RETAIL/OFFICE FOR LEASE

MAGNOLIA VILLAGE 3300 W McGraw, Seattle, WA 98199

AVAILABLE NOW

For more information please contact:

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MAGNOLIA VILLAGE





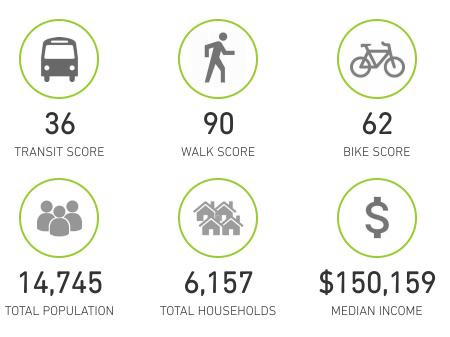
OVERVIEW

Available now! Rare opportunity to lease highly sought after office/retail space in the heart of Magnolia Village

High visibility and strong foot traffic location. 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

- Former bank space, ideal for service office or boutique retail
- Adjacent co-tenant is Starbucks
- Free onsite covered customer parking available (no tenant parking)
- 1,476 SF
- Rental Rate \$30/SF/YR plus est. 2024 NNN (\$9.76) = \$4,890.48 per month. NNN includes water, sewer, trash.



* Demographic data derived from 2024, 1 mile radius

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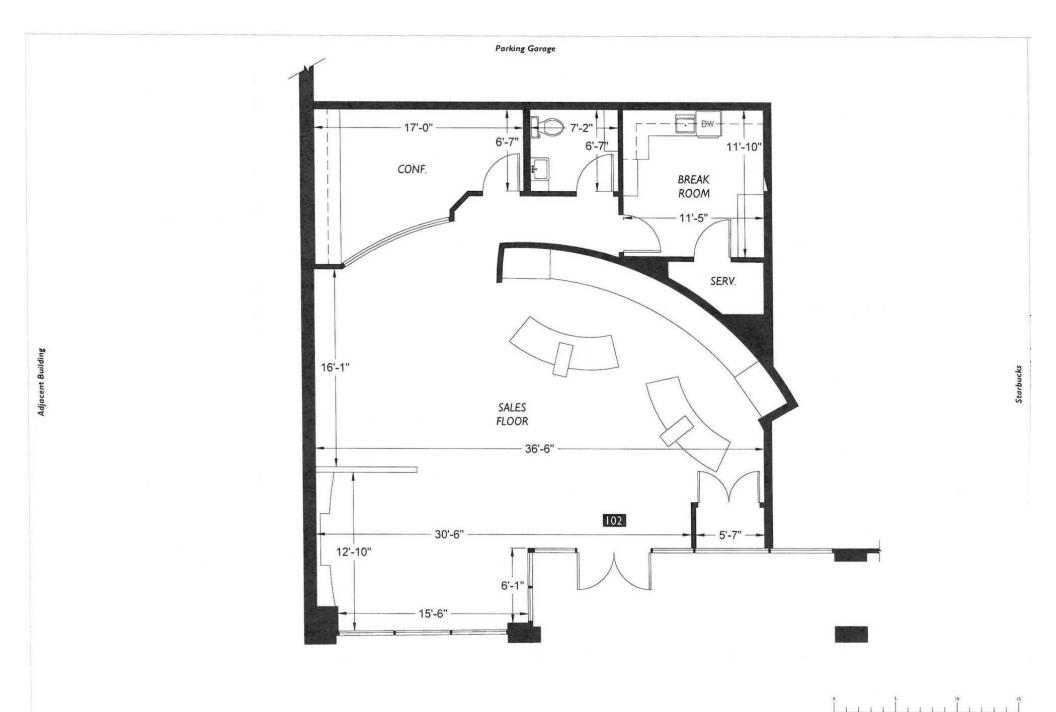
MAGNOLIA VILLAGE

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Customer Parking

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Scale: 3/16" = 1'-0"

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