



1,261 SF Storefront for Lease in Magnolia Village

3205-3207 W. McGraw St, Seattle, WA 98199

\$35.00/SF/Year NNN

Property Details

3205-3207 W. McGraw St.

Property Address:	3205-3207 W. McGraw St.
Price:	\$35.00 SF/Year
Estimated 2024 NNN:	\$5.71 SF/Year
Total Monthly Rent:	\$4,277.92/Month
Tenant's Pro-Rata Share:	60%
Premises Size:	1,261 SF
Building Size:	2,119 SF
Zoning:	NC2P-55 (M)
Street Frontage:	25 Feet on W. McGraw St.
Uses:	Office or Retail

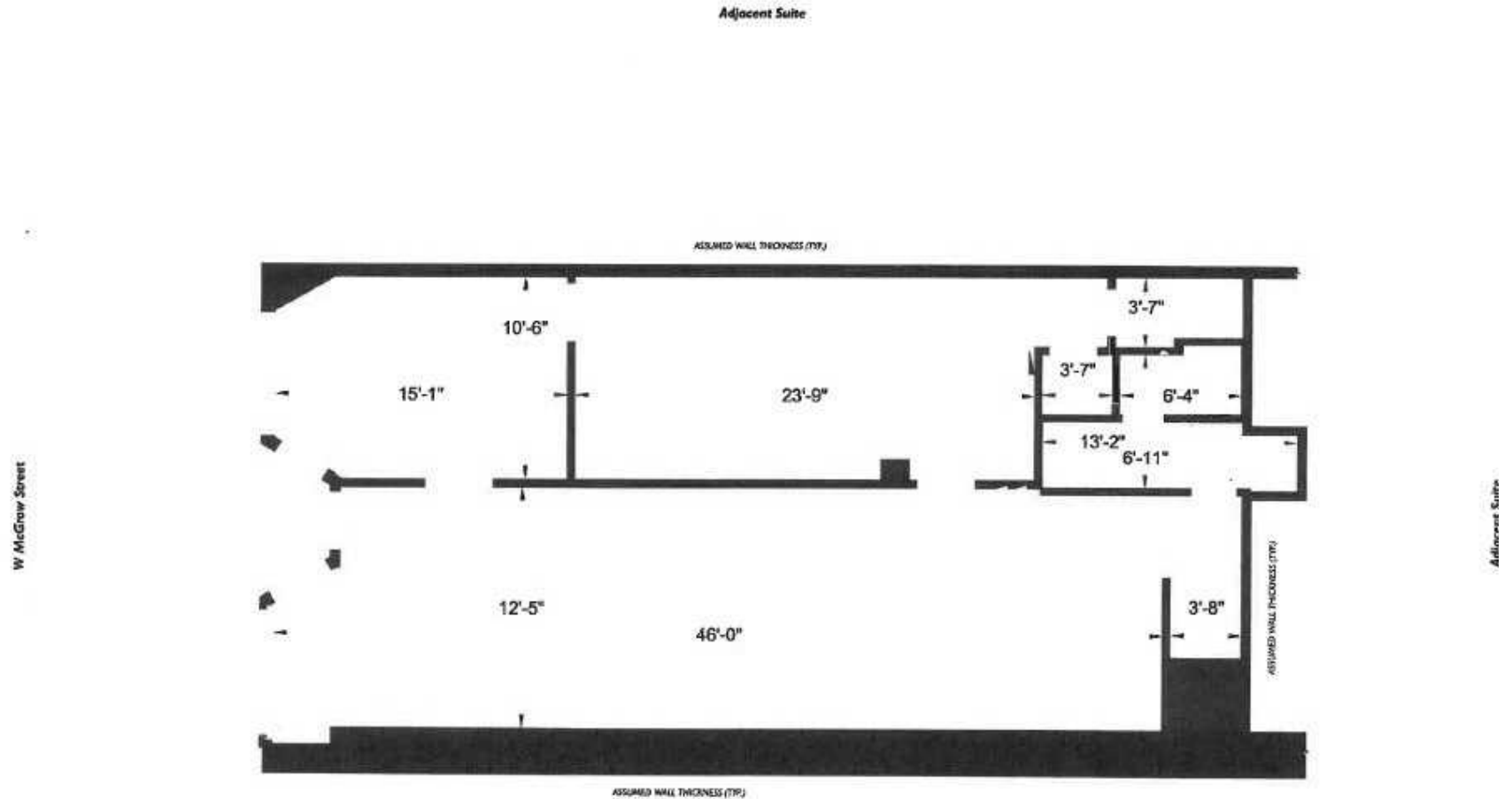
Property Highlights:

- Prime street frontage
- Primarily open space, perfect for a multitude of uses
- 1 Private restroom (stubbed for 2nd)
- Excellent location in the middle of the coveted 3200 block of W. McGraw Street in Magnolia Village



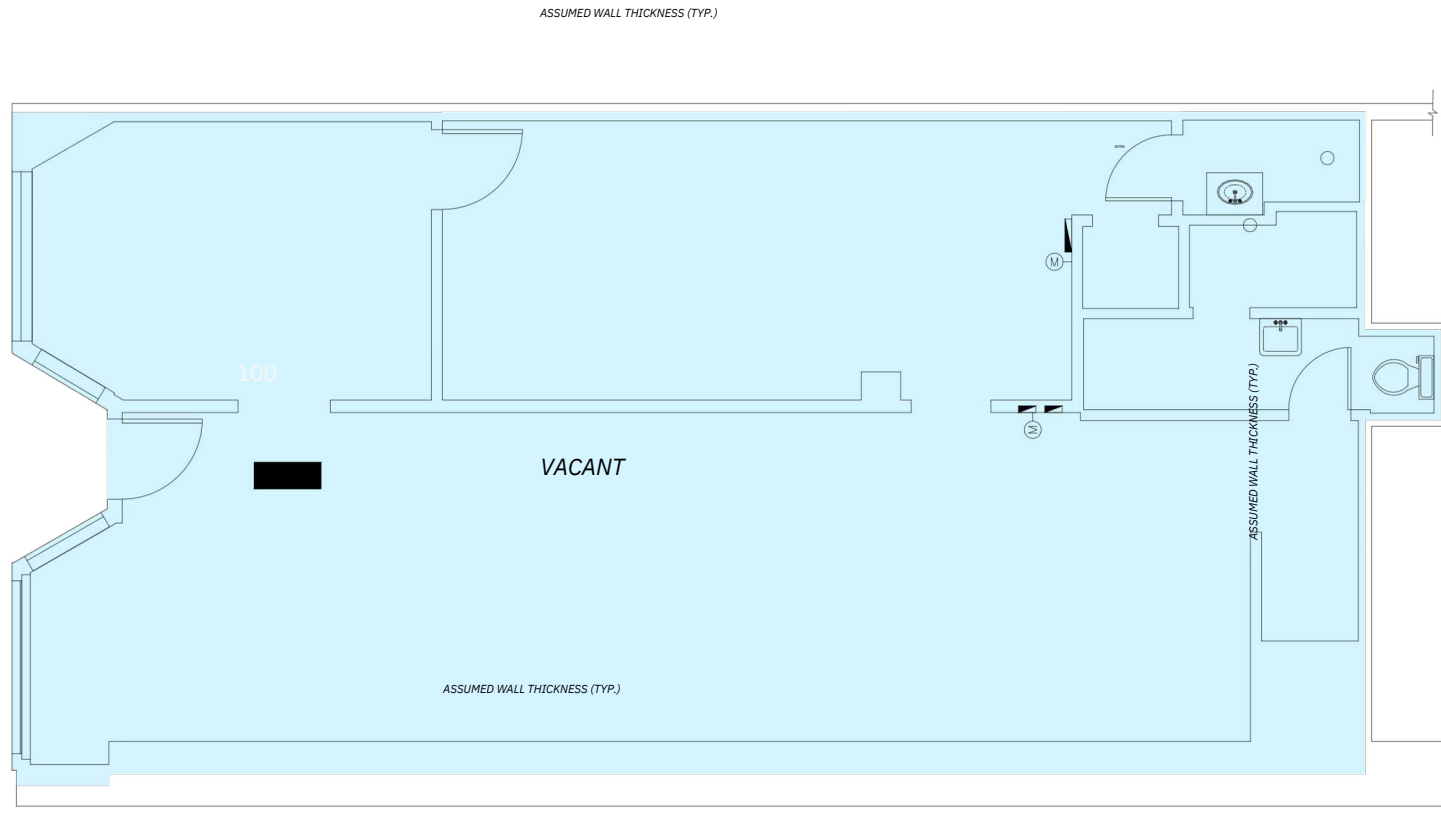
Floor Plan

3205-3207 W. McGraw St.



Lease Plan

3205-3207 W. McGraw St.



Suite #	Occupant Area
Suite 100	1,260.05

Photos

3205 - 3207 W McGraw St.



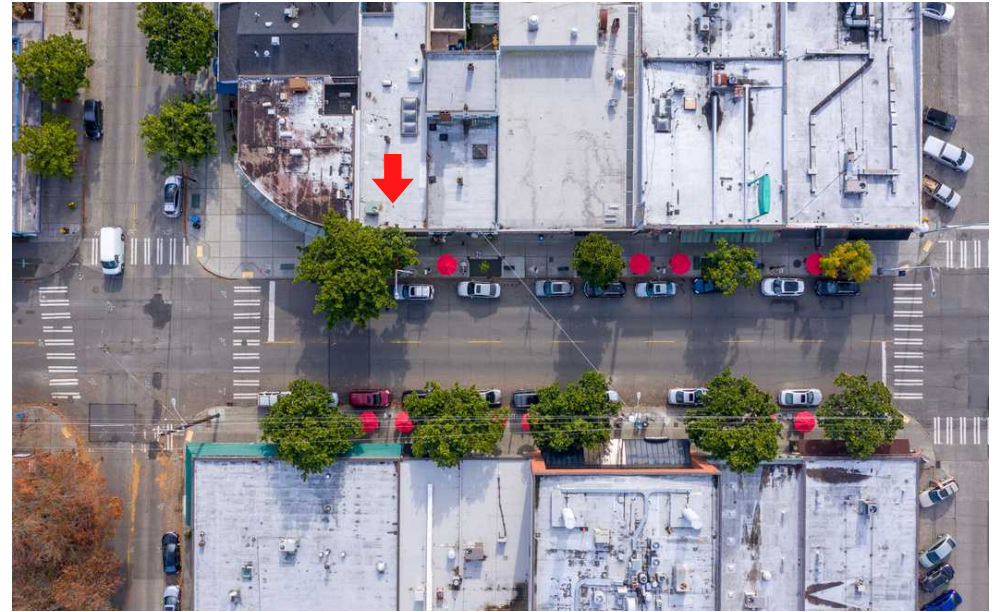
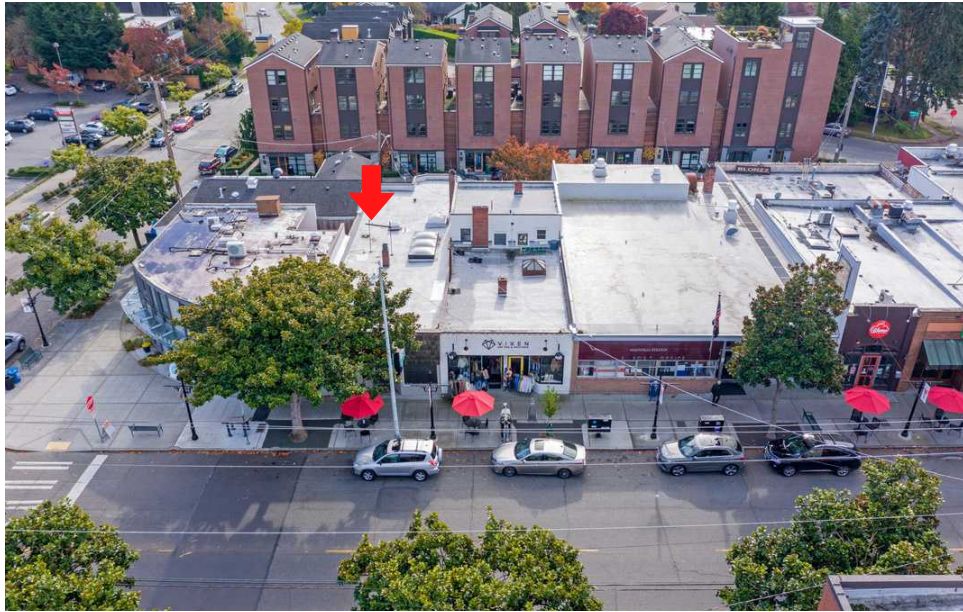
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