



Blake Taylor

WCCR

West Coast Commercial Realty

NW Market Street

OFFICE FOR LEASE



NW Market Street

The Kress Building

2220 NW Market Street,
Seattle, WA 98107

Historic Mixed-Use on
Ballard's Market Street

RETAIL OPPORTUNITIES

- #100B: 828 SF Retail +
LEASED Mezzanine on Market Street



- 236 SF **LEASED** on NW 56th Street



OFFICE OPPORTUNITIES

- #100: 192 SF micro lofts (x6) @ **\$900/mo**

- #102: 400 SF **LEASED** mezzanine

- #103: 500 SF **LEASED** mezzanine

- #L5: 500 SF @ **\$750/mo**

- #L12: 345 SF @ **\$600/mo**

- #201: 165 SF @ **\$500/mo**

- #202: 270 SF **LEASED**



**FREIGHT
ELEVATOR
ACCESS**

**OFFICE SPACE
ENTRANCE**

NW 56th Street



Blake Talyor

(206) 283-5212
www.wccommercialrealty.com

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DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

The Kress Building

RETAIL/OFFICE FOR LEASE

2220 NW Market Street W Seattle, WA 98107



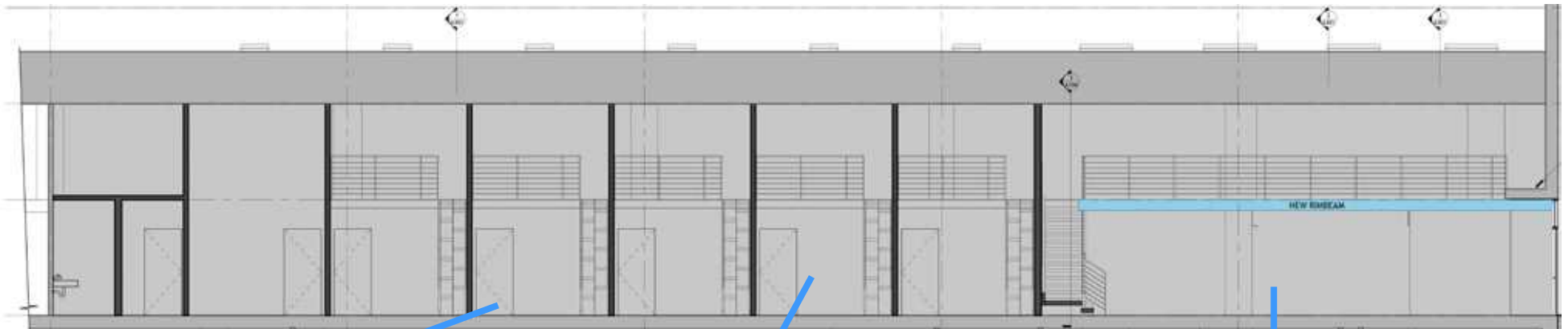
Location:

- While preserving its historic charm, the building has undergone extensive modernization, including updates to essential systems such as copper, plumbing, electrical, and HVAC.
- The main hub of human activity in Ballard occurs along Market Street and on Ballard Avenue providing walkable retail stores, cafes, restaurants, fancy bars with pricey cocktails, dive bars with strong house-pours and a plethora of craft breweries.
- Kress Building tenants enjoy easy access to parking, with entrances on NW 56th Street and NW Market Street.

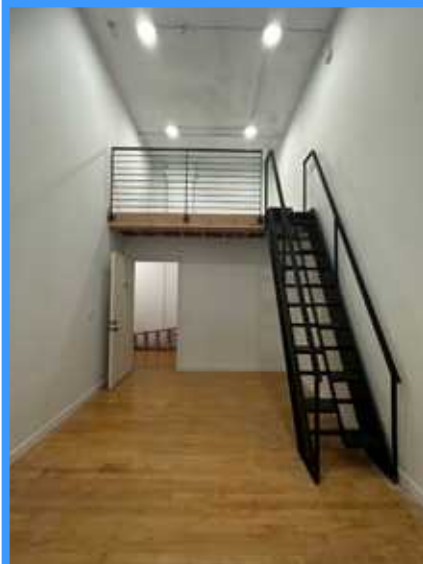
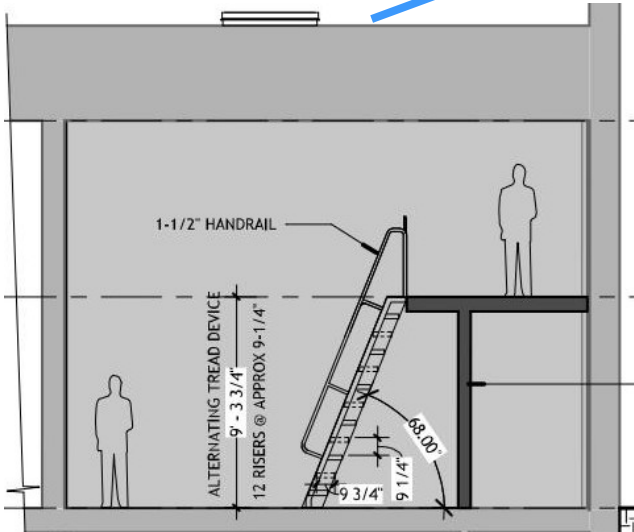
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MARKET STREET LEVEL - REMODELED AREA

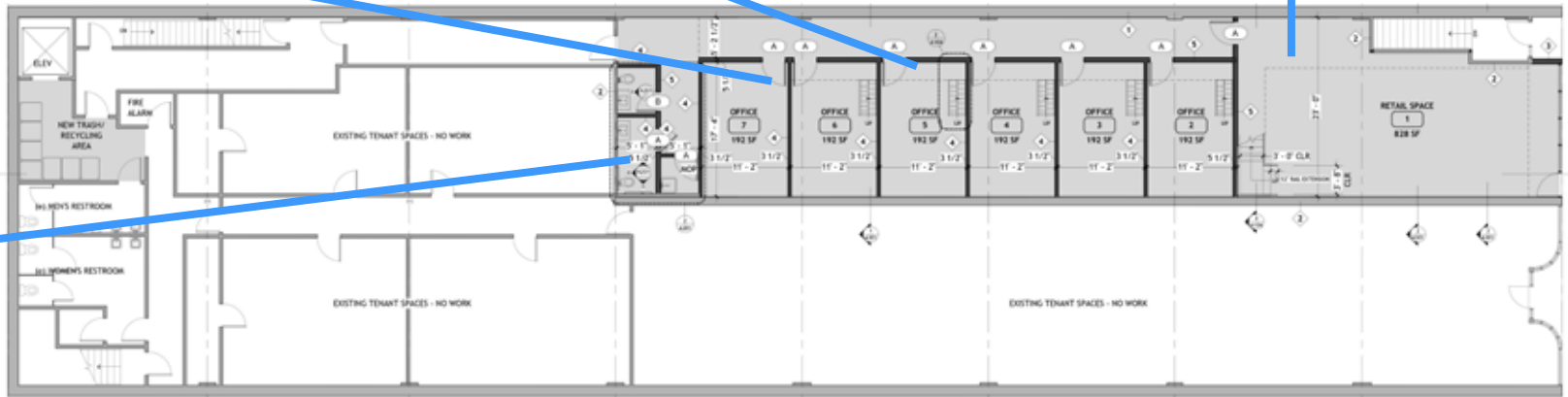


SIDE VIEW



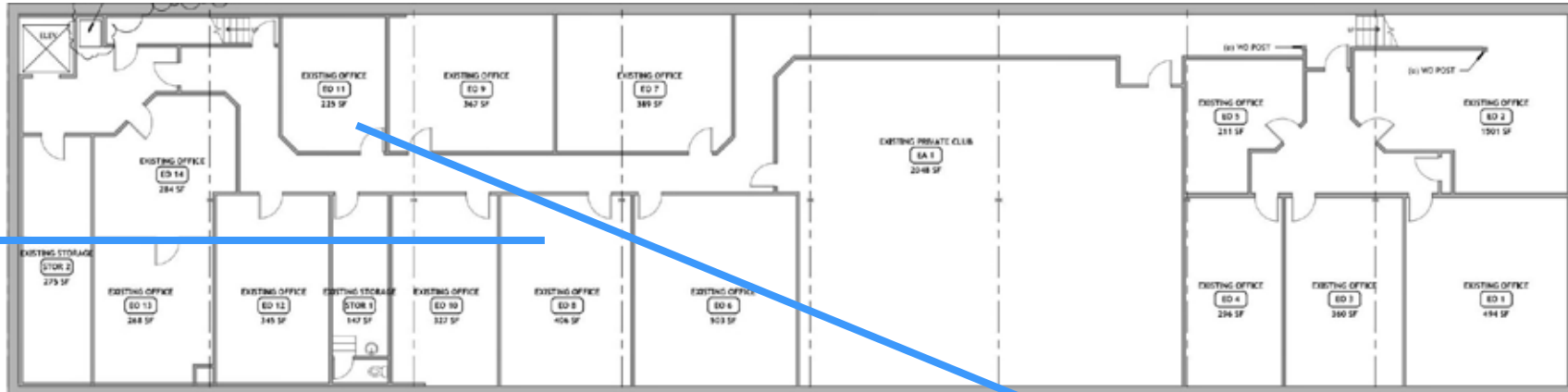
seven (7) new micro-loft offices available for lease

new ground floor Cooper's Optique leased signed October 2023



BIRD'S EYE

BASEMENT LEVEL



mix of general office and creative basement suites accessed from both Market Street and NW 56th Street

2ND FLOOR - NW 56TH STREET





JOANN

THE KRESS BUILDING

Salmon Bay

STRONG DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

1-Mile: \$135,314
 3-Mile: \$147,269
 5-Mile: \$140,899

TOTAL POPULATION

1-Mile: 33,854
 3-Mile: 206,068
 5-Mile: 445,317

TOTAL EMPLOYEES

1-Mile: 17,567
 3-Mile: 81,635
 5-Mile: 336,775



Walker's Paradise
 98 POINT WALK SCORE



10,740.91 Population Density
 within 1 mile



Biker's Paradise
 95 POINT BIKE SCORE



22,000+ vehicles per day at
 NW Market St & 15th Ave NW



BALLARD ON THE PARK
268 UNITS

THE WILCOX BALLARD
118 UNITS

VIK CONDOMINIUMS
117 UNITS

LIAM APARTMENTS
80 UNITS

VALDOK APARTMENTS
364 UNITS

URBANA APARTMENTS
287 UNITS

BALLARD PLACE CONDOMINIUMS
172 UNITS

THE COMMONS AT BALLARD
80 UNITS

The Kress Building
2220 NW Market Street
Seattle, WA 98107

NOMA CONDOMINIUM
287 UNITS

2318 NW MARKET ST
238 UNITS
UNDER CONSTRUCTION