

# RETAIL/OFFICE FOR LEASE

## MORNINGSIDE APARTMENTS

9425 35th Ave NE, Suite B, Seattle, WA 98115



For more information please contact:

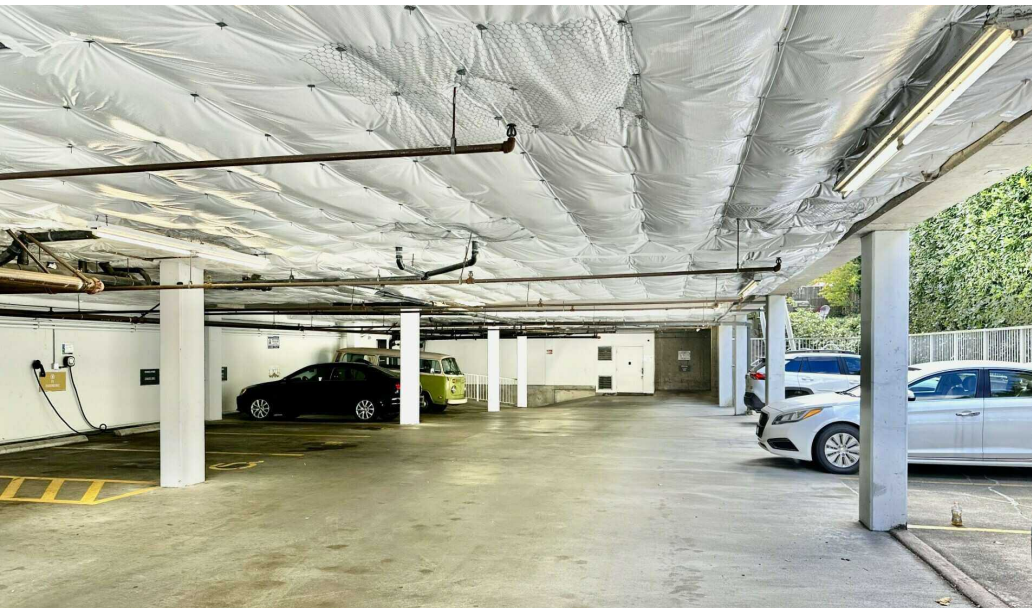
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### NEIGHBORHOOD

Wedged between Northeast Seattle and Meadowbrook, the Wedgewood neighborhood offers undeniable charm, and array of cafes, shops, restaurants, and service oriented stores among lush greenery on 35th Avenue Northeast, Wedgewood's main commercial thoroughfare. Close proximity to Children's Hospital, Magnuson Park, Sand Point, and Lake City area.

### PROPERTY HIGHLIGHTS

- Ideal for Professional office, PT clinic, Cafe use
- Located at the base of Morningside Apartments, a mixed use building comprised of 26 residential units, and 5 street-level commercial spaces
- Building co-tenants include: Edward Jones, Atomic Chemistry Salon, A+ I lash studio
- To be renovated space features polished concrete floors with fresh white interior paint
- Kitchenette, common area shared restrooms, and HVAC
- Electrical: 200 AMP / 3 Phase
- FREE onsite parking: 2 covered and 2 uncovered stalls included in Lease, plus 4 shared guest/customer stalls
- 1,627 RSF (divisible to 815 RSF)
- Rental Rate \$24/SF per month plus \$8.69/NNN = \$4,432.21. Long term lease available



181,847

TOTAL POPULATION



79,076

TOTAL HOUSEHOLDS



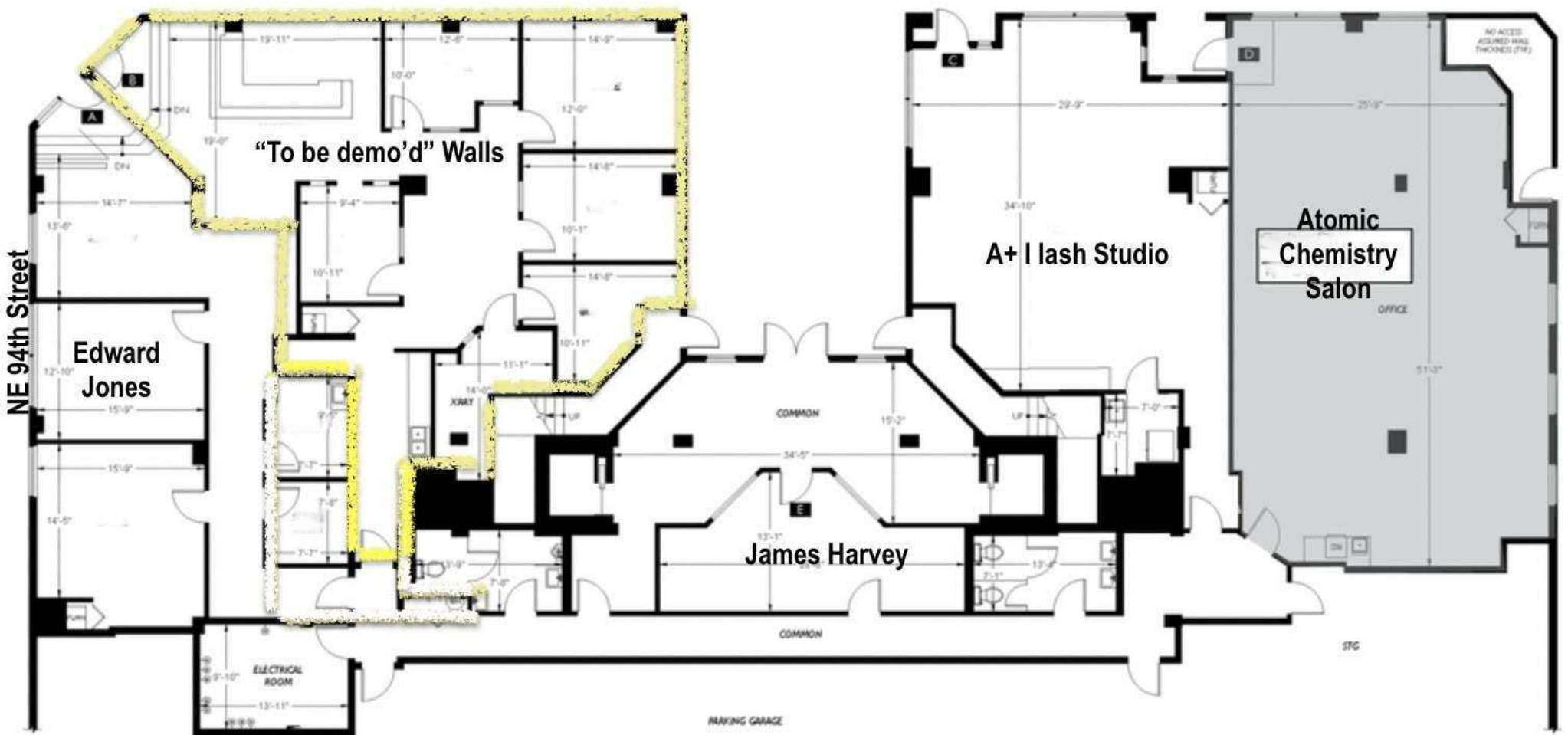
\$104,244

MEDIAN INCOME

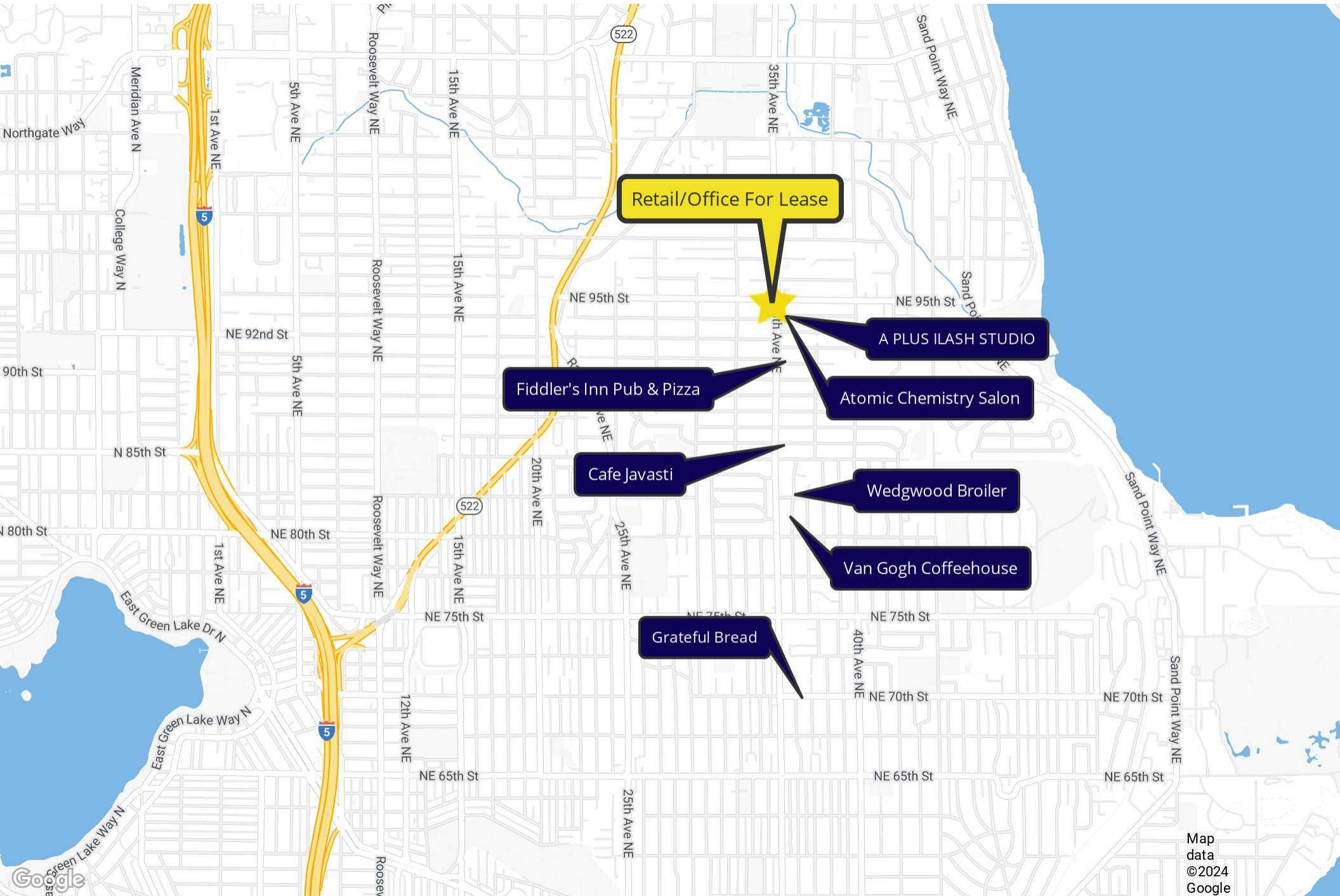
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# RETAIL/OFFICE FOR LEASE

35th Ave NE



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Retail/Office For Lease

Fiddler's Inn Pub & Pizza

Cafe Javasti

Grateful Bread

A PLUS ILASH STUDIO

Atomic Chemistry Salon

Wedgwood Broiler

Van Gogh Coffeehouse