

**151,210 RSF Available**  
in Puget Sound's largest waterfront development

1100-1120 W. Ewing St. Seattle, Washington

# WEST CANAL YARDS



For more information, visit [westcanalyards.com](http://westcanalyards.com)

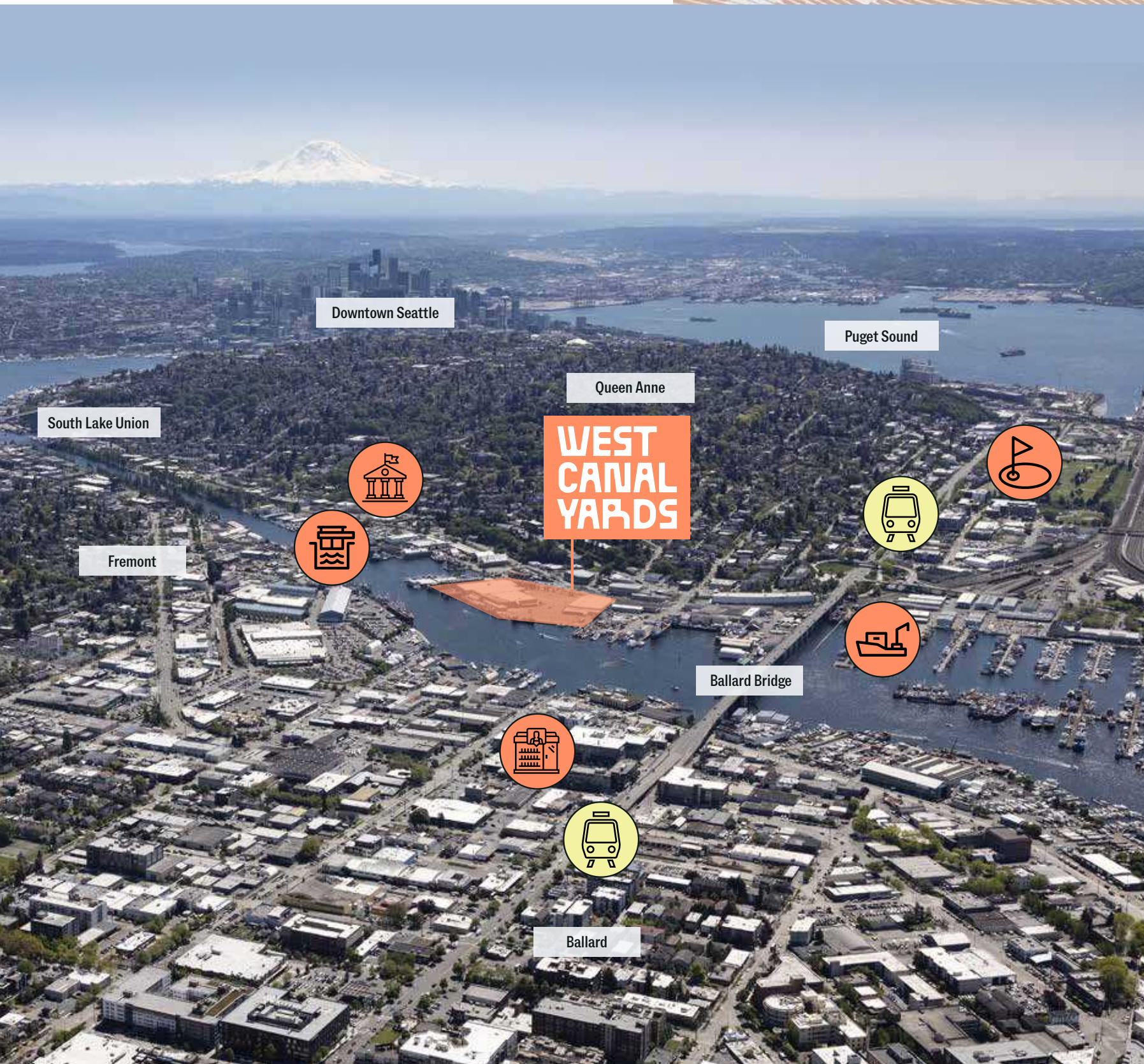
**CBRE**

A unique opportunity situated in the heart of Seattle's historic marine district, this central waterway site caters to those looking to create their own corner of Seattle from artisans & merchants to those in the commercial & recreational boating and marine industries



**1100 BUILDING**  
**102,970 RSF**  
**AVAILABLE Q1 2023**

**1120 BUILDING**  
**48,240 SF**  
**AVAILABLE Q2 2022**



**WEST  
CANAL  
YARDS**

**15**  
Minutes  
to Downtown

**13**  
Minutes  
to UW

**12**  
Minutes  
to South Lake Union

At the intersection of some of Seattle's most **dense and vibrant** neighborhoods, West Canal Yards connects communities -- creating a destination for not only a synergistic mixture of tenants, but for the public. This is your place.

- Ship Canal
- Fisherman's Terminal
- Ballard Blocks
- Seattle Pacific University
- Interbay Golf Center
- Future Light Rail Stops

# SITE FEATURES




- 334,000 SF revitalized waterfront site
- 22,000 SF of collaborative outdoor gathering areas
- Grade level & dock high loading
- Fully glazed roll-up doors
- Abundant natural light strengthened by vaulted ceiling, large windows and skylights
- 300+ surface parking stalls with additional street parking



We honor the industrial nature of the site and buildings, the weather worn boats, and the beauty in surfacing what has been here all along.



 **Maker Space**
 **Creative Office**
 **Brewery/Tasting Room**



# ON SITE AMENITIES



West Canal Yards is where visitors play alongside the industrious history of Seattle's working waterways.

Located on the southern bank of the Ship Canal, this former fish cannery is a little off the beaten path

- it's wide open and nothing is off-limits.



Shared fitness center



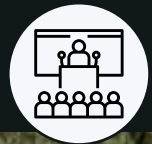
Locker rooms & showers



Daily Food Trucks



Community kitchen



Conference room



Rooftop deck



Community events

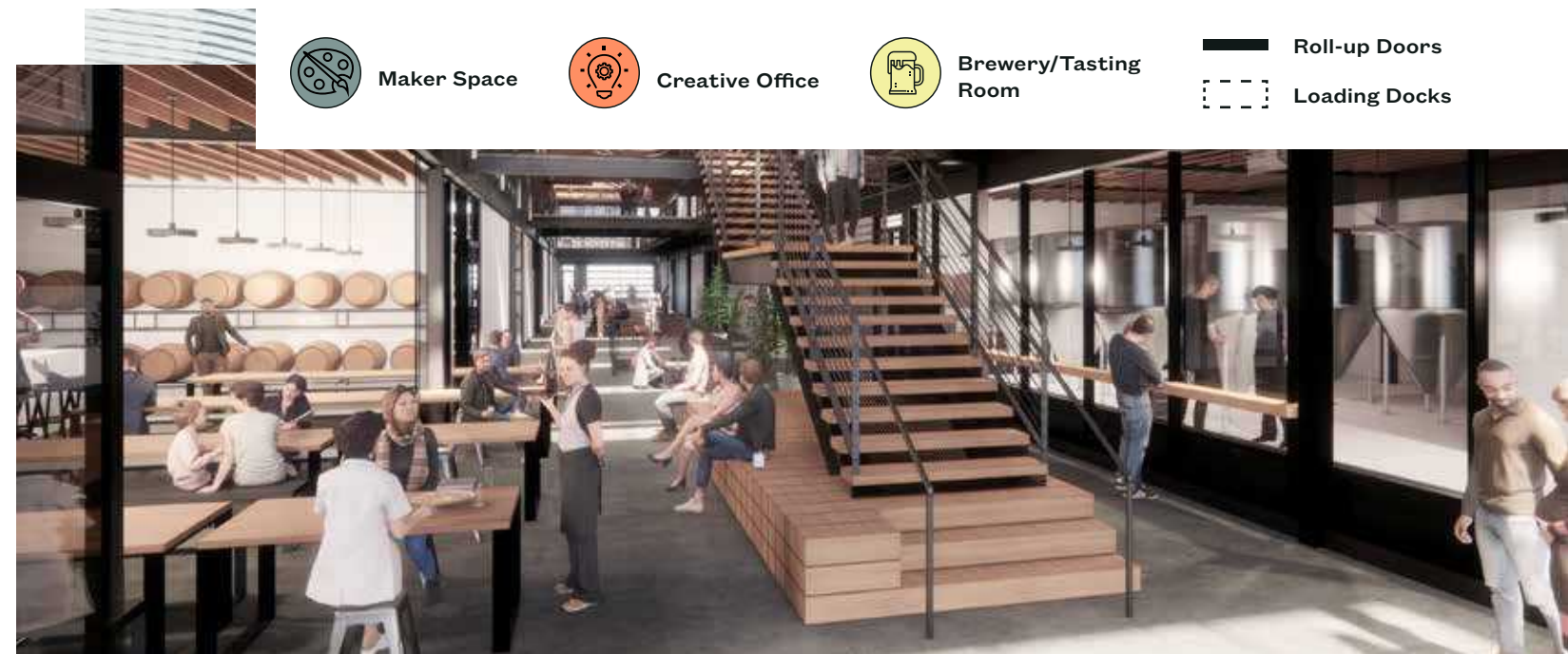
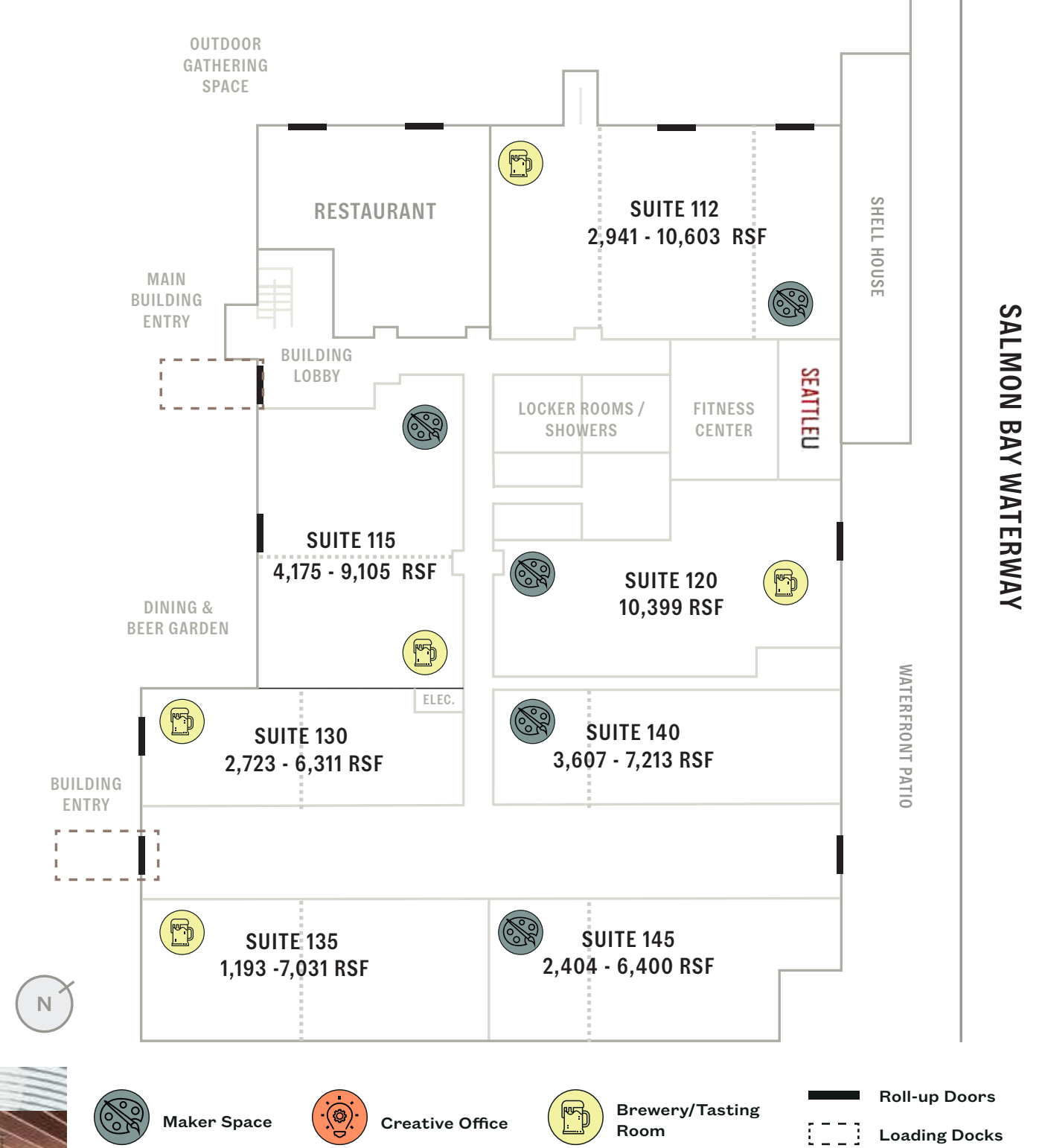


Shell House available for public use

# 1100 Building Ground Floor

AVAILABLE Q1 2023

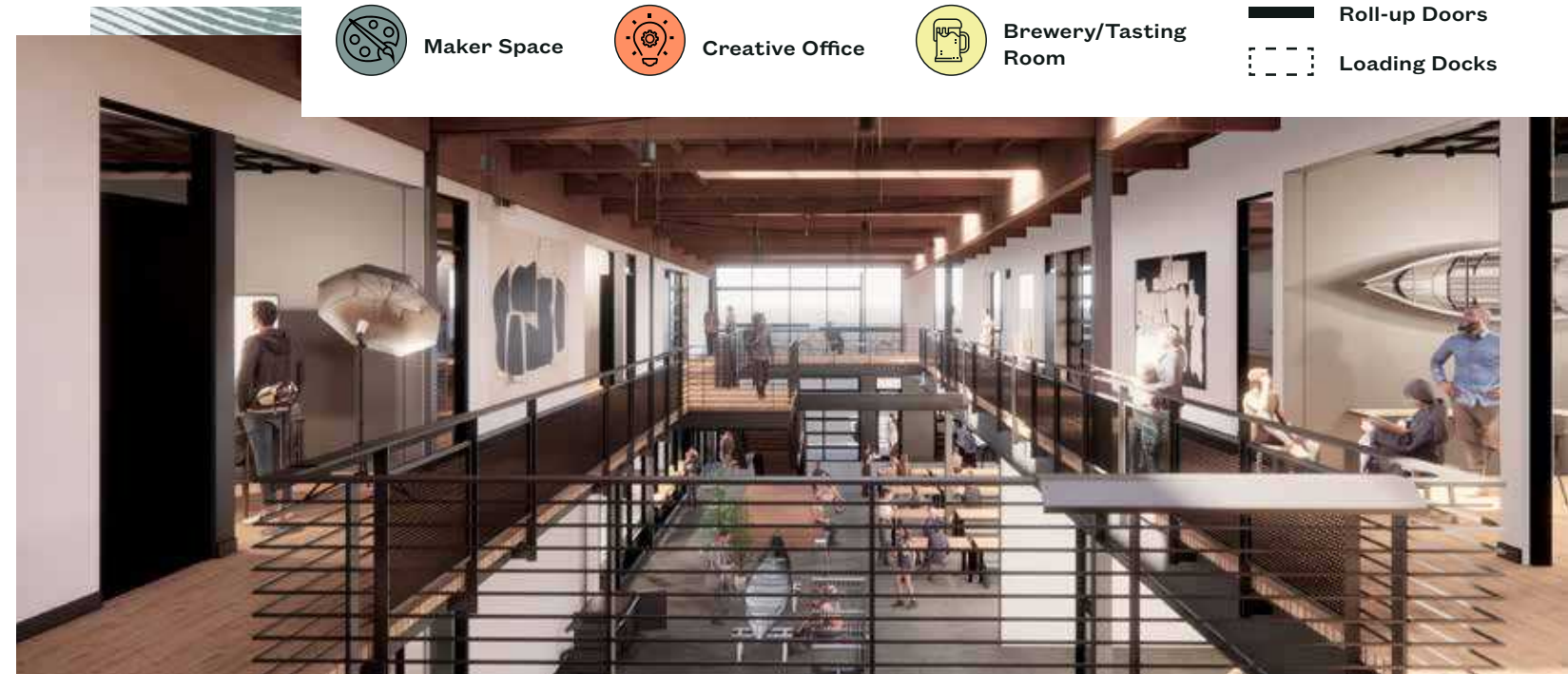
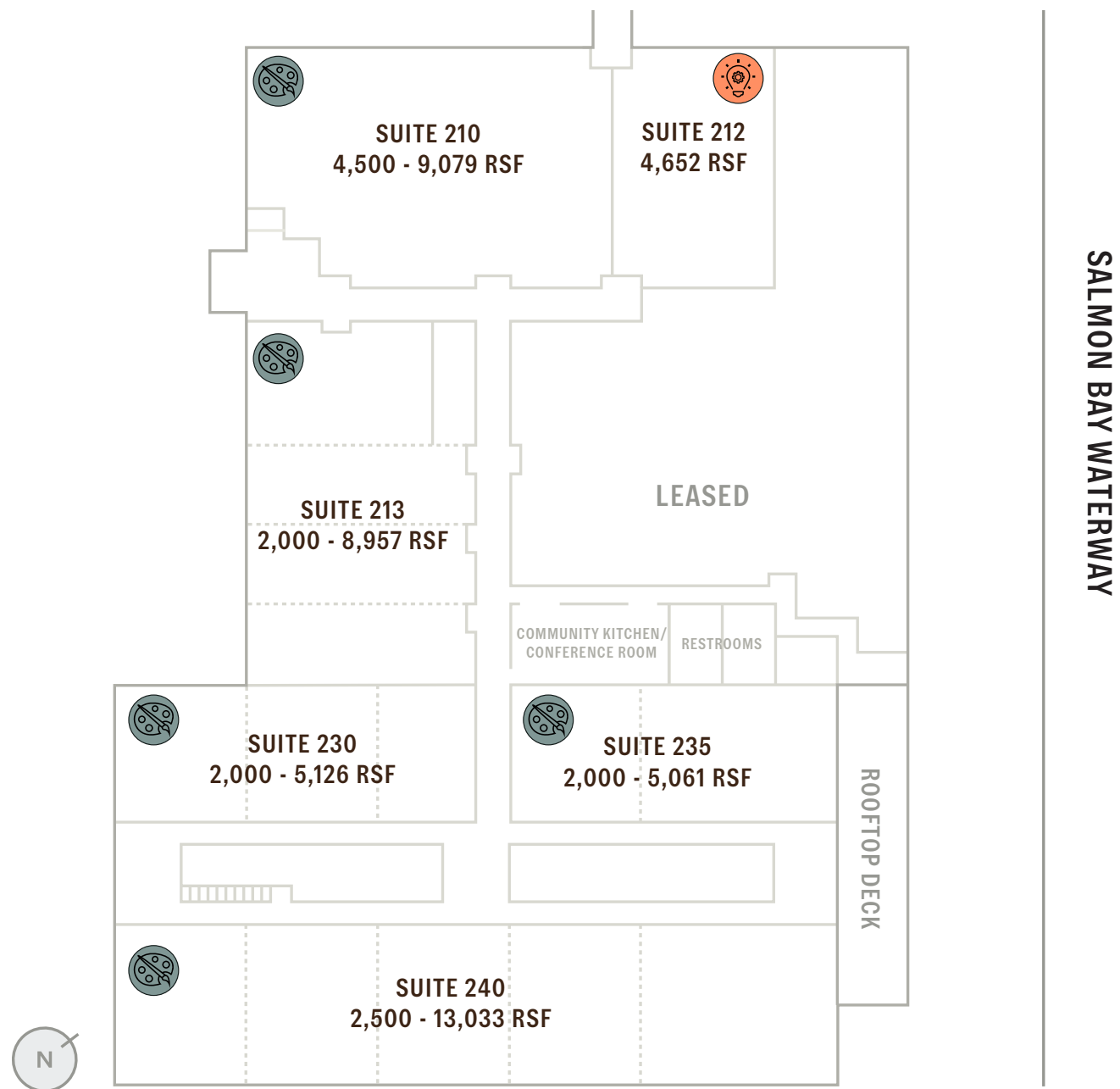
SUITE	RSF	SPACE FEATURES
112	2,941 - 10,603	<ul style="list-style-type: none"> <li>Designated roll up doors</li> <li>Water views</li> <li>+/-13'6" clear height</li> <li>Ample power</li> <li>Fully sprinklered</li> <li>Stubbed for domestic water/waste</li> <li>Interior fully glazed roll up door</li> </ul>
115	4,175 - 9,105	<ul style="list-style-type: none"> <li>Designated loading dock</li> <li>Direct access to outdoor gathering area</li> <li>+/-13'6" clear height</li> <li>Ample power</li> <li>Fully sprinklered</li> <li>Stubbed for domestic water/waste</li> <li>Interior fully glazed roll-up door</li> </ul>
120	10,399	<ul style="list-style-type: none"> <li>Water and mountain views</li> <li>+/-13'6" clear height</li> <li>Ample power</li> <li>Fully sprinklered</li> <li>Interior fully glazed roll-up door</li> <li>Stubbed for domestic water/waste</li> </ul>
130	2,723 - 6,311	<ul style="list-style-type: none"> <li>Access to shared loading dock</li> <li>Ample power</li> <li>+/- 11'1" clear height</li> <li>Fully sprinklered</li> <li>Stubbed for domestic water/waste</li> <li>Interior fully glazed roll-up door</li> </ul>
135	1,193 - 7,031	<ul style="list-style-type: none"> <li>Access to shared loading dock</li> <li>Ample power</li> <li>+/- 11'1" clear height</li> <li>Fully sprinklered</li> <li>Stubbed for domestic water/waste</li> <li>Interior fully glazed roll-up door</li> </ul>
140	3,607 - 7,213	<ul style="list-style-type: none"> <li>Access to shared loading dock</li> <li>Ample power</li> <li>+/- 11'1" clear height</li> <li>Fully sprinklered</li> <li>Stubbed for domestic water/waste</li> <li>Interior glazed door</li> </ul>
145	2,404 - 6,400	<ul style="list-style-type: none"> <li>Access to shared loading dock</li> <li>Ample power</li> <li>+/- 11'1" clear height</li> <li>Fully sprinklered</li> <li>Stubbed for domestic water/waste</li> <li>Interior fully glazed roll-up door</li> </ul>



# 1100 Building **Second Floor**

AVAILABLE Q1 2023

SUITE	RSF	SPACE FEATURES
210	4,500 - 9,079	<ul style="list-style-type: none"> <li>• Peek-a-boo water and mountain views on northwest side of space</li> <li>• Interior fully glazed roll-up door</li> </ul>
212	4,652	<ul style="list-style-type: none"> <li>• Peek-a-boo water and mountain views on northwest side of space</li> </ul>
213	2,000 - 8,957	<ul style="list-style-type: none"> <li>• Interior fully glazed roll-up door</li> </ul>
230	2,000 - 5,126	<ul style="list-style-type: none"> <li>• Fully glazed interior roll-up door</li> <li>• Skylights within common area provide abundant natural light</li> <li>• Direct access to rooftop deck</li> </ul>
235	2,000 - 5,061	<ul style="list-style-type: none"> <li>• Fully glazed interior roll-up door</li> <li>• Skylights within common area provide abundant natural light</li> <li>• Direct access to rooftop deck</li> <li>• Water and mountain views on north side of space</li> </ul>
240	2,500 - 13,033	<ul style="list-style-type: none"> <li>• Fully glazed interior roll-up door</li> <li>• Skylights within common area provide abundant natural light</li> <li>• Direct access to rooftop deck</li> <li>• Water and mountain views on north side of space</li> </ul>

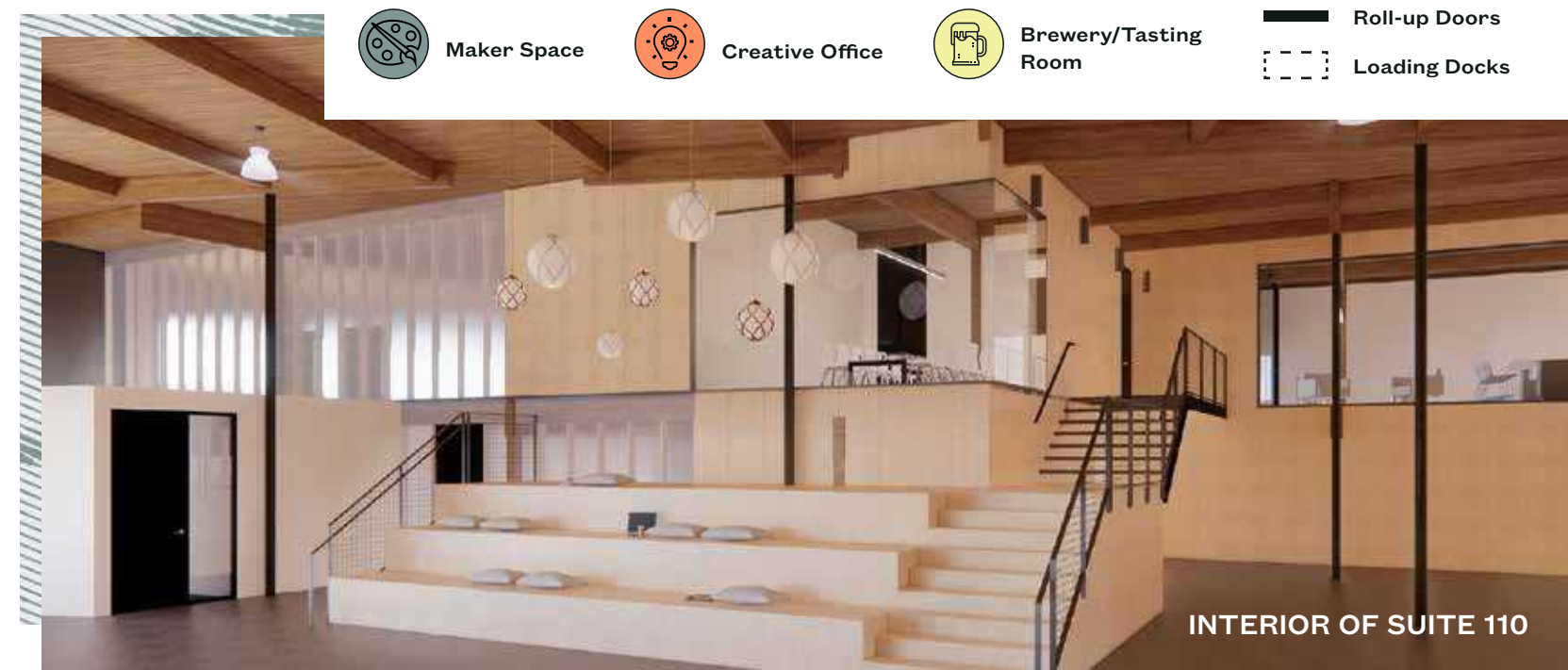
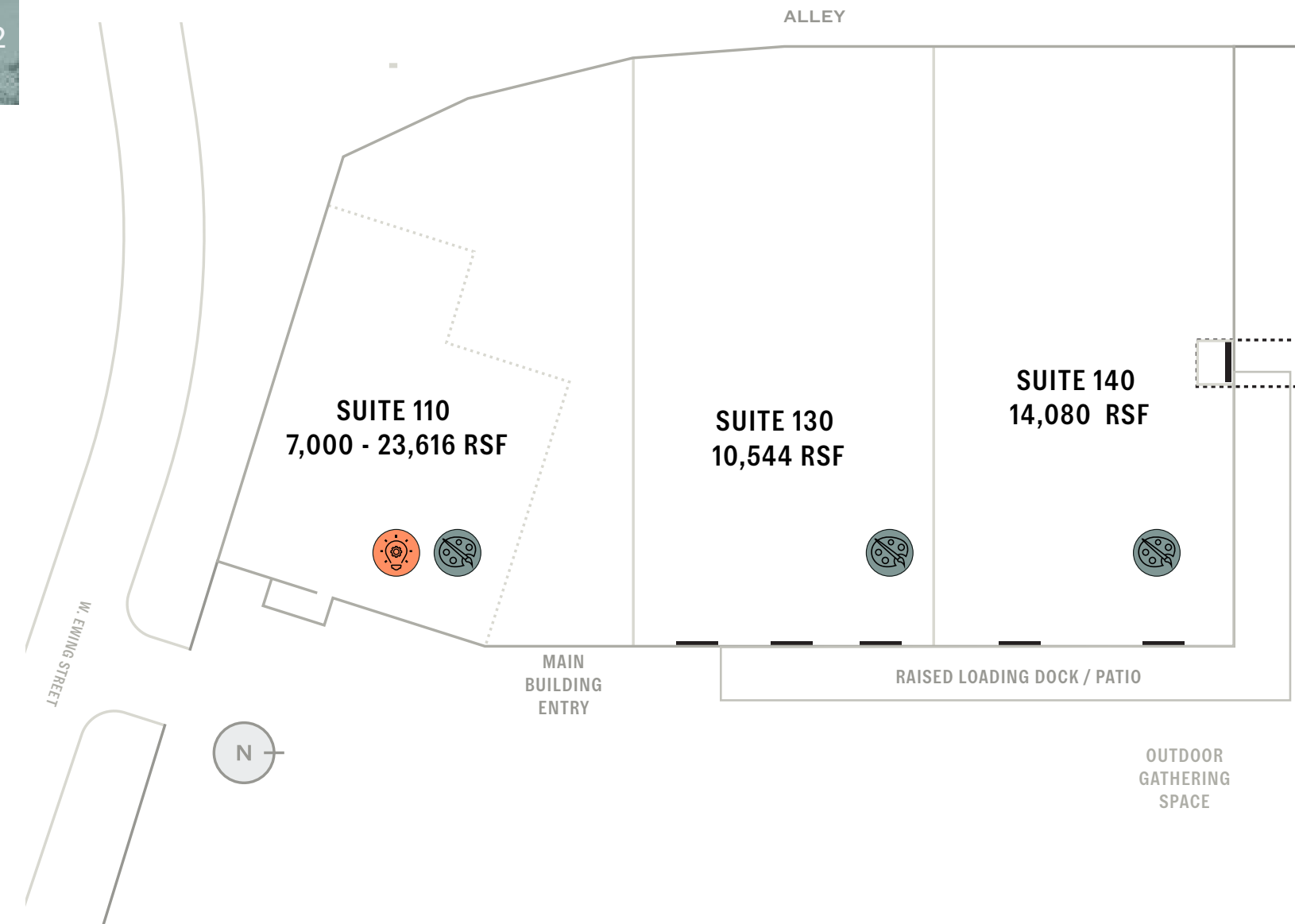


 **Maker Space**
 **Creative Office**
 **Brewery/Tasting Room**
 **Roll-up Doors**
 **Loading Docks**

# 1120 Building Ground Floor

AVAILABLE Q2 2022

SUITE	SF	SPACE FEATURES
110	23,616	<ul style="list-style-type: none"> <li>10' clear height in office, 20' clear height in maker space</li> <li>Includes 2-story office space with unique steel and stadium seating connecting office to maker space</li> <li>Conference room and break room</li> <li>Floor to ceiling glass separates ground floor of creative office from maker space</li> <li>Dock high loading from alley</li> </ul>
130	10,544	<ul style="list-style-type: none"> <li>20' clear height</li> <li>Direct access to raised loading dock/patio seating</li> <li>3 dedicated roll-up doors</li> </ul>
140	14,080	<ul style="list-style-type: none"> <li>20' clear height</li> <li>Direct access to raised loading dock/patio seating</li> <li>3 dedicated roll-up doors along raised dock/patio</li> <li>Dock high loading from alley</li> </ul>



 Maker Space
  Creative Office
  Brewery/Tasting Room
  Roll-up Doors
  Loading Docks

INTERIOR OF SUITE 110



# WEST CANAL YARDS

## Local Amenities

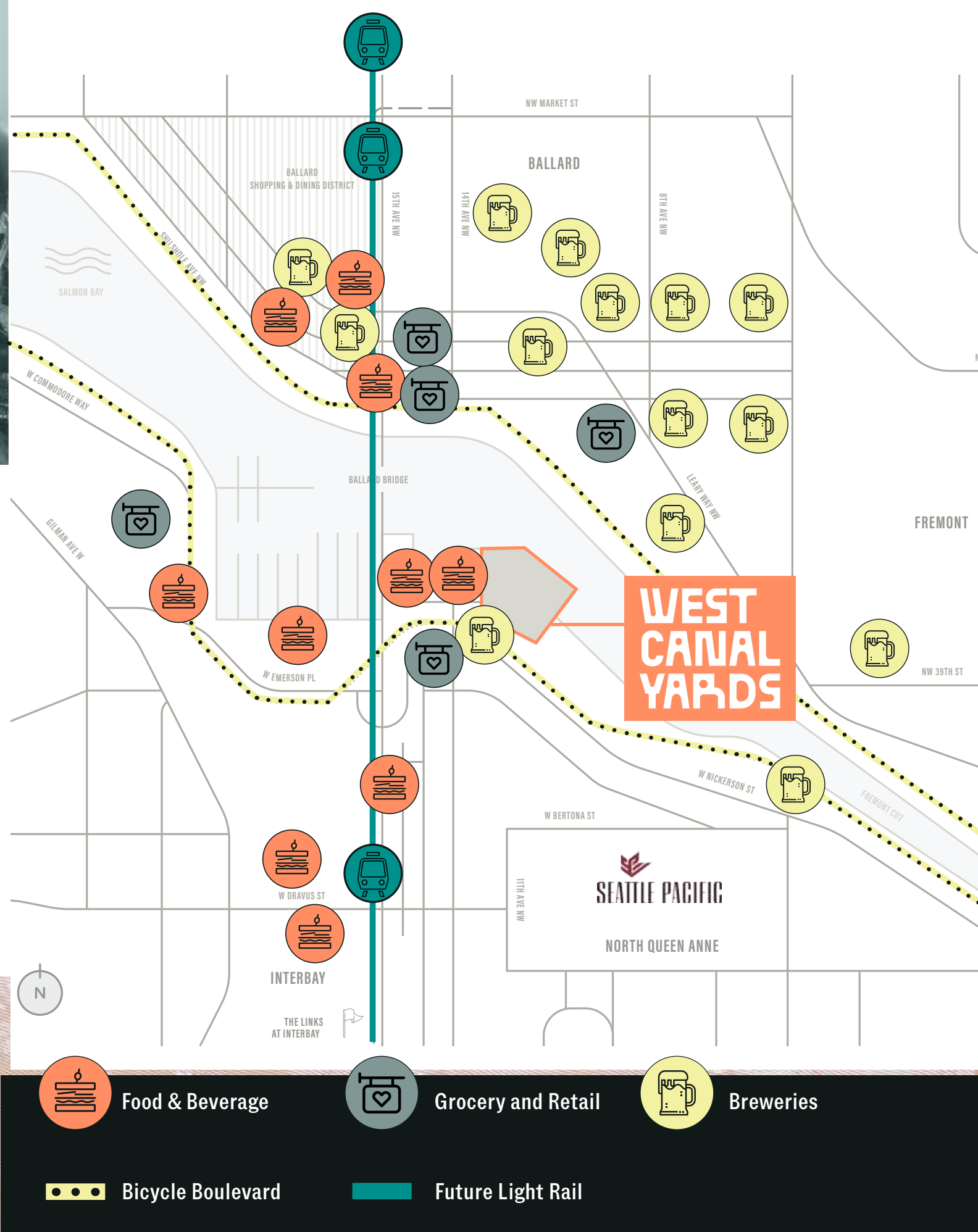


**93**  
Riders Score  
with Direct access to Burke Gilman Trail

**12+**  
Breweries  
(5 minute drive)



**Ballard Shopping & Restaurants**  
(5 minute drive)



# WEST CANAL YARDS

151,210 RSF AVAILABLE  
IN PUGET SOUND'S LARGEST  
WATERFRONT DEVELOPMENT



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