

# RETAIL FOR LEASE

928 NW Leary Way, Seattle, WA 98107

Available  
1,587 SF



For more information please contact:

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## LOCATION

Located along active NW Leary between the bustling and vibrant neighborhoods of Fremont and Ballard and set amongst a large and ever growing collection of local breweries and restaurants. This mixed use building is shared with Schmaltzy's Deli in the neighboring retail space. The building offers its own off-street shared parking for customers and tenants, and with a walk score of 94, and a bike score of 99, many of your daily needs are right at your fingertips.

## HIGHLIGHTS

- Surrounded by brewery tasting rooms and many different restaurants, and just a few minutes from Seattle's most vibrant neighborhoods: Ballard, Fremont and Phinney Ridge.
- Multi-use space ideal for a tasting room, tech tenant, yoga/fitness, light manufacturing, craft goods production, furniture gallery, art gallery.
- 14' ceilings with exposed beams and extensive lighting installation.
- Large south facing glass paned garage door opening to the buildings entry sidewalk and parking lot.
- Existing ADA restroom, washer and dryer hook up.
- Acoustic ceiling and impact absorbing floor installed in the activity area.
- Six (6) on-site parking stalls (first come, first served)
- 1,565 SF
- Monthly Base Rent \$4,704.13 plus NNN \$1,086.74 = \$5,790.87

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