# **FOR LEASE**OWNER USER/INVESTMENT

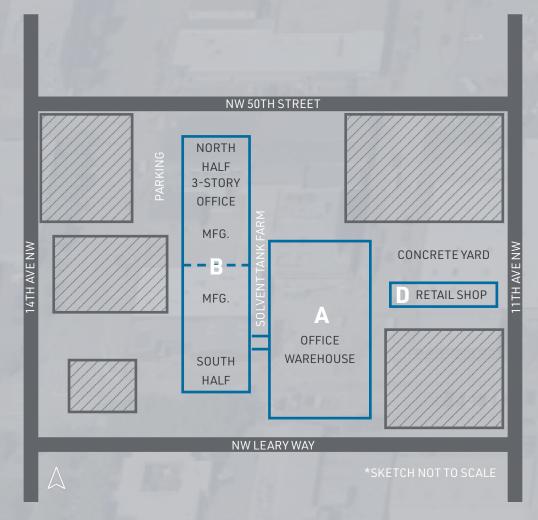
# LEARY WAY

1141 NW 50TH ST



# PORTFOLIO OVERVIEW

BLDG.	USE	BUILT	OFFICE SF	INDUSTRIAL SF	MEZZ. SF	GBA SF
A	Warehouse	1980	3,192	38,364	0	41,556
В	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 hight 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

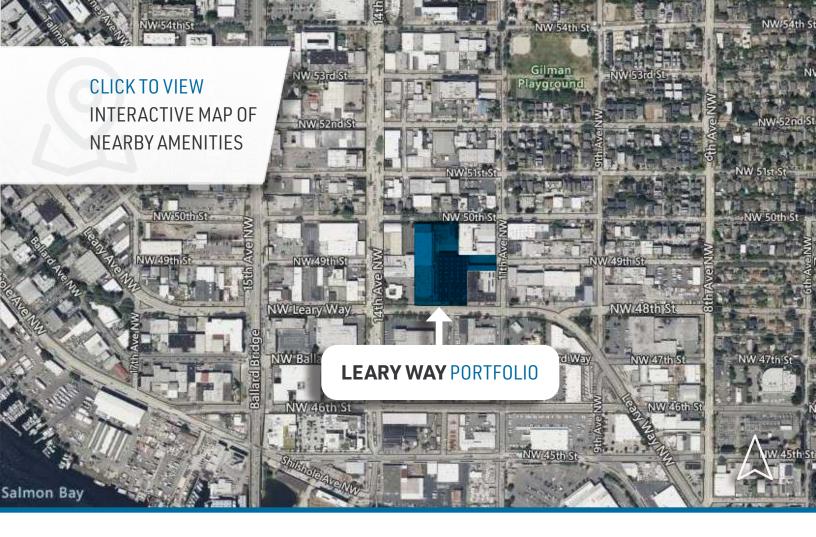
1999



ADDITIONAL FEATURES

Retail space with ample parking.





### **MARKET** OVERVIEW

Ballard has been an industrial centerformore 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  $\sim$ 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





### **DEMOGRAPHICS**

### **1 MILE RADIUS**



33,674



17,864



2,191
Total Businesses



21,054



\$121,925
Median Household Income



Per Capita Income

### **3 MILE RADIUS**



246,714

10,189



118,323



107,505 Total Employees



Median Household Income



\$89,032 Per Capita Income

### **5 MILE RADIUS**



503,726



249,969



25,778



397,536 Total Employees



Median Household Income



\$87,955 Per Capita Income

Island

Rindridge (Ichro)

5 MILES

Elliot Bay

Seattle

Properties

LEARYWAY / 8

**FOR LEASE EXCLUSIVELY MARKETED BY:** OWNER USER/INVESTMENT **TAMIR OHAYON** +1 425 586 5627 **LEARY WAY** tohayon@nai-psp.com HANS SWENSON 1141 NW 50TH ST +1 425 586 5630 hswenson@nai-psp.com SEATTLE, WA **ALLY BRADEN** +1 425 586 5649 abraden@nai-psp.com 4TH AVE NV 11TH AVE NW