



FLEX BUILDING | FOR LEASE



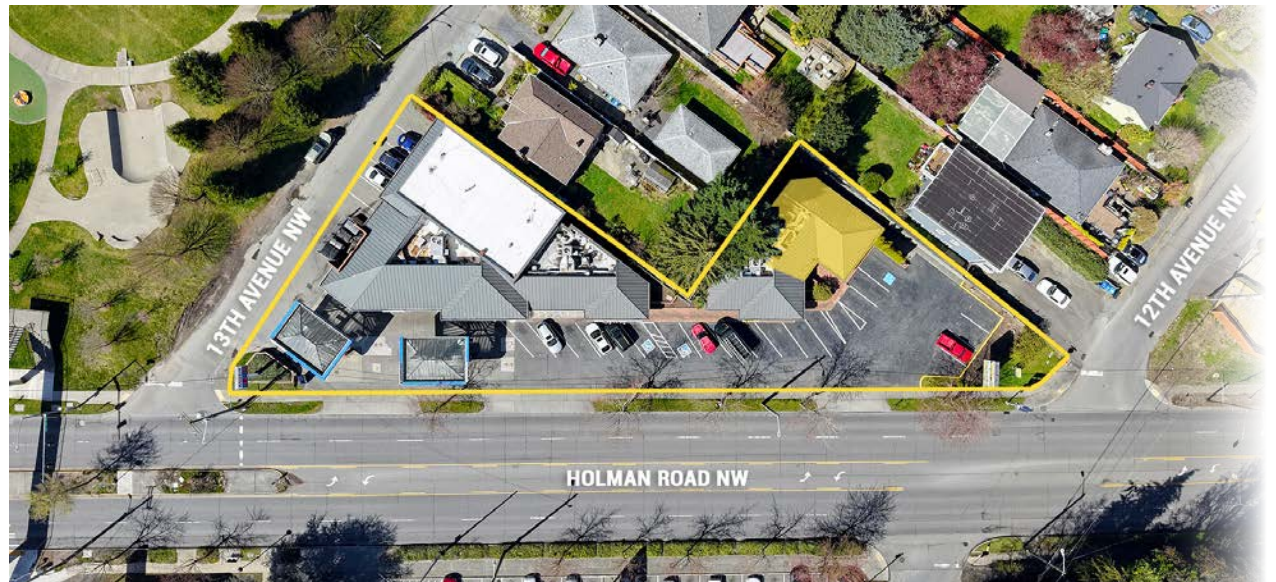
RELATIONSHIP FOCUSED. RESULTS DRIVEN.

9211 Holman Road NW, Seattle, WA

PROPERTY OVERVIEW | PROPERTY SUMMARY

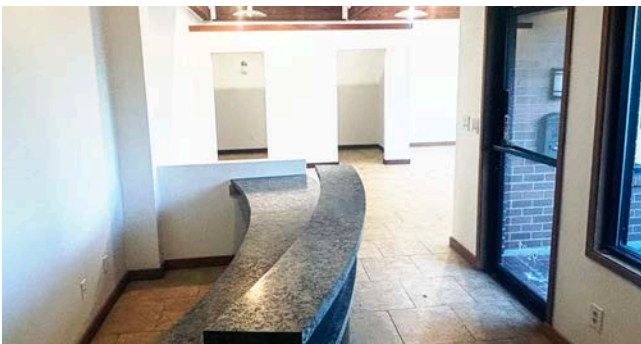
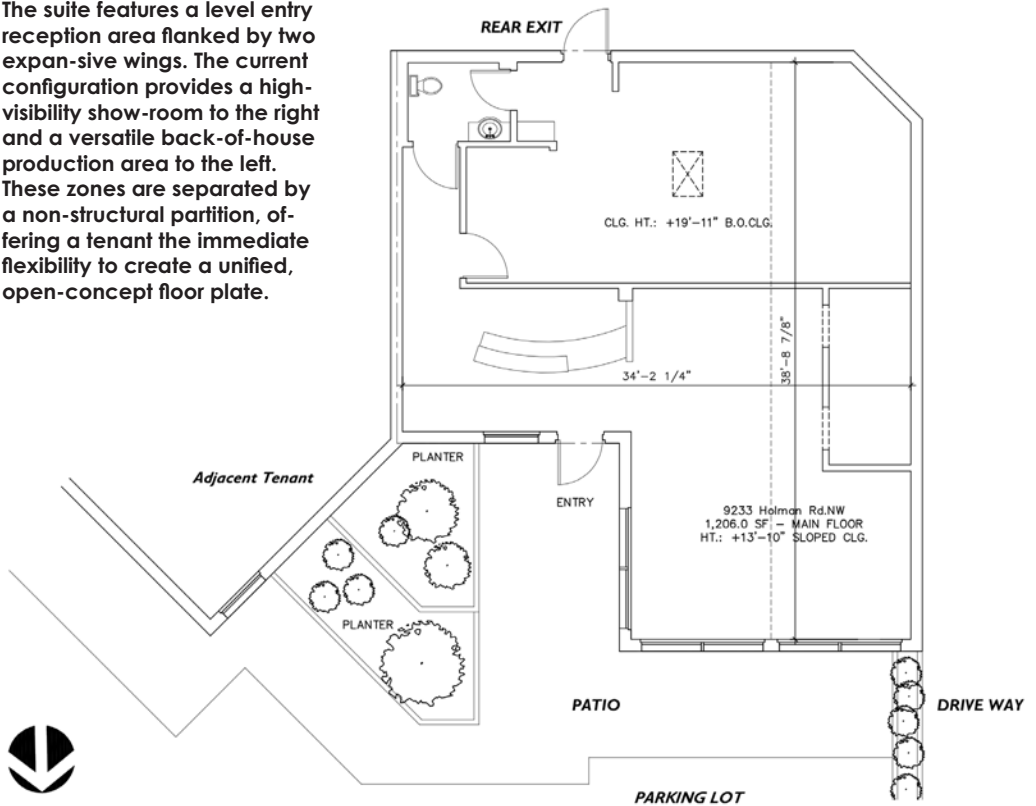
PROPERTY DETAIL

AVAILABLE	1,222 SF End-Cap Former Victoria's Bridal
RATE	\$34.00 PSF
PARKING	5 Designated Stalls
SIGNAGE	<ul style="list-style-type: none"> • Pylon & Building Signage
CURRENT LAYOUT	<ul style="list-style-type: none"> • Reception • Open Work Area • Wait Area • In-Suite Private bathroom
SPACE NOTES	<ul style="list-style-type: none"> • Open Concept Possibility • New HVAC • New Interior Paint • Back Alley Access
CO-TENANTS	<ul style="list-style-type: none"> • Mobil Gas Station • OG Coffee Shop • Tacos & Beer Restaurant • Harvey's Auto Service
LOCATION	<ul style="list-style-type: none"> • Directly across from DICK'S Drive-In • National Retail Synergy: QFC, Safeway, Grocery Outlet, Metropolitan Market, Petco, Walgreens and more within a few blocks

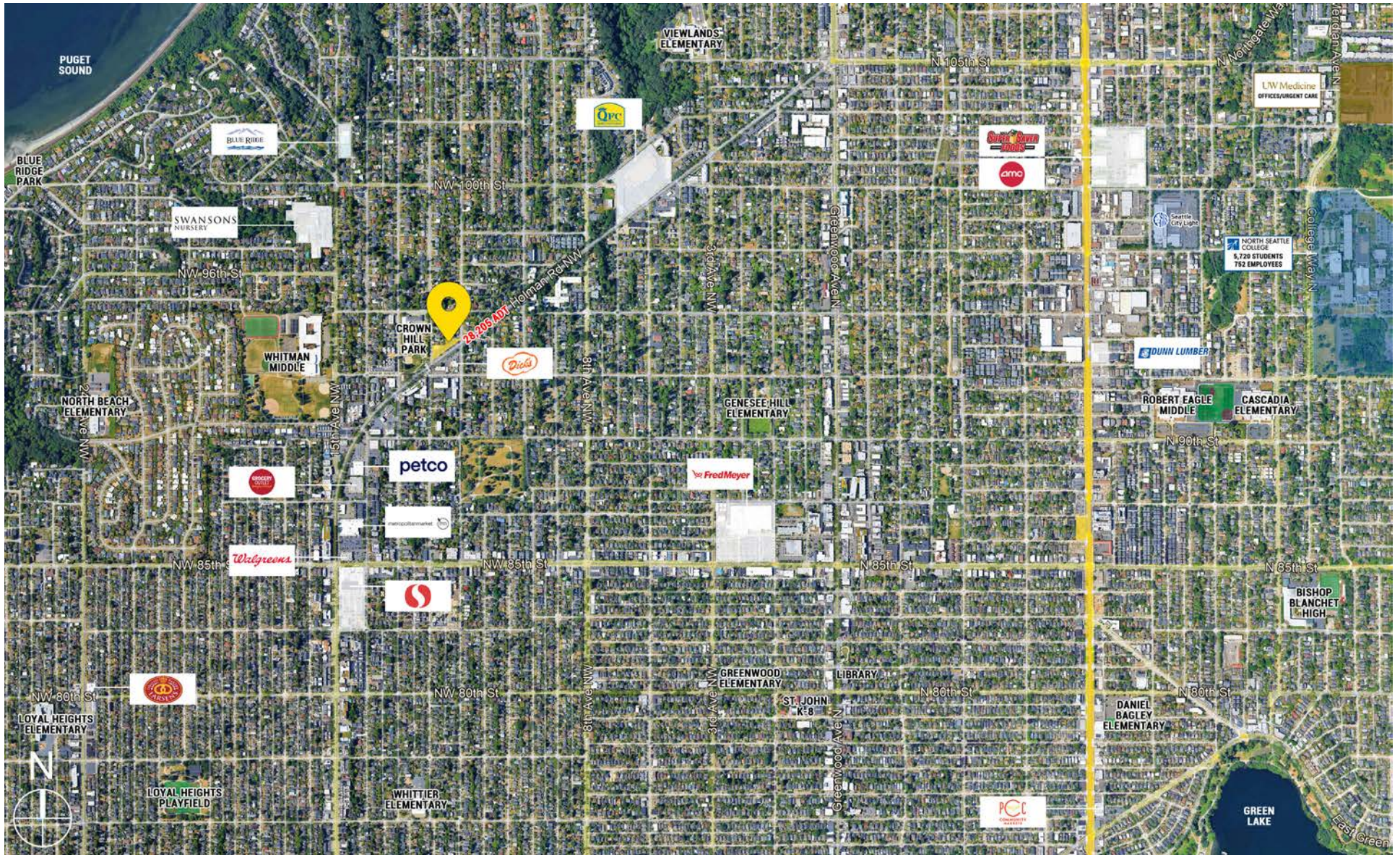


PROPERTY OVERVIEW

The suite features a level entry reception area flanked by two expansive wings. The current configuration provides a high-visibility show-room to the right and a versatile back-of-house production area to the left. These zones are separated by a non-structural partition, offering a tenant the immediate flexibility to create a unified, open-concept floor plate.

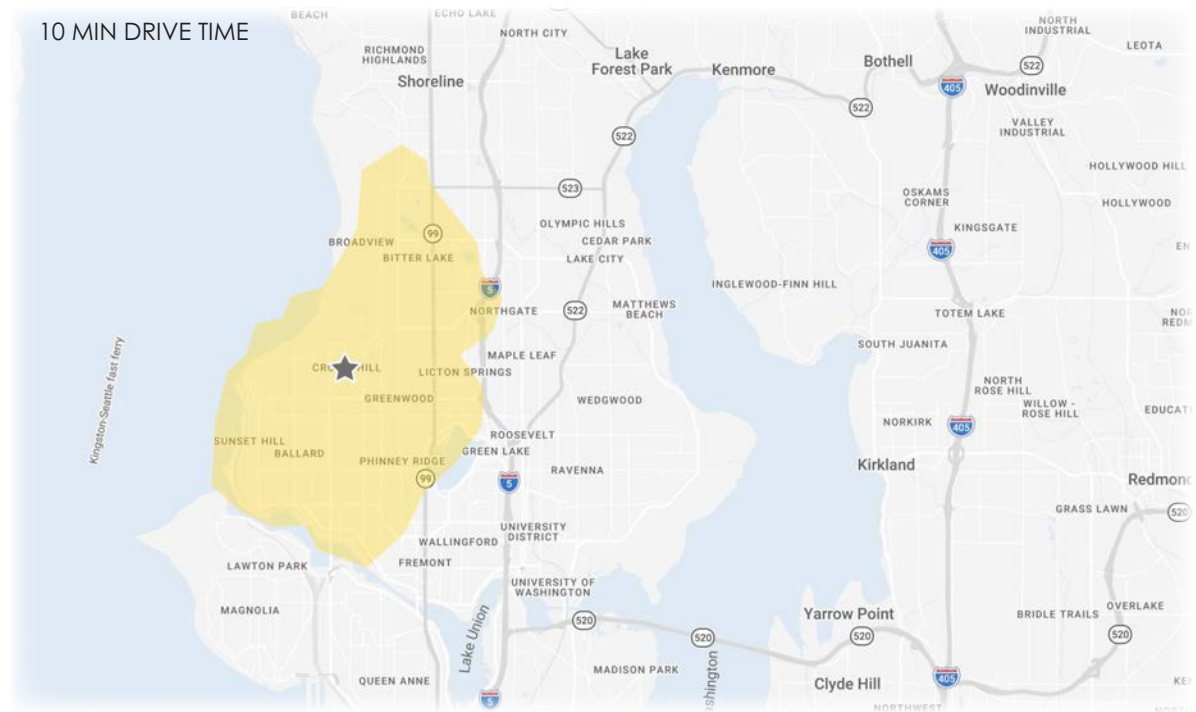










PROPERTY OVERVIEW | VICINITY AERIAL



PROPERTY OVERVIEW | DEMOGRAPHICS

SEATTLE, WA, is the leading economic engine of the Pacific Northwest, anchored by a diversified, innovation-driven economy with global influence in technology, aerospace, life sciences, maritime trade, and advanced manufacturing. The city benefits from a highly educated workforce, world-class research institutions, and the headquarters or major campuses of globally significant employers, driving sustained population and employment growth. Its strategic Pacific Rim location, deep-water port infrastructure, and international airport position Seattle as a critical gateway for global trade and investment. Supported by a robust venture capital ecosystem, strong public-private partnerships, and ongoing infrastructure investment, Seattle continues to attract capital, talent, and enterprise—reinforcing its role as one of the most competitive and resilient metropolitan economies in the United States.



 126,909 POPULATION 10 MIN DT	 60,409 NO OF HOUSEHOLDS 10 MIN DT
 \$200,054 AVERAGE HH INCOME 10 MIN DT	 \$971,012 MEDIAN PROPERTY VALUE 10 MIN DT
 37.7 YEARS OLD MEDIAN AGE	 \$4.58B TOTAL NON-RETAIL EXPENDITURE
 69,033 DAYTIME ADJ. POPULATION 10 MIN DT	 28,205 ADT AT INTERSECTION

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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