

Office/Work Loft Space For Lease

Magnolia Village Place

3410 W McGraw Street | Seattle, WA



PROPERTY HIGHLIGHTS

Magnolia Village Place is located in the Magnolia neighborhood, one of Seattle's premier residential neighborhoods. Other immediate surrounding neighborhoods include Ballard, Queen Anne and Seattle's Central Business District.

Magnolia Village Place is conveniently linked to the Seattle Central Business District to the south and Ballard to the north. Nearby is the 40 acre campus on the Elliott Bay Waterfront housing the new Expedia Headquarters facility, expected to accommodate 4,500 employees with future expansion to accommodate 8,000 employees.

- Desirable Magnolia Village location
- Excellent access to Seattle with transit service
- Located in Magnolia Village
- Multi-tenant building offering retail suites and flex use suites
- Well maintained and managed
- Walk to amenities including cafes, pubs, parks and other retail services
- Nearby amenities include Seattle Center, Fisherman's Terminal, Burke-Gilman Trail, Interbay Golf and Activity Center, Whole Foods Grocery
- Close to Seattle Pacific University



**Exceptional
location**



Transit



**Centrally located
to Fisherman's
Terminal, Ballard**



**Proximity to
employment
at Seattle CBD
and Expedia
Headquarters**

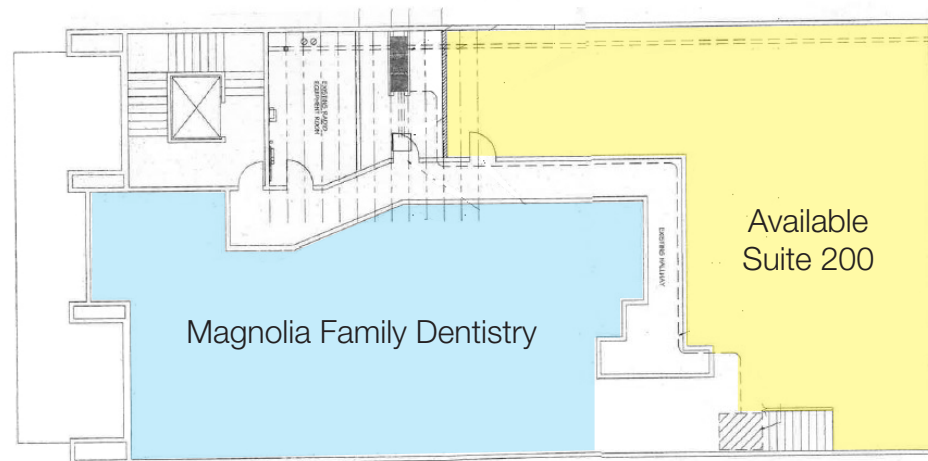


**Multiple
tenancies with
retail and flex
uses**

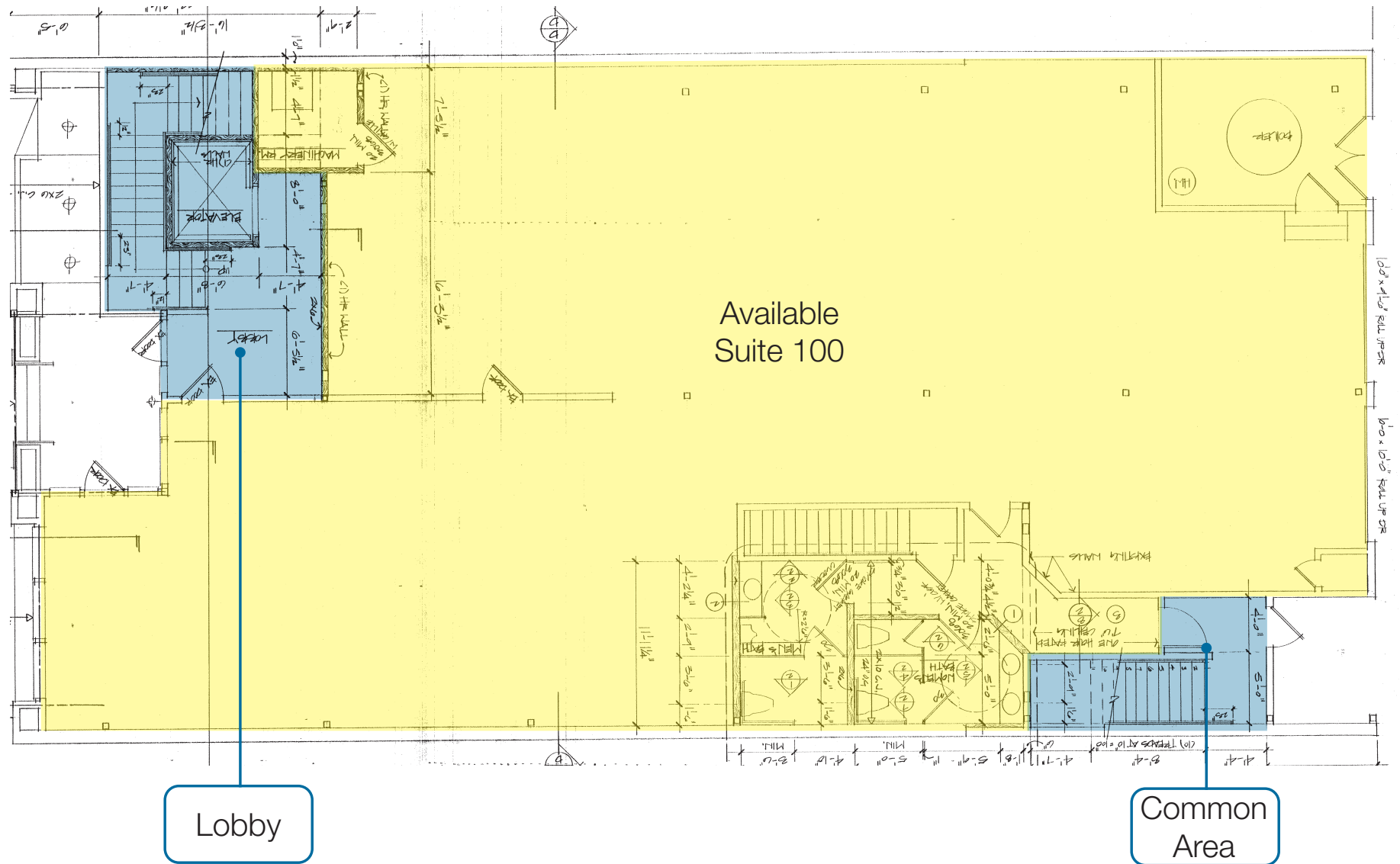


AVAILABLE LEASE OPTIONS

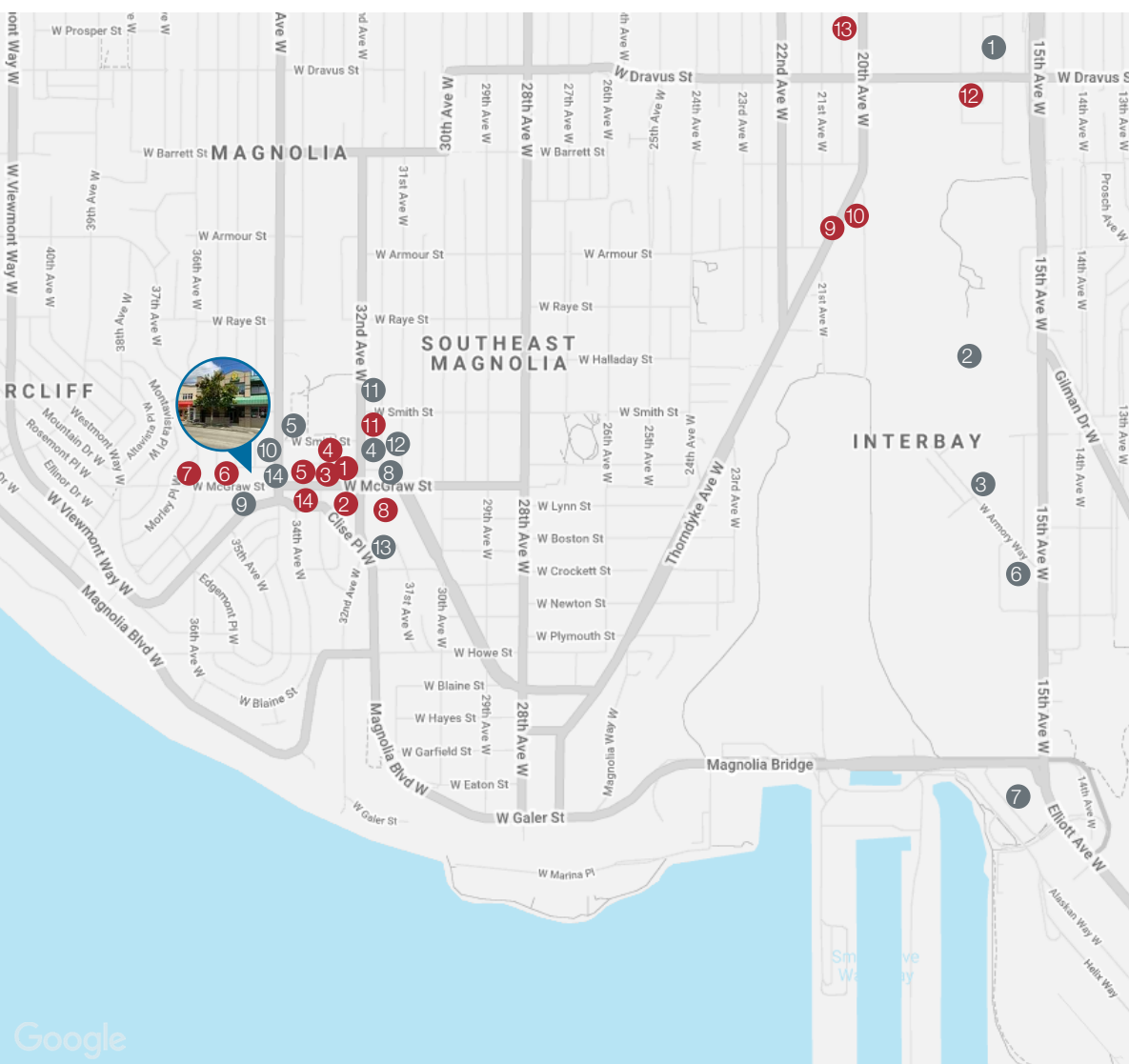
SUITE	SIZE	COMMENTS
Suite 100	4,815 SF	Street level retail space with high ceilings and roll-up doors on alley side of building.
Suite 200	1,600 SF	Loft-style office space. Open area with a high ceiling.



FLOOR PLAN—FIRST FLOOR



AMENITIES MAP



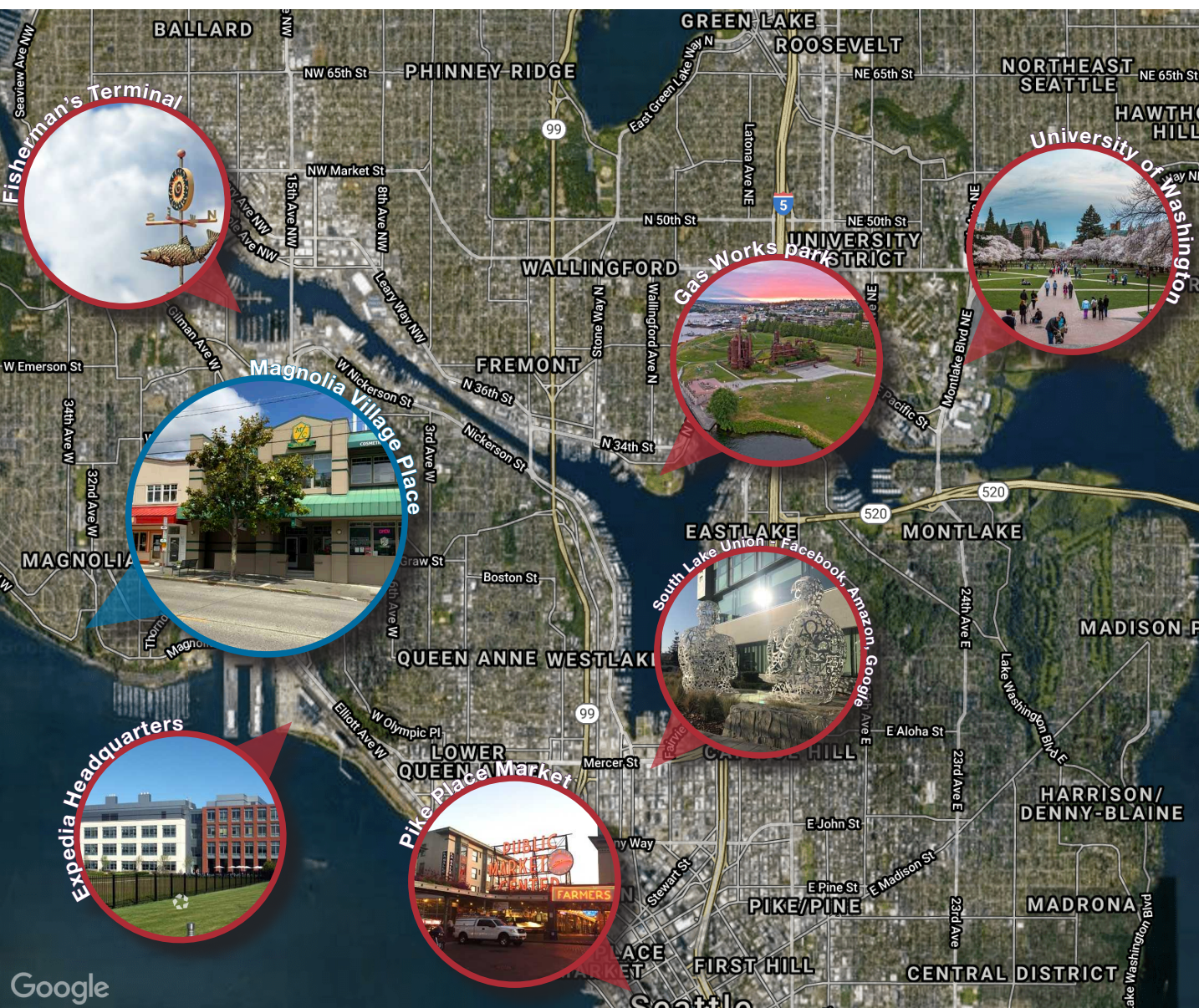
Food Nearby

1. Serendipity Cafe
2. Village Pub
3. Starbucks
4. Mondello Ristorante
5. Subway
6. El Ranchon
7. Air Fried Uncrustables
8. Queen Margherita Pizza
9. New China Express
10. Time for Pho
11. Ichiro Sushi & Teryaki
12. Red Mill Burgers
13. Boxcar Ale House
14. Kinaree Thai

Retail Nearby

1. QFC
2. Interbay Athletic Complex
3. Total Wine
4. Magnolia's Book Store
5. Magnolia Fitness
6. Whole Foods
7. Staples
8. US Bank
9. Bank of America
10. Chase Bank
11. Albertsons
12. Ace Hardware
13. Bartell Drugs
14. Key Bank

LOCAL AERIAL



DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,428	238,300	829,426
Average age	29.7	34.2	36.1
Average age (Male)	27.4	33.3	35.1
Average age (Female)	30.8	34.9	37.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,034	93,702	316,718
# of persons per HH	2.3	2.5	2.6
Average HH income	\$43,842	\$65,100	\$73,873
Average house value	\$429,588	\$327,228	\$365,644

* Demographic data derived from 2010 US Census

