



Office/Retail For Lease

In Ballard's Brewery District

Lauren Hendricks
(206) 999-9161
laurenhendricks@windermere.com
www.commercialseattle.com

Windermere Real Estate Midtown/Commercial
2420 2nd Avenue
Seattle, WA 98121



Property Overview

Summary

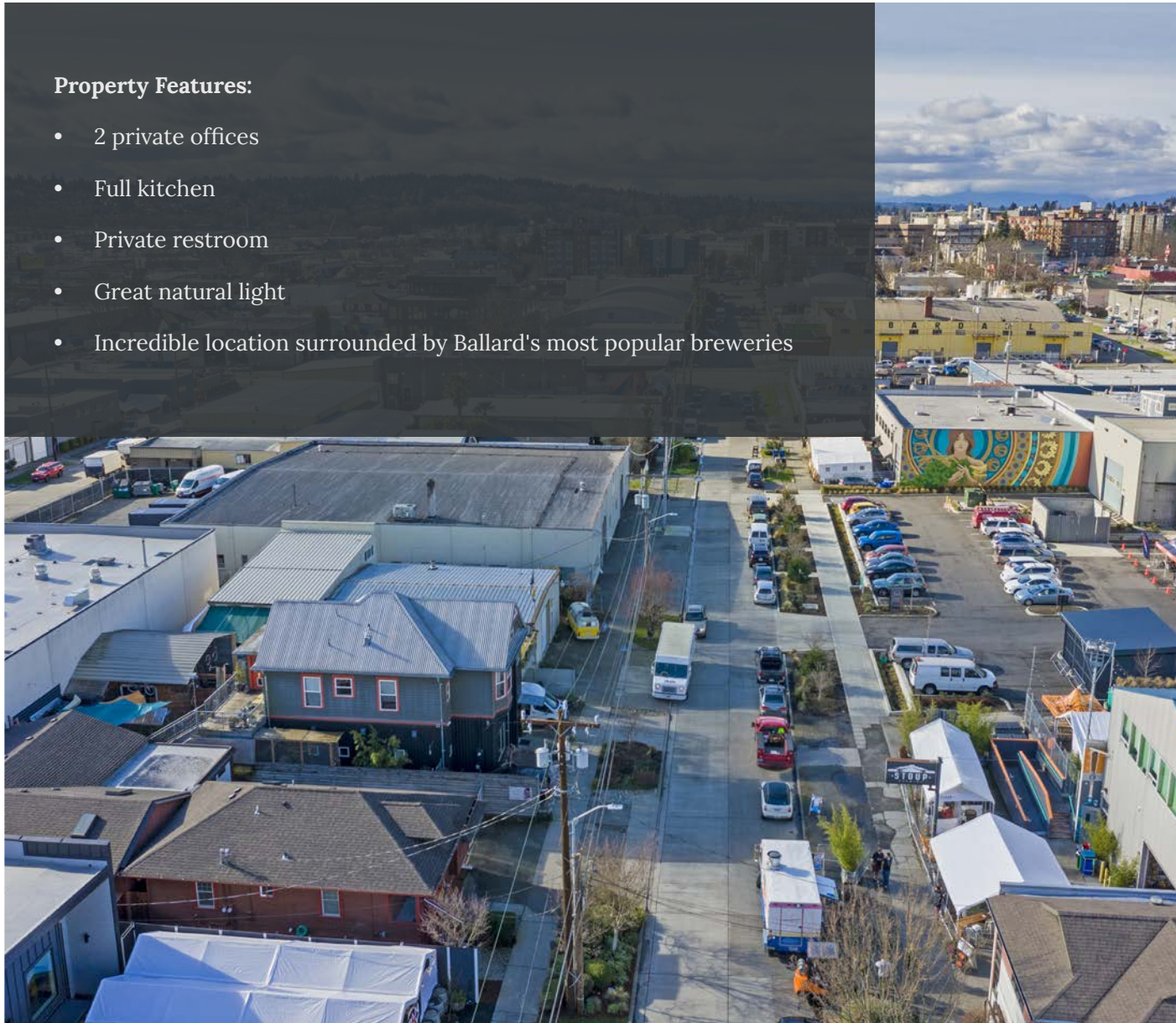
Address: 1109 NW 52nd Street, Suite 101, Seattle, WA 98107
Size: 1,096 SF (approx.)
Zoning: IB U/45
Parking: One off-street parking space
Rent: \$2,500/month + NNN
Estimated NNN: \$6.30/SF/Year



Features & Highlights

Property Features:

- 2 private offices
- Full kitchen
- Private restroom
- Great natural light
- Incredible location surrounded by Ballard's most popular breweries



93

Walk Score
Walker's Paradise

Daily errands do not require a car.

54

Transit Score
Good Transit

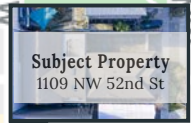
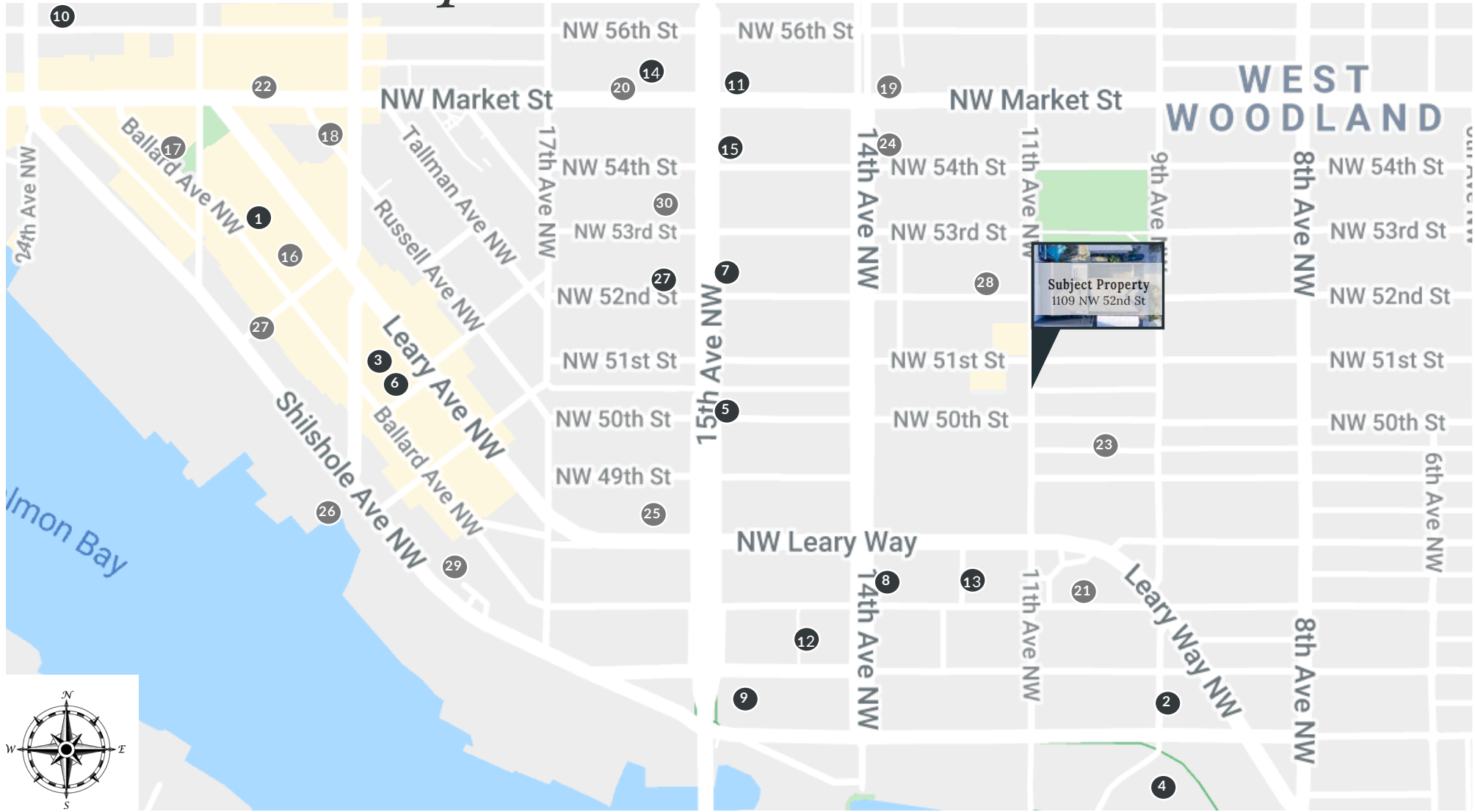
Many Nearby public transit options.

99

Bike Score
Biker's Paradise

Daily errands can be accomplished on a bike.

Amenities Map



Retail

- 1. Ballard Farmer's Market
- 2. BevMo
- 3. Carter Subaru
- 4. Fred Meyer
- 5. Les Schwab
- 6. Mox Boarding House
- 7. O'Reilly Auto Parts
- 8. Office Max
- 9. PCC Market
- 10. QFC

Restaurants

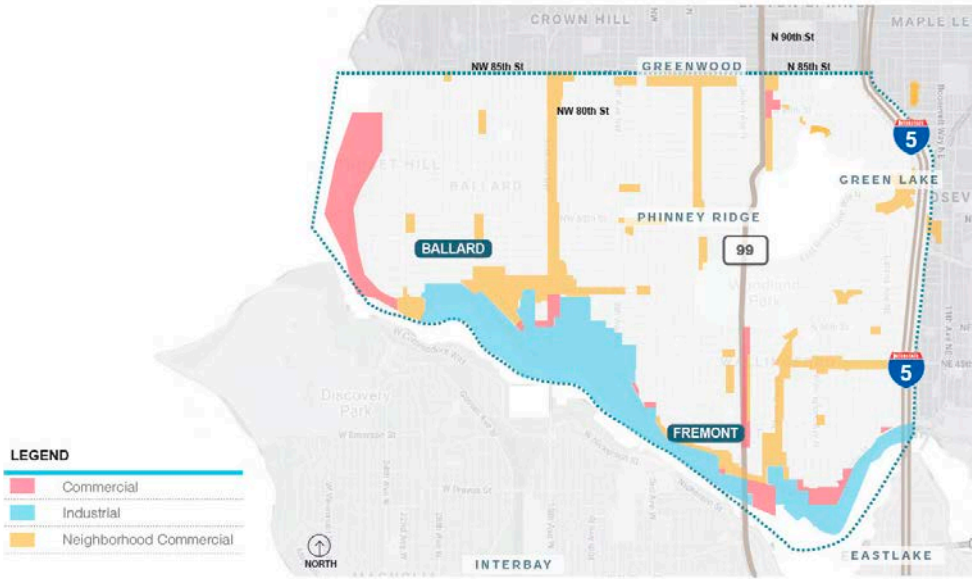
- 11. Target
- 12. Trader Joes
- 13. U-Haul Ballard
- 14. Union Bank
- 15. Safeway
- 16. Asadero Ballard
- 17. Ballard Annex
- 18. Bauhaus Cafe
- 19. KFC
- 20. Five Guys
- 21. Jack in the Box
- 22. Kangaroo & Kiwi
- 23. Lucky Envelop Brewing
- 24. McDonald's
- 25. Peddler Brewing
- 26. Salmon Bay Cafe
- 27. Starbucks
- 28. Stoup Brewing
- 29. The Walrus & The Carpenter
- 30. Wendy's

Neighborhood Overview

Ballard/Fremont

Ballard / Fremont is one of the founding neighborhoods of Seattle. This submarket lines the north edge of the Lake Washington Ship Canal from the shores of Puget Sound all the way to the western edge of the University District.

This trendy neighborhood is overflowing with stylish restaurants, bars, boutiques and breweries. Being one of Seattle's oldest neighborhoods, it is also rich in Northwest maritime history. Several notable landmarks in the area include the Ballard Locks, Nordic Museum and Golden Gardens Park.



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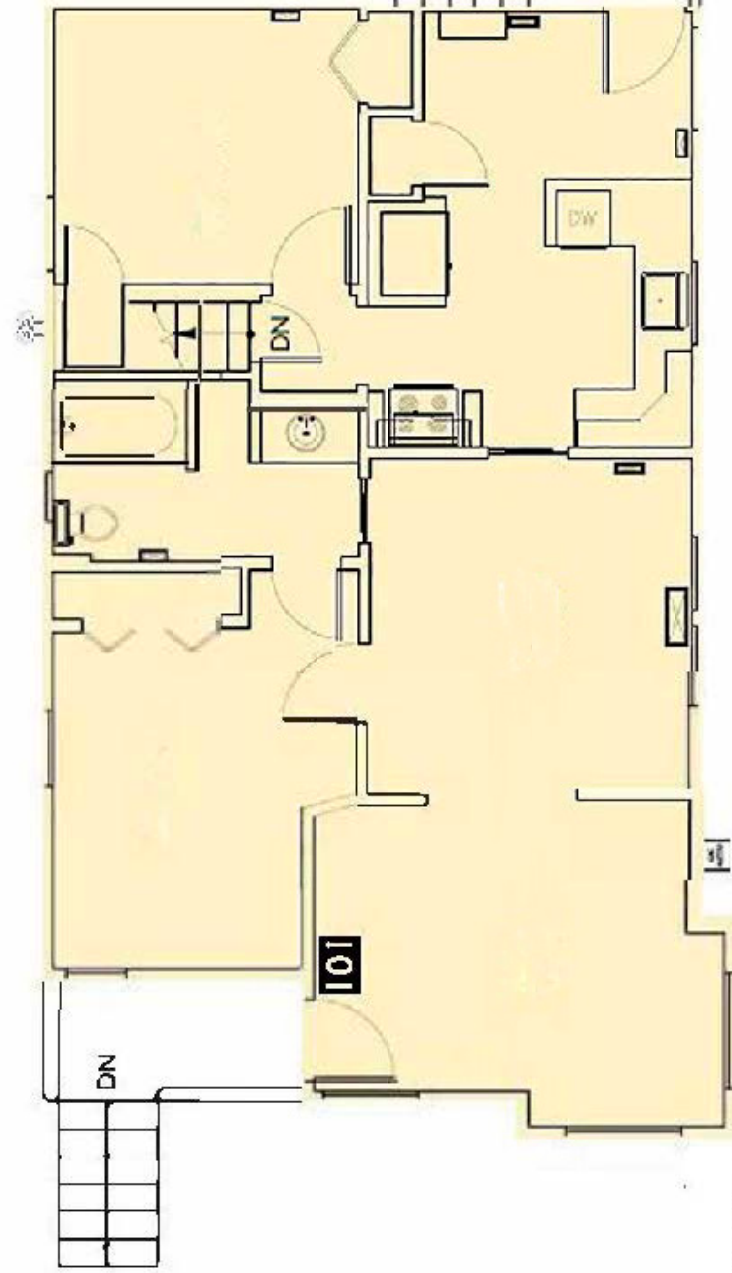
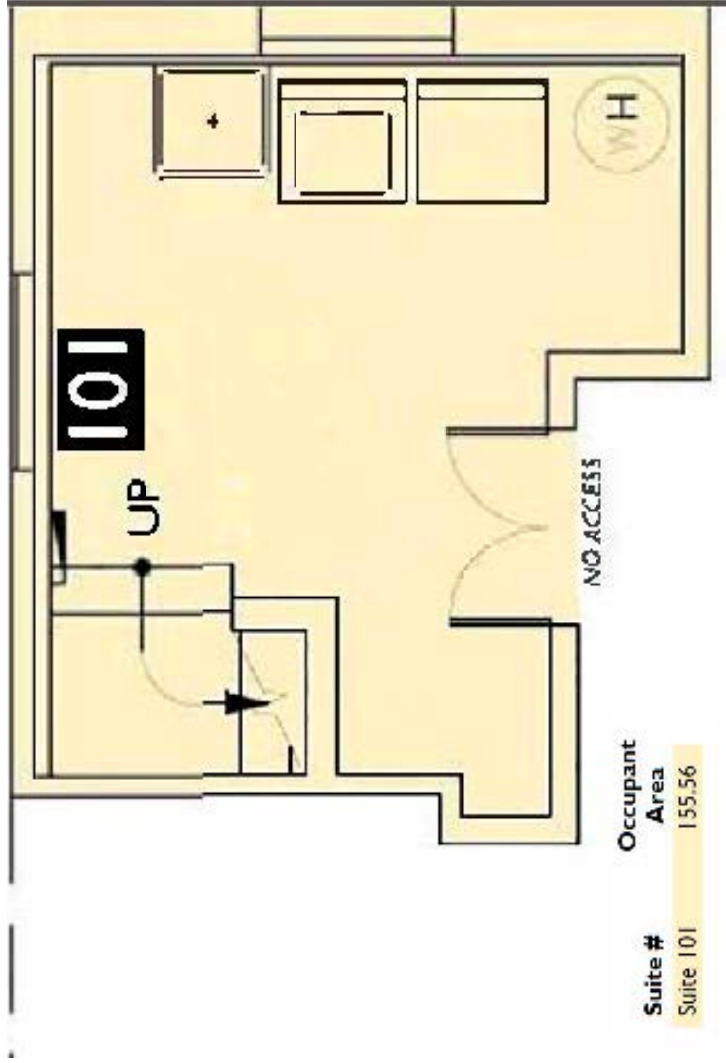
Photos



Photos



Floor Plans





LAUREN
HENDRICKS
COMMERCIAL REALTOR



Contact

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