

# 12548 Lake City Way NE

Seattle, WA 98125

RETAIL/OFFICE FOR LEASE



**cannon  
commercial**



POLARIS  
AT LAKE CITY

# EXECUTIVE SUMMARY

## The Opportunity

Cannon Commercial is pleased to present cost effective commercial spaces for lease on a high traffic street in North Seattle. The location offers excellent visibility and convenient access. Leverage this opportunity to establish your business in a dynamic and growing market.



<b>Address:</b>	12548 Lake City Way NE Seattle WA 98125
<b>Lease Rate:</b>	\$25/SF/YR
<b>NNN:</b>	approx. \$8/SF/YR
<b>Available Suites:</b>	#C100 : 936 SF
	#C101: 889 SF
	#C102 : 966 SF
	**Utilities separately metered

	1 Mile	3 Mile	5 Mile
<b>Population</b>	24,707	148,260	419,412
<b>Households</b>	11,106	63,052	176,403
<b>Avg. HH Income</b>	\$112,761	\$136,584	\$142,364
<b>Median HH Income</b>	\$83,311	\$104,710	\$110,913

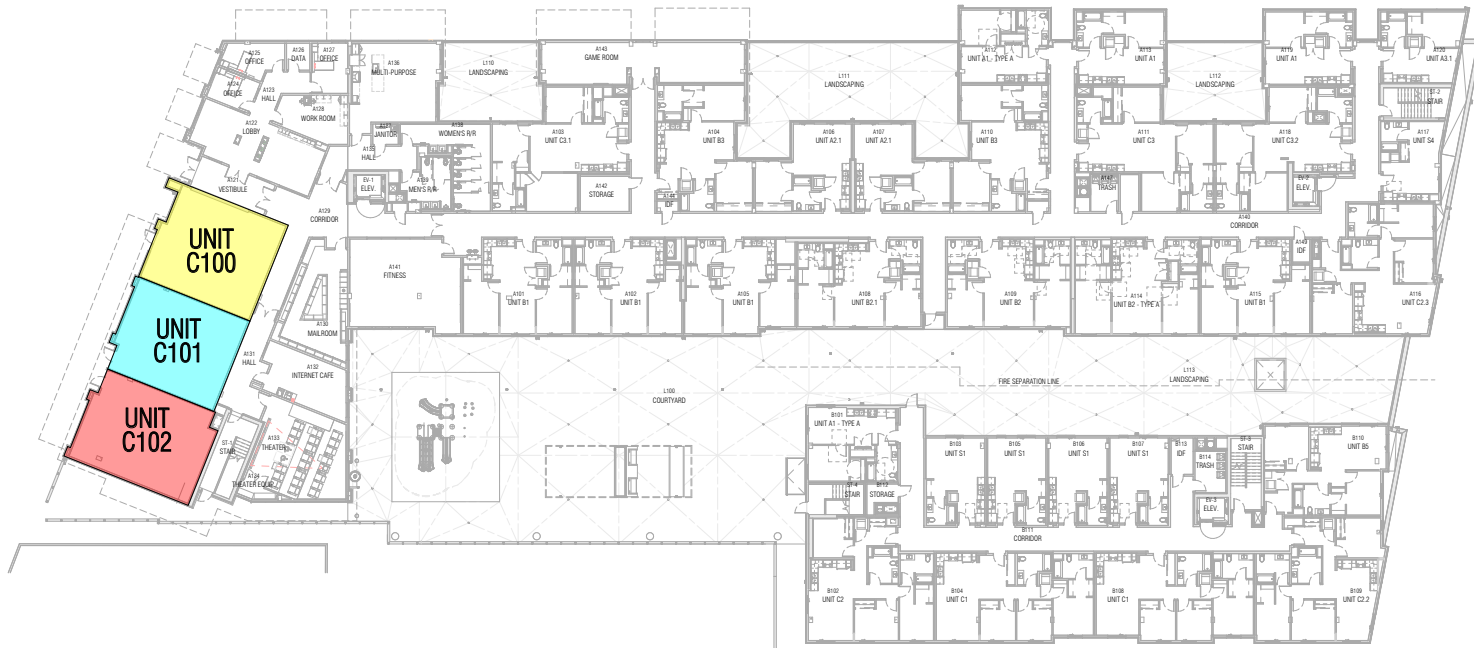
### Reserved Monthly Parking Available

Up to 1 parking stalls available per space. Please inquire about pricing.

### Fully Leased Apartments

Benefit from 260 fully leased apartments at Polaris.

# PHOTO GALLERY





#### Exclusive Listing Broker

Gloria Touch  
Direct: 206.971.0625  
Mobile: 206.931.2267  
gloria@cannoncommercial.com

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#### Exclusive Representation

Cannon Commercial Real Estate is the exclusive listing Brokerage. **Gloria Touch** is exclusively representing the Landlord of **12548 Lake City Way NE Seattle WA 98125**.

#### 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.