

# Ballard Magnum Building

5422 Shilshole Ave NW, Seattle, WA 98107

**5,617 SF - 13,000+ SF**  
**Industrial Warehouse**  
**Spaces Available**  
**For Lease**

20+ FT Ceilings  
Fully Sprinklered  
3-Phase Heavy Power  
Large Loading Doors

\$13.00/SF/YR NNN





## Ballard Magnum Building Details

Address: 5422 Shilshole Ave NW, Seattle, WA 98107

Building Size: 65,854 Square Feet

Zoning: MML U/65

Base Rent: \$13.00/SF/YR NNN

Est. NNN: \$3.25/SF/YR

Features: Fully Sprinklered  
Tall 20+ Ft Ceilings  
Dock-High & Grade Level Loading Doors  
3-Phase Power & Transformer Vault On-site  
Over 300 Ft of Street Frontage  
Unique Industrial Space In A Great Location

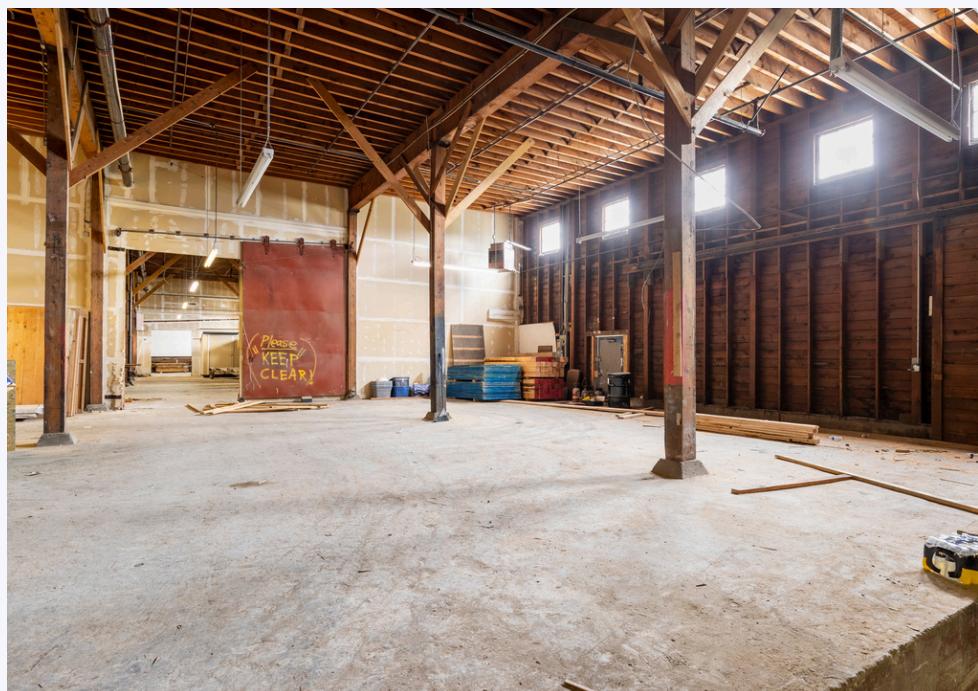
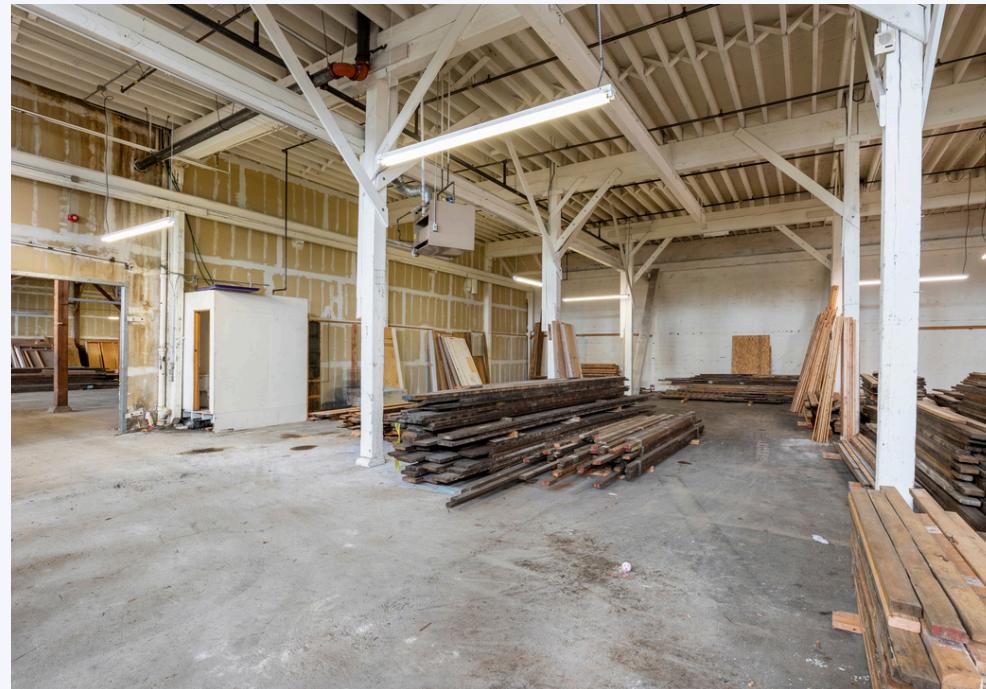
Suite #100: 7,427 SF

Suite #101: Leased

Suite #102: 7,431 SF

Suite #103: 5,617 SF

# 5422 Shilshole Ave NW



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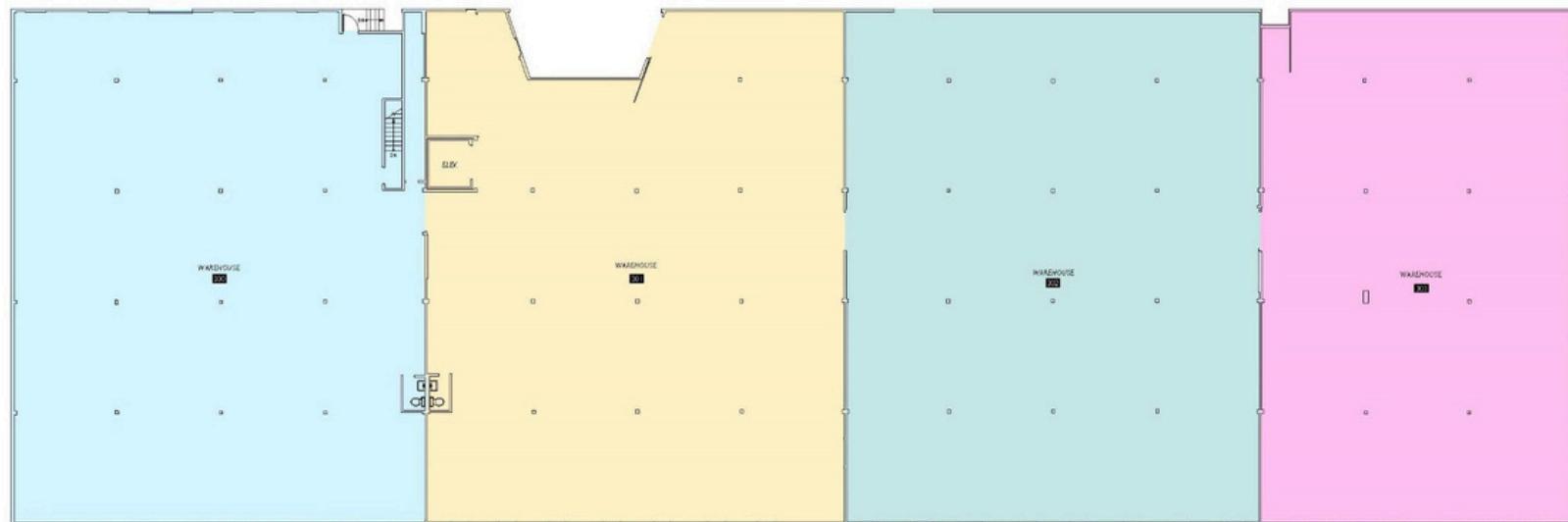


Area Analysis performed in accordance with ANSI/BOMA Z65.2 - 2019.



2-D FLOORPLANS.COM		425-477-7311	600 NW Gilman Blvd, Suite E	Issaquah, WA 98027	Project: C20-834
2-D		AS BUILT	RENDER PLANS	Measured: May 2020	
Client	Warehouse 5422 Shilshole Avenue NW Seattle, WA 98107	Subject	Lease Plan	Scale	Floor

# 5422 Shilshole Ave NW



## Occupant Area

Suite #	Area
Suite 300	7,377
Suite 301	7,183
Suite 302	7,430
Suite 303	5,614

Area Analysis performed in accordance with ANSI/BOMA Z65.2 - 2019.

2-D	2DFLOORPLANS.COM 425-677-7511 600 NW Gilman Blvd. Suite E Issaquah, WA 98027	Measured: May 2020
Lease Plan	Scale	0 10 20
Warehouse 5422 Shilshole Avenue NW Seattle, WA 98107	Subject	Client



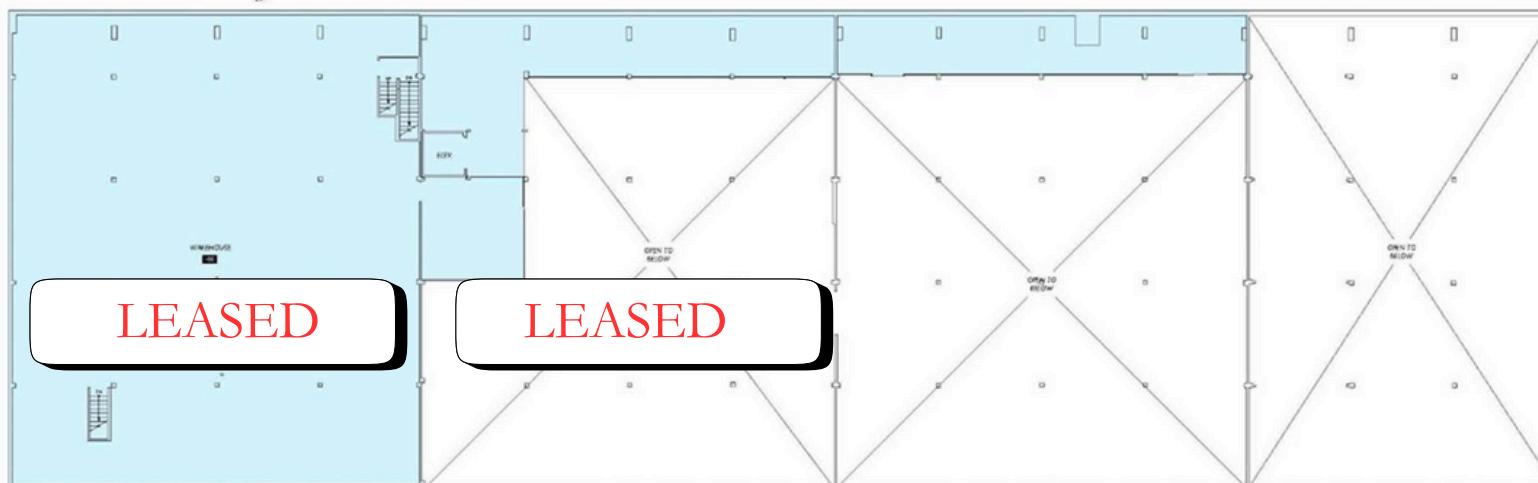
# 5422 Shilshole Ave NW



## 1st Floor

27,970 Square Feet

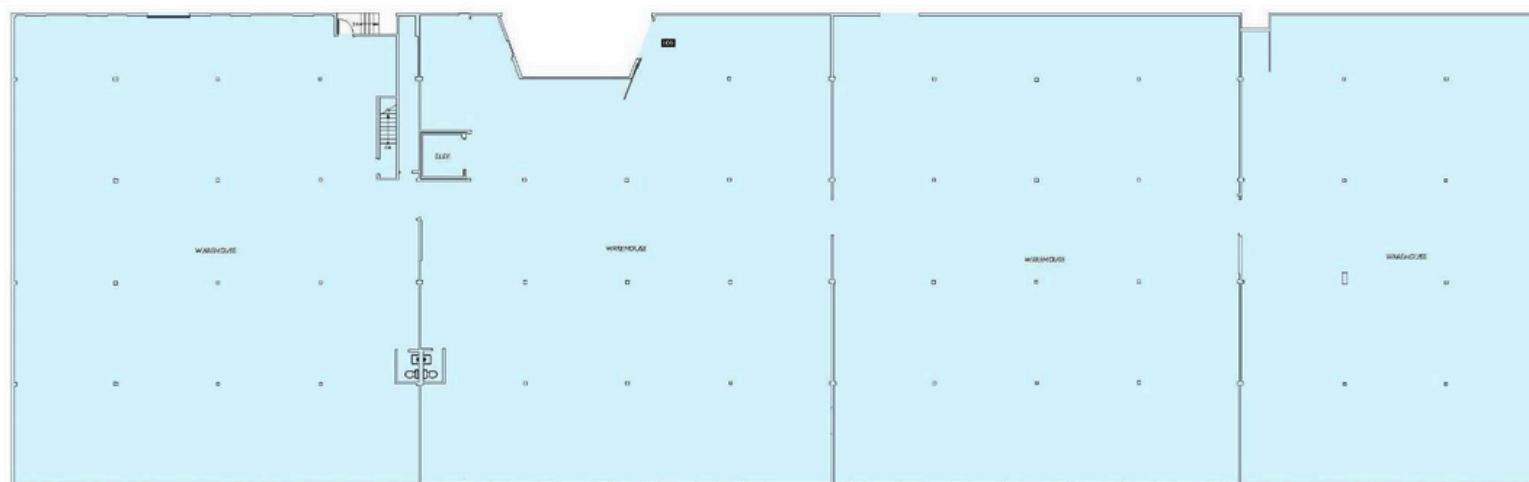
Accessed from  
Shilshole Ave NW



## Mezzanine

LEASED

Accessed from  
Shilshole Ave NW



## 2nd Floor

27,604 Square Feet

Accessed from  
Ballard Ave NW



LAUREN  
HENDRICKS  
COMMERCIAL REALTOR

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Windermere Midtown Commercial

