

OFFICE
LEASE



Magnolia Office Space

3217 W Smith St | Seattle, WA

Jeff Ayers

Owner | Designated Broker

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Andrew Ayers

Broker

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PROPERTY FEATURES

YEAR BUILT	1946
LEASE TYPE	NNN
WATER/SEWER/GARBAGE	Included in NNN
ELECTRICITY	Included in NNN
HVAC	Yes
PARKING	Street Parking



AVAILABLE SPACES

Suite	Square Feet	Base Rent	NNN	Total	Notes
1	3,186	\$6,638	\$1,774	\$8,412	Second floor office space facing West Smith Street. The layout consists of 2 private offices, a conference room, break room with kitchenette, private restroom, and open work area. Available with 30 day's notice.

