

SHILSHOLE WEST OFFICE SPACE FOR LEASE

In the heart of "Old Town Ballard"



Suite 420



Professional offices in a cool neighborhood

- Easy access to Hwy 99 and downtown Seattle
 - 1 block from restaurants, boutique shops, coffee shops and
 - easy walk to OFC grocery and banks
 - 3 health clubs plus 3 yoga studios
- Onsite parking available, 2:1000 sf

3rd Floor Availability—Full floor availability, water view

- 6,630 sf divisible at \$26.00/sf/yr gross

4th Floor Availability

- Suite 420/430—2,391 sf divisible at \$28.00sf/yr gross

YATES
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BROKERAGE
& PROPERTY
MANAGEMENT

For more information, please contact:

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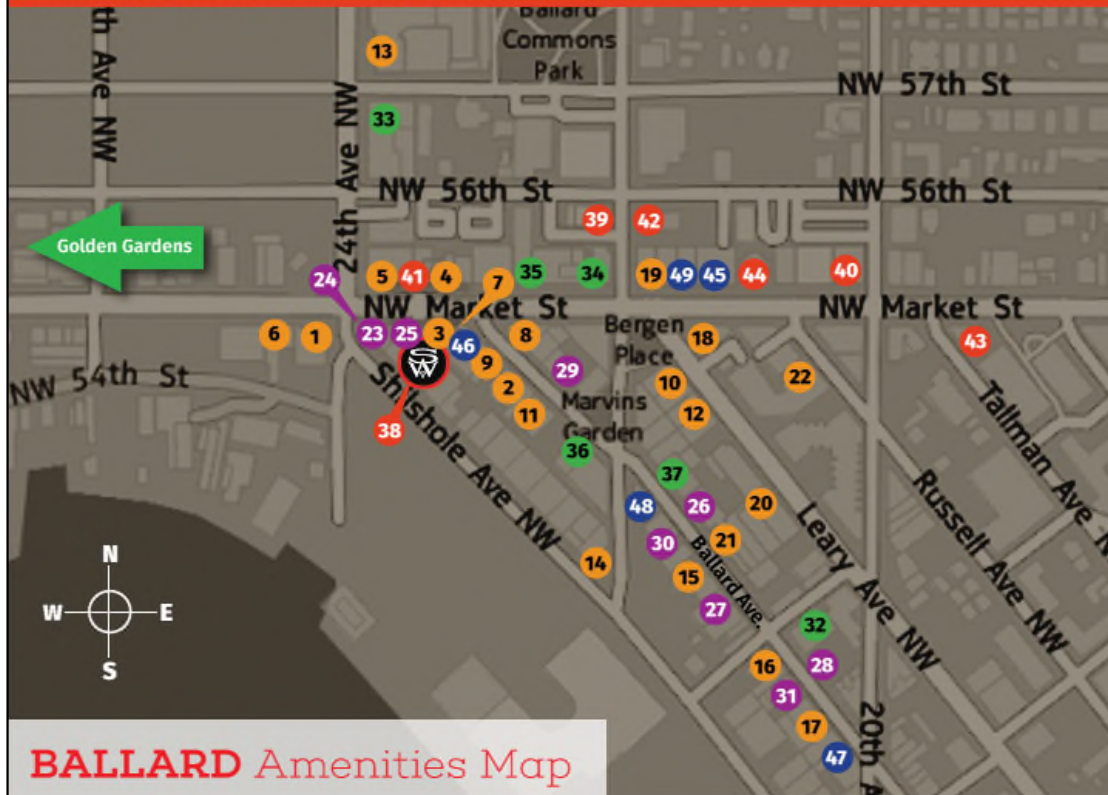
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Since 1944

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SHILSHOLE WEST

5470 SHILSHOLE AVE NW, SEATTLE, WA



BALLARD Amenities Map

Lunch & Food

1. Market Arms
2. Hot Cakes
3. Pestle Rock
4. Big Bowl Pho
5. La Isla
6. 8 Oz. Burgers
7. India Bistro
8. Matador
9. Carta de Oxaca
10. El Boracho
11. Voltera
12. Billy Beach Sushi
13. QFC
14. Kicking Boot
15. Patxi's Pizza
16. Bitter Root
17. Hattie's Hat
18. Than Brothers

19. Ballard Coffee Works
20. Zayda Buddies
21. Anchored Ship
22. The Hi-Life

Dining & Happy Hour

23. Hotel Albatross
24. Ocho
25. Hazelwood
26. Shiku
27. Bastille
28. Stoneburner
29. Annex Oyster House
30. Sexton
31. Percy's

Lifestyle & Health

32. Olympic Health Club
33. Fitness 19
34. Ballard Health Club

35. Shakti Yoga
36. Ballard Iyengar
37. Kula Movement

Banking

38. Mountain Pacific Bank
39. Chase
40. Bank of America
41. BECU
42. Umpqua
43. Wells Fargo
44. Washington Federal

Entertainment & Nightlife

45. Majestic Bay Cinema
46. Sunset Tavern (live music)
47. Tractor Tavern (live music)
48. D'Ambrosia Gelato
49. Cupcake Royal

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5470 Shilshole Ave NW
Seattle, WA 98107

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All measurements approximate.
To be field verified by interested parties.

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4th Floor Offices—Suites 420/430 Available
2,391 sf



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