



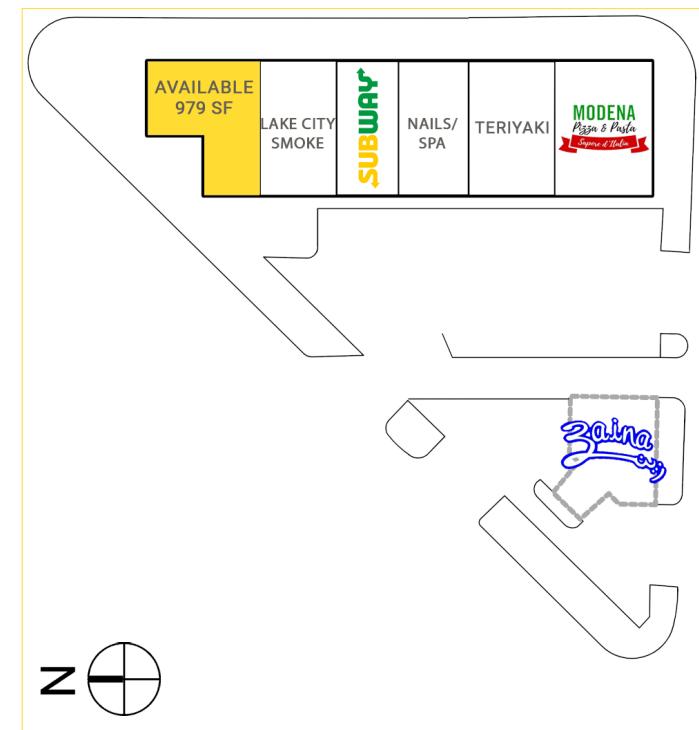
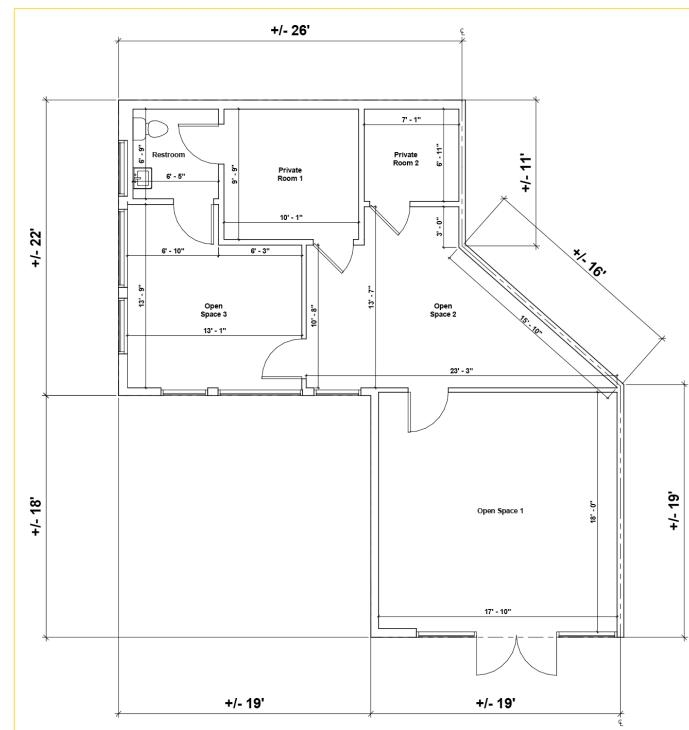
First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

8014 LAKE CITY WAY NE | SEATTLE, WA

**RETAIL/OFFICE FOR LEASE
VILLAGE AT MAPLE LEAF**

SITE SUMMARY

Available	End Cap 979 SF Retail/Office
Rate	Negotiable Contact Broker for Details
NNN's	\$19.31 PSF
Signage	Exterior Signage Available
Co-Tenants	Subway, Nail/Spa, Teriyaki, Modena (Pizza & Pasta), Zaina (Middle Eastern Cafe)
Parking	20 Parking Shared Stalls

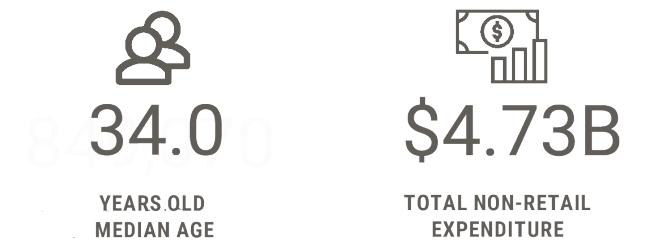
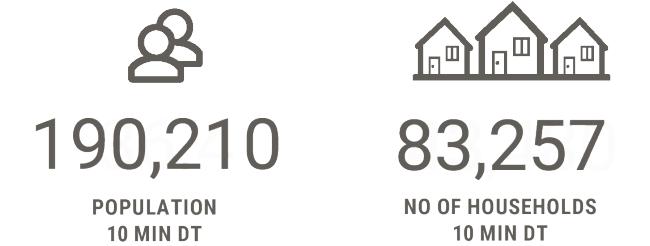
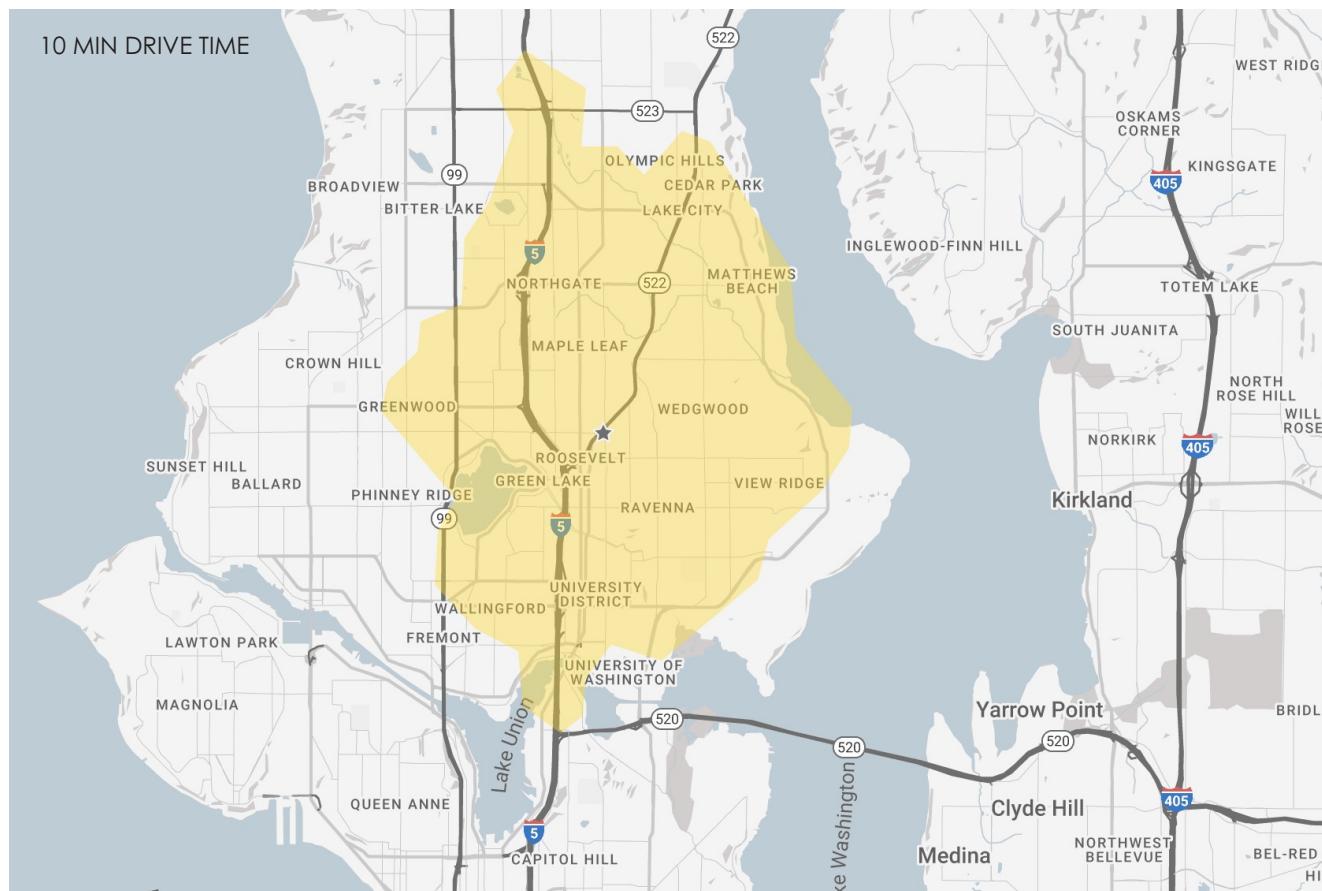


LOCATION AERIAL



DEMOGRAPHICS

Seattle, the Pacific Northwest's largest city, is renowned for its stunning natural surroundings, vibrant cultural scene, numerous parks, and a thriving economy anchored by technology, maritime, and aerospace industries, all of which attract a skilled workforce and foster a dynamic urban environment with diverse neighborhoods. Among these, the areas surrounding Wedgwood – including Ravenna, the University District, Laurelhurst, and Roosevelt—offer a highly sought-after urban-suburban blend, driven by their strategic location near the University of Washington, the bustling U-Village shopping center, excellent transportation links with easy 12-26 minute commutes to downtown, and a strong sense of community with desirable family amenities and green spaces, making them prime candidates for ongoing mixed-use development and ensuring continued demand for diverse housing and retail options.





RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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Sebastian Camacho
+1 510.333.0624
sebastian@fwp-inc.com

Antonio Oliveri
+1 425.229.2563
antonio@fwp-inc.com

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