

FOR LEASE

3717 NE 45th St
Seattle, WA 98105

LAURELHURST RETAIL CENTER

1,400SF
RETAIL SPACE



OVERVIEW

Exceptional retail space for lease on high-traffic Sand Point Way, ideally situated at the gateway to the prestigious Laurelhurst, Windermere, and Hawthorne Hills neighborhoods. This prime location offers excellent visibility and access, just minutes from University Village, the University of Washington, and Seattle Children's Hospital—ensuring a steady stream of both local and destination-driven foot traffic. Perfect for retail or service-oriented businesses seeking a presence in one of Seattle's most desirable and active retail corridors

MIKE TODD

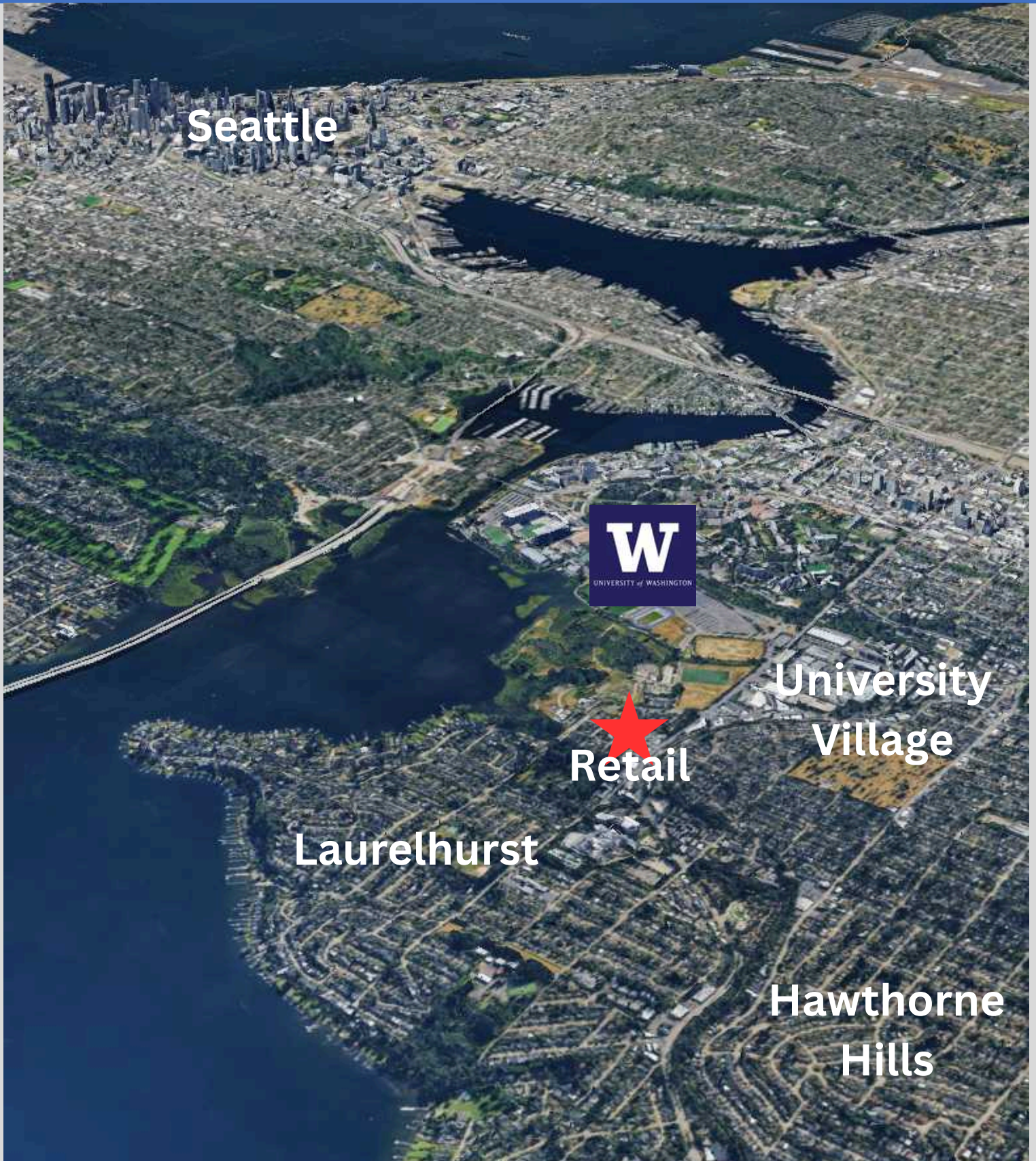
DESIGNATED BROKER
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KATE HASZ

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AREA OVERVIEW



KEY HIGHLIGHTS

- **Available Now**
- **Size:** 1,400 sf
- **1 In Suite Bathroom**
- **Rent** \$ Negotiable \$
- **NNN:** \$18.00/sf
- **Large storefront with abundant natural light**
- **Current Tenants:**
 - **Marlai Thai Cuisine**
 - **Sandals Nail Salon**
 - **Toshis Terriyaki**
 - **Palette Hair Salon**
 - **Varlamos Pizza**
 - **IHR Home Renovations**
 - **Maharaja Indian Cuisine**
- **Occupancy:** Full
- **Off Street Parking:** 46

PHOTOS

