

# BALLARD MIXED-USE FOR SALE

The Kress Building 2220 NW Market Street, Seattle, WA 98107

Blake Taylor

**WCCR**

West Coast Commercial Realty







## OFFER SOLICITATION PROCESS

West Coast Commercial Realty has been exclusively retained by the seller to market the Kress Building purchase opportunity. Offers should be presented in the form of a non-binding Letter of Intent, identifying the significant terms and conditions of purchaser's offer including, but not limited to to a) purchase price, b) due diligence and closing timelines, c) earnest money deposit, d) description of the debt/equity structure, and e) qualifications to close. This transaction shall require all cash to be paid at closing.

## PROPERTY & ZONING DETAILS

Address: 2220 NW Market Street, Seattle, WA 98107  
Parcel #: 276770-1030  
Site Size: 10,000 SF  
Building Size (GBA): 20,067 SF  
Lot Size: 10,000 SF  
Year Built: 1927  
Zoning: NC3P-65'



## MODERNIZED BUILDING WITH HISTORIC CHARM

While preserving its historic charm, the building has undergone extensive modernization, including updates to essential systems such as copper, plumbing, electrical, and HVAC. The former retail space, once housing Bop Street Records, has been transformed into a compact optical shop and eight new micro loft office suites, providing additional rental opportunities. With a thorough maintenance program in place for the modernized components, future capital expenditures should be minimal for the new owner.

## GREAT OPTION FOR 1031

Great value add 1031 purchase option. With the cost of construction and carrying the redevelopment oriented land, consider the Kress Building for your investment and increase the monthly income through retenanting the remaining vacancies.

## INCREASE VALUE THROUGH RE-TENANTING

Most of the buildings occupants are long-term tenants, some on short term leases. The current Building Owner has completely renovated the building, and retenanted much of the vacant suites. With all the heavy lifting completed, take advantage of this historic modernized mixed-used building.

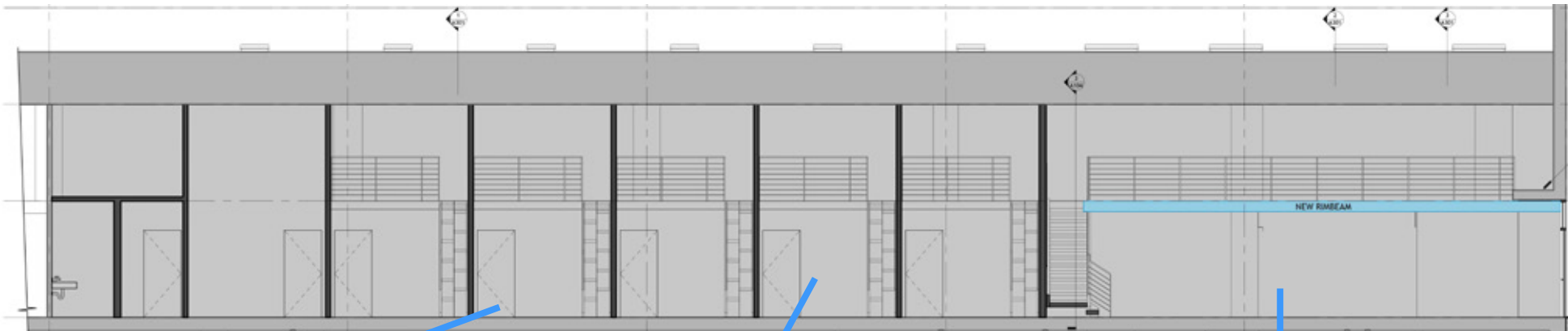
## DYNAMIC VARIETY OF COMMERCIAL USES WITH STRONG MARKET DEMAND

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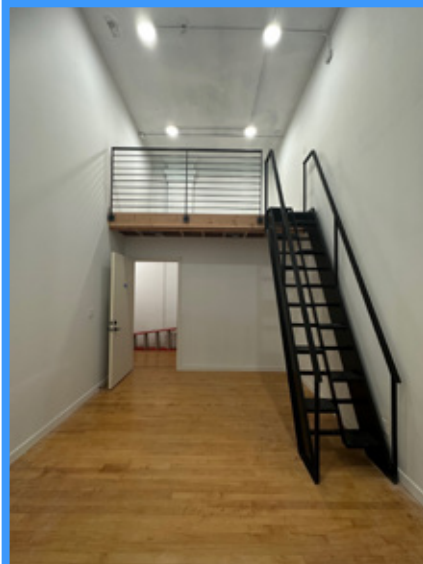
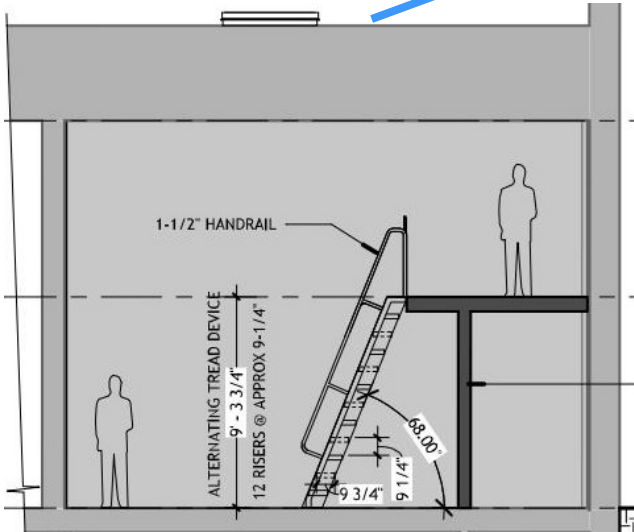
Featuring a mix of street-front retail, office spaces, and smaller business incubator units, the property offers a versatile layout that meets the commercial needs of the Ballard Marketplace. These adaptable spaces have attracted strong interest from retailers, professionals, and diverse users including artists and local entrepreneurs. Given the high demand, any remaining vacancies within the Kress Building are expected to be quickly filled.



# MARKET STREET LEVEL - REMODELED AREA

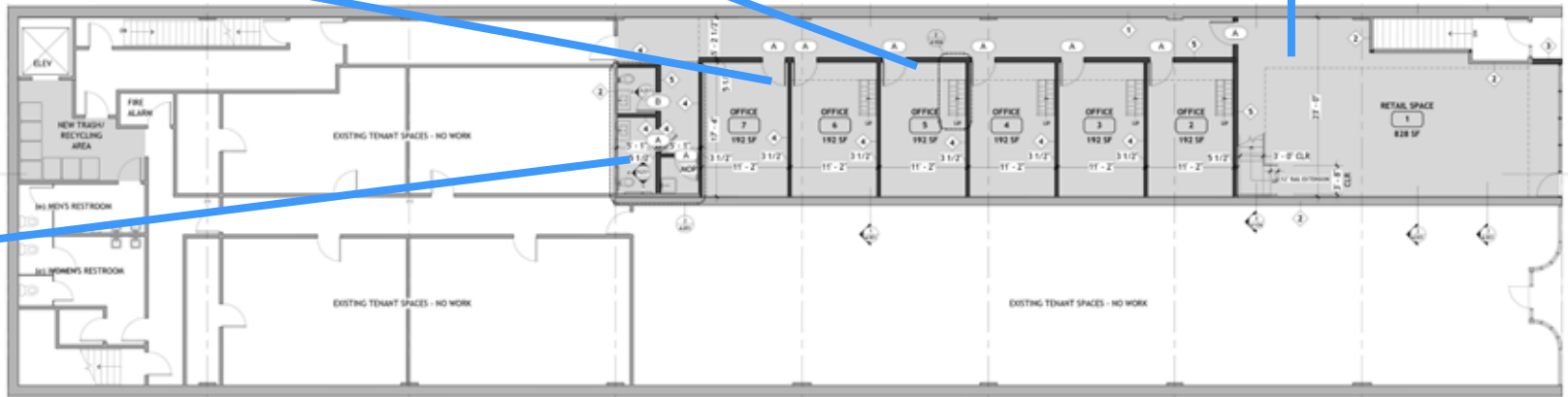
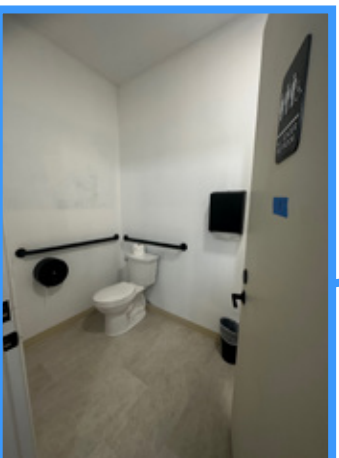


**SIDE VIEW**



seven (7) new micro-loft offices available for lease

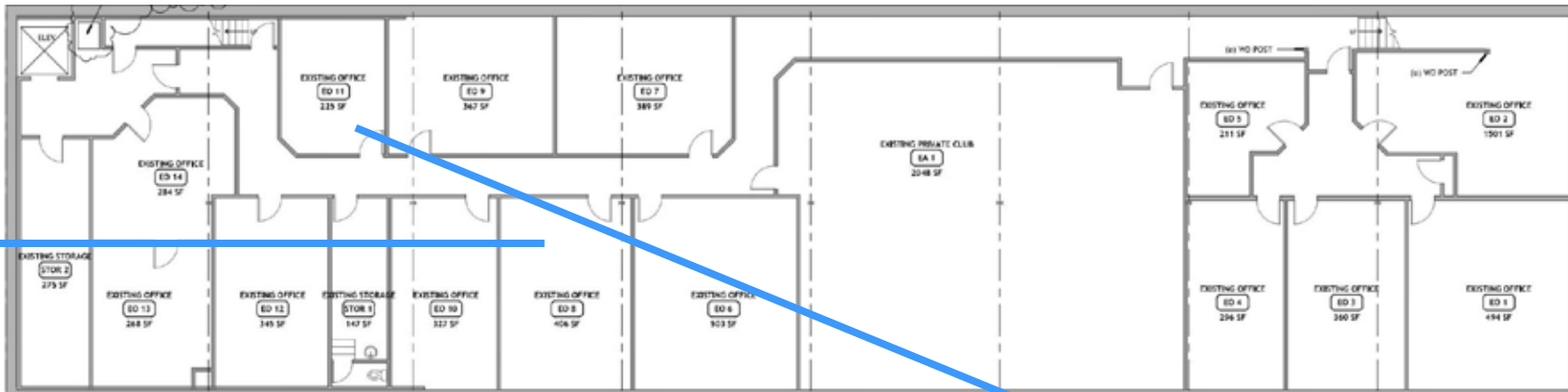
new ground floor Cooper's Optique leased signed October 2023



**BIRD'S EYE**



# BASEMENT LEVEL



*mix of general office and creative basement suites accessed from both Market Street and NW 56th Street*

# 2ND FLOOR - NW 56TH STREET







VALDOK APARTMENTS  
364 UNITS

LIAM APARTMENTS  
80 UNITS

URBANA APARTMENTS  
287 UNITS

THE WILCOX BALLARD  
118 UNITS

VIK CONDOMINIUMS  
117 UNITS

BALLARD PLACE CONDOMINIUMS  
172 UNITS

BALLARD ON THE PARK  
268 UNITS

THE COMMONS AT BALLARD  
80 UNITS

**The Kress Building**  
2220 NW Market Street  
Seattle, WA 98107

NOMA CONDOMINIUM  
287 UNITS

2318 NW MARKET ST  
238 UNITS  
UNDER CONSTRUCTION