



# FLEX BUILDING | FOR LEASE



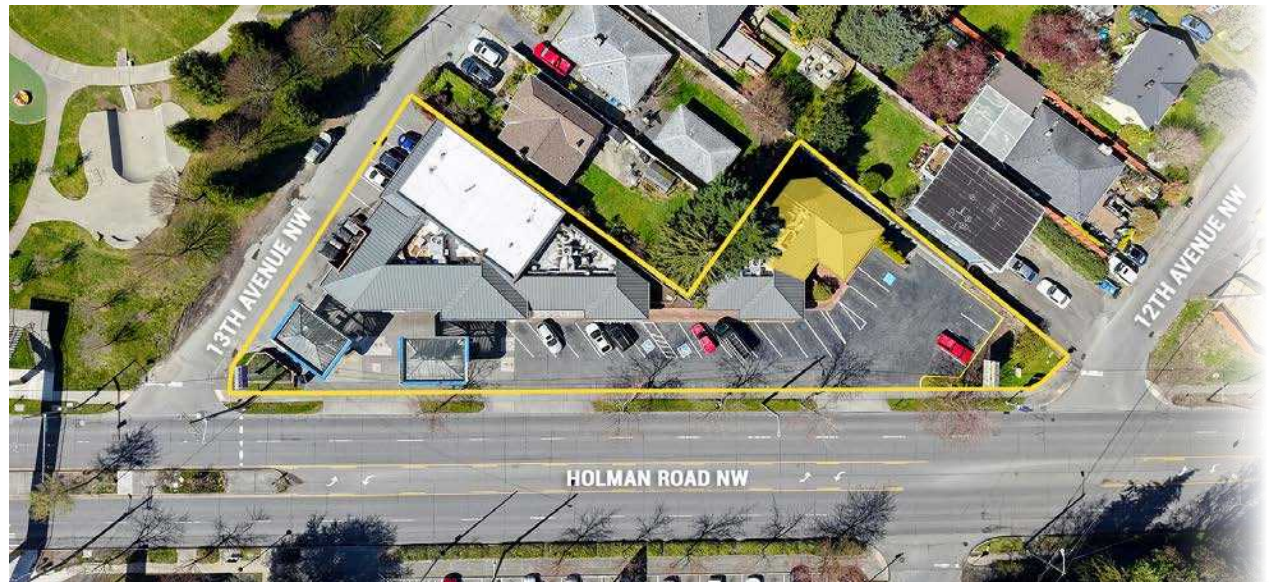
RELATIONSHIP FOCUSED. RESULTS DRIVEN.

9211 Holman Road NW, Seattle, WA

# PROPERTY OVERVIEW | PROPERTY SUMMARY

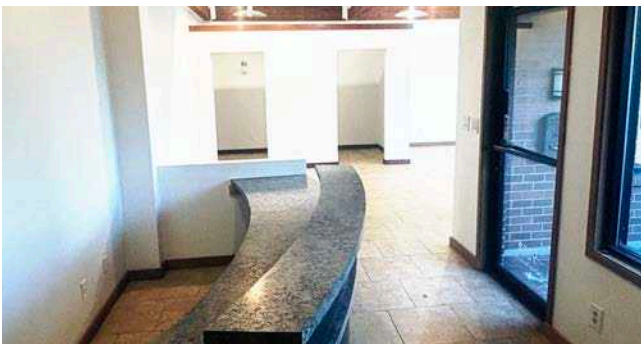
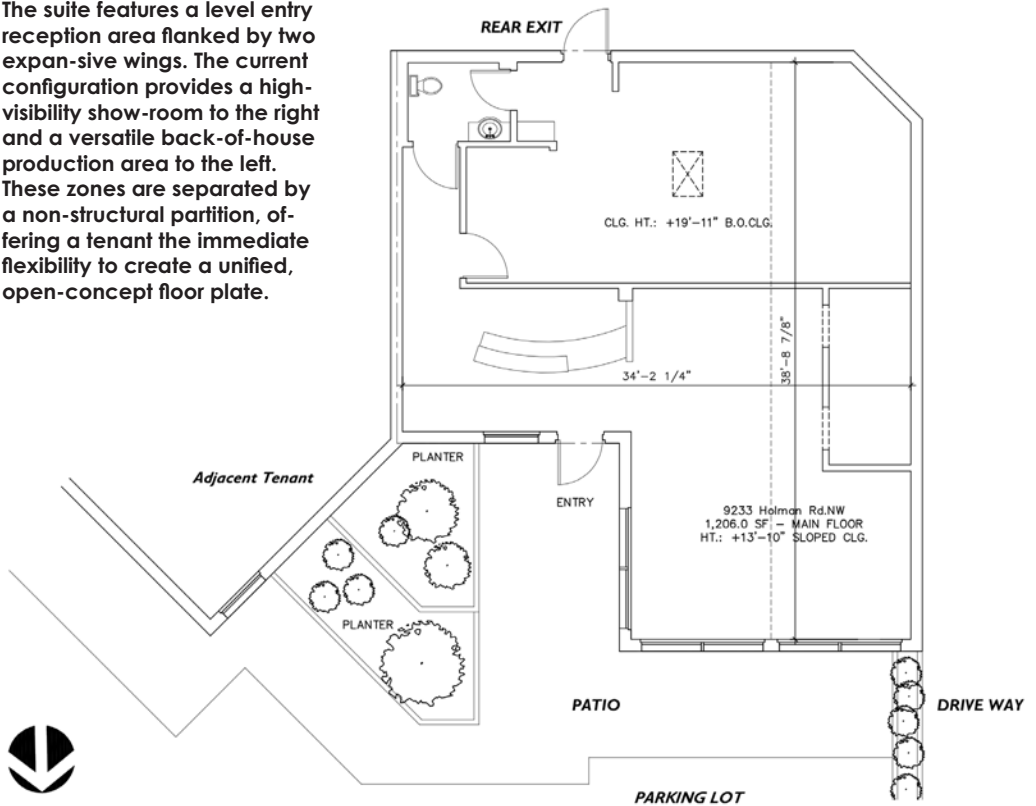
## PROPERTY DETAIL

<b>AVAILABLE</b>	1,222 SF End-Cap Former Victoria's Bridal
<b>RATE</b>	\$34.00 PSF
<b>PARKING</b>	5 Designated Stalls
<b>SIGNAGE</b>	<ul style="list-style-type: none"> <li>• Pylon &amp; Building Signage</li> </ul>
<b>CURRENT LAYOUT</b>	<ul style="list-style-type: none"> <li>• Reception</li> <li>• Open Work Area</li> <li>• Wait Area</li> <li>• In-Suite Private bathroom</li> </ul>
<b>SPACE NOTES</b>	<ul style="list-style-type: none"> <li>• Open Concept Possibility</li> <li>• New HVAC</li> <li>• New Interior Paint</li> <li>• Back Alley Access</li> </ul>
<b>CO-TENANTS</b>	<ul style="list-style-type: none"> <li>• Mobil Gas Station</li> <li>• OG Coffee Shop</li> <li>• Tacos &amp; Beer Restaurant</li> <li>• Harvey's Auto Service</li> </ul>
<b>LOCATION</b>	<ul style="list-style-type: none"> <li>• Directly across from Dick's Drive-In</li> <li>• National Retail Synergy: QFC, Safeway, Grocery Outlet, Metropolitan Market, Petco, Walgreens and more within a few blocks</li> </ul>

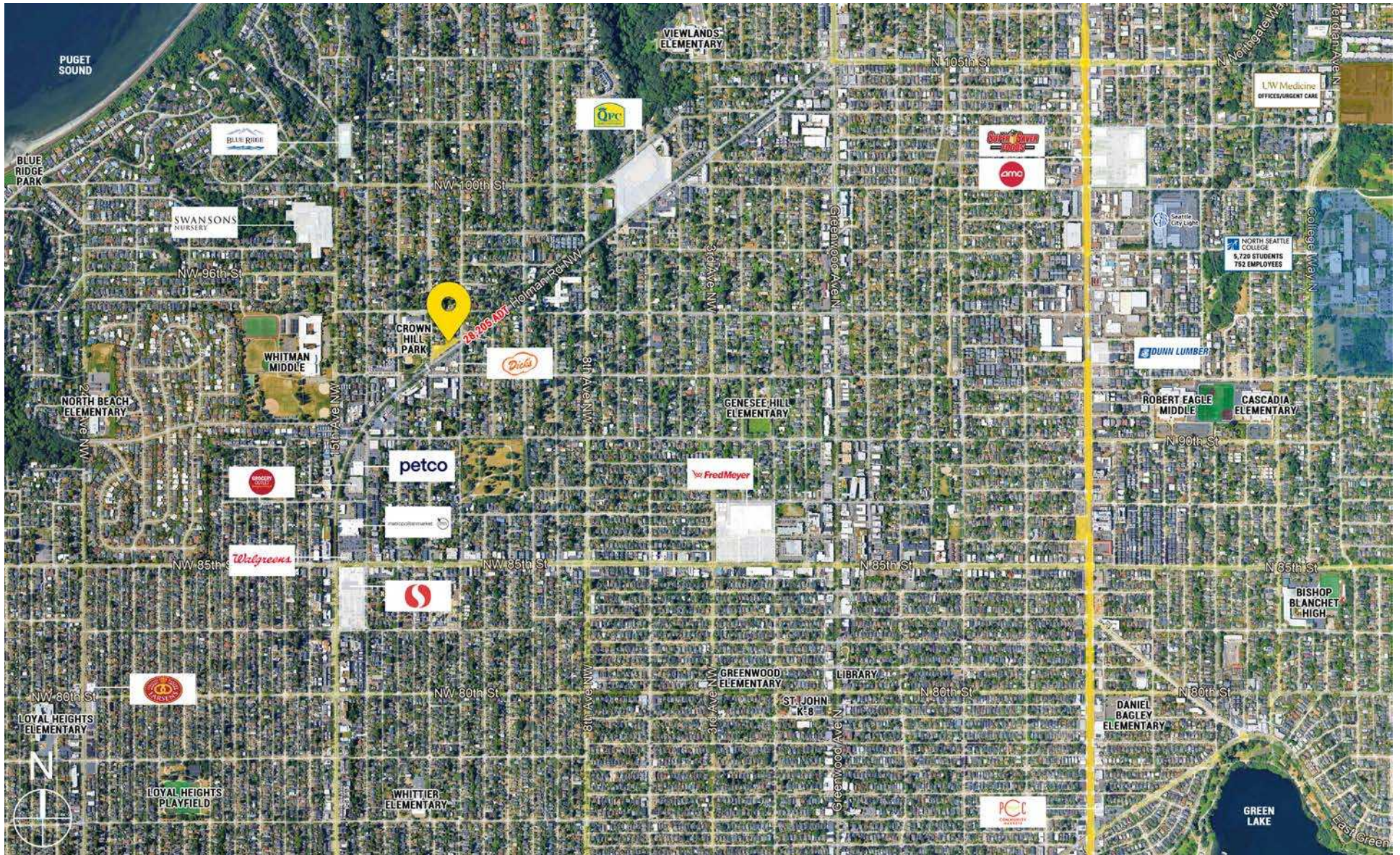


# PROPERTY OVERVIEW

The suite features a level entry reception area flanked by two expansive wings. The current configuration provides a high-visibility show-room to the right and a versatile back-of-house production area to the left. These zones are separated by a non-structural partition, offering a tenant the immediate flexibility to create a unified, open-concept floor plate.

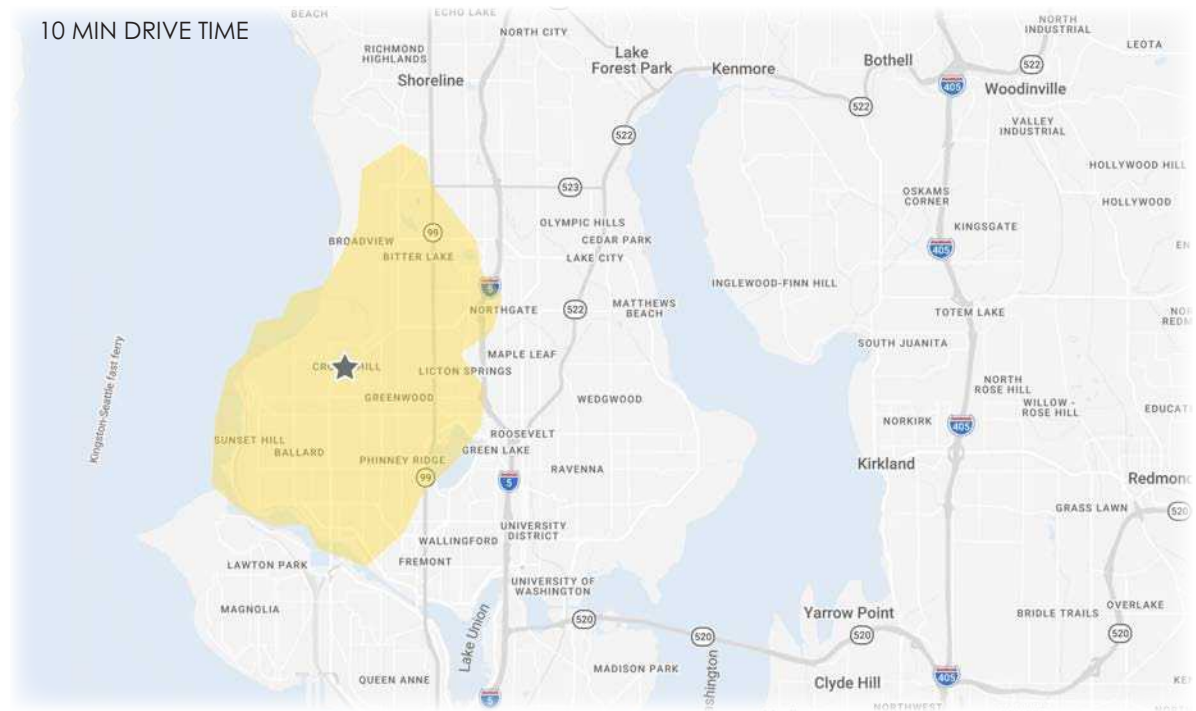










# PROPERTY OVERVIEW | VICINITY AERIAL



# PROPERTY OVERVIEW | DEMOGRAPHICS

SEATTLE, WA, is the leading economic engine of the Pacific Northwest, anchored by a diversified, innovation-driven economy with global influence in technology, aerospace, life sciences, maritime trade, and advanced manufacturing. The city benefits from a highly educated workforce, world-class research institutions, and the headquarters or major campuses of globally significant employers, driving sustained population and employment growth. Its strategic Pacific Rim location, deep-water port infrastructure, and international airport position Seattle as a critical gateway for global trade and investment. Supported by a robust venture capital ecosystem, strong public-private partnerships, and ongoing infrastructure investment, Seattle continues to attract capital, talent, and enterprise—reinforcing its role as one of the most competitive and resilient metropolitan economies in the United States.



 <b>126,909</b> POPULATION 10 MIN DT	 <b>60,409</b> NO OF HOUSEHOLDS 10 MIN DT
 <b>\$200,054</b> AVERAGE HH INCOME 10 MIN DT	 <b>\$971,012</b> MEDIAN PROPERTY VALUE 10 MIN DT
 <b>37.7</b> YEARS OLD MEDIAN AGE	 <b>\$4.58B</b> TOTAL NON-RETAIL EXPENDITURE
 <b>69,033</b> DAYTIME ADJ. POPULATION 10 MIN DT	 <b>28,205</b> ADT AT INTERSECTION

# RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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