



LAUREN
HENDRICKS
COMMERCIAL REALTOR



FOR LEASE

3310 W McGraw St.

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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. This Building is ideally situated within walking distance to many nearby restaurants, shops and amenities. This unit is available immediately.

PROPERTY DETAILS

3310 W McGraw St. Seattle, WA 98199

Size: 3,000 - 5,026 SF

Price: \$20.00/SF/YR

2023 NNN: \$4.88/SF/YR



Features & Highlights

PROPERTY FEATURES:

- Flexible floor plan
- 2 Restrooms
- 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.

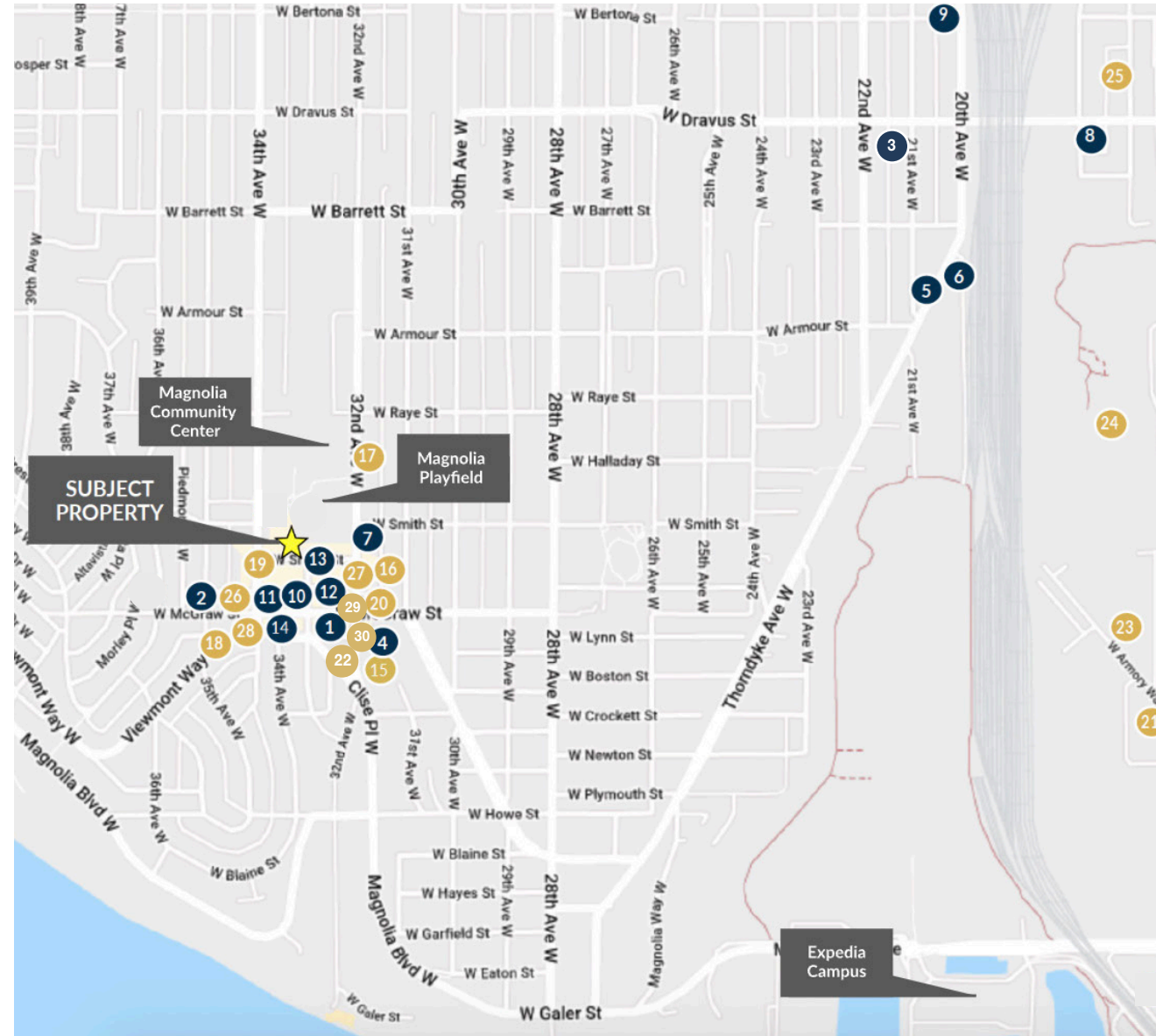




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Amenities Map



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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Broker Contact

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