

10,096SF AVAILIBILE FOR LEASE

5100 15th Ave NW Seattle WA 98107

\$24/SF/YR NNN



HIGHLIGHTS:

- » 10,096SF Available Space
- » 200FT of Prime Frontage on 15th Ave NW
- » 16 Parking Spaces
- » Located in the Heart of Ballard; Close to Ballard Ave and the Brewery District

Incredible retail opportunity in the heart of Ballard. With 200FT of frontage on the highly trafficked 15th Ave NW, this is a prime location for your next endeavor. Completely renovated in 2016 by Amazon, it's ready for your new retail/restaurant/brew-pub. Walking distance to the Ballard Brewery district, Ballard Blocks. This is the first right hand turn one can take northbound into Ballard on 15th NW with amazing visibility.

Exclusively Marketed by:

Sarah McCormick

Broker

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Gordon Stephenson

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7500 Roosevelt Way NE
Seattle, WA 98115



PRIME LOCATION:

- » **High Traffic = High Visibility.** Right off of the Ballard bridge, with 200FT of frontage on 15th Ave NW.
- » **In the center of the Ballard Brewery District;** Reuben's, Bale Breaker, Yonder Cider, Bikerson's, Bad Jimmy's, Fair Isle, Great Notion, Lucky Envelope, Maritime Pacific, Obec, Stoup, Trailbend, Urban Family, Wheelie Pop, Cloudburst, etc.
- » **Close to Retail.** PCC, Trader Joes, and Fred Meyer. Close to restaurants and retail on Ballard Ave; The Walrus and the Carpenter, Hattie's Hat, Gracia, Stoneburner, San Fermo, Percy's & Co., La Carta De Oaxaca, Matador, Parish NW, and Patxi's, etc.
- » **Versatile space.** Currently set up for retail use, but was previously a restaurant. Loading dock on the southern side. Expansive lower level perfect for storage or light manufacturing.

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