

1455 LEARY



1455 Leary is located in the vibrant Ballard/Fremont neighborhood surrounded by many recreational activities, breweries, restaurants, and dynamic retail. The building is ideal for Tech/Creative tenants offering top quality, in-place tenant improvements, flexible work areas, bike storage, and the opportunity for building signage along a high traffic corridor. Only two blocks from the Burke Gilman Trail, and an adjacent RapidRide bus stop for quick transit downtown, 1455 Leary offers a convenient location in a popular sub-market.

1455 NW LEARY WAY, SEATTLE 98107

For more information, contact:

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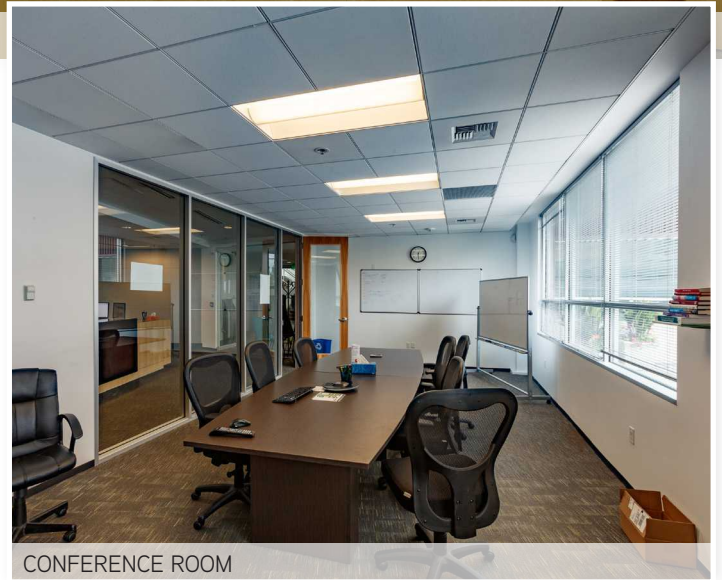




RECEPTION AREA

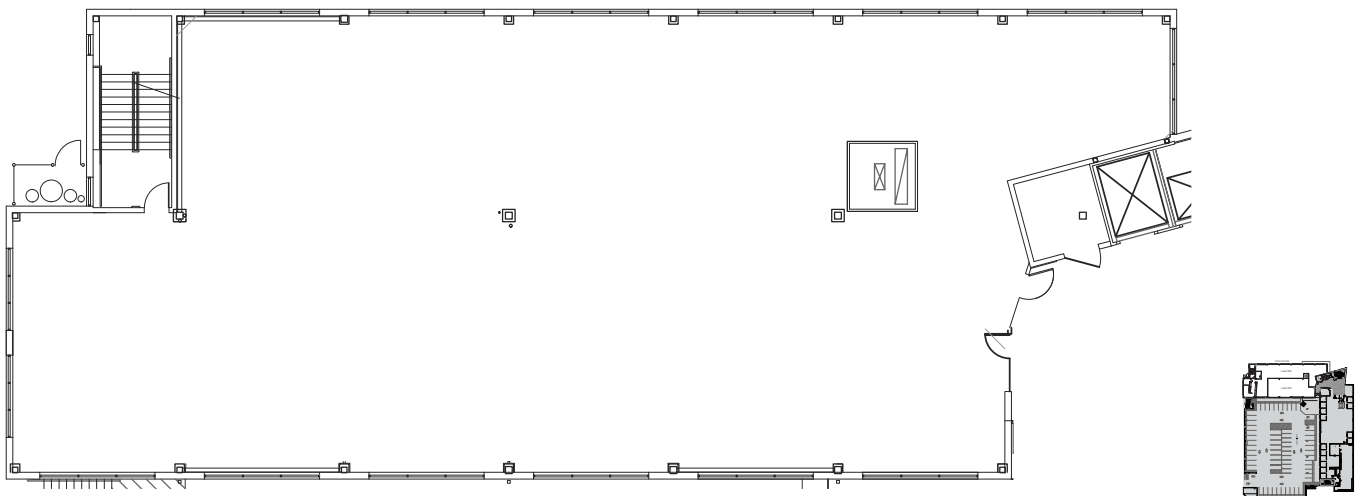
SUITE 200, 2ND FLOOR

- 7,340 SF; divisible
- Main lobby exposure
- Exterior signage available
- Rate: \$32.00/SF, Full Service
- 12 parking spaces (1.68/1,000 SF parking ratio)
additional parking may be available at Ballard Blocks



CONFERENCE ROOM

15TH AVE NW



1455 LEARY

NEIGHBORHOOD



HISTORIC BALLARD AVENUE



BALLARD LIBRARY



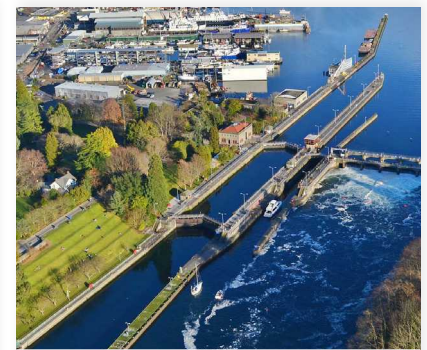
BALLARD FISHERMAN'S TERMINAL



BALLARD COMMONS PARK



BUILDING BIKE STORAGE (2 BLKS TO BURKE-GILMAN)



HIRAM M. CHITTENDEN LOCKS

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