

FOR SALE

8022 35th Ave NE, Seattle WA  
**Owner/User Medical Office Building  
For Sale in Wedgwood**



**Dean Altaras, CCIM**

NAI Puget Sound Properties  
+1 425 586 5613  
daltaras@nai-psp.com

**Billy Poll, CCIM**

NAI Puget Sound Properties  
+1 425 586 5604  
bpoll@nai-psp.com

**Julie Hawken**

NAI Black  
+1 206 595 6425  
julie.hawken@naiblack.com

---

# Table of Contents

Property Overview .....	3
Building Description.....	4
Location Overview .....	6
Demographics.....	11

---

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

## Property Overview

NAI Puget Sound Properties is pleased to present an opportunity to purchase a prime, single tenant medical office building in Seattle's Wedgwood neighborhood.

- Centrally located in the heart of Wedgwood, one of Seattle's best neighborhoods
- Property Type: Office – Medical Office
- Lot Size: 6,557 SF
- Building Size: 1,900 SF
- Year Built: 1951; Renovated: 1990
- Parking: 6 parking stalls
- King County Parcel Number: 044100-0040
- Current Zoning: LR2 RC (M)
- Ideal configuration for dental practice: Property has five operatories, office and ample storage spaces.
- Close to many single family, multifamily residential properties and core retail area in Wedgwood
- 3 blocks away from the exciting new Wedgewood Center, a new development of multifamily and retail properties
- Easy Access to the University of Washington and many Seattle neighborhoods.
- Price: \$1,500,000

**78**  
Walk Score

**92**  
Bike Score

**43**  
Transit Score

# Building Description



<b>Foundation:</b>	Concrete
<b>Exterior Walls/Framing:</b>	Brick façade and wood frame
<b>Roof:</b>	Composition Shingle
<b>Elevator:</b>	None
<b>Heating &amp; HVAC:</b>	Heating: Forced Air
<b>Lighting:</b>	Fluorescent
<b>Electrical:</b>	Master meter
<b>Interior Walls:</b>	Drywall
<b>Doors and Windows:</b>	Aluminum frames
<b>Ceilings:</b>	Textured
<b>Plumbing:</b>	Standard
<b>Floor Covering:</b>	Carpet
<b>Fire Protecting:</b>	None
<b>Site Improvements:</b>	Asphalt paving for parking
<b>Signage:</b>	There is a monument style sign along 35th Avenue NE
<b>Parking Ratio:</b>	3.2 spaces per 1,000 SF of NRA





# Location Overview

Nestled in the northeast corner of Seattle, the Wedgwood neighborhood offers a charming blend of suburban and urban convenience.

Known for its tree-lined streets, family-friendly atmosphere, and abundance of amenities, Wedgwood is a sought-after destination for residents of all ages.

## Location and Accessibility

Wedgwood enjoys easy access to major transportation routes, including Interstate 5 and State Route 522, making commuting a breeze for residents. Public transportation options are also available, providing convenient connections to downtown Seattle and surrounding areas.

## Community and Lifestyle

Families, young professionals, and retirees alike appreciate the sense of belonging and community spirit of the Wedgewood neighborhood.

## Outdoor Recreation

Nature enthusiasts will find plenty to explore in Wedgwood. The neighborhood is home to

several parks, including Dahl Playfield and the scenic Meadowbrook Pond, offering opportunities for outdoor recreation, picnicking, and wildlife viewing.

## Education and Institutions

Wedgwood is served by reputable public schools, making it an ideal choice for families with school-age children. Additionally, the neighborhood is home to the esteemed Nathan Hale High School, known for its strong academic programs and extracurricular activities.

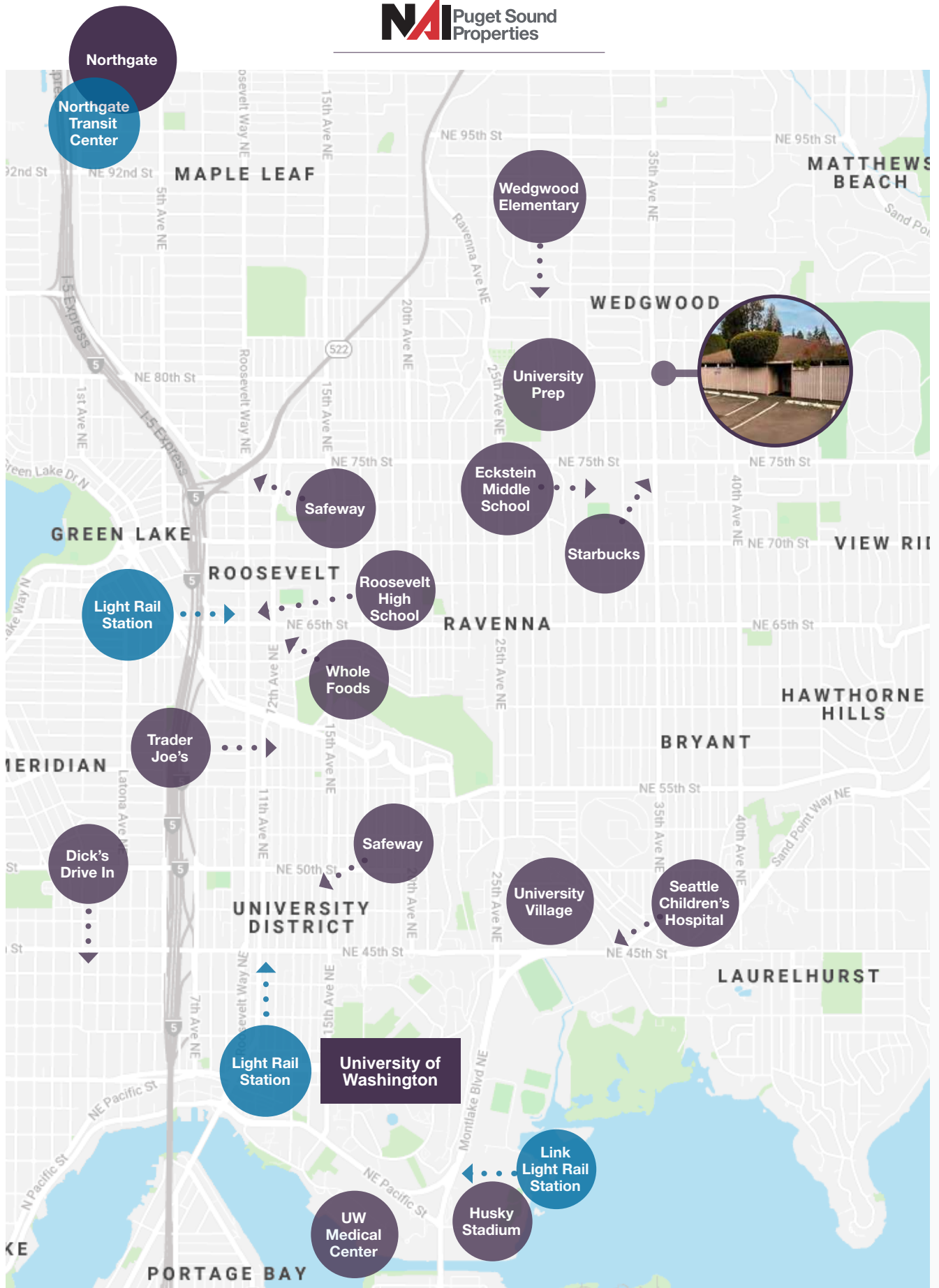
## Shopping and Amenities

Local eateries, cafes, and shops line the streets of Wedgwood, providing residents with a variety of dining and shopping options. Whether you're craving a cozy brunch spot, a family-friendly restaurant, or a trendy boutique, Wedgwood has something to offer for every taste and preference.

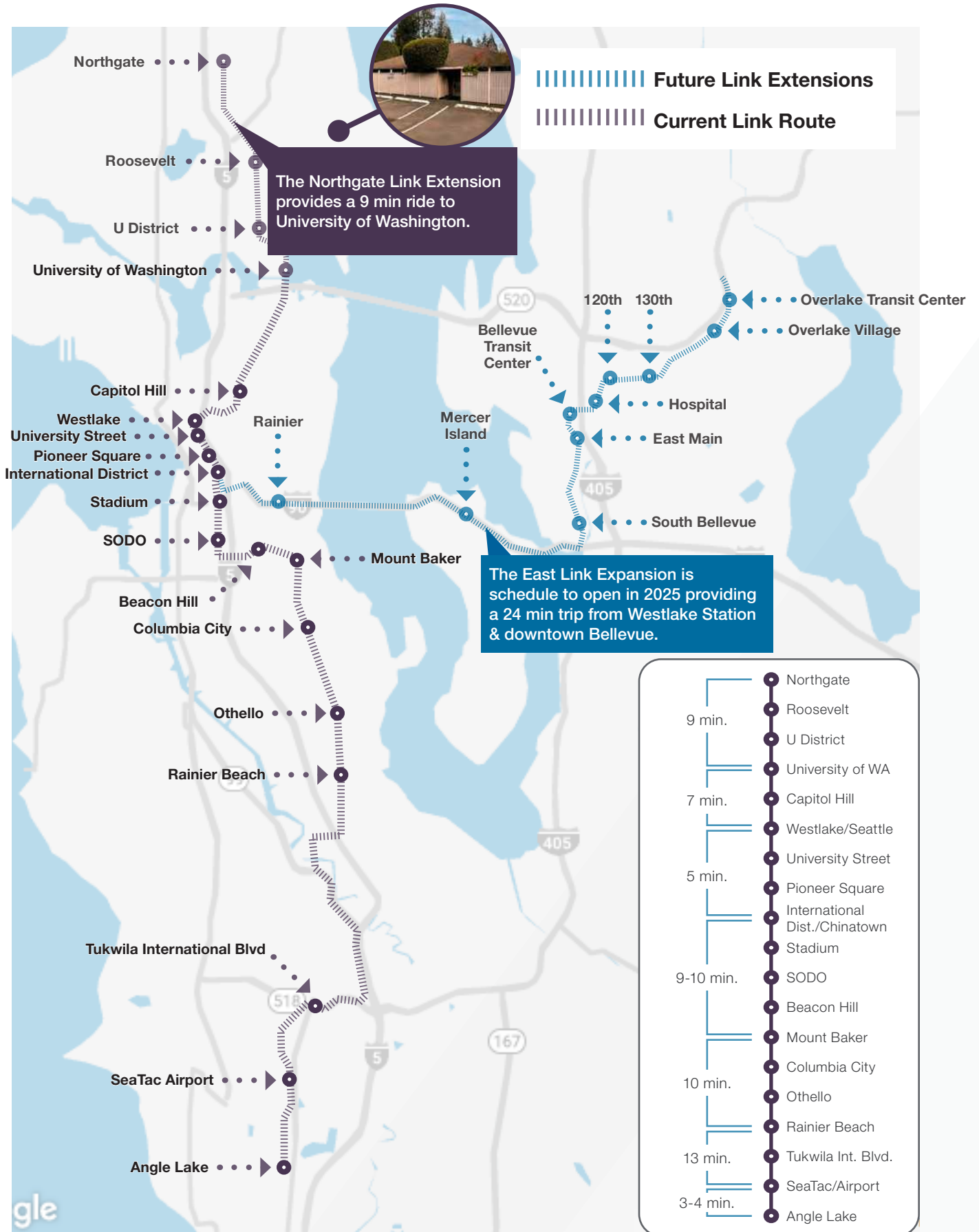


3 blocks away from the exciting  
new Wedgewood Center, a new  
development of multifamily and retail  
properties.





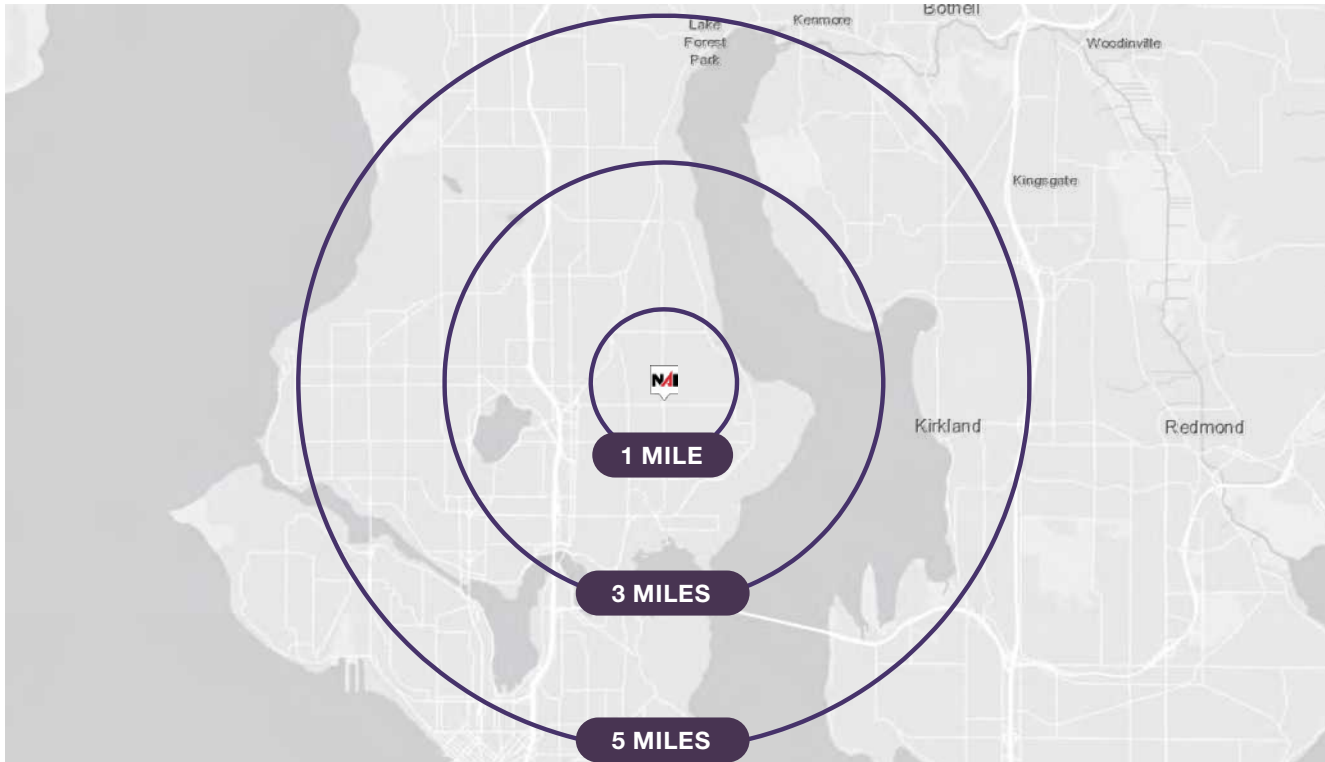








# Demographics



1 Mile Radius



3 Mile Radius



5 Mile Radius





Exclusively marketed by:

**Dean Altaras, CCIM**

+1 425 586 5613

daltaras@nai-psp.com

**Billy Poll, CCIM**

+1 425 586 5604

bpoll@nai-psp.com

**Julie Hawken**

+1 206 595 6425

julie.hawken@naiblack.com

