



1,261 SF Storefront for Lease in Magnolia Village

3205-3207 W. McGraw St, Seattle, WA 98199

\$35.00/SF/Year NNN

# Property Details

3205-3207 W. McGraw St.

<b>Property Address:</b>	3205-3207 W. McGraw St.
<b>Price:</b>	\$35.00 SF/Year
<b>Estimated 2024 NNN:</b>	\$5.71 SF/Year
<b>Total Monthly Rent:</b>	\$4,277.92/Month
<b>Tenant's Pro-Rata Share:</b>	60%
<b>Premises Size:</b>	1,261 SF
<b>Building Size:</b>	2,119 SF
<b>Zoning:</b>	NC2P-55 (M)
<b>Street Frontage:</b>	25 Feet on W. McGraw St.
<b>Uses:</b>	Office or Retail

## Property Highlights:

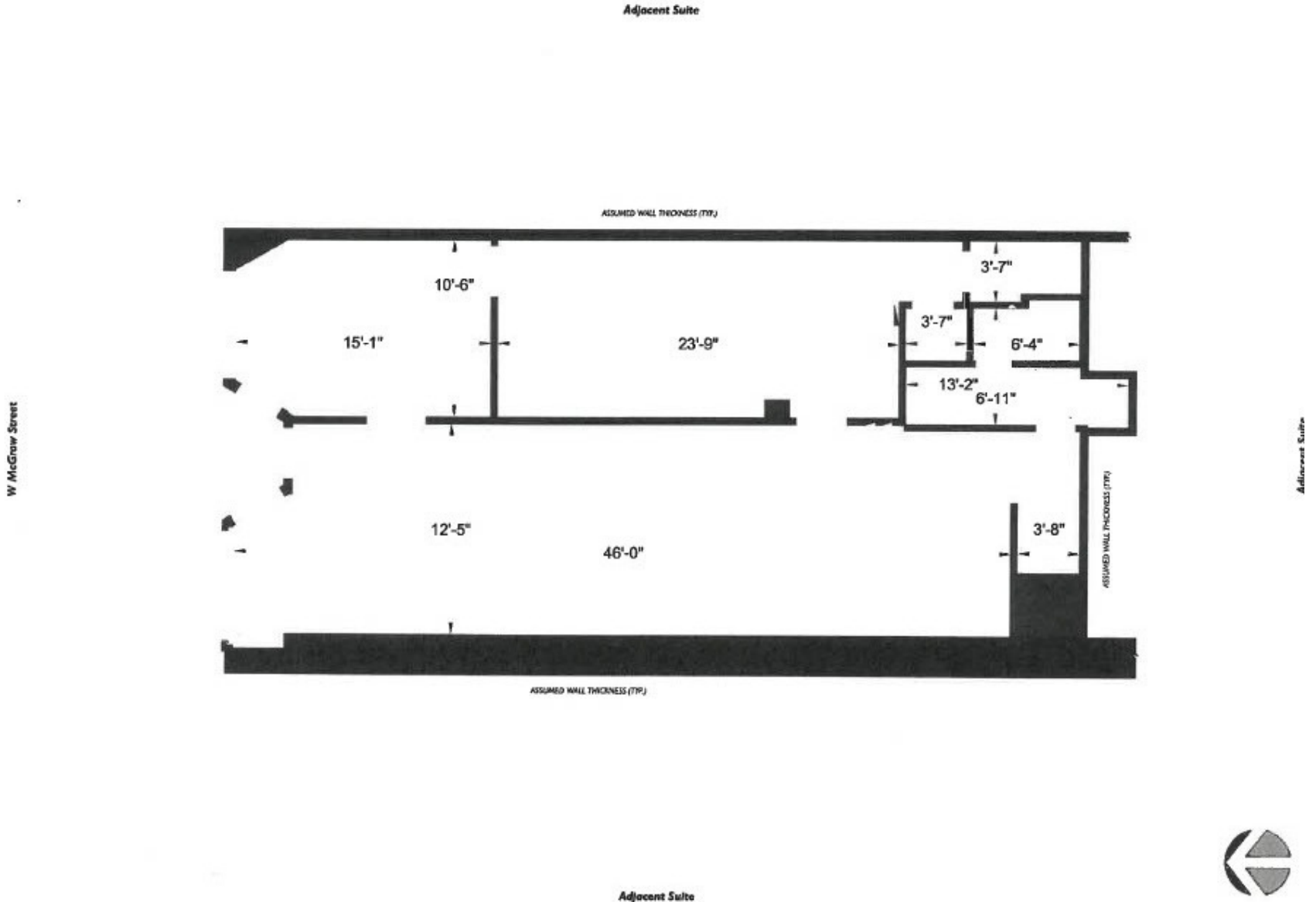
- Prime street frontage
- Primarily open space, perfect for a multitude of uses
- 1 Private restroom (stubbed for 2nd)
- Excellent location in the middle of the coveted 3200 block of W. McGraw Street in Magnolia Village

*Subject property can be combined with the adjacent 858 SF at 3204 W. Lynn St. for a total of 2,119 SF*



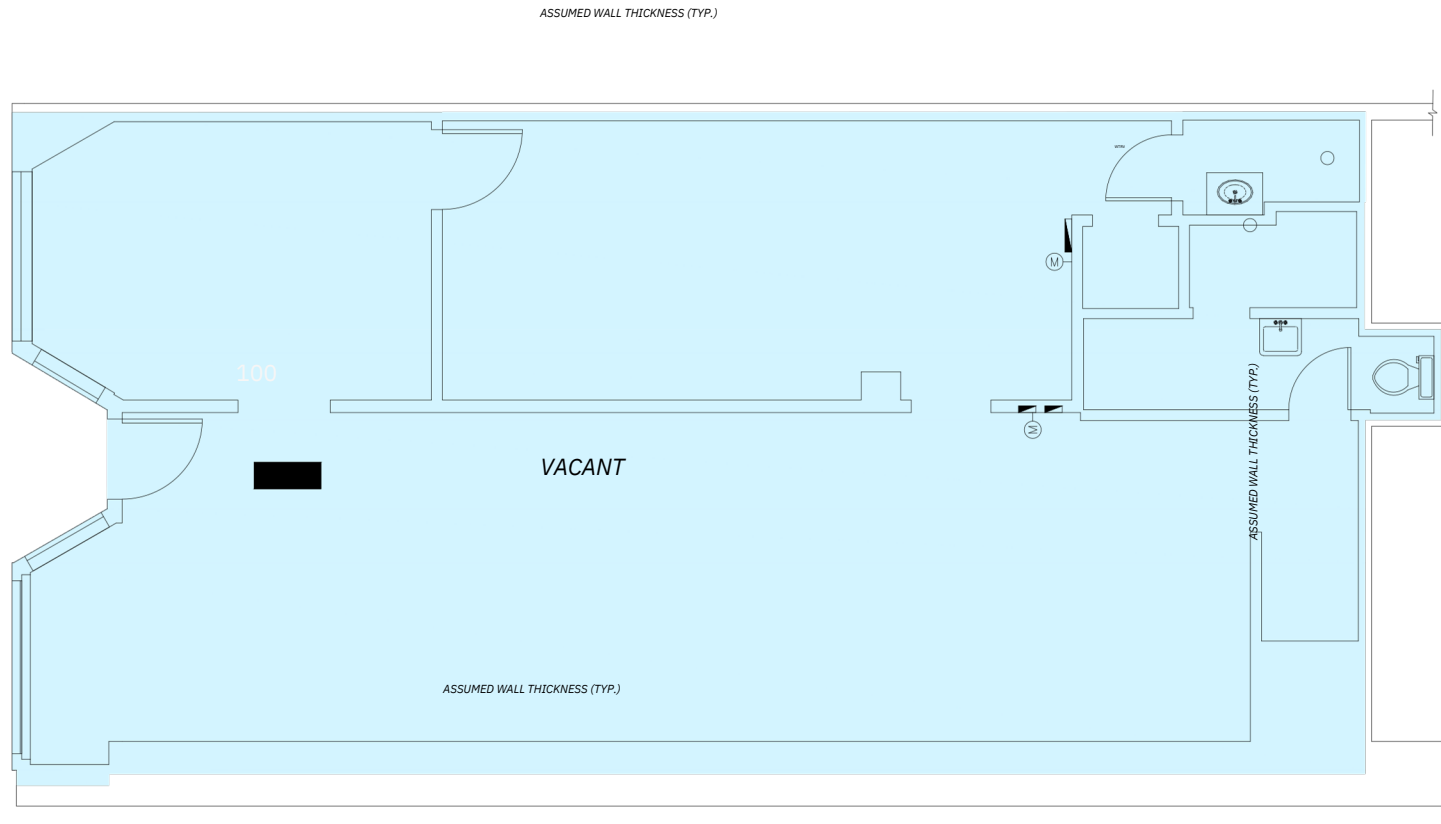
# Floor Plan

# 3205-3207 W. McGraw St.



# Lease Plan

# 3205-3207 W. McGraw St.



Suite #	Occupant Area
Suite 100	1,260.05

# Photos

3205 - 3207 W McGraw St.



# Photos

3205 - 3207 W. McGraw St.



# Photos

# 3205 - 3207 W. McGraw St.



Exclusively Listed by:

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