

**FOR SALE**

# MAGNOLIA OFFICE BUILDING

±7,307 SF | Flexible Multi-Tenant or Owner-User Opportunity

4300 36TH AVE W | SEATTLE, WA 98199

Asking Price

**\$2,983,000**



**RAINIER**

COMMERCIAL  
PARTNERS

**FOR MORE  
INFORMATION  
CONTACT:**

**JON BOCKMAN**

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# THE OFFERING

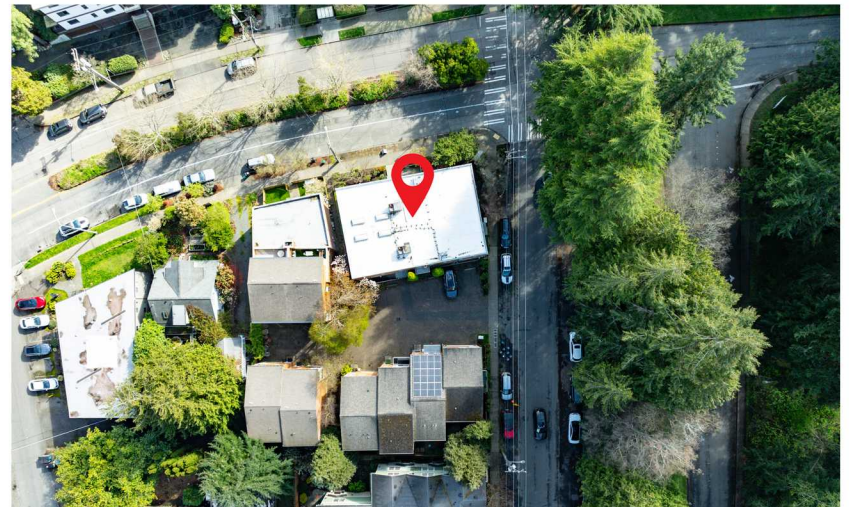
Beautifully designed and impeccably maintained, this modern office building is situated in the heart of Seattle's desirable Magnolia neighborhood—directly across from the lush, 534-acre Discovery Park. A portion of the structure dates back to the 1960s, with significant renovations and a substantial expansion completed in 2003. The current owner acquired the property in 2012 and completed an extensive remodel in 2013, enhancing both functionality and aesthetic appeal. Finished with high-quality materials and thoughtful architectural details, the property offers a turnkey solution for businesses seeking an inspiring headquarters or investors looking to lease flexible, creative office suites.

## PROPERTY HIGHLIGHTS

- Building Size: ±7,307 SF across 3 levels
- Lot Size: Corner lot in quiet residential setting
- Parking: 7 dedicated off-street stalls + abundant street parking
- Zoning: LR3 RC (M)
- Year Built: 2003
- Occupancy: Partially leased with owner-occupant
- Potential Uses: Office | Creative Studio | Professional Services | Wellness/Medical

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# HIGHLIGHTS

## FEATURES

- Flexible layout easily accommodates multi-tenant or single-user configurations
- Fully built-out kitchen and restroom with shower
- Multiple private entries, ideal for leasing separate spaces
- Large windows, natural light, and high ceilings throughout
- Generous storage and lower-level space with access
- Well-maintained systems and curb appeal in a park-like setting

## CURRENT OCCUPANCY

- Owner occupies one suite
- Two additional suites leased on short-term terms
- Flexible options for new owners to either take full occupancy or extend/replace tenants

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## INVESTMENT APPEAL

- ✓ Prime location directly across from Discovery Park
- ✓ Strong Magnolia demographics with nearby residential and commercial growth
- ✓ Ideal for professionals, creative users, or boutique firms
- ✓ Easily accessible to Ballard, Queen Anne, and Downtown Seattle

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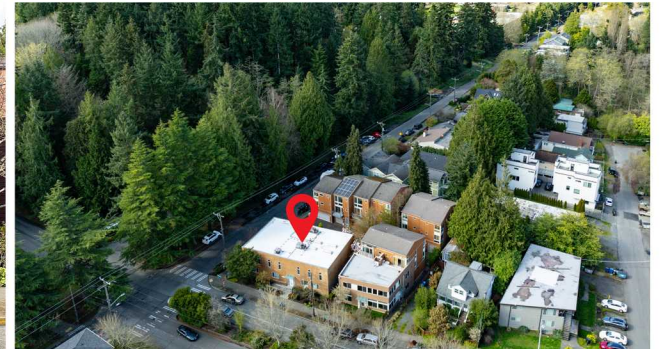




# PROPERTY PHOTOS

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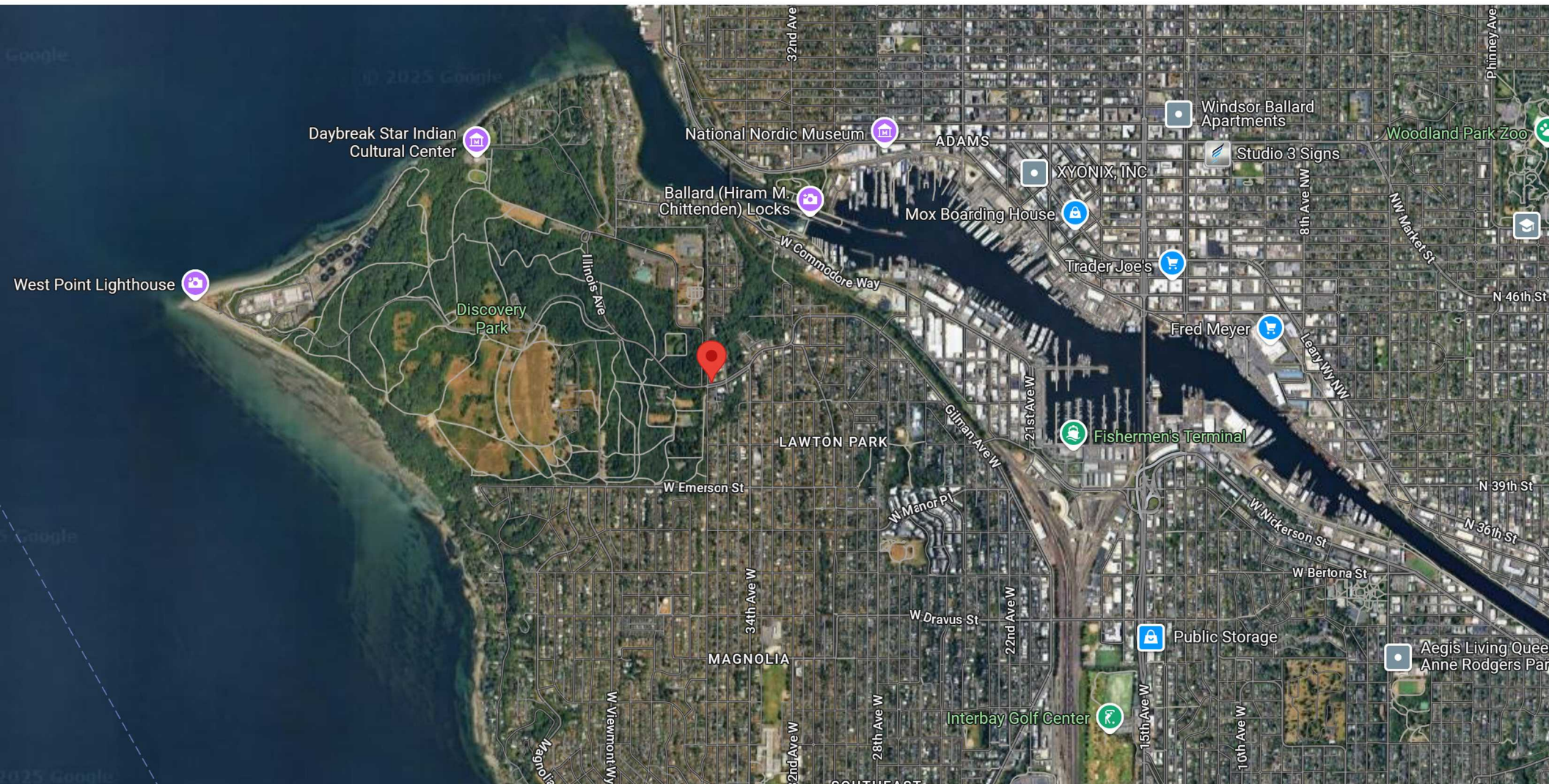




# LOCATION

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C O M M E R C I A L  
P A R T N E R S

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