

OFFICE SPACE FOR LEASE

MAGNOLIA VILLAGE

3300 W McGraw St. Suite 210, Seattle, WA 98199

AVAILABLE
NOW



For more information please contact:

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OVERVIEW

Bright, light filled corner office space directly above Starbucks in the heart of Magnolia Village. This building has secure walkup, a parking garage in the rear for clients, and is within easy walking distance of many of Magnolia's great restaurants and amenities. The office space opens into a waiting area with built-in greeting desk, then moves past two closed glass rooms and on into a larger open floor plan with an area for small kitchenette.

Surrounding businesses include Serendipity Café, Pink Salt Restaurant, Petit Pierre Bakery, Mondello Restaurant, Nutty Squirrel Gelato, Mura Restaurant, Uptown Espresso Magnolia Garden Center and more!

HIGHLIGHTS

- 1,522 SF
- HVAC
- Free onsite covered customer parking available (no tenant parking)
- 2nd floor corner suite
- Kitchenette
- Elevator access
- Rental Rate \$30/SF/YR plus \$1,980/month for current NNN = \$5,785 per month



36

TRANSIT SCORE



90

WALK SCORE



62

BIKE SCORE



14,745

TOTAL POPULATION



6,157

TOTAL HOUSEHOLDS



\$150,159

MEDIAN INCOME

* Demographic data derived from 2023, 1 mile radius

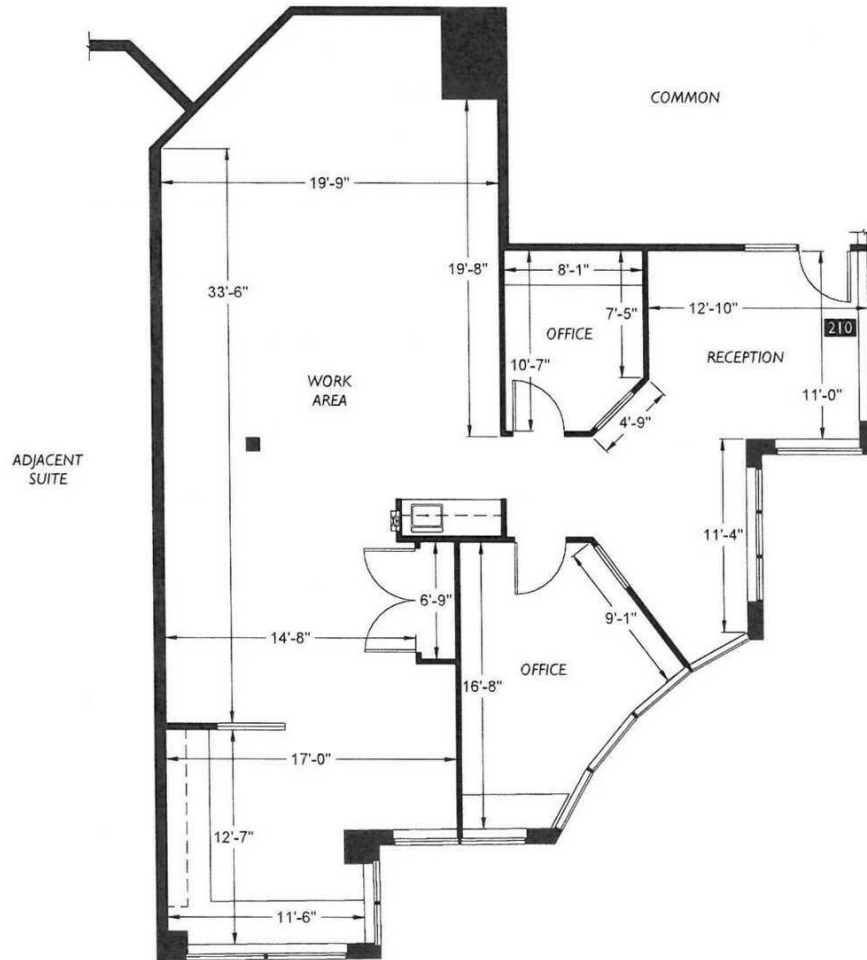
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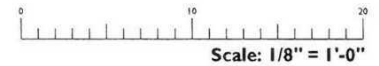


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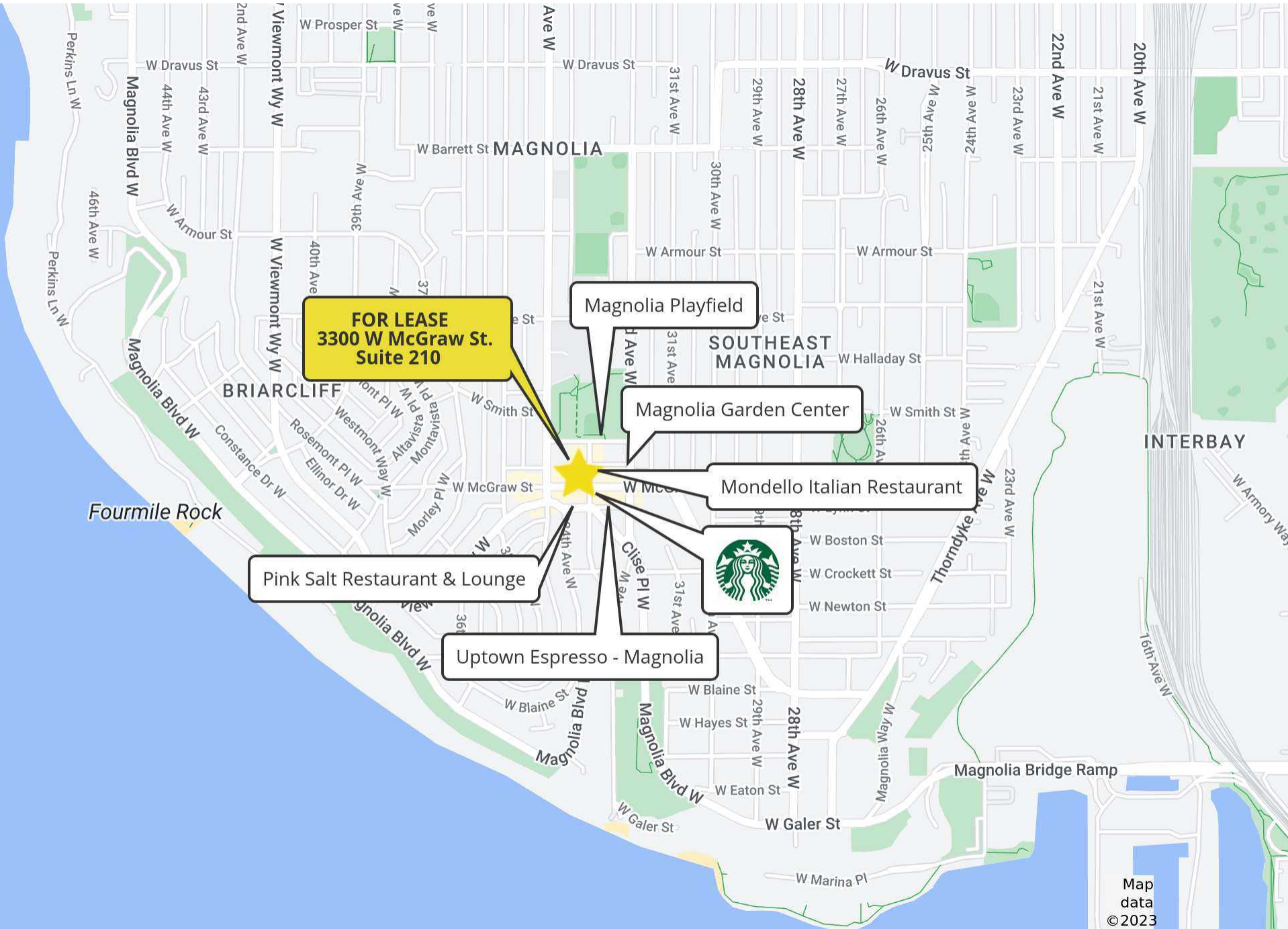
33rd Avenue West

West McGraw Street



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