

# OFFICE SPACE FOR LEASE MAGNOLIA VILLAGE

3300 W McGraw St., Suite 226, Seattle, WA 98119

REDUCED RENT  
BROKER  
COMMISSION BONUS



For more information please contact

LAURA MILLER  
laura@gibraltarusa.com  
206.351.3573

LEX PETRAS  
lexp@gibraltarusa.com  
206.618.8462

 **GIBALTAR**  
INVESTMENT PROPERTY SOLUTIONS



3300 W MCGRAW ST., SUITE 226, SEATTLE, WA 98199

MAGNOLIA VILLAGE OFFICE



Exterior Office



Interior Office



Office Entrance/Reception/Open Work Area

OVERVIEW

Step into an exceptional second-floor office space located in the highly walkable and charming Magnolia Village. This vibrant commercial corridor is known for its tight-knit community, loyal customer base, and steady foot traffic driven by a mix of longtime neighborhood staples and boutique retailers. This building has secure walkup, a parking garage in the rear for clients, and is just steps away from many of Magnolia's great restaurants and amenities.

Broker Bonus Commission of \$1,500 for 3+ year lease term signed before January 1, 2026

HIGHLIGHTS

- Secure 2nd floor suite comprised of two private offices and open work area/reception
- 1,000 SF
- HVAC
- Free onsite covered customer parking available (no tenant parking)
- Elevator access
- New Rental Rate: \$35 / SF/ YR Gross Lease = \$2,917 per month



36

TRANSIT SCORE



90

WALK SCORE



62

BIKE SCORE



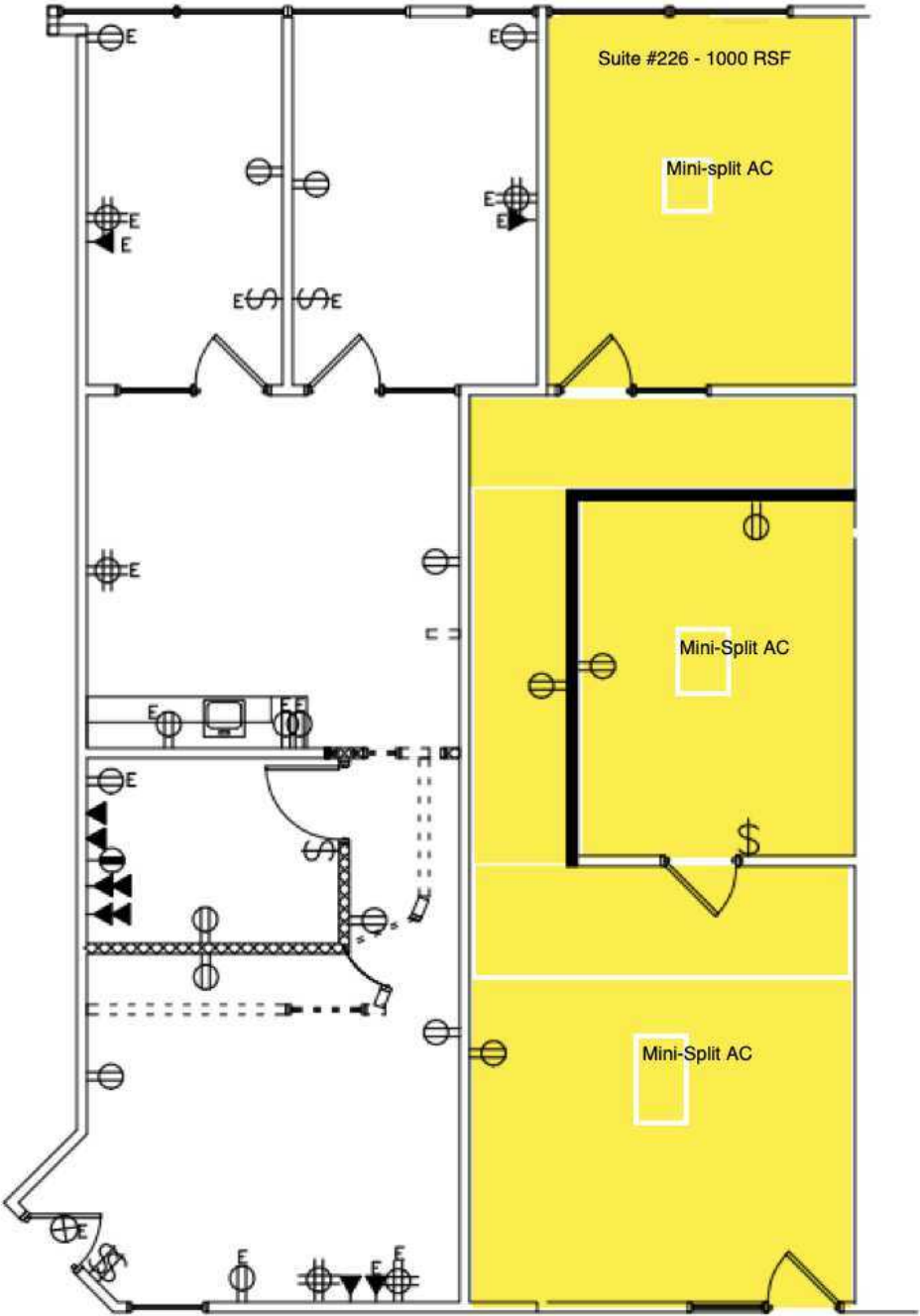
42,447

TOTAL POPULATION

\* Estimated 2024 Demographics based on 2-mile radius

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