

FOR LEASE
OWNER USER/INVESTMENT

LEARY WAY

1141 NW 50TH ST
SEATTLE, WA



14TH AVE NW

LEARY WAY NW

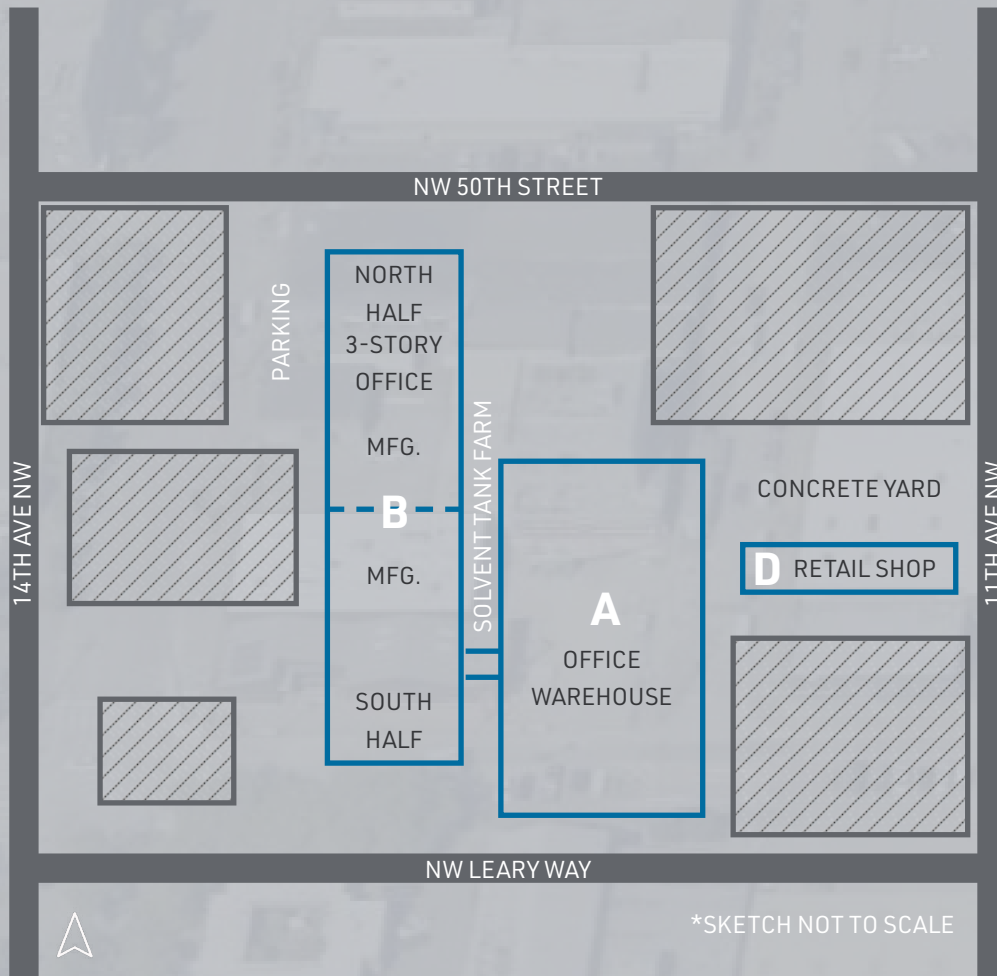
11TH AVE NW

NAI Puget Sound
Properties



PORTFOLIO OVERVIEW

BLDG.	USE	BUILT	OFFICE SF	INDUSTRIAL SF	MEZZ. SF	GBA SF
A	Warehouse	1980	3,192	38,364	0	41,556
B	Mfg./Office	1966 & 1975	12,000	31,442	2,510	43,442
D	Retail Shop	1999	Showroom	4,500	0	4,500
TOTAL						89,500





BUILDING A



BUILDING SIZE

Total: 41,556 SF
Industrial: 38,364 SF
Office: 3,192 SF



YEAR BUILT

1980



ADDITIONAL FEATURES

Concrete tilt up buildings with multiple docking doors. Clear height of 24'.



BUILDING B



BUILDING SIZE

Total: 43,442 SF
Industrial: 31,442 SF
Office: 12,000 SF
Mezz.: 2,510 SF



YEAR BUILT

1966 & 1975



ADDITIONAL FEATURES

Concrete tilt up building used for manufacturing and distribution. Multiple docking doors & 24' clear height.



BUILDING D



RETAIL SHOP SIZE

4,500 SF



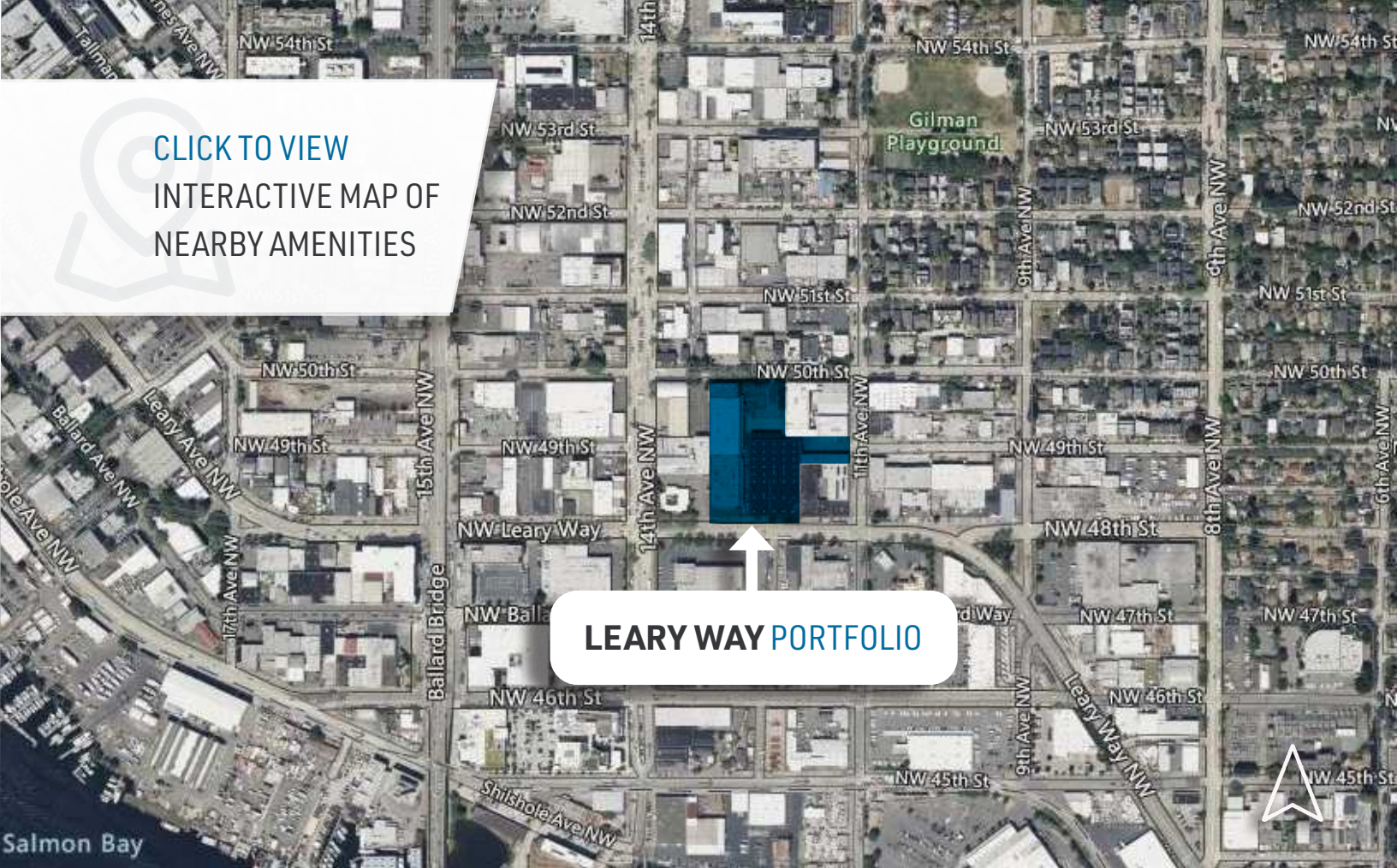
YEAR BUILT

1999



ADDITIONAL FEATURES

Retail space with ample parking.



CLICK TO VIEW
INTERACTIVE MAP OF
NEARBY AMENITIES



LEARY WAY PORTFOLIO

MARKET OVERVIEW

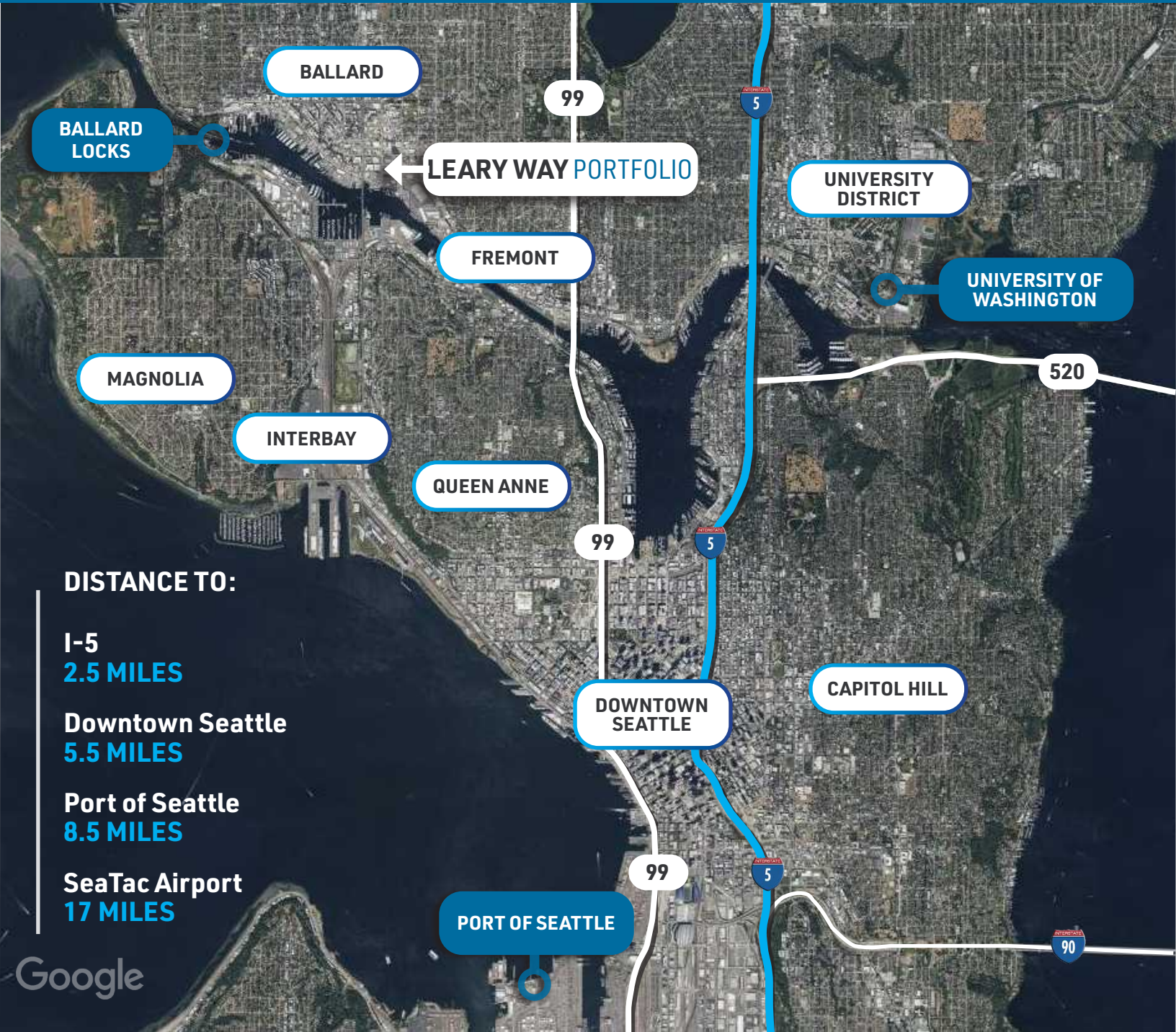
Ballard has been an industrial center for more than 100 years. Famous for commercial fishing operations and related businesses, it is conveniently located near the Ballard Locks that vessels of many sizes pass through daily. The commercial district in Ballard is bustling with numerous restaurants, bars, shops, and art galleries. The Ballard Farmers Market is one of the largest and most popular in Seattle, and is open year-round every Sunday.

Ballard is a mid-sized sub-market with ~2.8 million SF of industrial space. Over the last 12 months, rental rates have grown 7% which is slightly above the average annual rate of 6.8%.

The area is centrally located with easy access to Hwy 99, I-5, Fishermen's Terminal, Shilshole Bay, and minutes from downtown Seattle.

Source: CoStar Research

AERIAL OVERVIEW



DISTANCE TO:

I-5
2.5 MILES

Downtown Seattle
5.5 MILES

Port of Seattle
8.5 MILES

SeaTac Airport
17 MILES

Google

DEMOGRAPHICS

1 MILE RADIUS



33,674
Population



17,864
Households



2,191
Total Businesses



21,054
Total Employees



\$121,925
Median Household Income



\$93,463
Per Capita Income

3 MILE RADIUS



246,714
Population



118,323
Households



10,189
Total Businesses



107,505
Total Employees



\$124,943
Median Household Income



\$89,032
Per Capita Income

5 MILE RADIUS



503,726
Population



249,969
Households



25,778
Total Businesses



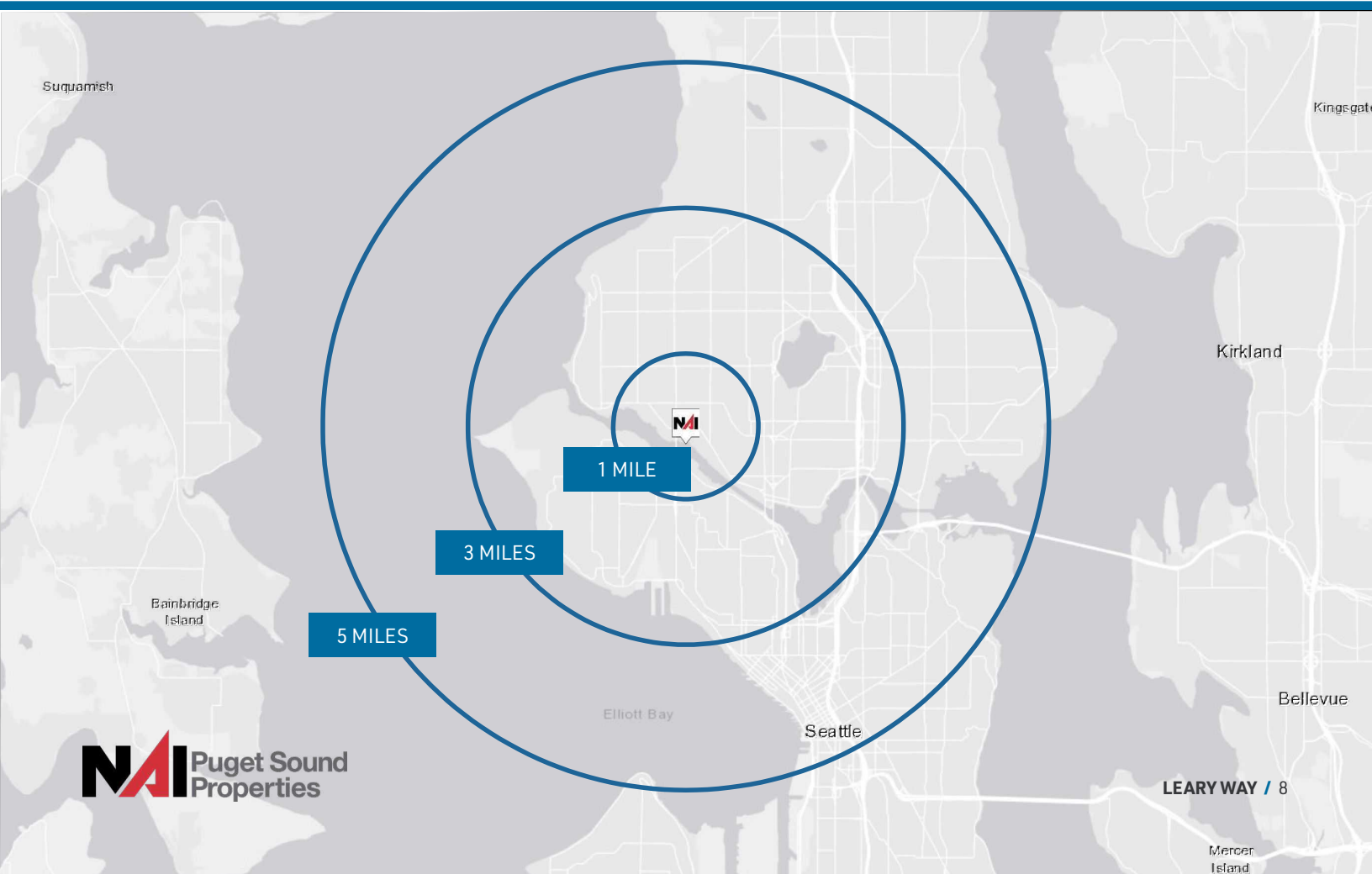
397,536
Total Employees



\$118,290
Median Household Income



\$87,955
Per Capita Income



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