



LAUREN
HENDRICKS
COMMERCIAL REALTOR



FOR LEASE

3308-3310 W. McGraw St.

Lauren Hendricks
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Windermere Real Estate Midtown/Commercial
2420 2nd Avenue
Seattle, WA 98121

Executive Summary

PROPERTY OVERVIEW

Lauren Hendricks is proud to present the opportunity to lease modern retail space in the heart of Magnolia, one of Seattle's most desirable neighborhoods. There are two spaces available for lease. The building is ideally situated within walking distance to many nearby restaurants, shops and amenities. Both units are available immediately.

PROPERTY DETAILS

Address:	3308-3310 W McGraw St. Seattle, WA 98199
Unit # 3308:	2,000 SF (approx.)
Base Rent:	\$25.00/SF/YR
Unit # 3310:	5,026 SF (approx.)
Base Rent:	\$20.00/SF/YR
2022 NNN Est.	\$6/SF/YR



Features & Highlights



PROPERTY FEATURES:

- Flexible floor plan
- Dedicated bathroom in each space
- Sprinklered
- 14' ceiling

79
Walk Score
Very Walkable

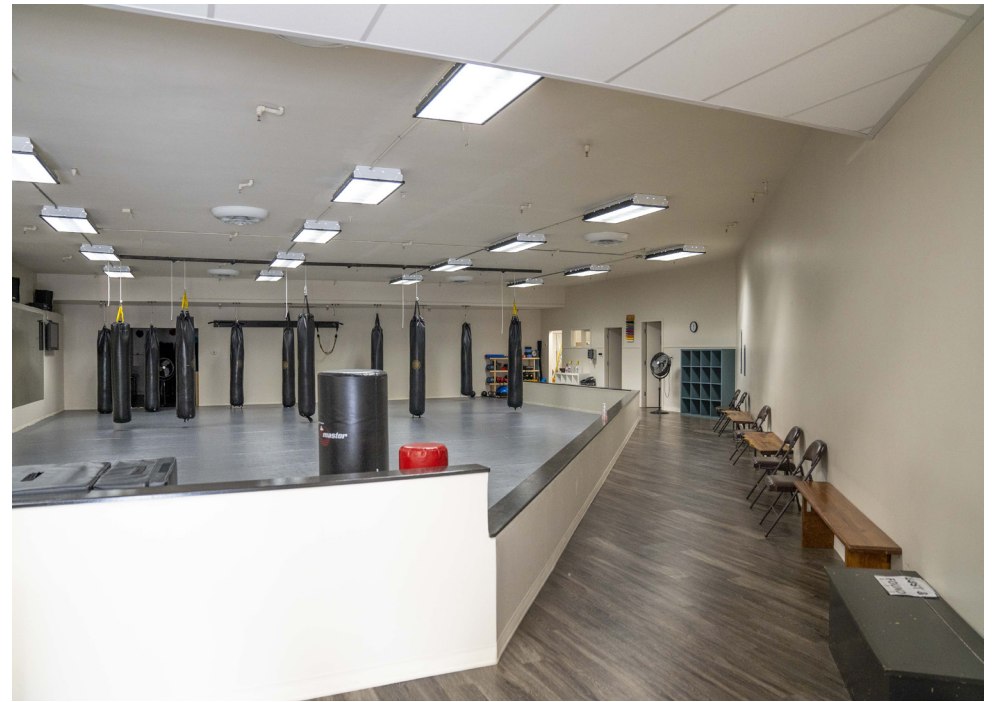
Most errands can be accomplished on foot.

37
Transit Score
Good Transit

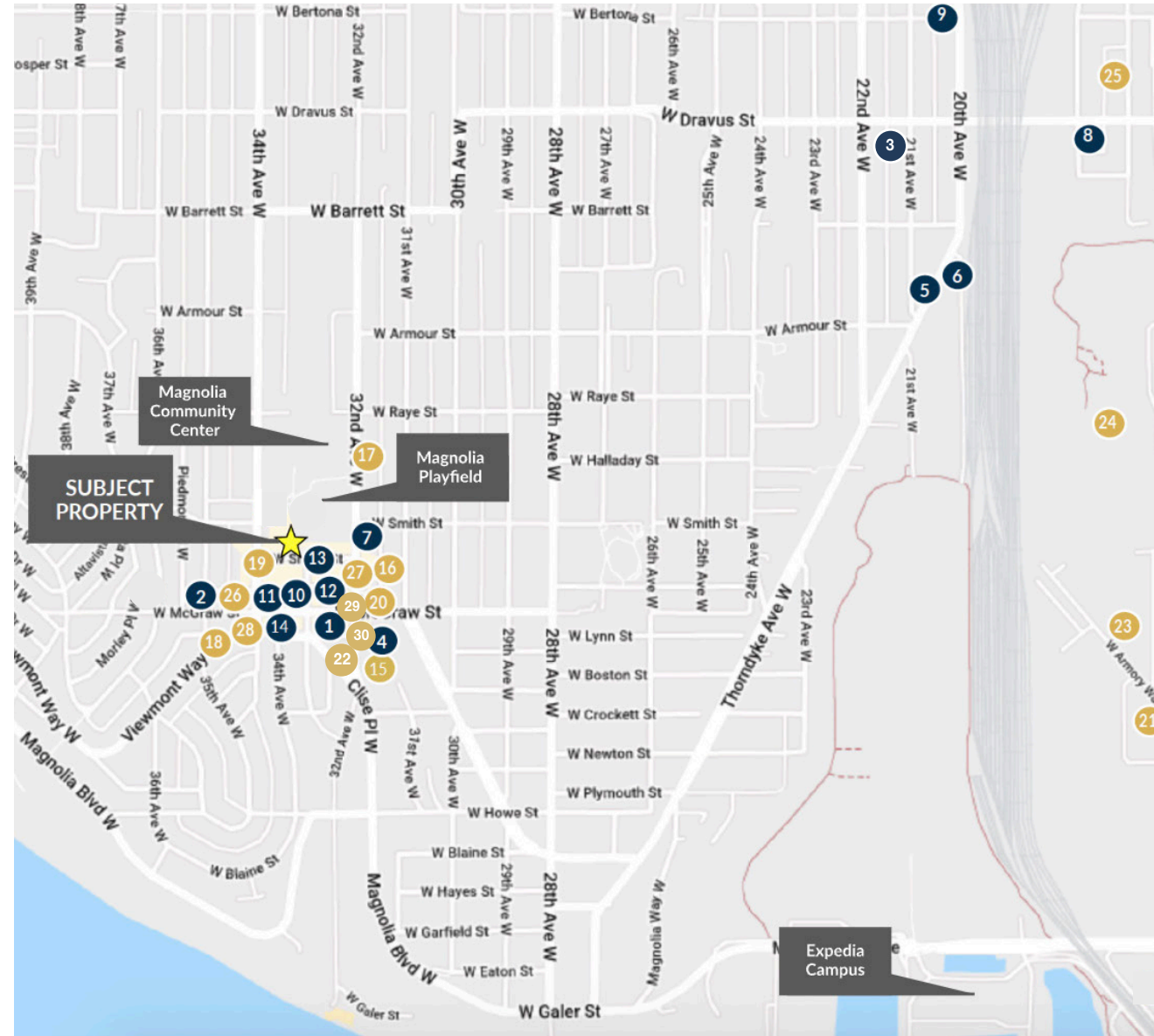
Many nearby public transit options.

6
56
Bike Score
Bikeable

Biking is convenient for most trips.



Amenities Map



Restaurants

- 1 Village Pub
- 2 El Rancho
- 3 Mulleady's Irish Pub
- 4 Queen Margherita Pizza
- 5 New China Express
- 6 Time for Pho
- 7 Ichiro Sushi & Teryaki
- 8 Red Mill Burgers
- 9 Boxcar Ale House
- 10 Starbucks
- 11 Subway
- 12 Serendipity Cafe
- 13 Mondello Ristorante
- 14 Kinaree Thai

Retail

- 15 Bartell Drugs
- 16 Ace Hardware
- 17 Albertsons
- 18 Bank of America
- 19 Chase Bank
- 20 US Bank
- 21 Whole Foods
- 22 Studio K Hair Salon
- 23 Total Wine
- 24 Interbay Golf Course
- 25 QFC
- 26 Key Bank
- 27 Magnolia's Book Store
- 28 Magnolia Animal Hospital
- 29 US Post Office
- 30 Vixen



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