



INDUSTRIAL WAREHOUSE & OFFICE/FLEX FOR LEASE

SALMON BAY CENTER

5301 & 5245 SHILSHOLE AVE NW | SEATTLE, WA



PROPERTY OVERVIEW

SALMON BAY CENTER

5301 SHILSHOLE AVE NW

- Approx. 20,000 - 40,183 SF with approx. 3,000 SF office
- 5 Docks, 2 Grade Level Loading doors
- 20' Clear
- Fully Sprinklered
- Abundant Parking – 3 stalls/1,000 SF
- Rail Served
- Price: \$1.50/SF, NNN

5245 SHILSHOLE AVE NW

- Approx. 6,000 - 12,048 SF Office/Flex - can be converted to industrial space with full HVAC
- Stand-alone building
- Moderate build-out with mix of privates, conference, and open bullpen
- Abundant Parking – 3 stalls/1,000 SF
- Above Average Power
- Price: \$21.00/SF, NNN

BOTH SPACES HAVE MARINA ACCESS

JOHN VERNON

PARTNER

+1 425 586 5638

jvernon@nai-psp.com

BOB SWAIN, CCIM

PARTNER

+1 425 586 5622

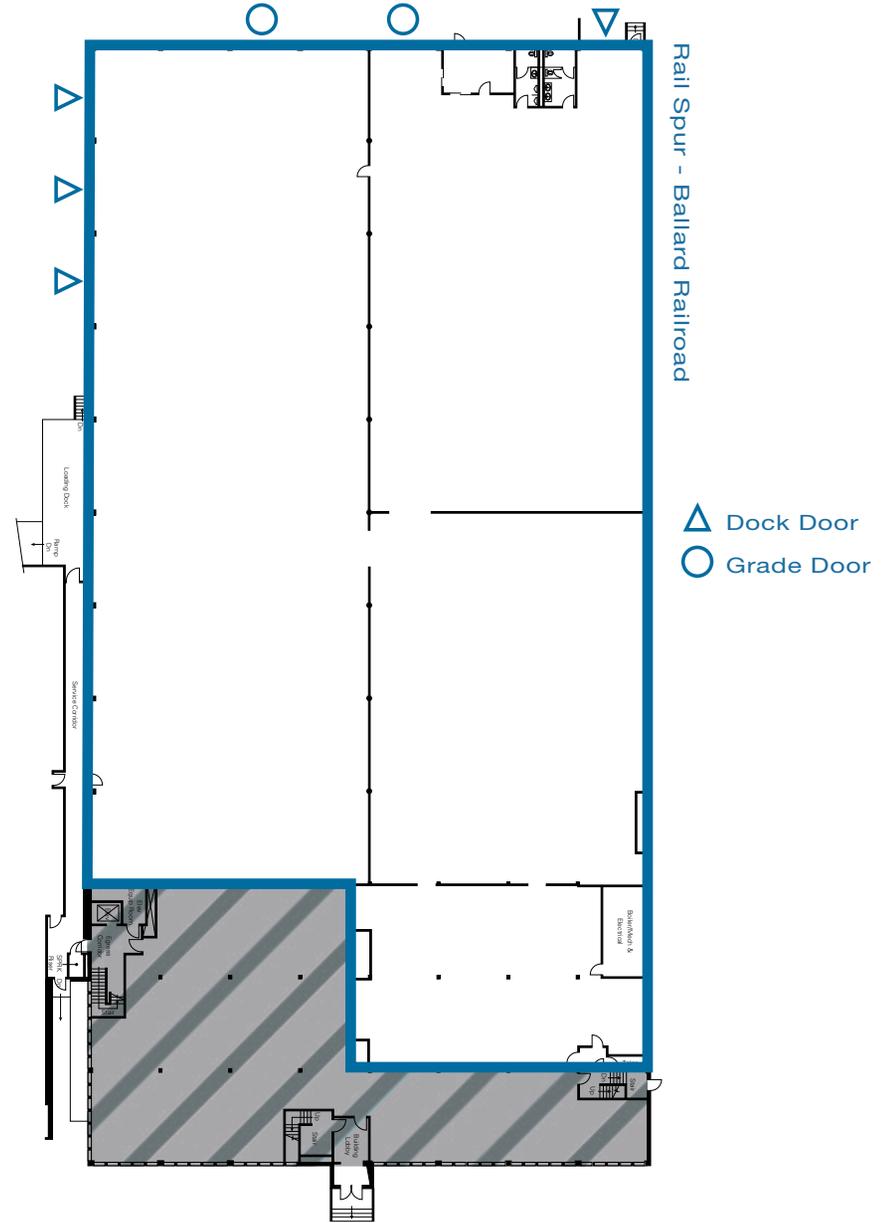
bswain@nai-psp.com



SITE OVERVIEW



FLOOR PLAN

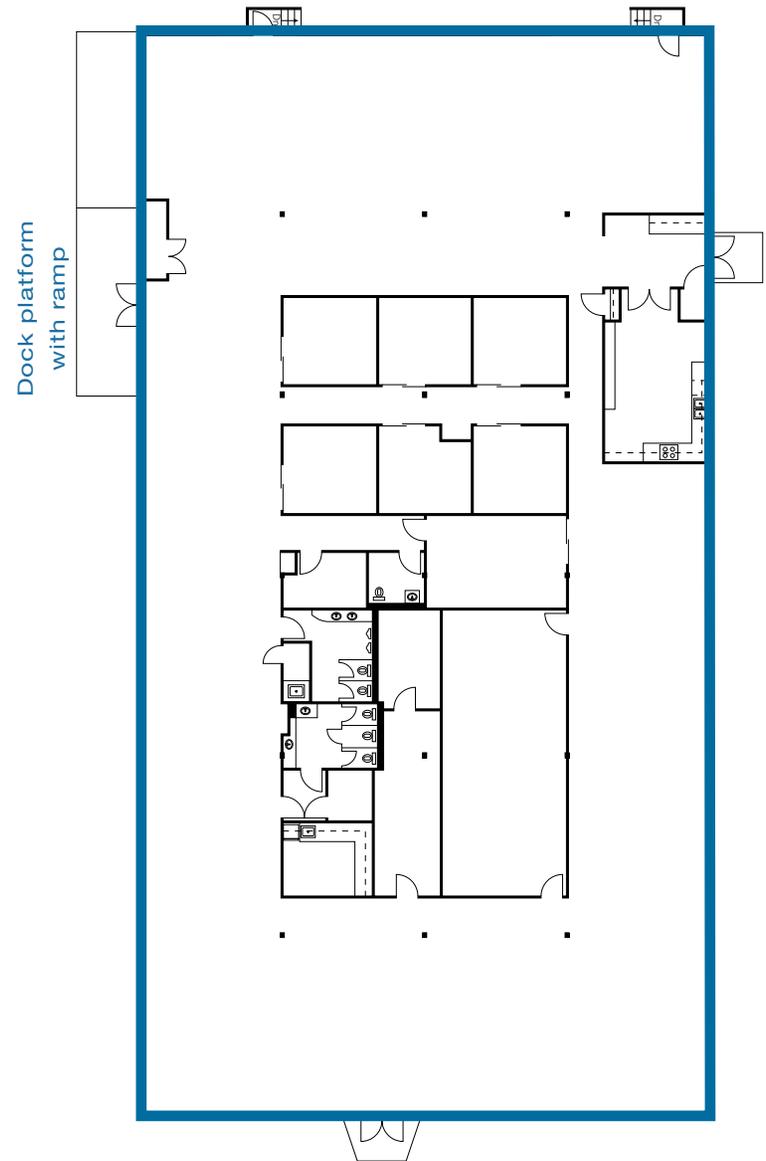


5301

FLOOR 1

Approx. 40,183 SF
(including +/- 3,000 SF of office on 2 floors)
\$1.50/SF, NNN

FLOOR PLAN



5245

ENTIRE BUILDING

Office/Flex with HVAC
Approx. 12,048 SF
\$21.00/SF, NNN



MARKET OVERVIEW

SEATTLE - BALLARD

Ballard is a neighborhood located in the northwest region of Seattle, Washington. It is known for its unique character and atmosphere, as well as its lively commercial district and thriving arts scene.

The neighborhood has a population of around 20,000 and is home to a mix of residential, commercial, and industrial areas. It is located north of Downtown Seattle and east of the Ballard Locks, which connect the Lake Washington Ship Canal to the Puget Sound.

Ballard is a popular destination for young professionals and families, thanks to its walkable streets, diverse housing options, and excellent schools. The neighborhood is home to a number of parks and outdoor spaces, including Ballard Commons Park, which features a skatepark and a weekly farmers market.

One of the main attractions in Ballard is the commercial district, which is home to a variety of independent shops, restaurants, and bars. The neighborhood is known for its lively nightlife and is home to a number of popular music venues, such as the Tractor Tavern and the Sunset Tavern.

In addition to its commercial and recreational offerings, Ballard is also home to a number of cultural institutions, such as the Ballard History Museum and the Ballard Landmark Preservation Board. The neighborhood is also home to a number of annual events, including the Ballard SeafoodFest and the Ballard Jazz Festival.

Overall, Ballard is a vibrant and dynamic neighborhood that is constantly evolving and changing. Whether you're interested in shopping, dining, or just experiencing all that the neighborhood has to offer, there is something for everyone in Ballard.



FLEX SPACES FOR LEASE
SALMON BAY CENTER

5301 & 5245 SHILSHOLE AVE NW | SEATTLE, WA

Exclusively Listed By:

JOHN VERNON

PARTNER

+1 425 586 5638

jvernon@nai-psp.com

BOB SWAIN, CCIM

PARTNER

+1 425 586 5622

bswain@nai-psp.com

nai-psp.com

BELLEVUE | TACOMA

NAI Puget Sound Properties
10900 NE 8th Street, Suite 1500
Bellevue, WA 98004

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. CONSULT YOUR ATTORNEY, ACCOUNTANT OR OTHER PROFESSIONAL ADVISOR.

G:\Shared drives\ADMIN TEAM\MARKETING\FLYERS\Seattle\Salmon Bay Center (5301-5245 Shilshole Ave NW)\Salmon Bay Center

NAI Puget Sound
Properties