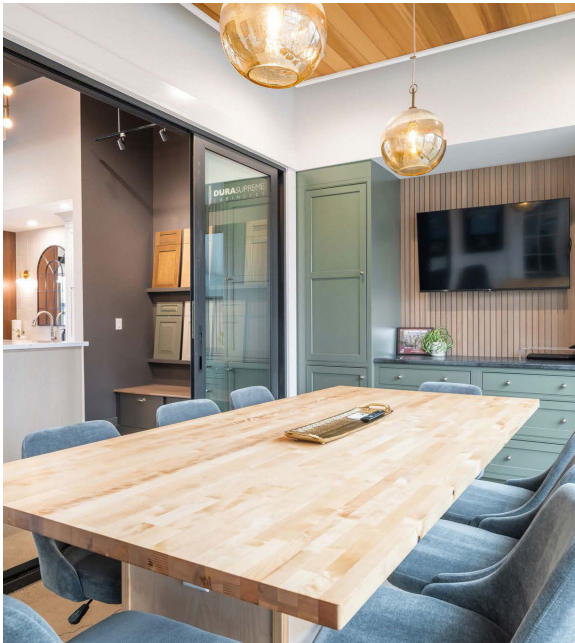


FOR SALE Owner-User Opportunity



1464 NW 49th ST

SEATTLE, WA 98107



Standalone 2-story office
with high traffic exposure
on 15th Ave NW in Ballard

LEVI BUNDRANT

425.409.7405

levi.bundrant@nmrk.com



PROPERTY OVERVIEW

1464 NW 49th Street is a 1,700 SF, two-story office building with 592 SF of separate storage container space, situated on a fully fenced 3,078 SF parcel in the heart of Ballard. The property is offered for sale for the first time since a comprehensive renovation.

Originally built in 1985 and rebuilt from the inside out, the asset has been thoughtfully converted from industrial flex to a modern, turnkey headquarters for a single occupier.

The lower level provides three private offices, a conference room, a kitchenette, bathroom, and an open collaborative area featuring custom millwork. The upper level offers four private offices, a conference room, a kitchenette, bathroom, and reception area.

The site includes a fully fenced and secured yard with on-site parking, an amenity that is increasingly difficult to replicate in Ballard, and two permitted storage containers.



PROPERTY DETAILS

Address	1464 NW 49th Street, Seattle
Asking Price	\$1,310,000
Parcel Number	276830-1975
Building Size	1,700 SF Office
Storage	2 permitted containers / 529 SF
Lot Size	3,078 SF
Stories	2
Year Built / Renovated	1985 / 2023
Configuration	7 offices, 2 conference rooms
Bathrooms	2
Parking	On-site, secured yard
Ownership	Fee simple
Zoning	II U/125 - Industrial Innovation
Features	Private entry, no shared common areas, prominent signage, full kitchen, reception in lobby & open work area, onsite parking



PROPERTY HIGHLIGHTS

- \$390K full interior renovation completed in 2023 / Turnkey, no build-out period required
- Fenced private yard with two permitted storage containers and onsite parking
- Unparalleled signage opportunity with 60,000+ VPD frontage on 15th Avenue NW
- HVAC replaced in 2023
- Property sits within the future service area of the Ballard Link Extension, with 7.7 miles and nine new stations planned



TRANSIT
ACCESS

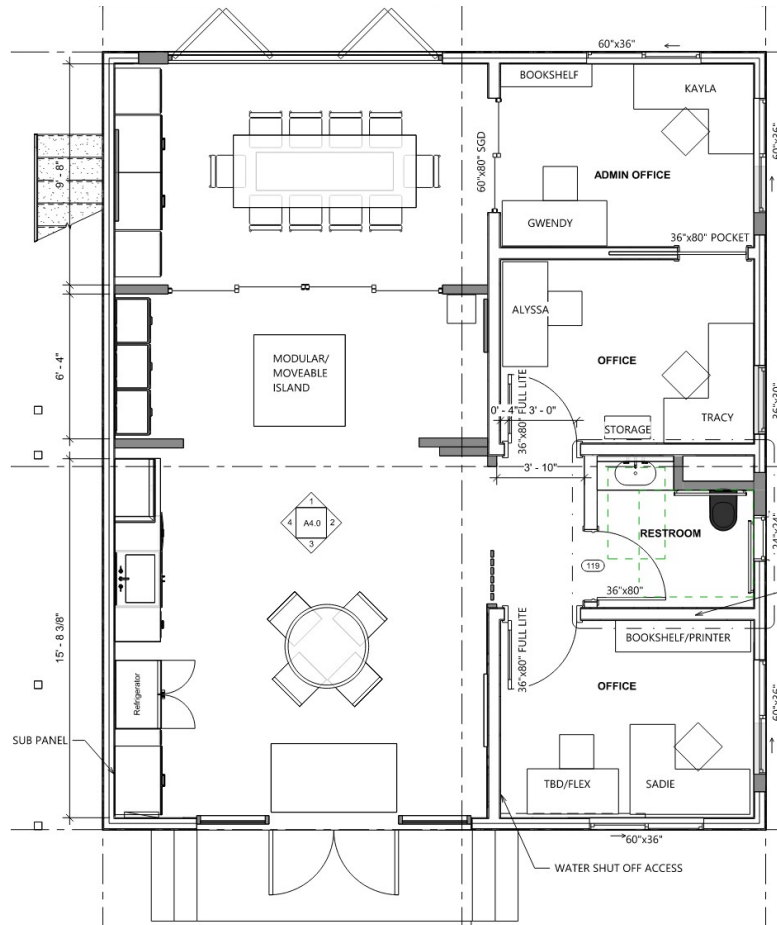


HIGH
VISIBILITY



SECURE
LOT

15TH AVE NW



GROUND FLOOR

Floor Plan Details:

- Offices:**
 - Kurt's Office:** Located in the top left corner.
 - Drew's Office:** Located in the top center.
 - Stacey's Office:** Located in the top right corner.
 - Lindsay's Office:** Located in the middle right section.
 - Cory's Office:** Located in the bottom right section.
 - Michael's Office:** Located in the bottom right corner.
- Meeting Room:**
 - Central area with a circular table and chairs.
 - Wall-mounted TV.
 - Circular desk.
- Kitchen Area:**
 - Refrigerator.
 - Paper Storage.
 - Printer.
 - Dish Drawers.
 - Trash Pull Out.
 - 18" W D/W (Door/Wall).
- Staircase:** Located on the left side.
- Dimensions and Notes:**
 - 2' - 0"
 - 1' - 9 7/8"
 - 2' - 2 1/4"
 - 3' - 2 1/4"
 - 18" W D/W
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 - 100 A3.3



4 private offices, conference room, kitchenette, bathroom, reception area



PRIME LOCATION

- High visibility location with frontage along 15th Ave NW, Ballards primary north-south arterial
- Exposure to 60,000+ vehicles per day
- Just 15 minutes to downtown Seattle and 30 minutes to Bellevue
- Dense, affluent trade area with 223,192 residents within 3 miles
- Trade area anchored by PCC, UW Medicine, Trader Joe's, Fred Meyer, West Marine, Safeway, Mud Bay, and Top Pot Doughnuts
- Property sits within the Ballard brewery district with the highest density of local breweries in the Seattle area

PRIME LOCATION

~ 80^{ft}

of frontage on
15th Ave NW

18

minutes to
Seattle CBD

60K+

vehicles pass
by daily

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49th ST

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