



FLEX BUILDING | FOR LEASE



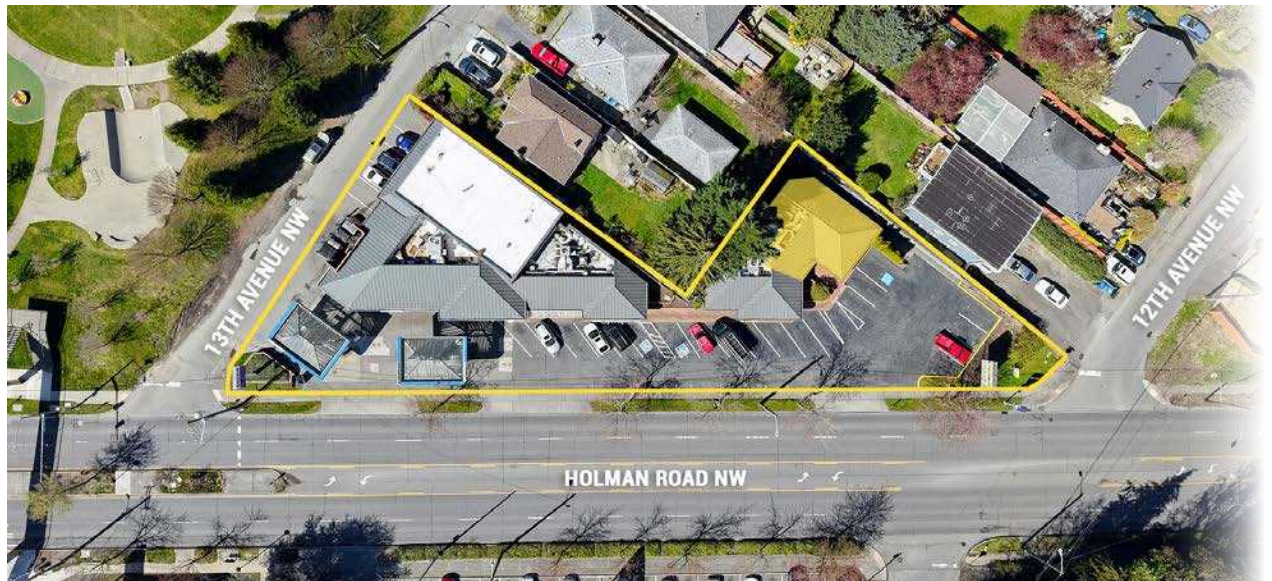
RELATIONSHIP FOCUSED. RESULTS DRIVEN.

9211 Holman Road NW, Seattle, WA

PROPERTY OVERVIEW | PROPERTY SUMMARY

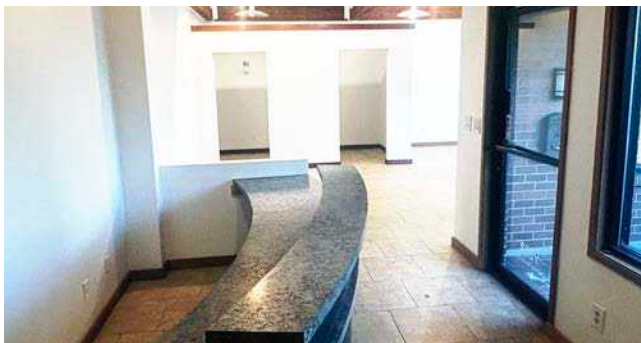
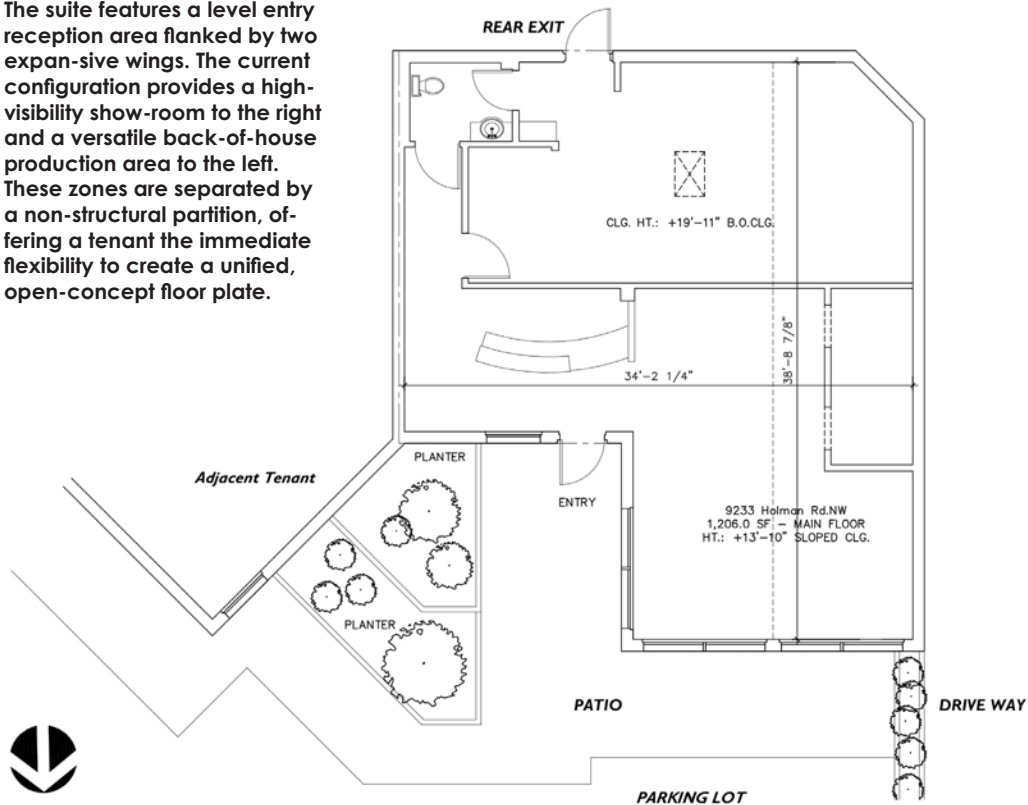
PROPERTY DETAIL

AVAILABLE	1,222 SF End-Cap Former Victoria's Bridal
RATE	\$34.00 PSF
PARKING	5 Designated Stalls
SIGNAGE	• Pylon & Building Signage
CURRENT LAYOUT	• Reception • Open Work Area • Wait Area • In-Suite Private bathroom
SPACE NOTES	• Open Concept Possibility • New HVAC • New Interior Paint • Back Alley Access
CO-TENANTS	• Mobil Gas Station • OG Coffee Shop • Tacos & Beer Restaurant • Harvey's Auto Service
LOCATION	• Directly across from Dick's Drive-In • National Retail Synergy: QFC, Safeway, Grocery Outlet, Metropolitan Market, Petco, Walgreens and more within a few blocks

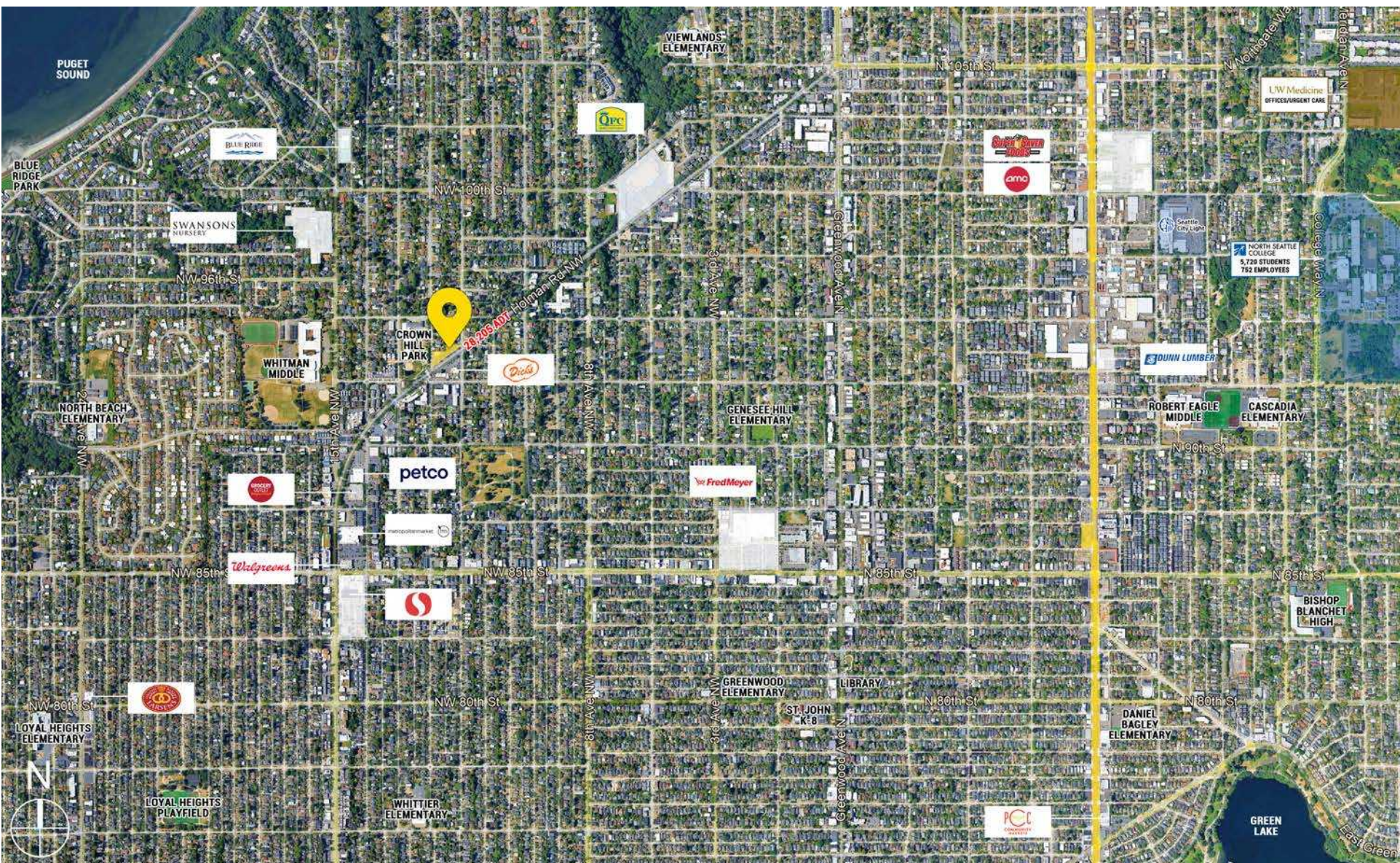


PROPERTY OVERVIEW

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.

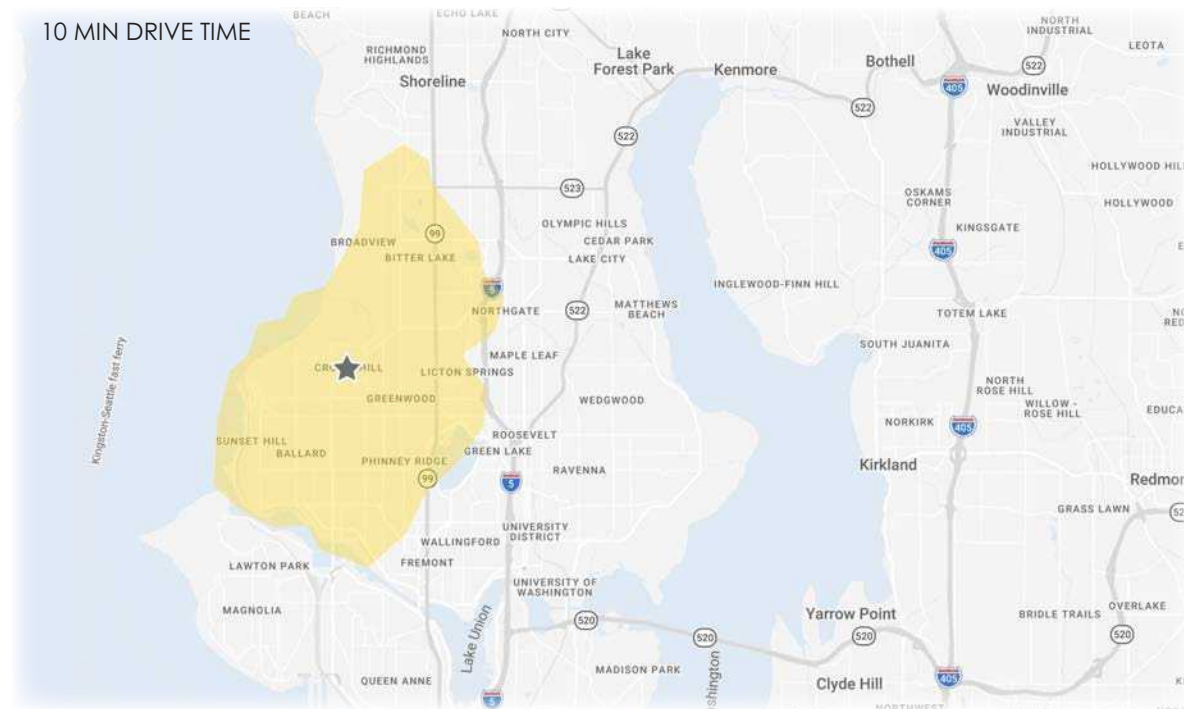


PROPERTY OVERVIEW | VICINITY AERIAL



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.




126,909
POPULATION
10 MIN DT


60,409
NO OF HOUSEHOLDS
10 MIN DT


\$200,054
AVERAGE HH INCOME
10 MIN DT


\$971,012
MEDIAN PROPERTY VALUE
10 MIN DT


37.7
YEARS OLD
MEDIAN AGE


\$4.58B
TOTAL NON-RETAIL
EXPENDITURE


69,033
DAYTIME ADJ. POPULATION
10 MIN DT


28,205
ADT
AT INTERSECTION

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

For more information, please contact one of the following individuals:

PRESENTED TO:

ANGELA OLIVERI

Executive Vice President

D: 206.853.1330

aoliveri@fwp-inc.com

TEJ ASHER

Vice President

D: 425.320.8834

tasher@fwp-inc.com

SEBASTIAN CAMACHO

Broker

D: 510.333.0624

sebastian@fwp-inc.com

ANTONIO OLIVERI

Broker

D: 425.229.2563

antonio@fwp-inc.com

11621 NE 97th Lane NE | Kirkland, WA 98304 | ☎ 425.822.5522 | fwp-inc.com



© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.