



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.

Property Address:	3320 W. McGraw St.
Price:	\$30.00 SF/Year
Estimated 2024 NNN:	\$15.13 SF/Year
Total Monthly Rent:	\$3,234.31
Tenant's Pro-rata Share:	14%
Available Square Feet:	Approximately 860 SF
Building Size:	6,204 SF
Zoning:	NC2P-55(M)
Parking:	10 spaces
Uses:	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.



Exclusively Listed by:

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