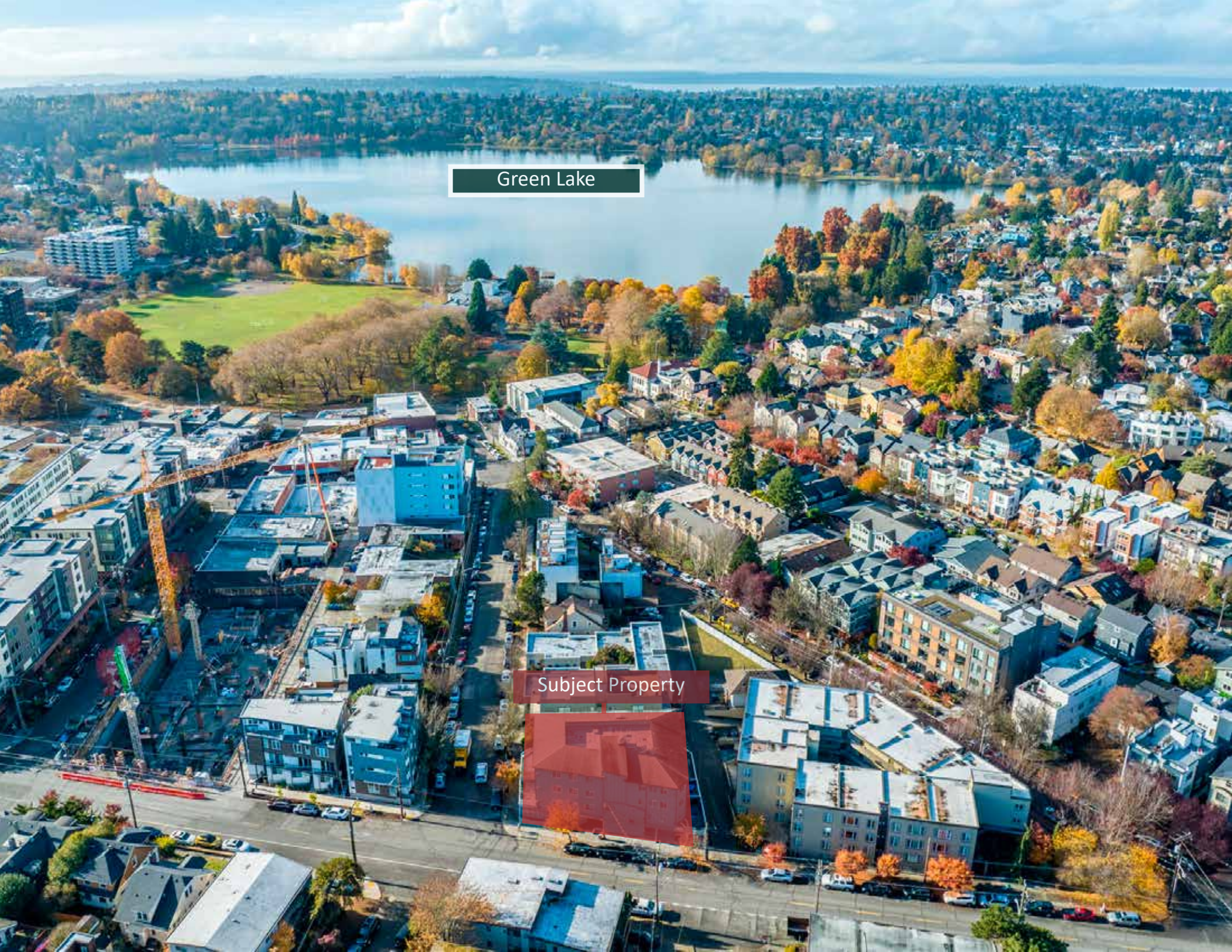


7301 5th Ave NE #B

Seattle, WA

Commercial Condo For Lease





Green Lake

Subject Property

SUMMARY

Cannon Commercial is pleased to present the opportunity to lease a commercial condo located in the charming Green Lake neighborhood. The 655 SF condo also includes 1 parking stall in the garage. Previous tenants include a range of health professionals and would be great for chiropractic, massage therapists, naturopathic and much more! REWIRE Labs (wellness company) is opening next door in suite A and would complement any health professional use!

The property is located approx. 3 minutes from Roosevelt Link Light Rail Station, I-5, and I-90. This location offers easy access and transportation for employees and customers.

*The commercial condo is also available for sale: \$470,000.

Details

Address:	7301 5th Ave NE #B Seattle WA 98115
Lease Rate:	\$2,100/mo + NNN
NNN:	Approx. \$12.05/SF/YR
Condo Size:	Approx. 655 SF (Per K.C.R)
Zoning:	NC2-55 (M)
Construction Class:	Wood Frame
Year Built:	1999
Eff. Year:	2005
Sprinklers	Yes
Tax Parcel #:	769856-0020



PROPERTY HIGHLIGHTS

Possible live-work opportunity

Efficient office space with 3 private offices, waiting area and private restroom

1 dedicated parking stall

Full HVAC

Walking distance to many amenities and parks.

Central location with quick and easy access to I-5, I-90, and Hwy 99



Mins. to Light Rail Station

3

Mins. to I-5

3

Mins. to Hwy 99

3

Walk Score

93

Transit Score

64

Bike Score

88

NEIGHBORHOOD HIGHLIGHTS

within 3 miles of subject property



269k

Total Population



\$104k

Median Household
Income

1.4%

2022-2027
Expected
Population Growth

15.7k

Business
Establishments



\$136K

Average Household
Income



122k

Daytime
Employees

AMENITIES

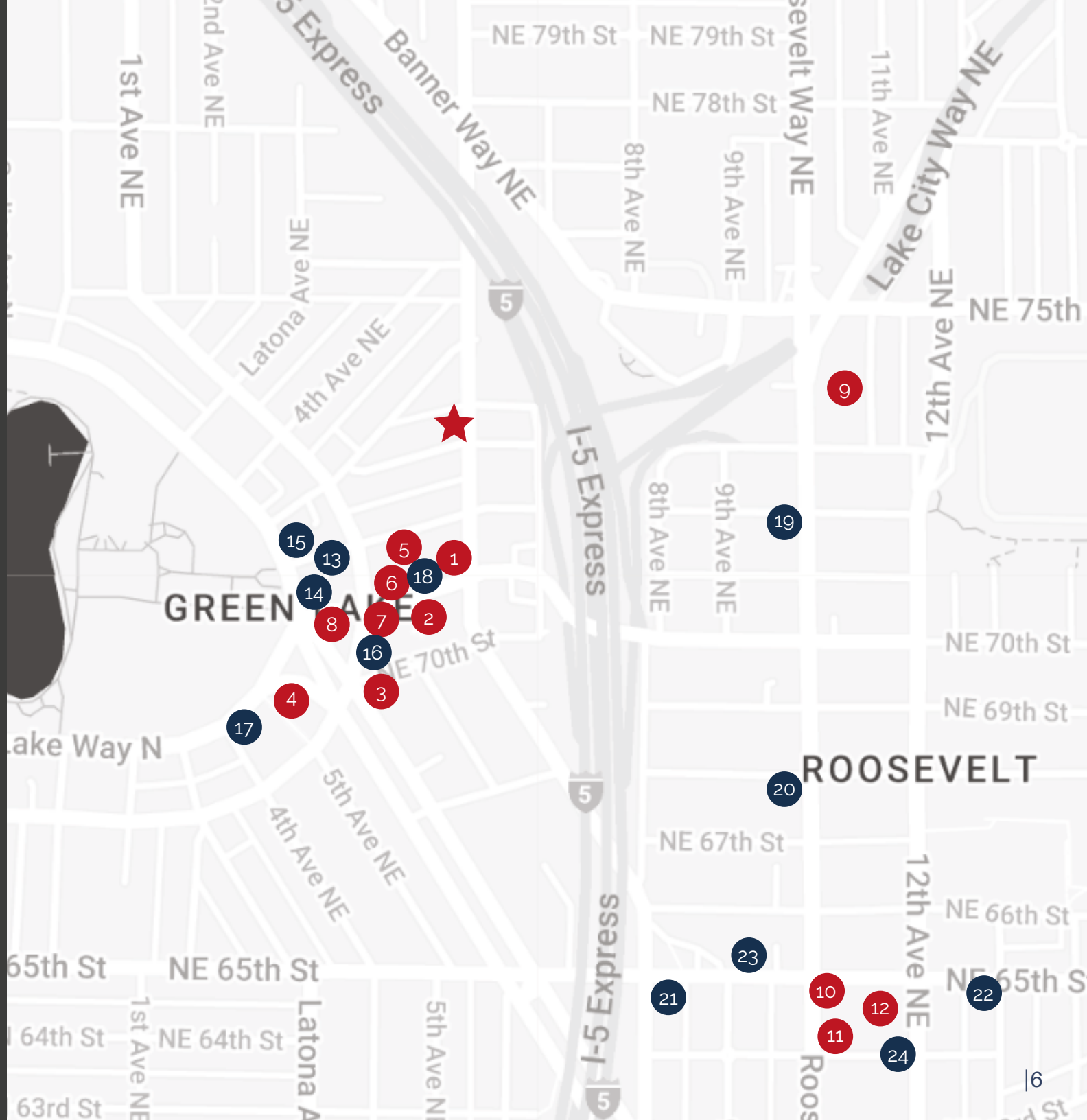
MAP

RETAIL

1. PCC Community Market
2. Bartell Drugs
3. Key Bank
4. Wells Fargo
5. Homestreet Bank
6. Pure Barre
7. Road Runner Sports
8. Gregg's Greenlake Cycle
9. Safeway Market
10. LA Fitness
11. Chase Bank
12. Whole Foods

RESTAURANTS

13. Shelter Lounge
14. Starbucks
15. Green Lake Grille
16. Tapas Lab
17. Retreat Cafe
18. Kitanda Espresso & Acai
19. Brunello Ristorante
20. Armistice Coffee
21. Casa Patron
22. The Westy Roosevelt
23. Portage Bay Cafe
24. Next Level Burger Roosevelt



★ Property: 7301 5th Ave NE #B

PHOTO GALLERY

Main Level

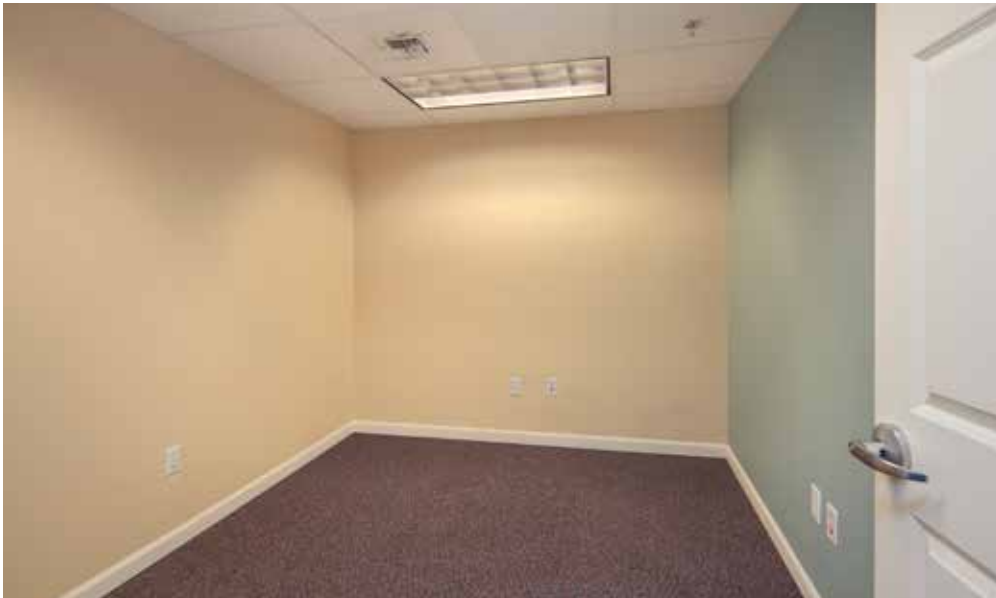
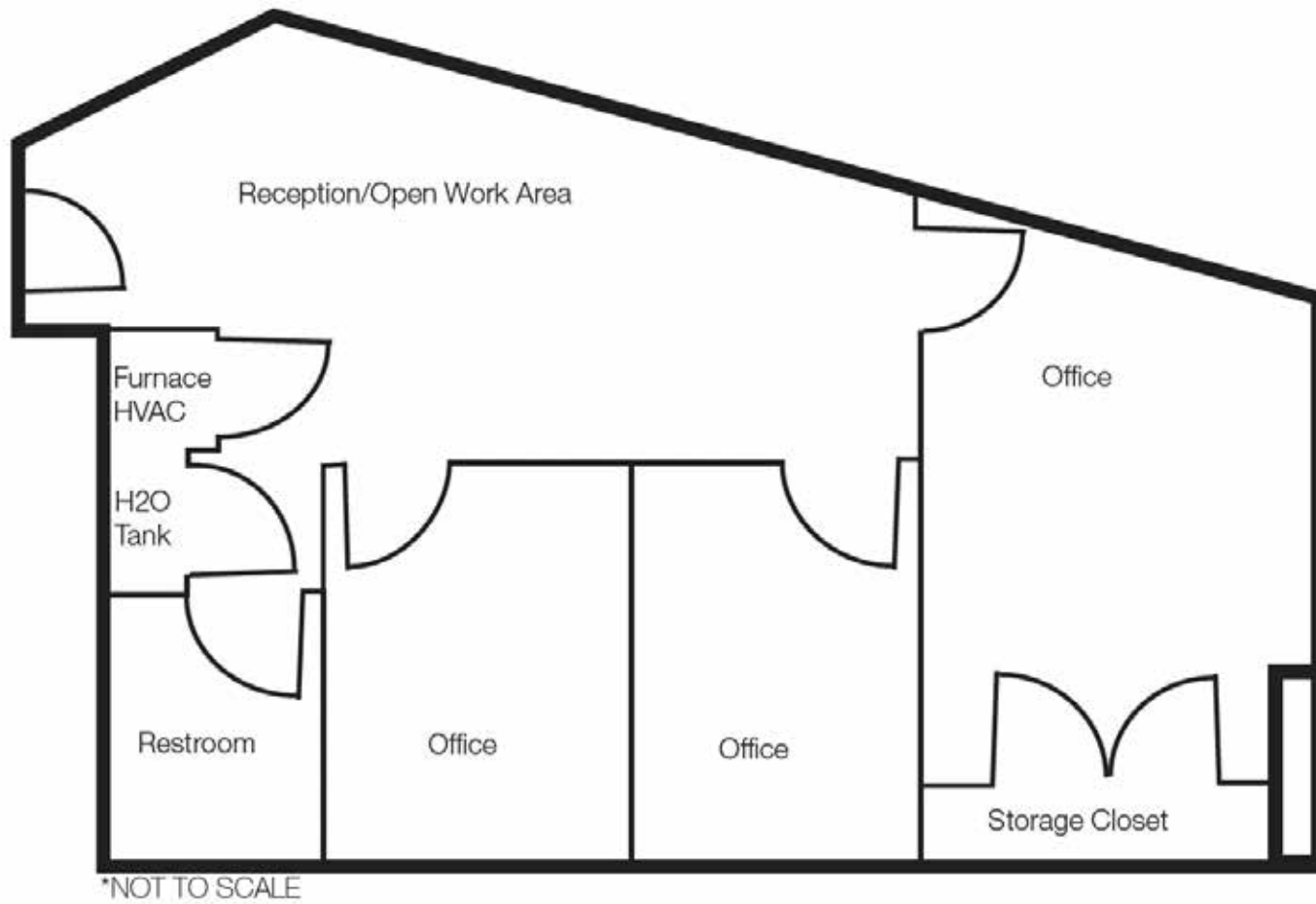


PHOTO GALLERY

Aerials



FLOOR PLAN





Property Tours

All property tours will be conducted exclusively by Listing Broker and by appointment only. To learn more about this property and to schedule private tour, please contact Listing Broker directly.

Exclusive Listing Broker

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