

# OFFICE FOR LEASE

## MADRONA REFUGE

1126 34th Avenue, Seattle, WA 98122



For more information please contact:

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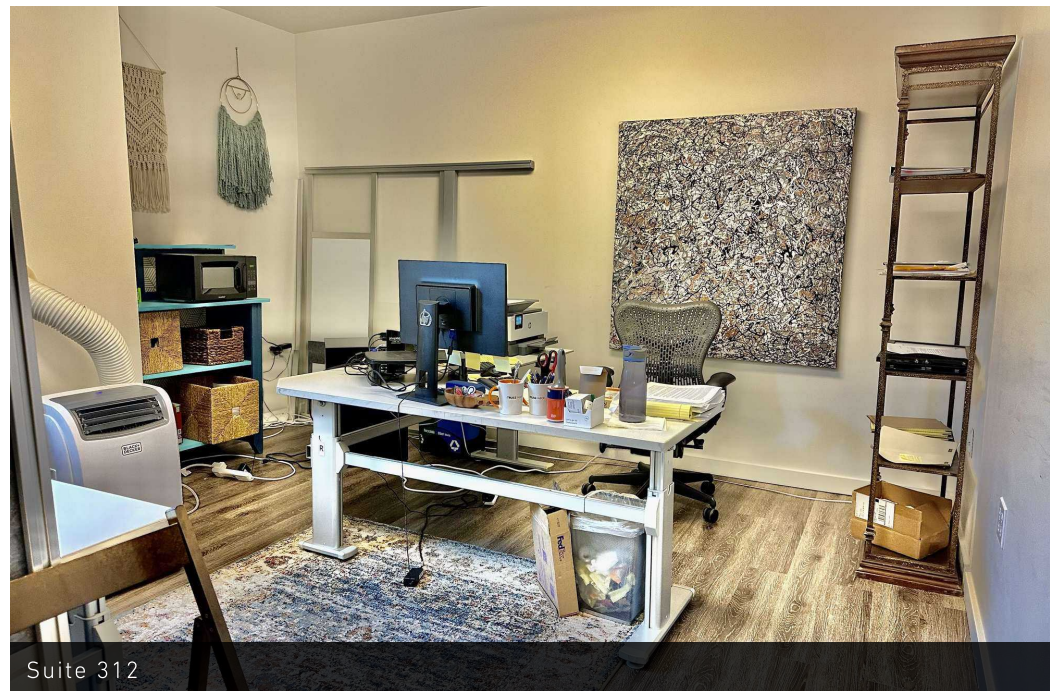


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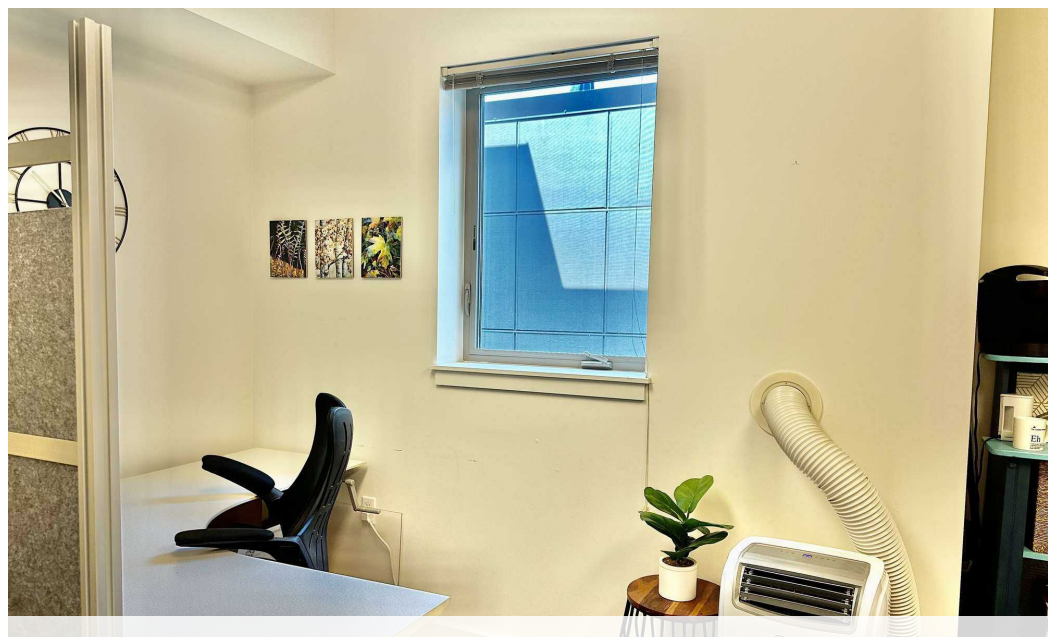
### OVERVIEW

The Madrona Refuge is a mixed-use office building located in the heart of Madrona's lively business district. Choose your office Refuge from a variety of small and large private office spaces designed for technology, wellness practitioners, dreamers, software developers, lawyers, artists, beauty professionals and more! Located on the shores of Lake Washington, and named one of Seattle's Best Neighborhoods by Seattle Magazine, Madrona is an urban sweet spot for dining, drinking and shopping. Easily accessible by foot, bike, bus and car, this quaint and charming neighborhood is only 10 minutes from downtown Seattle and Capitol Hill. Neighborhood businesses include the Hi-Spot Cafe, Cupcake Royale, Molly Moon's, Hitchcock, Bottlehouse, Glassy Baby headquarters, and Ethan Stowell's Red Cow. Vendemmia and East Anchor Seafoods are the ground floor tenants.



### HIGHLIGHTS

- Newer mixed use building comprised of 26 neighborhood office units located above great street-level amenities
- Building features an elevator, waiting areas on each floor, and common area bathrooms and shower.
- Secure building with entry via keypad or intercom
- Secure garage parking for monthly fee (based on availability)
- Rent includes NNN, utilities, trash, and common area janitorial service



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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 312	208 SF	Modified Gross	\$875 per month	Available November 1, 2024. Small third floor, north-facing private office.
Suite 313	225 SF	Modified Gross	\$795 per month	Available now. Small third floor office space. Newer LVT flooring. No windows.

\*Modified Gross Rent: Includes all utilities and common area maintenance and supplies. Tenant is responsible for in-suite janitorial.

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Ground floor restaurant tenant - Vendemmia



Ground floor tenant East Anchor Seafood

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# MADRONA REFUGE



52

TRANSIT SCORE



91

WALK SCORE



84

BIKE SCORE

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