

AVAILABLE FOR LEASE OR PURCHASE

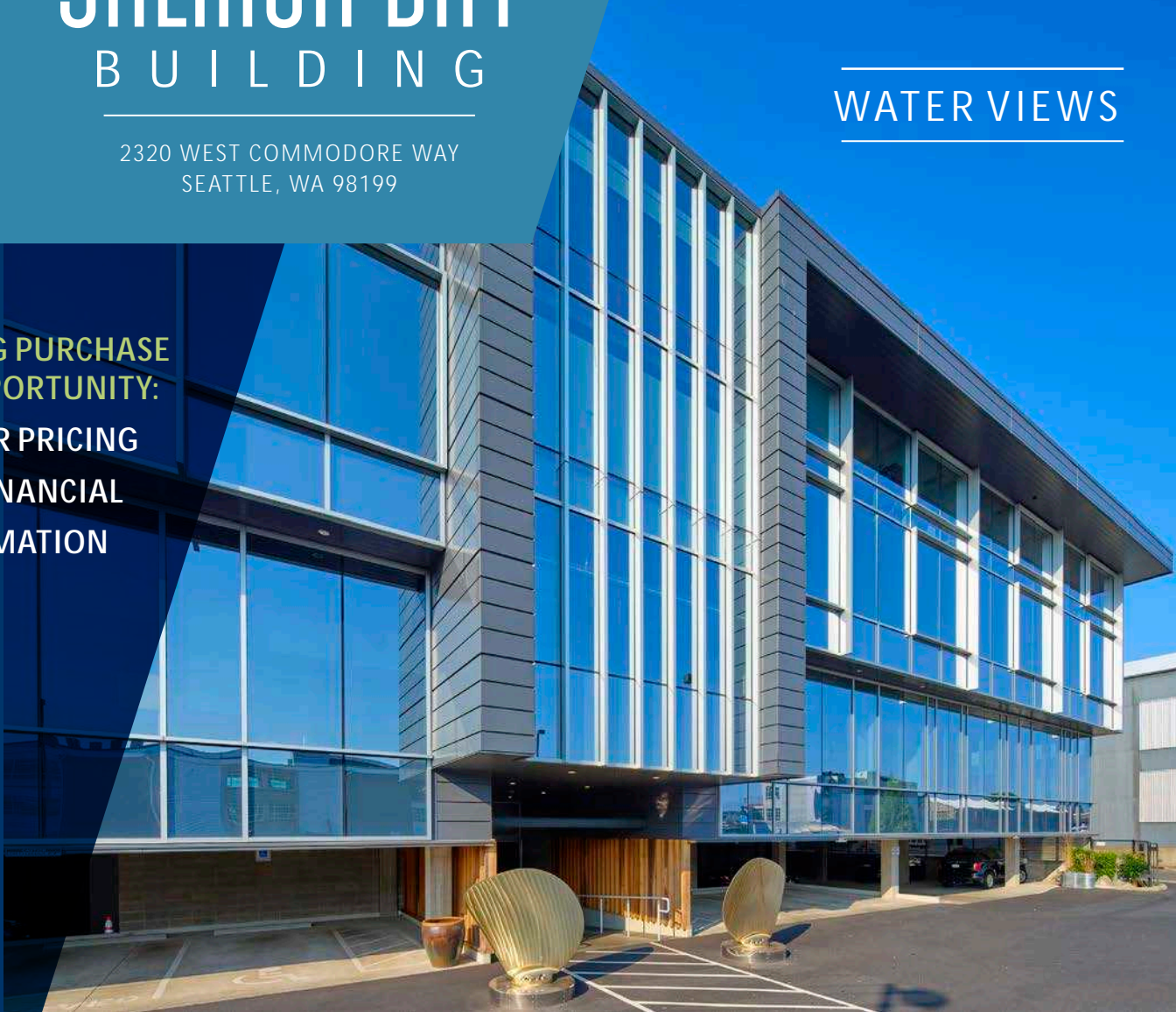
OFFICE, MEDICAL,
MARITIME-USE BUILDING

SALMON BAY BUILDING

2320 WEST COMMODORE WAY
SEATTLE, WA 98199

WATER VIEWS

**BUILDING PURCHASE
OPPORTUNITY:**
INQUIRE FOR PRICING
AND FINANCIAL
INFORMATION



32,866 RSF BUILDING ON 0.81 ACRES

SUITES AVAILABLE FOR LEASE

SUITE 110 - 2,217 RSF

SUITE 120 - 3,228 RSF

TOTAL - 5,445 RSF

CBRE

SALMON BAY BUILDING



PROPERTY FEATURES



Total Building Size: 32,866 RSF office, medical, maritime-use building on 0.81 acres of land with water views



Available Space: 2,217 RSF on the 1st floor



High Quality Construction completed in 2009 by Schuchart Construction and Stuart Silk Architects



Three stories over parking and storage



Situated steps away from the Ballard Ship Canal, Salmon Bay and Ballard Locks



Convenient access to I-5 and just 15 minutes from the Seattle CBD



15' ceilings with expansive windows and natural light



Reserved surface parking available



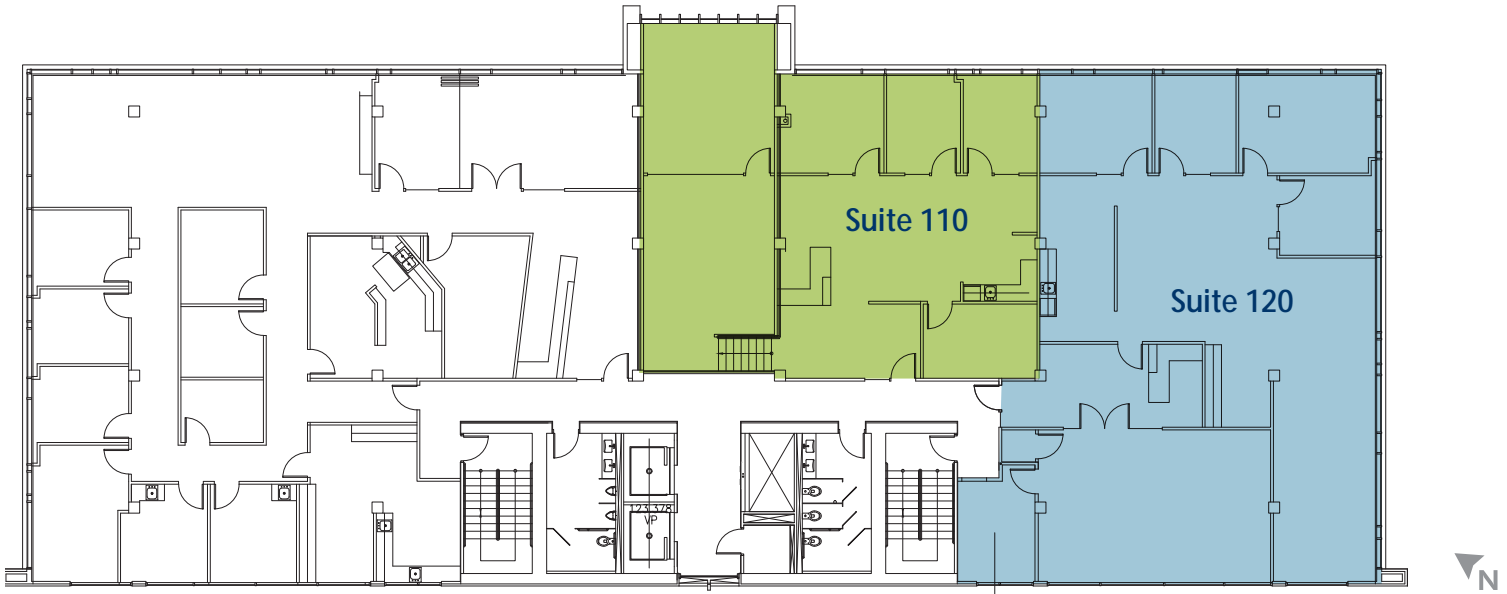
Building Purchase Opportunity: Inquire with brokers for pricing



Walking distance to restaurants and retail amenities

AVAILABLE SPACE

Suite 110: 2,217 RSF **Suite 120:** 3,228 RSF



INVESTMENT HIGHLIGHTS

- » Strategic Location: Adjacent to maritime industries
- » Rare close-in owner/user opportunity
- » Stable cash flow with term



FULL FINANCIAL OVERVIEW
AVAILABLE UPON
CA SIGNATURE



SALMON BAY BUILDING

LOCATION





SALMON BAY
BUILDING

BALLARD

1

BALLARD BRIDGE

3

INTERBAY

1

ELLIOTT BAY

6

HIGHWAY 99

5

SEATTLE CBD

7

2

I-5

Drive Time from Salmon Bay Building to Seattle CBD:
15 minutes

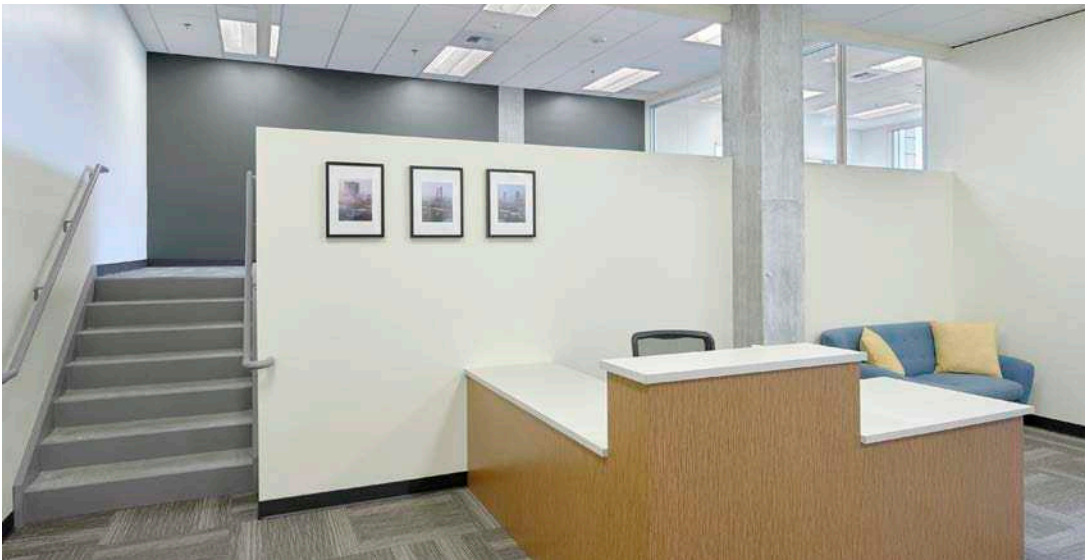


SALMON BAY BUILDING

EXTERIOR PHOTOS



INTERIOR PHOTOS



FOR LEASE OR SALE

SALMON BAY BUILDING

2320 WEST COMMODORE WAY
SEATTLE, WA 98199

CONTACT:

RIC BRANDT
+1 425.462.6901
ric.brandt@cbre.com

JOHN BAUER
+1 425.462.6906
john.bauer@cbre.com

ERIK LARSON
+1 425.462.6954
erik.larson@cbre.com

CBRE BELLEVUE, WA

CBRE

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_July2023