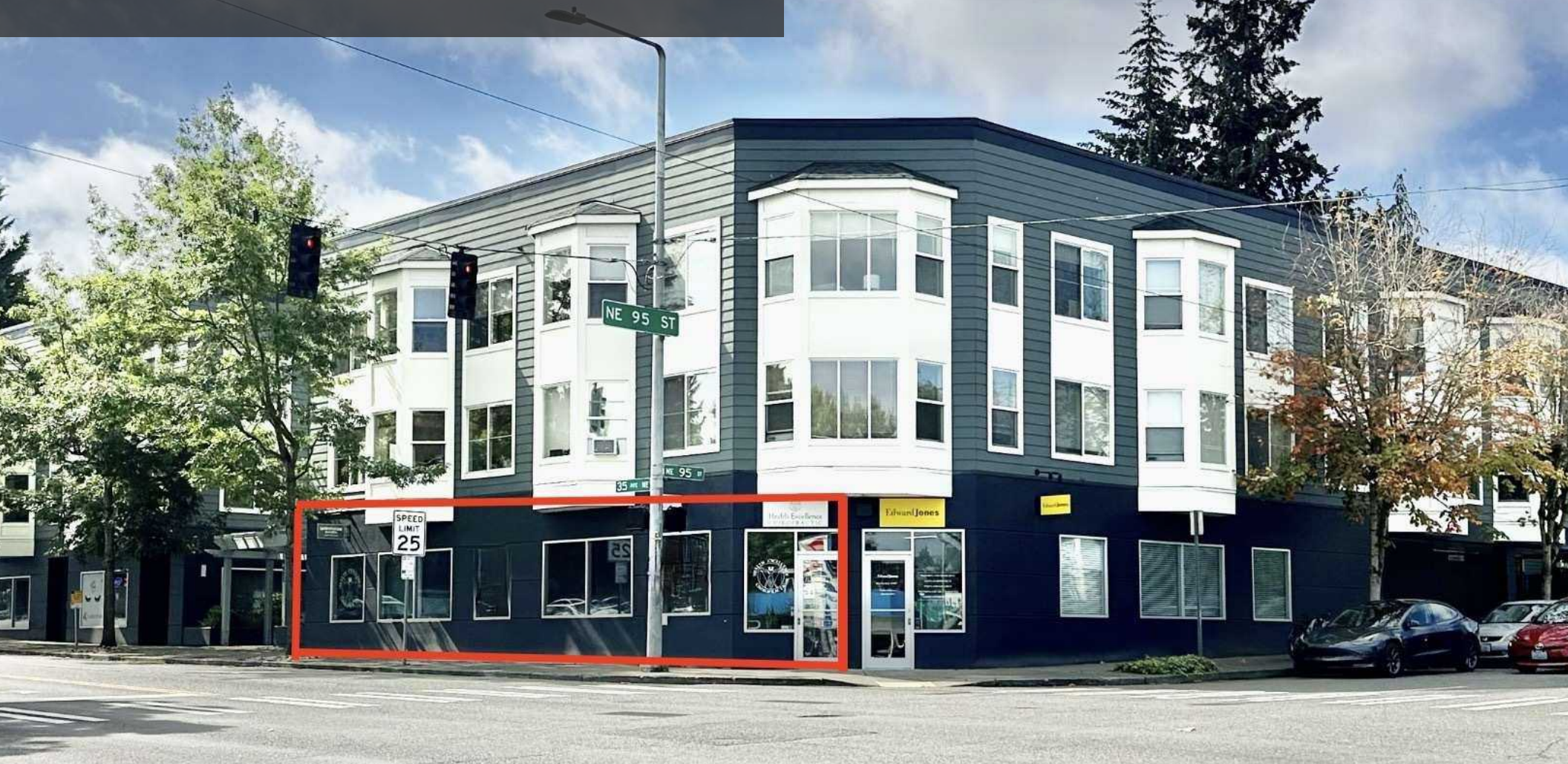


RETAIL/OFFICE FOR LEASE

MORNINGSIDE APARTMENTS

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

NEW RATE
\$20/SF/NNN



For more information please contact:

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NEIGHBORHOOD

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

PROPERTY HIGHLIGHTS

- Great, local Landlord willing to do creative deal with qualified tenant
- 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
- Kitchenette, common area shared restrooms, and HVAC
- Electrical: 200 AMP / 3 Phase
- FREE onsite parking: 2 covered and 3 uncovered stalls included in Lease, plus 3 guest/customer stalls
- 1,683 RSF (divisible to 718 RSF and 965 RSF)
- Rental Rate \$20/SF per month plus 2024 est. NNN \$8.69 = \$4,023.78. Long term lease available



181,847
TOTAL POPULATION



79,076
TOTAL HOUSEHOLDS



\$104,244
MEDIAN INCOME

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AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | EST. 2024 NNN | LEASE RATE |
|-----------------------|-----------|-----------|---------------|---------------|
| ■ Retail 1 + Retail 2 | Available | 1,683 SF | \$8.69 | \$20.00 SF/yr |
| ■ Retail 1 | Available | 718 SF | \$8.69 | \$20.00 SF/yr |
| ■ Retail 2 | Available | 965 SF | \$8.69 | \$20.00 SF/yr |

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