

# 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





5422 Shilshole Ave NW



Suite #	Occupant Area
Suite 100	7,427
Suite 101	7,495
Suite 102	7,431
Suite 103	5,617

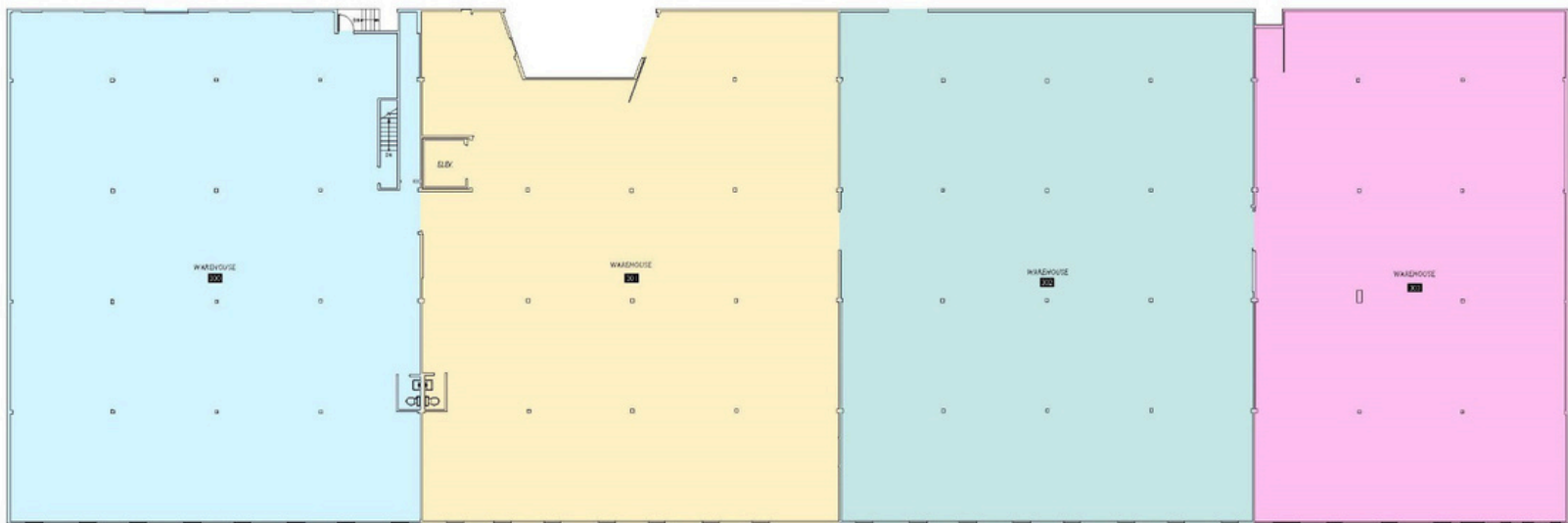
Area Analysis performed in accordance with ANSI/BOMA Z65.2 - 2019.



Client	Warehouse 5422 Shilshole Avenue NW Seattle, WA 98107	Subject	Floor	Scale	Measured: May 2020    Project: C20-834	<div><div>01020</div><div>2-D</div><div>AS-BUILT</div><div>FLOOR PLANS</div></div> <div>2DFLOORPLANS.COM 425-477-7511</div> <div>400 NW Gilman Blvd, Suite E Issaquah, WA 98027</div>



5422 Shilshole Ave NW



Suite #	Occupant 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.

Client	Warehouse 5422 Shilshole Avenue NW Seattle, WA 98107	Lease Plan		2-D AS-BUILT FLOOR PLANS 1DFLOORPLANS.COM 425-477-7511 600 NW Gilman Blvd. Suite E Burien, WA 98148	Measured: May 2020	Project: C20-834



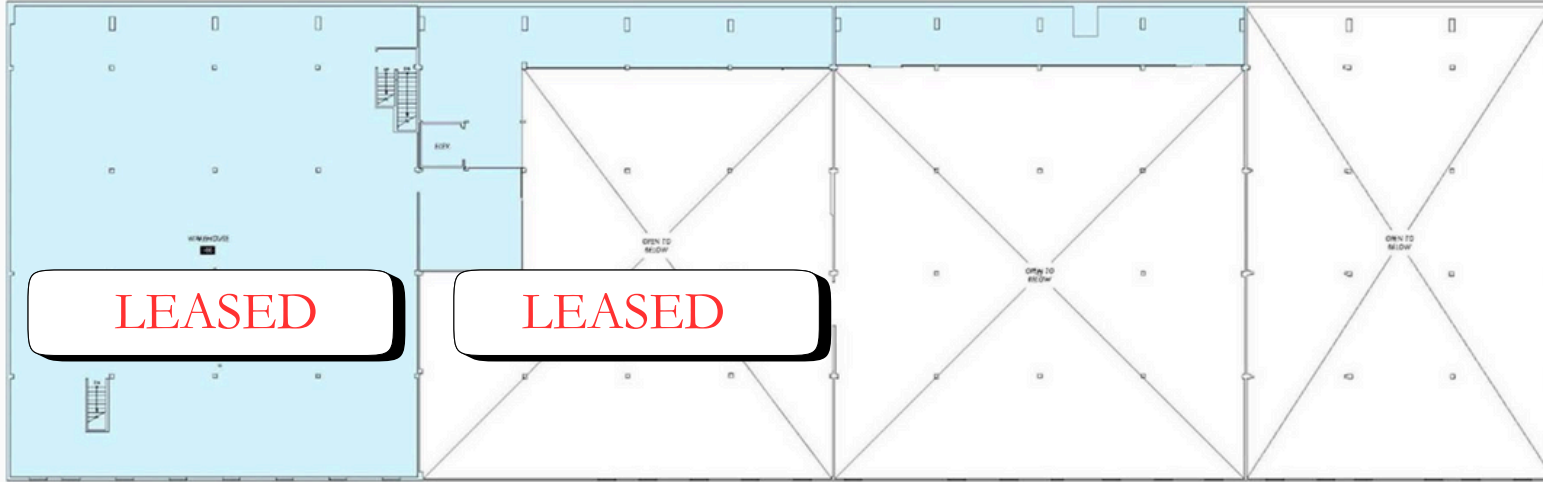
5422 Shilshole Ave NW



### **1st Floor**

27,970 Square Feet

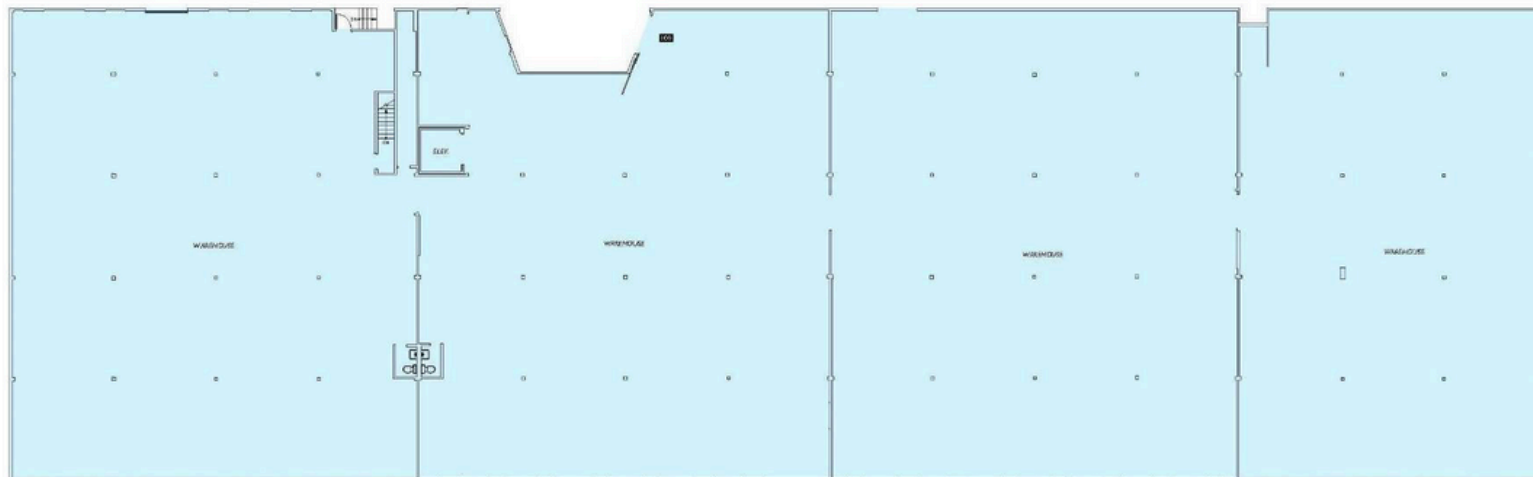
Accessed from  
Shilshole Ave NW



### **Mezzanine**

LEASED

Accessed from  
Shilshole Ave NW



### **2nd Floor**

27,604 Square Feet

Accessed from  
Ballard Ave NW





LAUREN  
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Windermere Midtown Commercial

