



Stand Alone Office or Retail Building for Lease in Magnolia Village

3204 W. Lynn St. Seattle, WA 98199

\$30.00/SF/YR NNN

Property Details

3204 W. Lynn St.

Property Address:	3204 W. Lynn St.
Price:	\$30.00/SF/Year
Estimated 2024 NNN:	\$5.38/SF/Year
Total Monthly Rent :	\$2,530.00/Month
Tenant's Pro-Rata Share:	40%
Premises Size:	Approximately 858 SF
Building Size:	2,119 SF
Zoning:	NC2P-55(M)
Parking:	1 Off-street parking space
Uses:	Office or Retail

Property Highlights:

- 25 Feet of street frontage on W. Lynn St
- Brightly lit space with skylight and south facing windows
- Heat & A/C with Minisplit
- Private Restroom
- Laminated hardwood floors
- Separately metered electricity
- Excellent location in the middle of in Magnolia Village

Subject property can be combined with the adjacent 1,261 SF at 3205-3207 W. McGraw St. for a total of 2,119 SF



Photos

3204 W. Lynn St.



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Exclusively Listed by:

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