

CANAL STATION

5440 LEARY AVE NW, #A | SEATTLE

FOR LEASE



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WESTLAKE
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CANAL STATION

5440 LEARY AVE NW, #A | SEATTLE, WA 98107

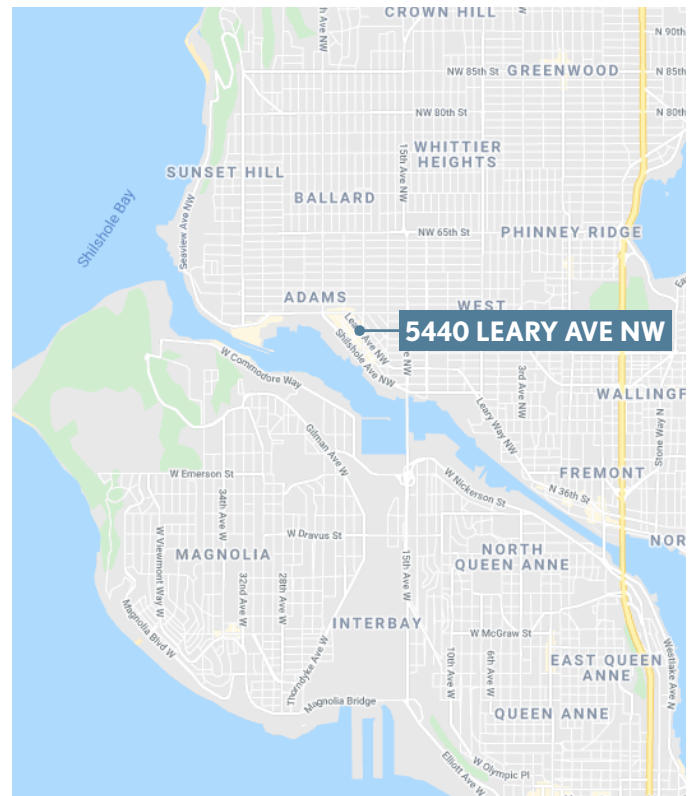
FOR LEASE

PROPERTY SUMMARY

AVAILABLE FOR LEASE	1,056 SF	SUITE	SUITE A
LEASE TYPE	NNN	W/S/G	Included in NNN
ELECTRICITY	Included in NNN	TAXES	Included in NNN
YEAR BUILT	2007	PARKING	3 Spaces
HEATING / HVAC	Yes	ZONING	NC3-75 (M)

SPACE AVAILABILITY

SUITE	SF	BASE RENT	NNN	TOTAL RENT
SUITE A	1,056 SF	\$2,552	\$792	\$3,344



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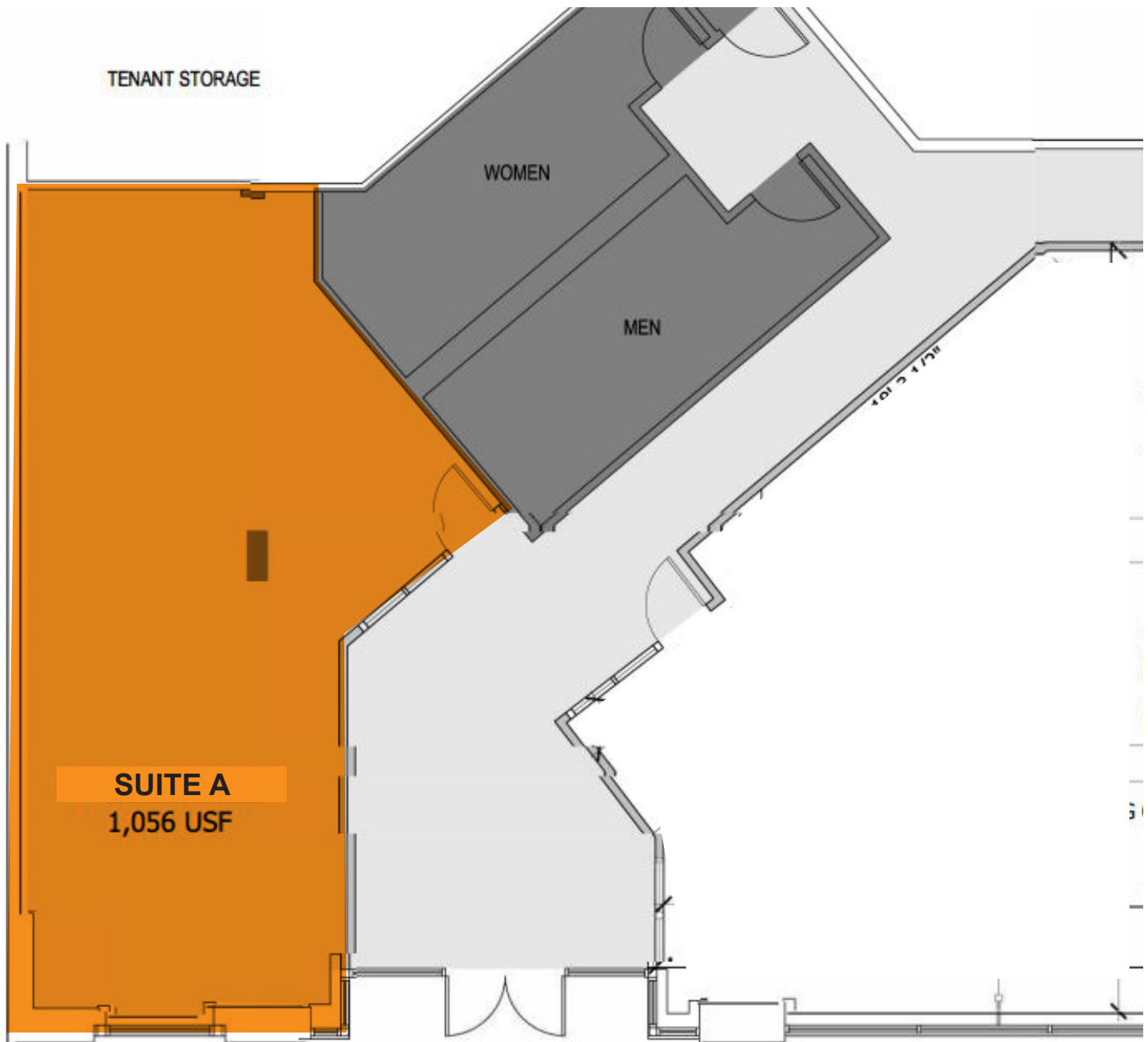
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WESTLAKE
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FOR LEASE

FLOOR PLAN



NEIGHBORHOOD & AMENITIES

WHAT'S NEARBY

RETAIL

Ballard Consignment Store
Ballard Farmers Market
Walgreens
Safeway
QFC
JOANN Fabrics

SERVICES

Swedish Ballard
LA Fitness
UW Neighborhood Clinic
Gilman Playground
Ballard High School

FOOD & DRINKS

Asadero Ballard
The Noble Fir

Stoneburner
El Moose
Arashi Ramen
Palermo Pizza & Pasta
Sunny Teriyaki
Rachel's Bagels & Burritos
Moshi Moshi Sushi
The Ballard Cut
Sabine Cafe Bar & Market
Full Tilt Ice Cream
El Borracho Ballard
Thai Thani Kitchen
Station 18 Drinks
Hattie's Hat
King's Hardware
The Gerald
Mammoth
Bitterroot BBQ



97

Walker's Paradise



5 MILES

to Downtown Seattle

BALLARD is a neighborhood located in the northwestern part of Seattle. It is most commonly identified with the strong Scandinavian heritage that was brought to the area in the 1800's. Once home to immigrants from five Scandinavian countries, Ballard's history is steeped in the cultural traditions of Denmark, Finland, Iceland, Norway and Sweden.

Ballard is home to the Nordic Heritage Museum, which celebrates both the community of Ballard and the local Scandinavian history. Scandinavians unite in organizations such as the Sons of Norway Leif Ericson Lodge and the Norwegian Ladies Chorus of Seattle. Today, the tradition continues with Ballard's annual 17th of May festival, celebrating Syttende Mai (Norway's constitution Day). The festival features a parade with drill teams, clowns and much more.

Shilsole Bay, along the western shores of Ballard, offers calm waters for sailboats and lots of summer fun. Lines of restaurants make this waterfront an active place in the warmer months, with beautiful orange and purple sunsets, and an amazing view of the Olympic Mountains.

Along the south end of Ballard are the Hiram M. Chittenden Locks, known locally as the "Ballard Locks". The Locks lead from Puget Sound to Lake Union and eventually to Lake Washington. These waters are home to the largest salmon and halibut fleets in the nation.

