

RETAIL/OFFICE FOR LEASE

MORNINGSIDE APARTMENTS

9425 35th Ave NE, Suite B, Seattle, WA 98115



For more information please contact:

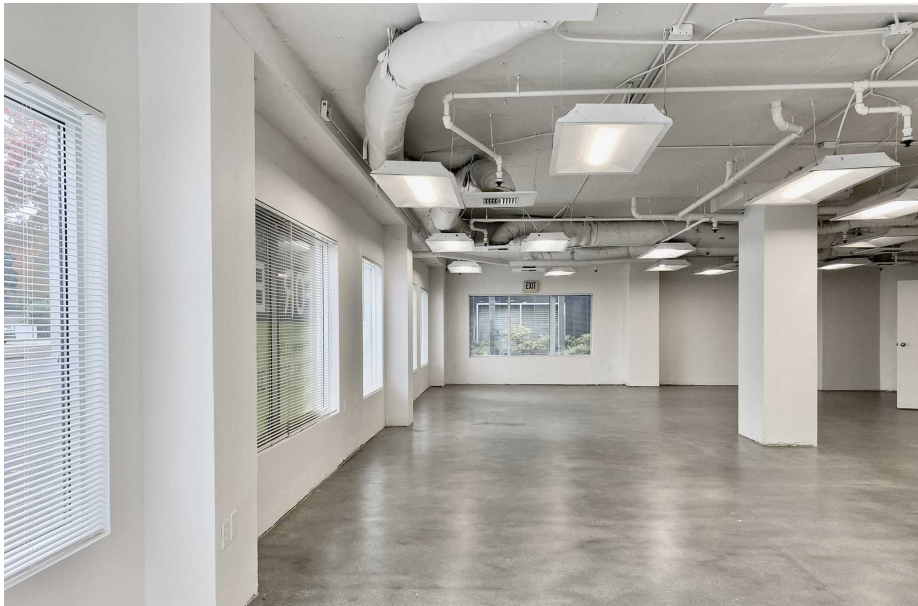
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PROPERTY HIGHLIGHTS

- Great, local Landlord willing to do creative deal with qualified tenant
- Ideal for professional office, PT clinic, cafe, pet services, health/wellness
- Located at the base of Morningside Apartments, a mixed use building comprised of 26 residential units, and 5 street-level commercial spaces in the heart of Seattle's Wedgwood neighborhood
- Walk Score 75 - Very Walkable
- Building co-tenants include: Edward Jones, Atomic Chemistry Salon, A+ ILash studio
- Kitchenette, common area shared restrooms, and HVAC
- Electrical: 200 AMP / 3 Phase
- FREE onsite parking: 2 covered and 2 uncovered stalls included in Lease, plus 3 guest/customer stalls
- 1,627 RSF (divisible)
- Rental Rate \$21/SF/YR plus 2026 est. NNN \$10.85/SF = \$4,318.33/mo. Long term lease available.



88,012

TOTAL POPULATION



38,173

TOTAL HOUSEHOLDS



\$128,122

MEDIAN INCOME

* Estimated 2025 Demographics based on 2 mile radius (CoStar)

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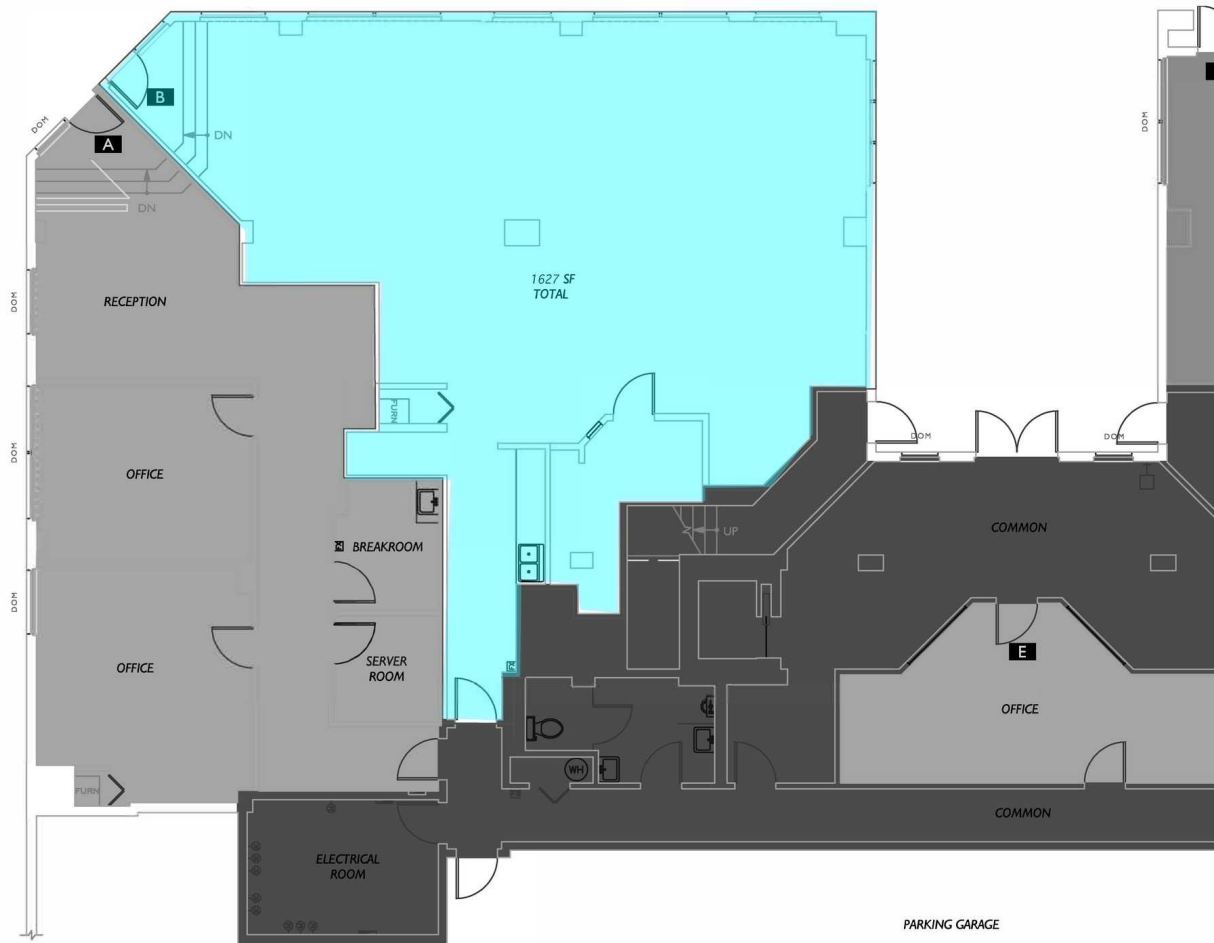
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AVAILABLE SPACES

SUITE	SIZE (SF)	EST. 2026 NNN	LEASE RATE
■ Retail B	1,627 SF	\$10.85/SF/yr	\$21.00 SF/yr

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