



**FOR LEASE OR OWNER/USER OPPORTUNITY  
IN THE HEART OF BALLARD**

**Asking Sale Price:**

**\$3,000,000**

**Full Building Lease Rate:**

**\$32.52/SF,  
NNN**

**Ryan Olson**

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**Colliers Bellevue**

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**2012-2016 NW Market St.**

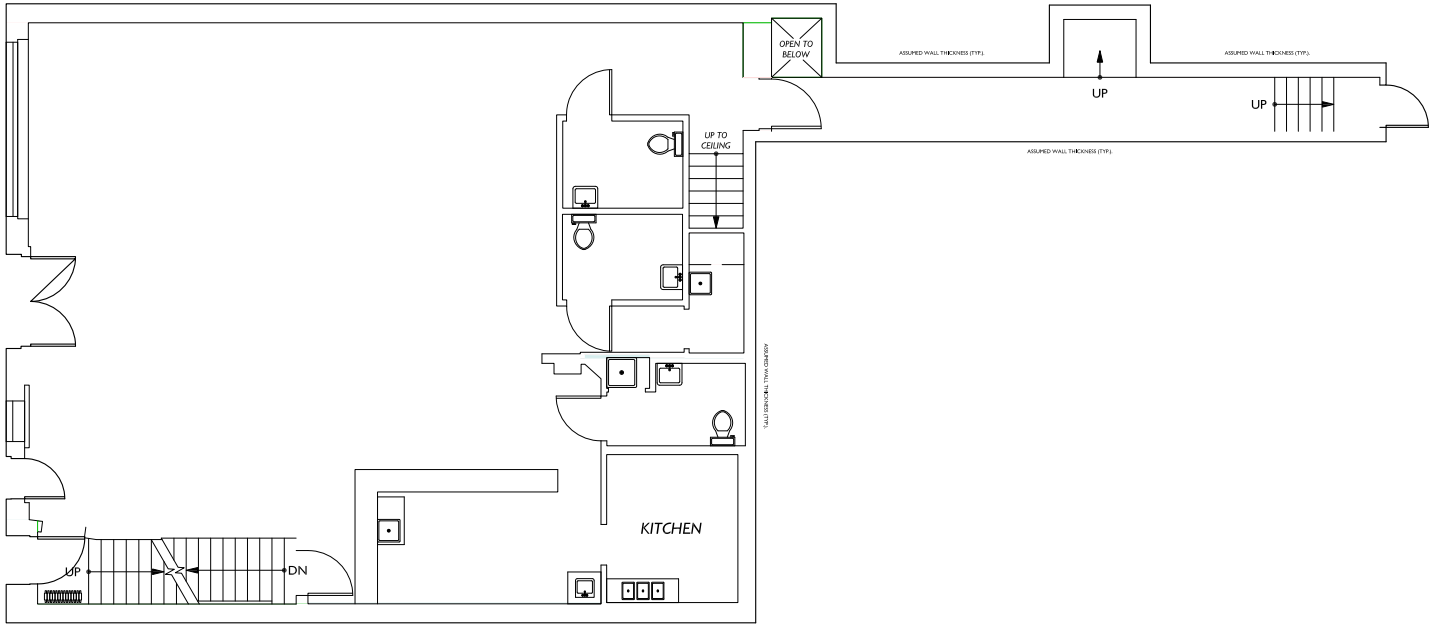
Seattle, WA 98107

- Building size: 5,568 SF; Lot size: 2,050 SF
- 1st floor & basement: 3,630 RSF
  - Perfect for retail or restaurant
  - Fully built-out bar and kitchen with a Type I hood
  - Asking rate: \$36.00/RSF, NNN
- 2nd floor: 1,938 RSF
  - New creative loft-style space overlooking NW Market Street with private, direct entrance
  - Open floorplan with high ceiling and original brick
  - Asking rate: \$26.00/RSF, NNN
- Zoned NC3P-75 allowing for redevelopment heights up to 75 feet for residential and commercial uses
- Next to Holland Partners newly announced 239 unit Market Street project
- Located between WaFd and BofA
- Walker's paradise: Walk-score 98

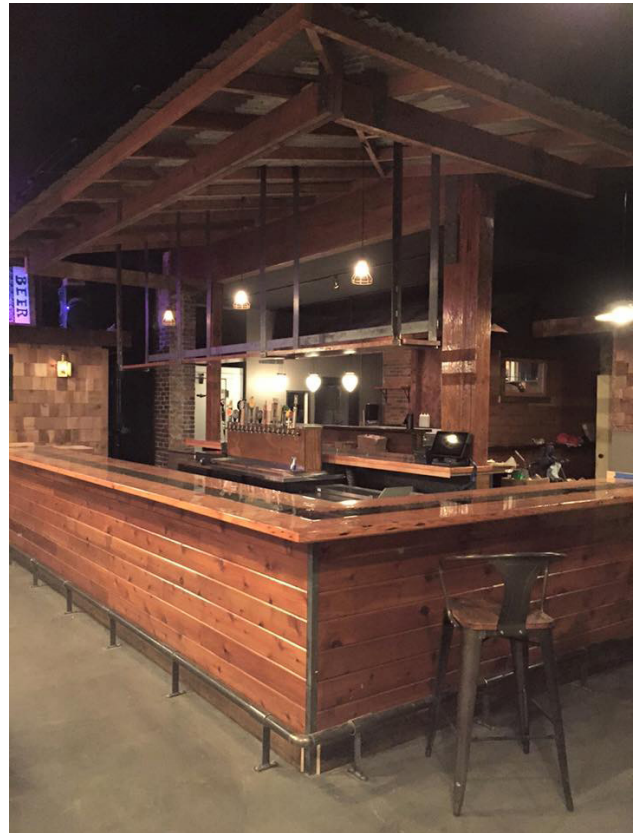
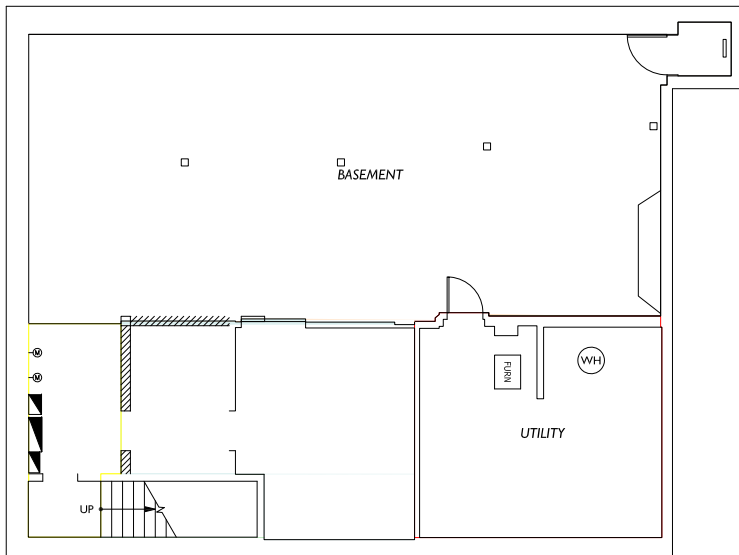
# 2012-2016 NW Market St.



## 1st Floor - Street Level



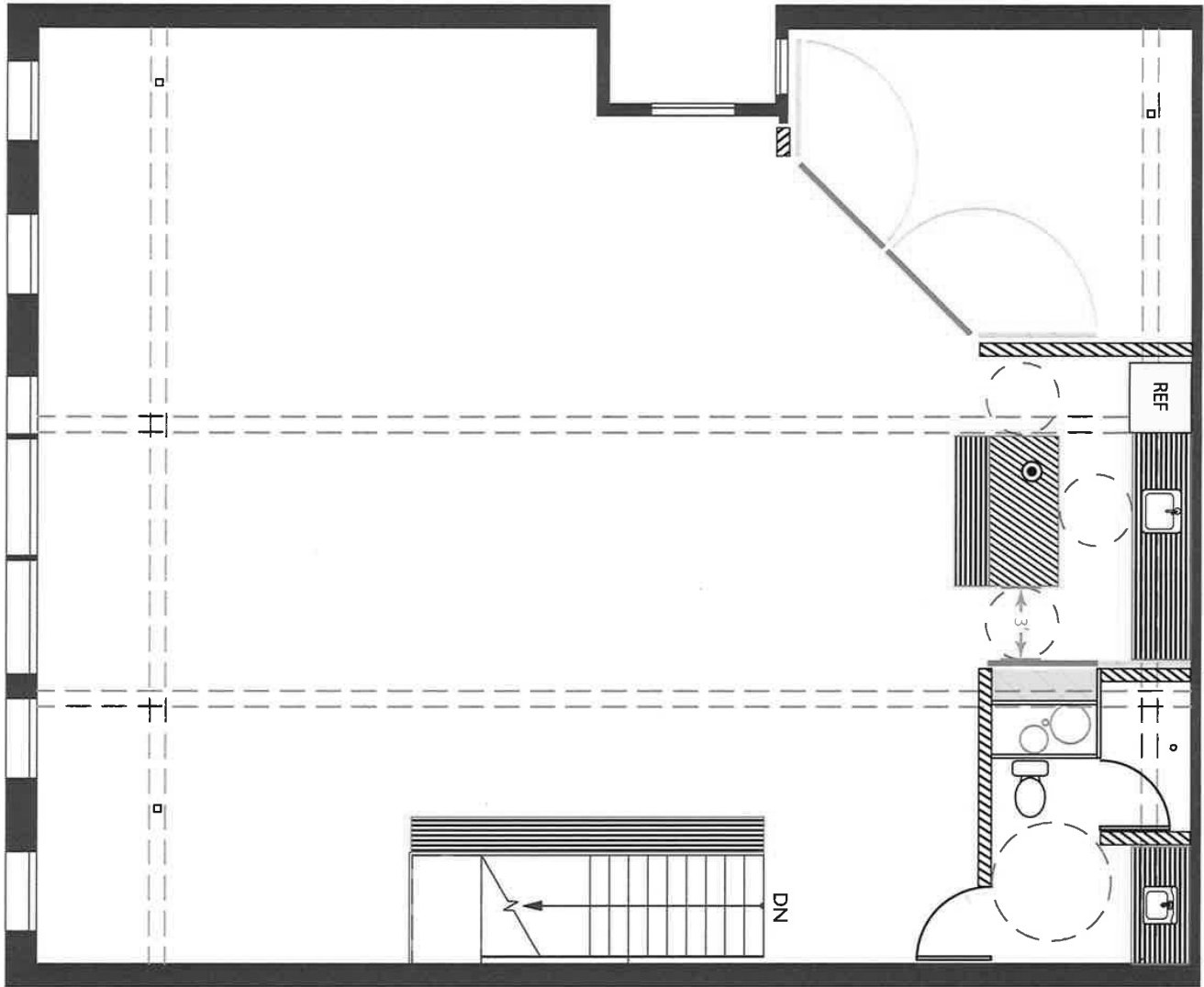
## Basement

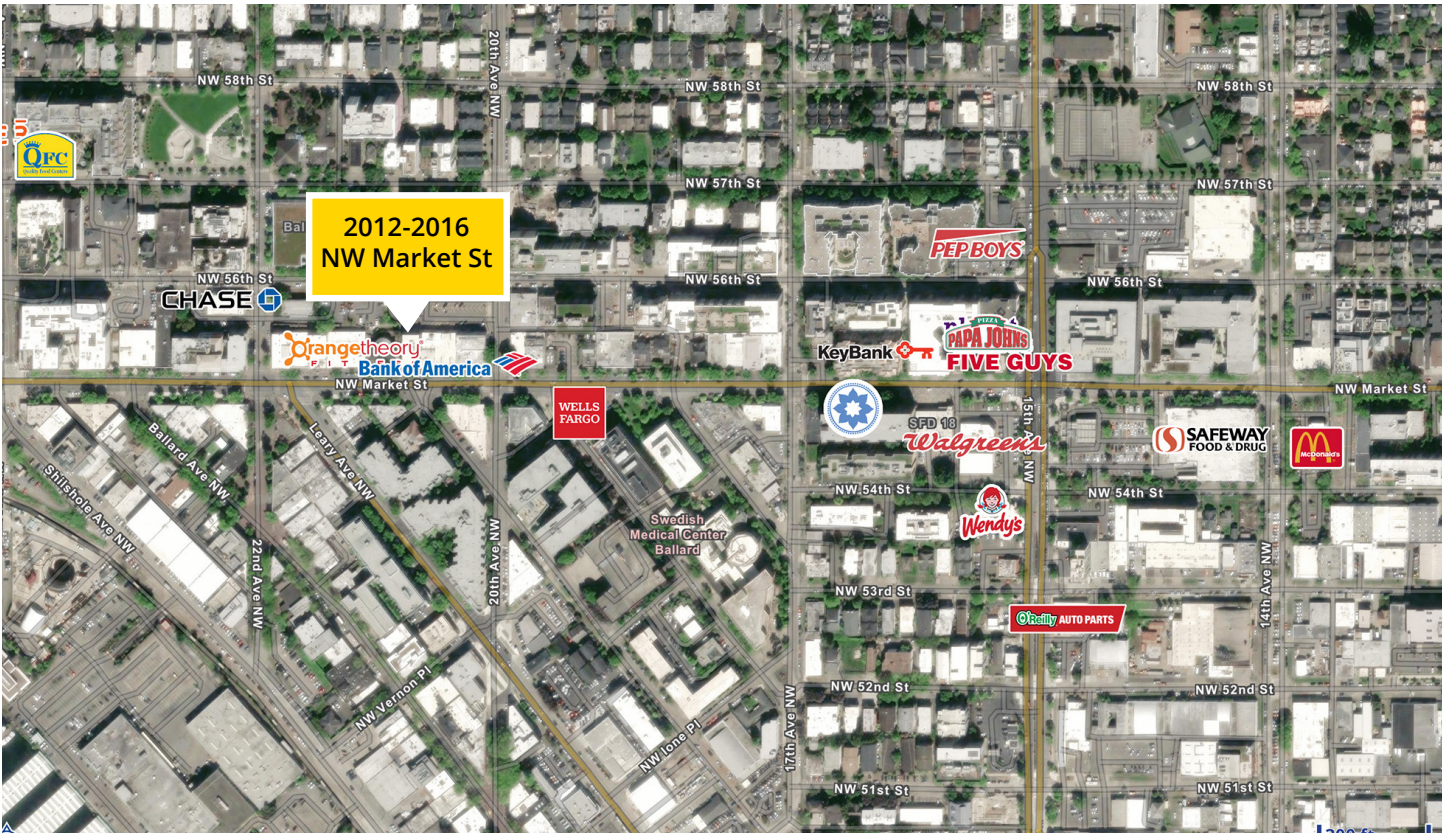


# 2012-2016 NW Market St.



2nd Floor - Loft Space





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