



**WESTLAKE  
ASSOCIATES**



# **FOR LEASE**

## **MADISON PARK RETAIL / OFFICE SPACE**

**4111 E MADISON STREET  
SEATTLE, WA 98112**

**ELLEN MOHL**

SENIOR BROKER

**P 206.505.9421**

[ellenmohl@westlakeassociates.com](mailto:ellenmohl@westlakeassociates.com)

# FOR LEASE

## RETAIL/OFFICE SPACE



### 4111 E MADISON STREET SEATTLE, WA 98112

AVAILABLE	360 SF
LEASE RATE	\$1,800 / Mo + NNN
LEASE TERM	Negotiable

### SPACE HIGHLIGHTS

- 360 SF Streetlevel Retail / Office
- Bright And Versatile Space
- Abundant Natural Light With Windows On Three Sides
- Private Restroom
- Inviting Front Patio - Ideal For Tables, Chairs, Or Outdoor Displays
- Iconic Red Phone Booth Included At No Extra Charge - Great Character And Curb Appeal
- Village-Like Community With Strong Foot Traffic
- Prime Lakeside Location Next To Madison Park And Beach
- Easy Access To Downtown Seattle



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waterfront neighborhood boasts stunning views of Lake Washington and the Cascade mountains, and is anchored by Madison Beach Park - a favorite spot for summer sunbathing, paddle-boarding, and lake swimming.

**Washington Park: Grand Homes and Garden Serenity**  
 Washington Park is one of Seattle's most prestigious neighborhoods. Known for its stately mansions and historic estates, it's a place where timeless architecture meets secluded tranquility. The neighborhood's namesake park and proximity to outdoor space provide ample opportunities for walking, jogging and serene escapes into nature.

**Madison Valley: A Culinary and Cultural Enclave**  
 Madison Valley is a vibrant and diverse neighborhood known for its small but flourishing food scene. Cozy cafes and acclaimed restaurants like Luc, Nishino, and Cafe Flora. The area offers a mix of stylish townhomes, classic Seattle bungalows, and new modern developments. It's also conveniently close to the Washington Park Arboretum, making it easy to enjoy nature just steps away.

## MADISON VALLEY

Nestled along the western shores of Lake Washington, just east of Capitol Hill and south of the University of Washington Arboretum, the trio of Madison Valley, Madison Park and Washington Park offer a unique blend of urban, lush greenery and neighborhood charm. Together, they form one of Seattle's most desirable residential pockets.

**Madison Park: Lakeside Leisure Meets Timeless Elegance**  
 Madison Park is a retreat from the city with tree-lined streets, manicured gardens, and a relaxed, upscale vibe. The



### SCHOOLS & SERVICES

- Washington Park Arboretum
- Seattle Japanese Garden
- McGilvra Elementary School
- Madison Park Beach
- Lakeview Park
- Garfield High School
- Holy Names Academy
- MLK Fame Community Center
- Seattle Fire Station 34
- Edmond S Meany Middle School



### FOOD & DRINK

- Sushi Suzuki
- Madison Kitchen
- How to Cook A Wolf
- Madison Park Bakery
- Cactus
- The Attic
- McGilvra's Bar
- Bamboo Thai Cuisine
- Red Onion Tavern
- Parlour Wines
- Hanok
- Scoop Du Jour
- Nishino
- Nick's on Madison
- Arosa Cafe
- Belle Epicurean
- Teriyaki Bowl
- Pagliacci Pizza
- The Harvest Vine
- Cafe Flora



### SHOPPING

- Food Mart
- Kitchen & Market
- Seu Flowers
- Fancy
- All the Best Pet Care
- Bert's Red Apple Market
- Safeway
- Grocery Outlet
- PCC Community Market
- Trader Joe's



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**Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.**



Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 50-year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

**PROUD MEMBERS OF:**

- + **COMMERCIAL BROKERS ASSOCIATION (CBA)**
- + **NORTHWEST MULTIPLE LISTING SERVICES (NWMLS)**
- + **LOOPNET NATIONAL LISTING SERVICES**
- + **COSTAR COMMERCIAL REAL ESTATE DATA & NATIONAL LISTING**
- + **COMMERCIAL REAL ESTATE EXCHANGE, INC. (CREXI)**
- + **WASHINGTON STATE REALTORS ASSOCIATION (WSMA)**

**EXCLUSIVELY LISTED BY:**

**ELLEN MOHL**

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