

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

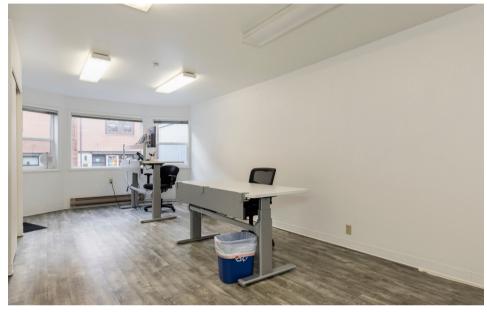
Subject property can be combined with the adjacent 1,261 SF at 3205-3207 W. McGraw St. for a total of 2,119 SF



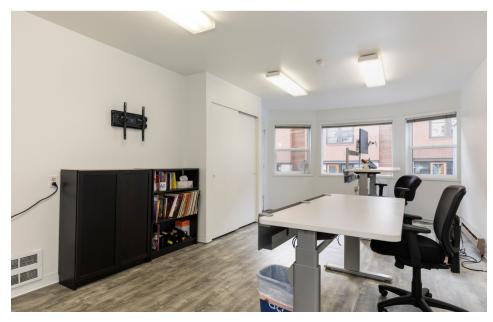


## Photos



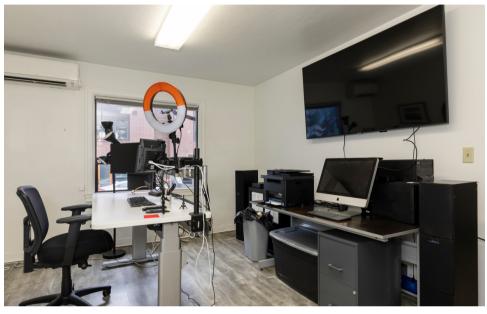






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#### Exclusively Listed by:

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