



860 SF Magnolia Village Space for Lease

3320 W. McGraw St. Seattle, WA 98199  
\$30.00/SF/Year NNN

# Property Details

# 3320 W. McGraw St.

<b>Property Address:</b>	3320 W. McGraw St.
<b>Price:</b>	\$30.00 SF/Year
<b>Estimated 2025 NNN:</b>	\$15.20 SF/Year
<b>Total Monthly Rent:</b>	\$3,239.00
<b>Tenant's Pro-rata Share:</b>	14%
<b>Available Square Feet:</b>	Approximately 860 SF
<b>Building Size:</b>	6,204 SF
<b>Zoning:</b>	NC2P-55(M)
<b>Parking:</b>	10 spaces
<b>Uses:</b>	Retail or Office



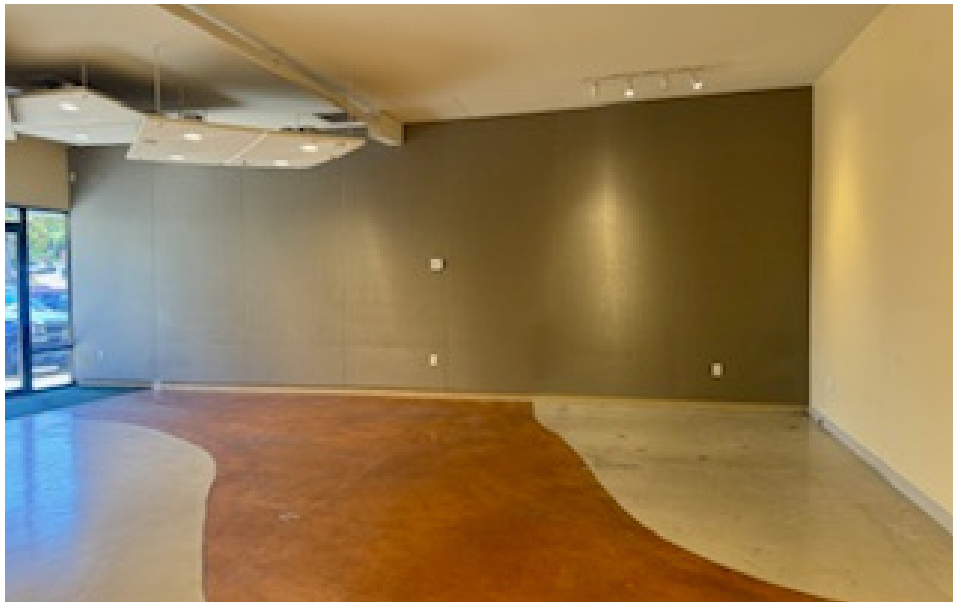
## Property Highlights:

- Polished Concrete floor
- Primarily open space with 1 Private office or break room
- Private restroom
- Multiple sinks in space including utility sink
- Off-Street parking available for patrons of tenant
- Excellent Magnolia Village Location on W. McGraw St.
- Co-Tenants include Edward Jones, Subway & Unravel Therapeutics



# Photos

3320 W. McGraw St.



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