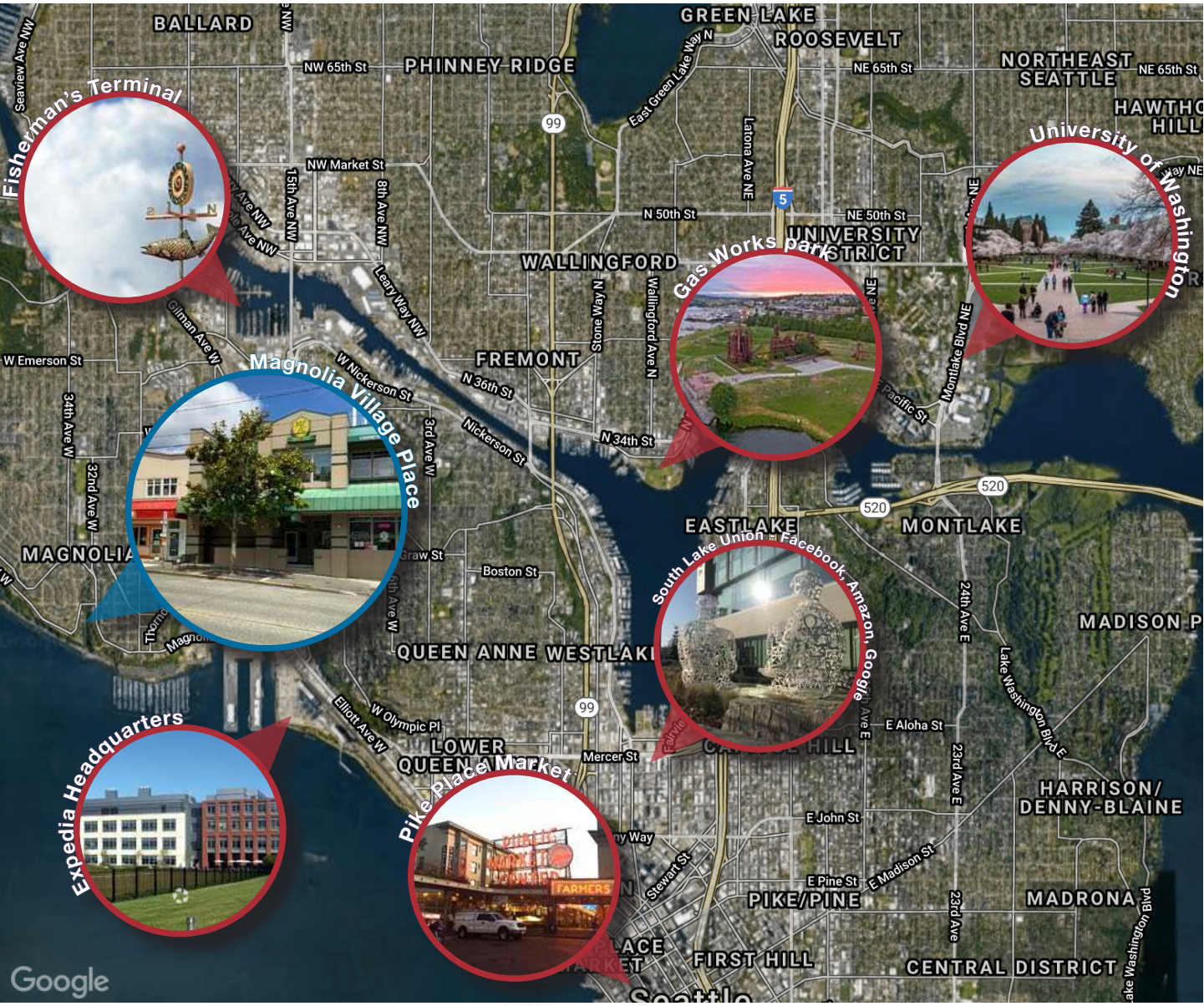
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LOCAL AERIAL

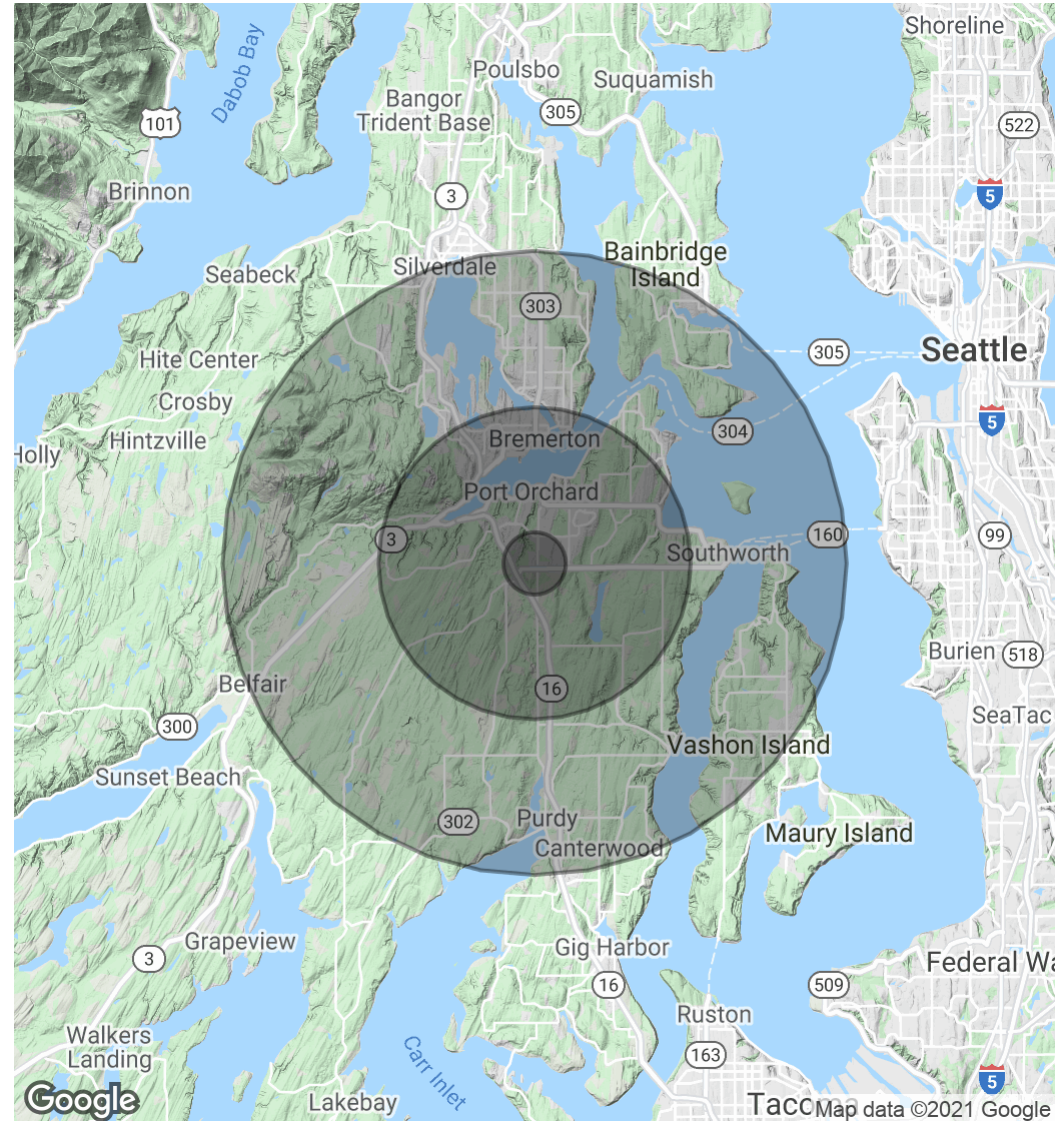


DEMOGRAPHICS

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 2,428 | 238,300 | 829,426 |
| Average age | 29.7 | 34.2 | 36.1 |
| Average age (Male) | 27.4 | 33.3 | 35.1 |
| Average age (Female) | 30.8 | 34.9 | 37.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,034 | 93,702 | 316,718 |
| # of persons per HH | 2.3 | 2.5 | 2.6 |
| Average HH income | \$43,842 | \$65,100 | \$73,873 |
| Average house value | \$429,588 | \$327,228 | \$365,644 |

* Demographic data derived from 2010 US Census



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