FOR LEASE
RARE PHINNEY RIDGE OFFICE/RETAIL

7002 Greenwood Ave N, Seattle, WA 98103

AVAILABLE
JANUARY 1, 2026



For more information please contact:

LAURA MILLER
laura@gibraltarusa.com
206.351.3573

GIBRALTAR
INVESTMENT PROPERTY SOLUTIONS

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HIGHLIGHTS

- Rare opportunity to lease a beautifully appointed office space in the heart of Seattle's highly desirable Phinney Ridge Neighborhood.
- Surrounded by a vibrant mix of neighborhood businesses, popular eateries, and local amenities, this location offers an exceptional setting for businesses seeking a dynamic, walkable environment
- Features charming brick storefront, polished concrete floors, HVAC, ADA restroom, and convenient tandem parking, the space is ideally suited for a variety of professional service uses including financial planning, insurance, real estate, architecture, and interior design
- Enjoy an abundance of neighborhood amenities just steps away, including Red Mill Burgers, Doe Bay Wine, Atulea, Ben's Bread, GH Pasta, Holy Mountain Brewing, and more
- Parking: one tandem parking stall for $100/month in rear of Building
- 1,014 SF
- Rental Rate: $3,000/month modified gross (w/s/g included). Tenant pays separately metered electricity, in-suite janitorial and HVAC maintenance.

53	70	77
TRANSIT SCORE	WALK SCORE	BIKE SCORE

143,343	68,062	$137,269
TOTAL POPULATION	TOTAL HOUSEHOLDS	MEDIAN INCOME

* Estimated 2025 Demographics based on a 2-mile radius (CoStar)

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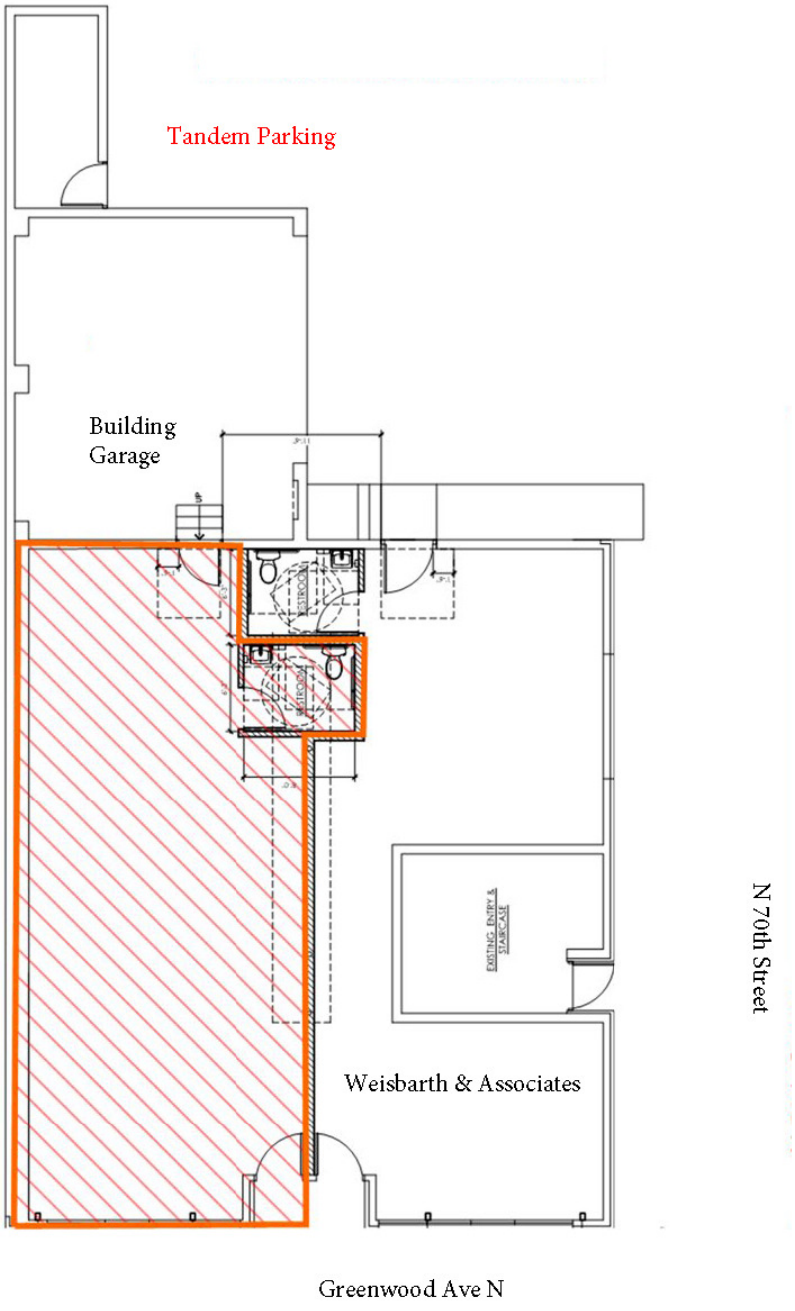
Tandem Parking Stall



Storefront

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