

2,579 SF

**2ND FLOOR OFFICE/RETAIL
AVAILABLE FOR LEASE**



Ballard Square

OFFICE/RETAIL FOR LEASE

2232 NW MARKET STREET | SEATTLE, WA 98107

2,579 SF second floor office/retail space available for lease at Ballard Square! Located on Market Street in Ballard's bustling Business District. Five miles north of Downtown Seattle and within walking distance to restaurants, cafes, services and retail.

ALEX VLASKI

425.505.2700

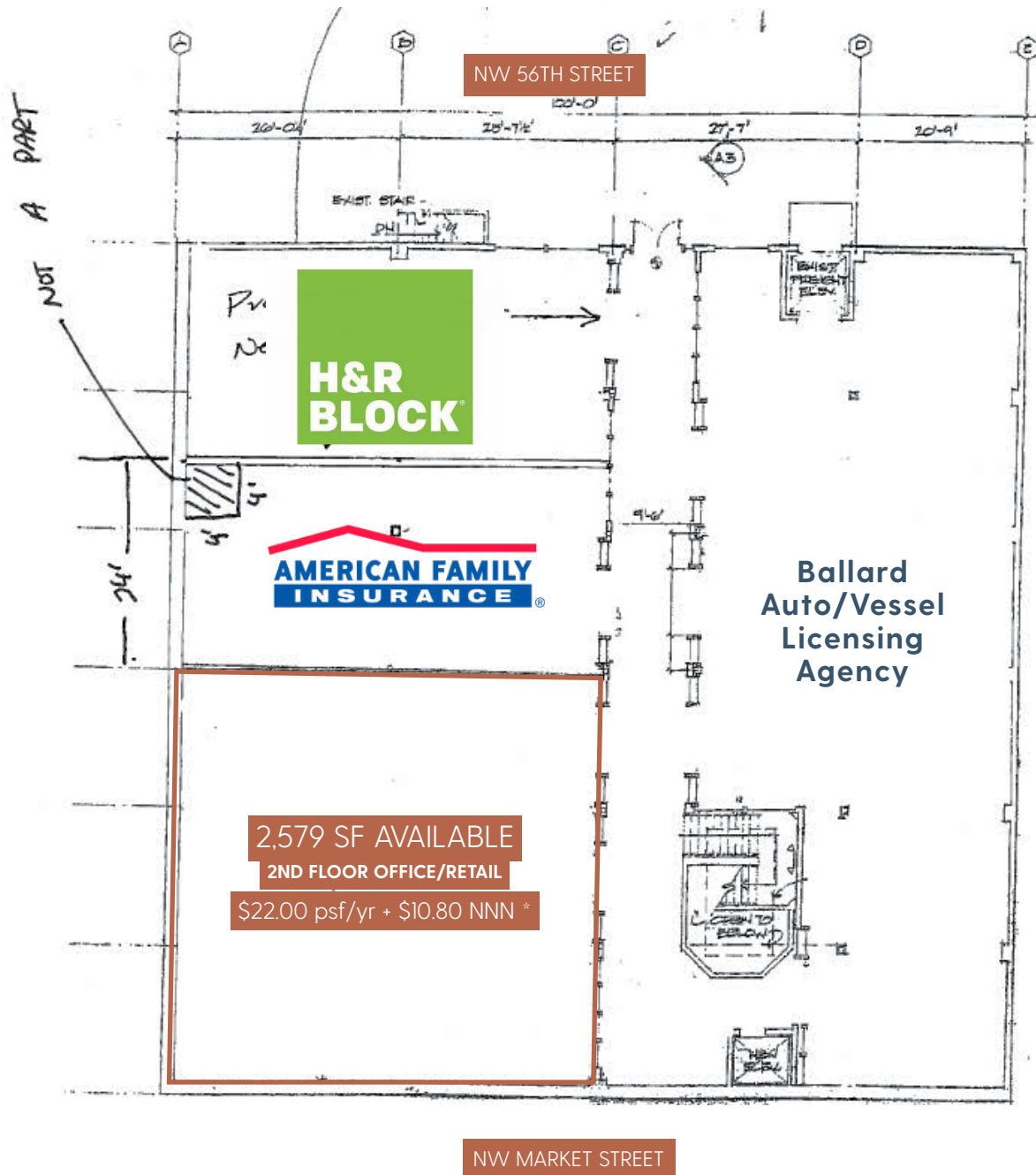
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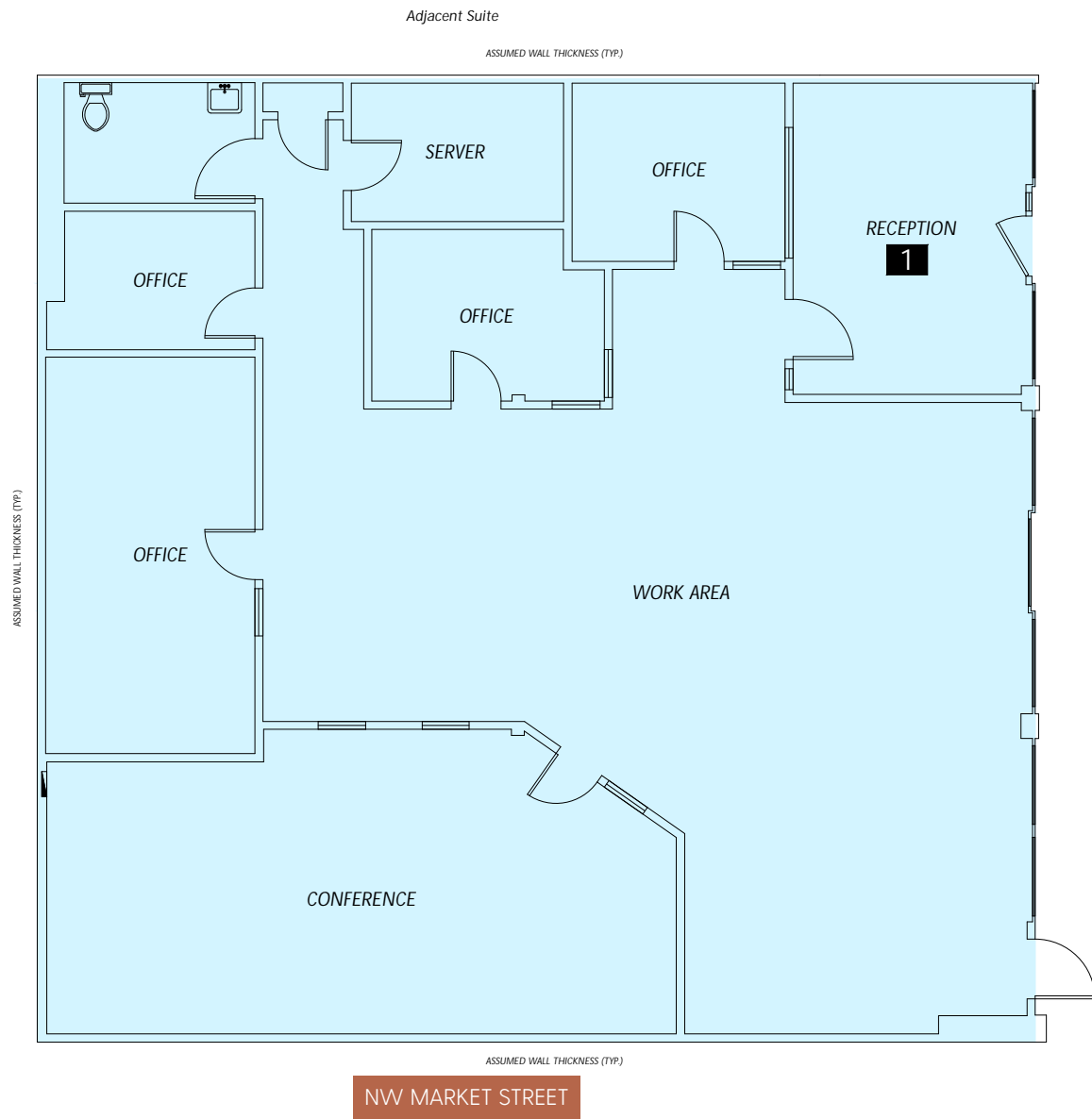
 JSH | PROPERTIES, INC.

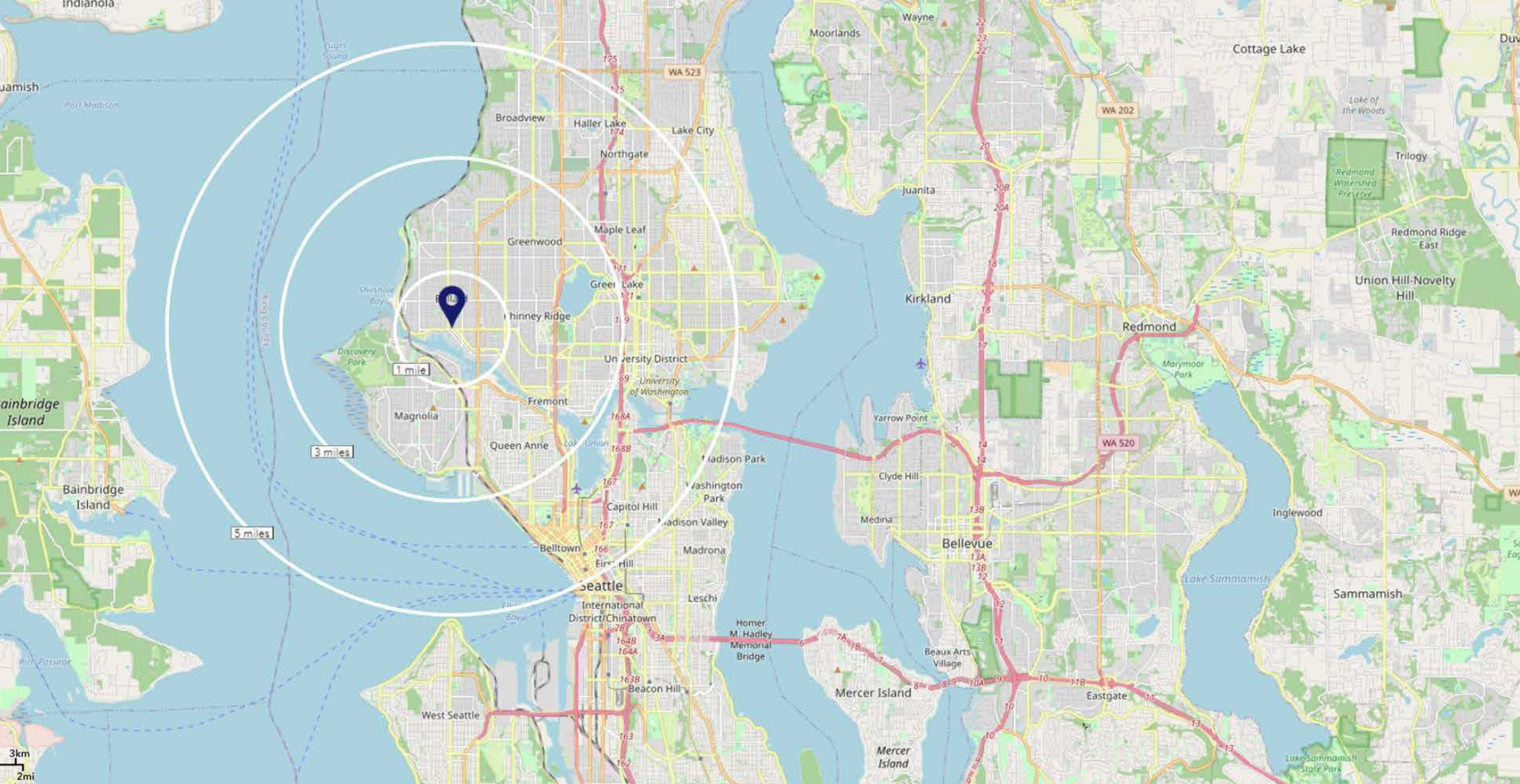


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2,579 SF
2ND FLOOR OFFICE/RETAIL AVAILABLE
\$22.00 psf/yr + \$10.80 NNN *

- Signage available.
- 30 + Pay to Park Stalls in the rear of building owned by Republic Parking
- Existing offices, conference room and reception area
- *NNN" \$10.80

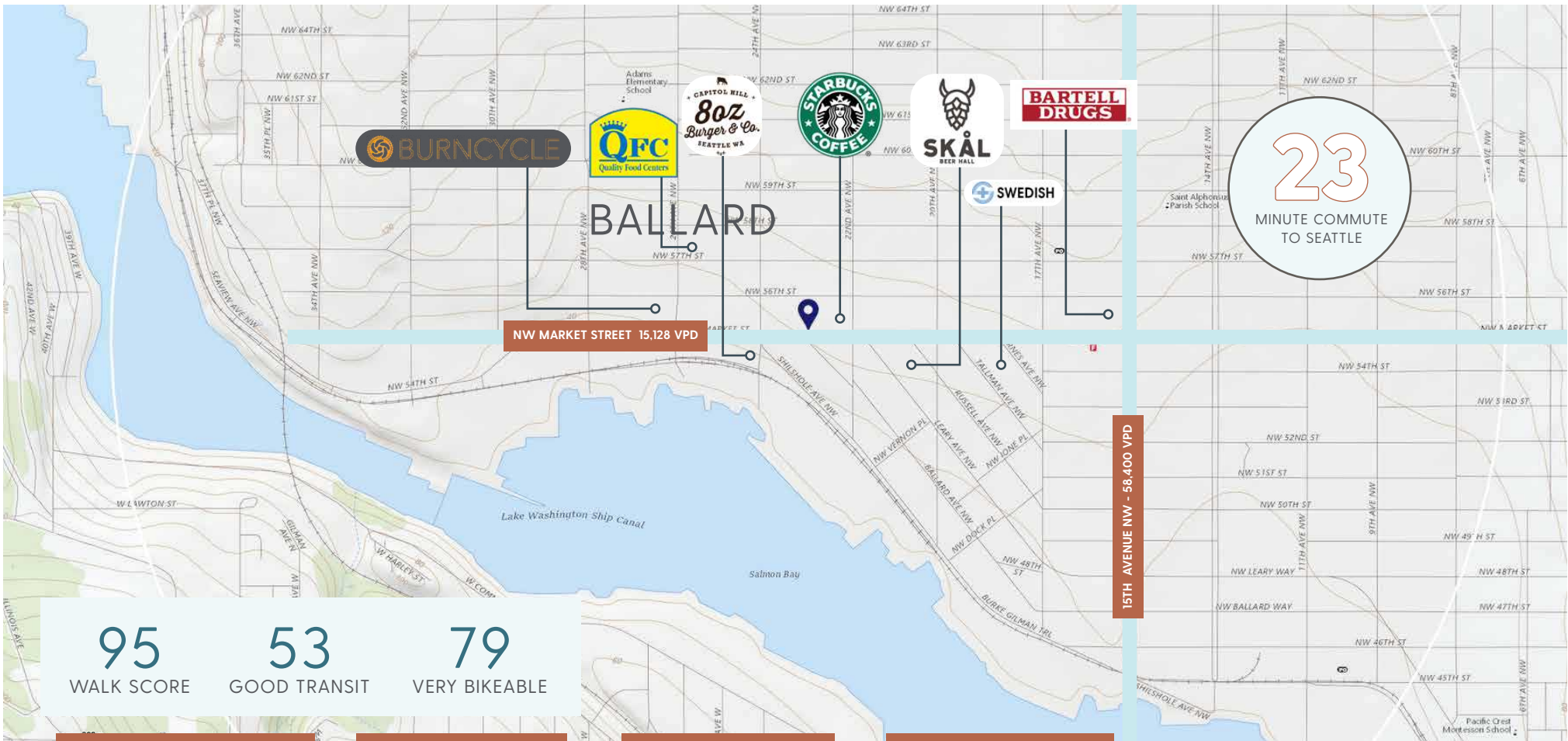




Ballard is an urban village located just 5 miles North of Downtown Seattle. A hub of Seattle’s maritime industry, Ballard is home to the Hiram M. Chittenden Locks and Shilshole Marina. The very walkable Market Street in Ballard serves as the neighborhood’s business district, and you’ll find the sidewalks lined with red brick storefronts and galleries. The Ballard Farmers Market runs along the historic cobblestone stretch of Ballard Avenue NW to NW Market Street.

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	34,005	183,634	445,075
Daytime Population	34,938	160,773	553,738
Households	17,711	85,193	221,307
Avg. HH Income	\$176,785	\$192,139	\$171,172

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23
MINUTE COMMUTE
TO SEATTLE

NW MARKET STREET 15,128 VPD

15TH AVENUE NW - 58,400 VPD

95 WALK SCORE
53 GOOD TRANSIT
79 VERY BIKEABLE

RESTAURANTS WITHIN .5 MILE

- Sen Noodle Bar
- Pestle Rock
- India Bistro
- Chili Baby Japanese Fusion
- Pho Big Bowl
- The Matador
- Ann's Teriyaki
- Hotel Albatross
- Ann's Korean BBQ
- Seattle Food Truck
- Poke Lover
- Ocho
- Hood Famous Bakeshop
- La Carta Oaxaca
- 8oz Burger & Co

COFFEE WITHIN .5 MILE

- Savour
- Starbucks
- Ballard Coffee Werks
- Miro Tea
- Cupcake Royal
- Salt and Sugar Cafe & Bakery
- D'Ambrosio Gelato
- Fresh Flours
- The Other Coast Cafe
- Bauhaus
- Achored Ship Coffee Bar
- Caffe Fiore

SERVICE WITHIN .5 MILE

- Mountain Pacific Bank
- Mobile Service in Seattle
- Banner Bank
- People's United Bank
- Bartell Drugs
- Puget Sound Bank
- Verity Credit Union
- First Mutual Bank
- Homestreet Bank
- Ballard Plaza Pharmacy
- Washington Federal
- Ballard Hardware & Supply
- Swedish Hospital

GROCERY WITHIN .5 MILE

- QFC
- Ballard Sunday Farmer's Market
- Ballard Market
- Trader Joe's
- Top Banana
- New Season's Market
- Fred Meyer Grocery
- The Fresh Fish Co.

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