



OFFICE/FLEX FOR LEASE

# SALMON BAY CENTER

5245 SHILSHOLE AVE NW | SEATTLE, WA



# PROPERTY OVERVIEW

## SALMON BAY CENTER

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
- Marina access
- Price: \$21.00/SF, NNN

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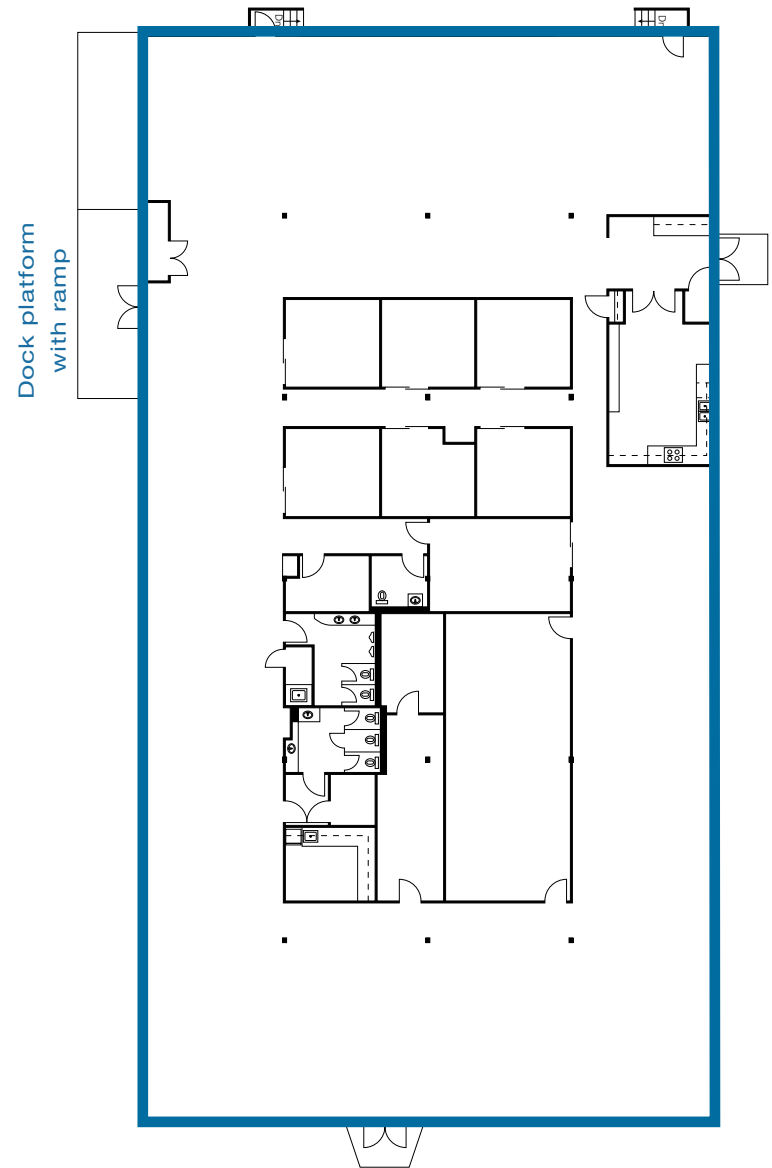
bswain@nai-psp.com



# SITE OVERVIEW



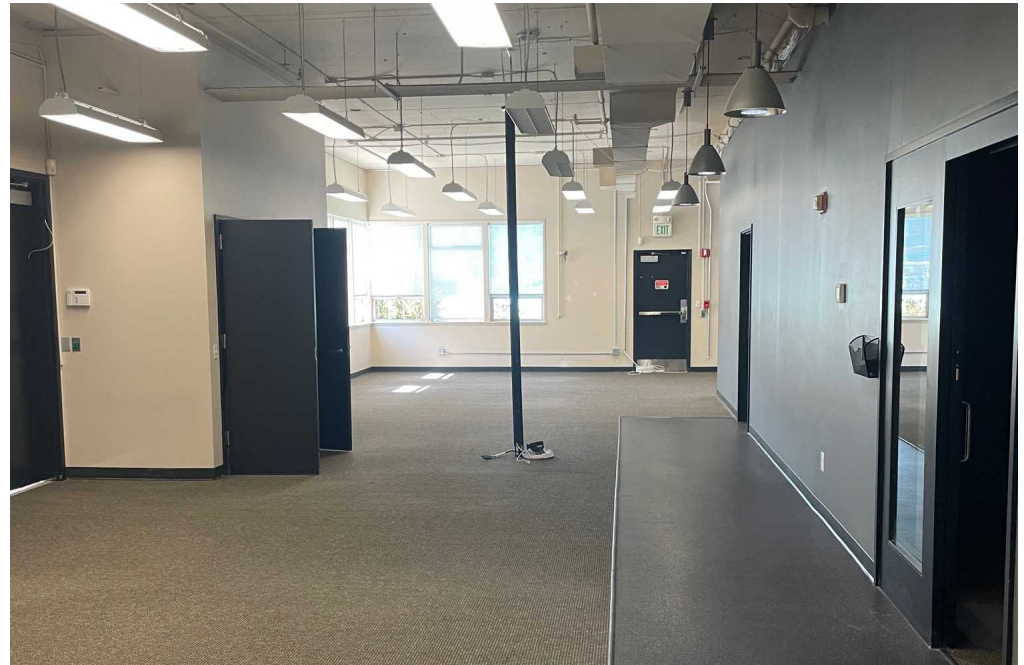
# FLOOR PLAN



**5245**  
SHILSHOLE

## 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.

OFFICE/FLEX SPACE FOR LEASE

# SALMON BAY CENTER

5245 SHILSHOLE AVE NW | SEATTLE, WA

Exclusively Listed By:

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