

MEDICAL/DENTAL SUITES FOR LEASE

NORTHWEST DENTAL CENTER

13344 1ST AVENUE NE, SEATTLE, WA 98125



LOCAL ACCESS ONLY

NORTHWEST DENTAL CENTER
13344 1ST AVE NE

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EXECUTIVE SUMMARY

This fully integrated medical-dental building is designed to support efficient day-to-day clinical operations across a wide range of patient care uses. The three available suites are thoughtfully designed for exams, procedures, and seamless practice flow, creating a smooth environment that adapts easily to a variety of healthcare providers.

At its core, the building offers centralized compressor and vacuum systems seamlessly connected to each suite, complemented by available medical gas infrastructure as well. Wi-Fi-enabled smart thermostats in every suite deliver precise HVAC control, allowing tenants to customize their environment effortlessly. The property showcases consistent care throughout, presenting a clean, professional setting with ample on-site parking for both patients and staff.

Located in the growing Pinehurst/Northgate area of Seattle, the building sits just two blocks from the future Pinehurst Link Light Rail Station, which is expected to enhance accessibility for patients, staff, and the surrounding community.

PREMIER AVAILABLE SUITES

SUITE 202



AVAILABLE

Now



TOTAL SPACE

1,477 RSF



RENT

\$32.00 RSF/YR



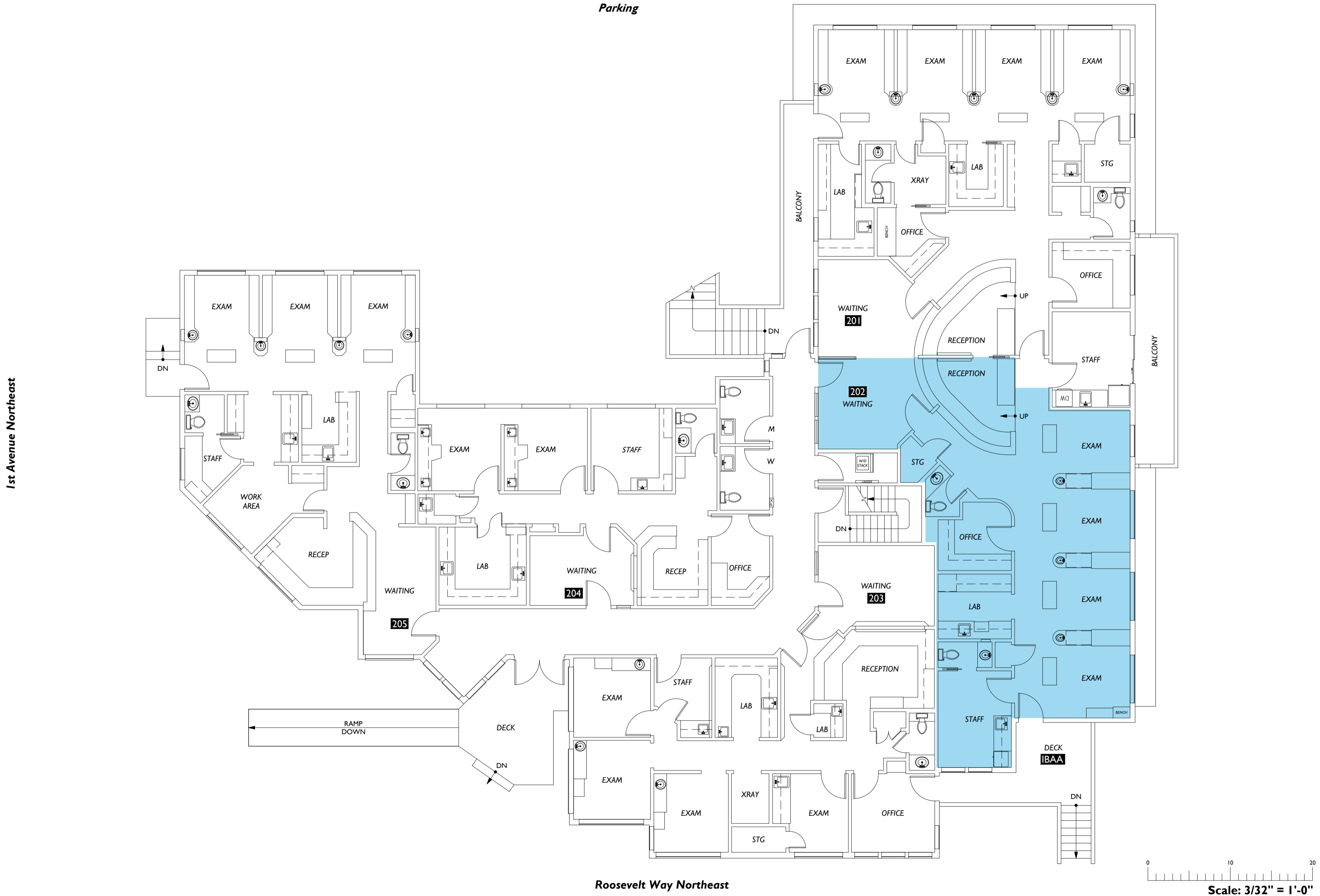
NNN

\$12.46 RSF/YR

Suite 202 is built out as a four-operatory dental clinic, featuring a dedicated sterilization area, x-ray, private office, staff lounge, and an in-suite restroom. **This opportunity can include all existing equipment and supplies, such as dental chairs, delivery units, and sterilization equipment, offering a turnkey solution for a new or expanding dental practice.** Please contact the Listing Broker for additional details.



SUIT 202 - FLOOR PLAN



PREMIER AVAILABLE SUITES

SUITE 203



AVAILABLE
January 2027



TOTAL SPACE
1,506 RSF



RENT
\$30.00 RSF/YR

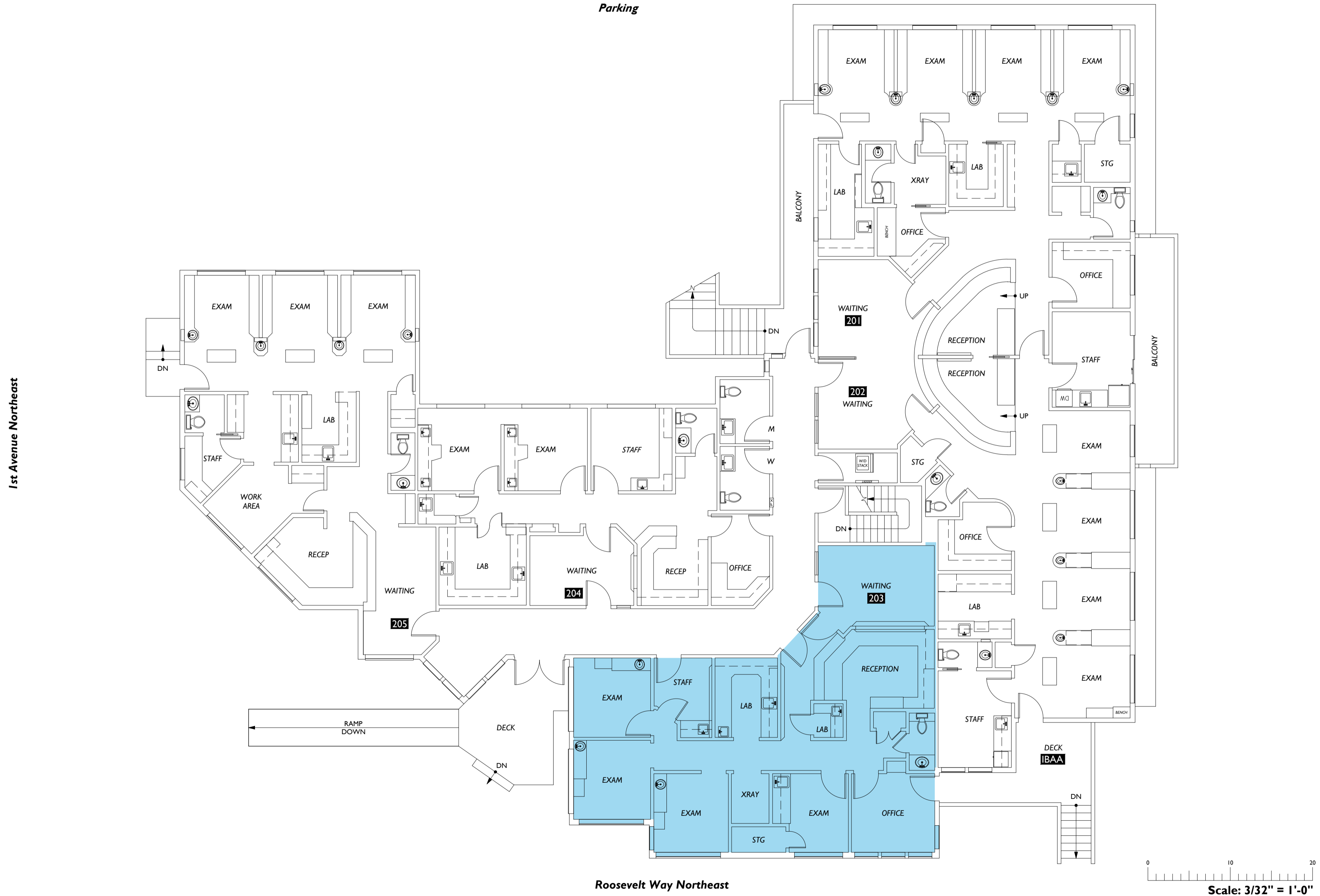


NNN
\$12.46 RSF/YR

Suite 203 is currently configured as a four operatory dental clinic, featuring a sterilization area, x-ray, private office, staff lounge, and an in-suite restroom. Please contact the Listing Broker for additional details.



SUIT 203 - FLOOR PLAN



PREMIER AVAILABLE SUITES

SUITE 204



AVAILABLE

Now



TOTAL SPACE

1,077 RSF



RENT

\$30.00 RSF/YR



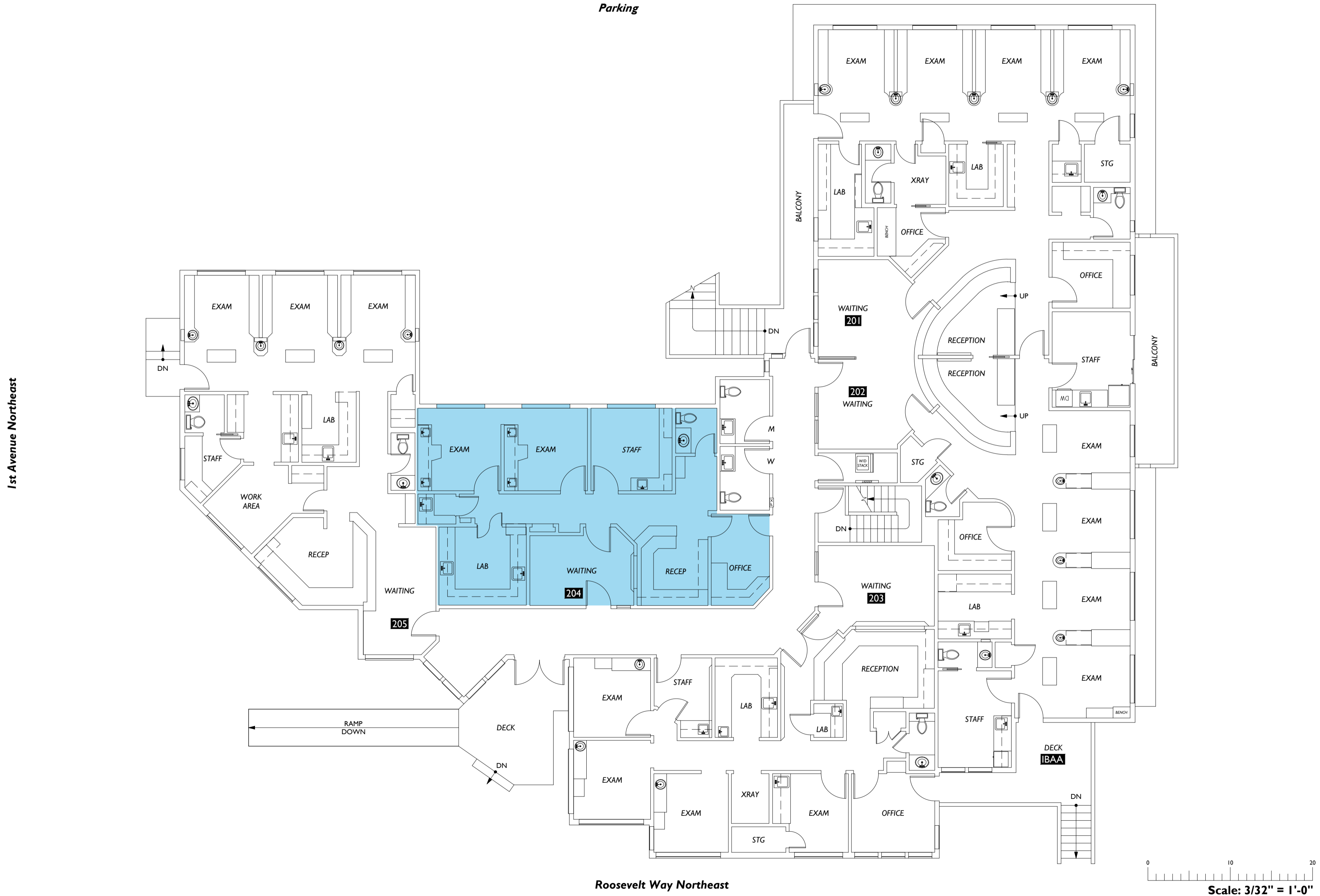
NNN

\$12.46 RSF/YR

Suite 204 is currently configured as a three-operator dental clinic, featuring a sterilization area, private office, and an in-suite restroom. The layout is designed to support efficient clinical operations in a compact and functional setting. Please contact the Listing Broker for additional details.



SUIT 204 - FLOOR PLAN



AREA OVERVIEW

CITY DESCRIPTION

Seattle is one of the most dynamic and economically vibrant cities in the United States, serving as the core of the Puget Sound region. Known for its strong technology sector, global employers, and innovation-driven economy, Seattle continues to attract a highly educated workforce and sustain steady population growth. The city offers a diverse mix of urban amenities, waterfront access, and a high quality of life, making it a highly desirable location for both residents and businesses.

The local economy is supported by a robust employment base, high household incomes, and consistent in-migration. Seattle's population exceeds 800,000 residents, with median household incomes significantly above the national average, reflecting strong purchasing power and consumer demand. This combination of economic vitality, dense population, and affluent demographics positions Seattle as a premier market for real estate investment and long-term growth.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	21,500	168,000	425,000
Average HH Income	\$110,000	\$125,000	\$135,000



AERIAL VIEW



1ST AVENUE



215,000 VEHICLES PER DAY (AADT)

LINK LIGHT RAIL

PINEHURST LINK LIGHT RAIL STATION

LAKESIDE MIDDLE SCHOOL

13,000 - 28,000 VEHICLES PER DAY

SUBJECT SITE



LIL' PEOPLE'S WORLD CHILD CARE

ROOSEVELT WAY N

BATTLEGROUND AVE

ROOSEVELT WAY N

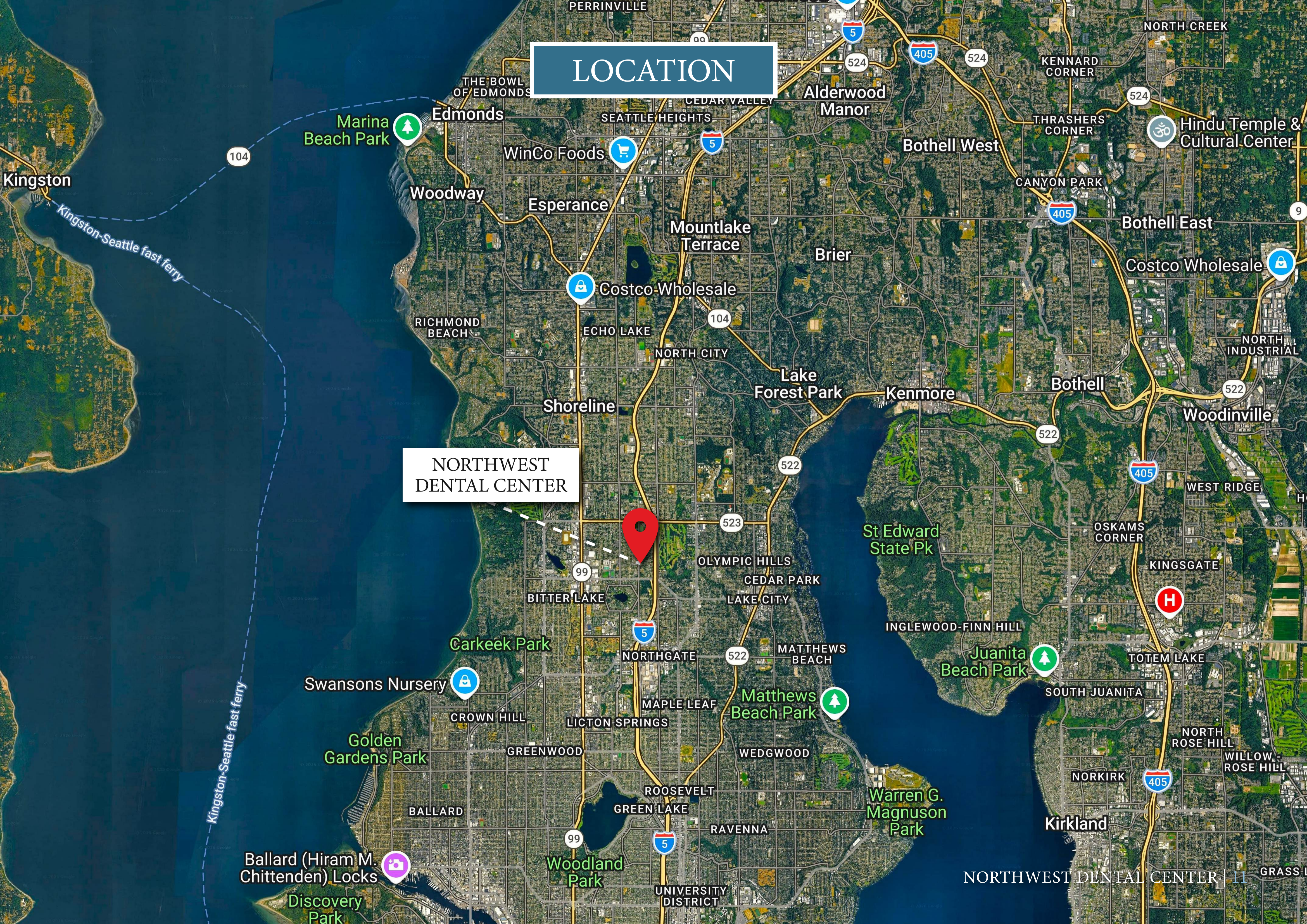


BATTLEGROUND AVE

1ST AVENUE

LOCATION

NORTHWEST DENTAL CENTER





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