



Blake Taylor

**WCCR**

West Coast Commercial Realty

NW Market Street

**OFFICE FOR LEASE**



# 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**

NW Market Street



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.

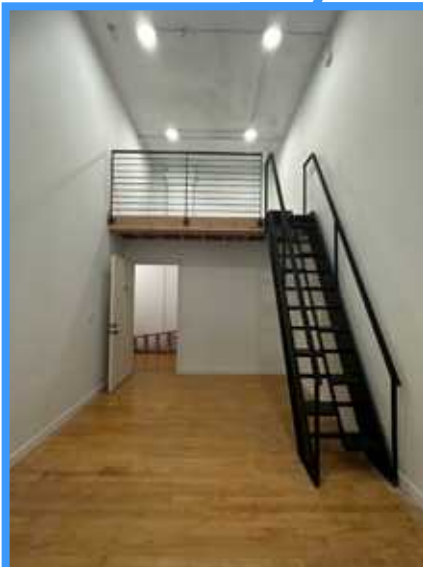
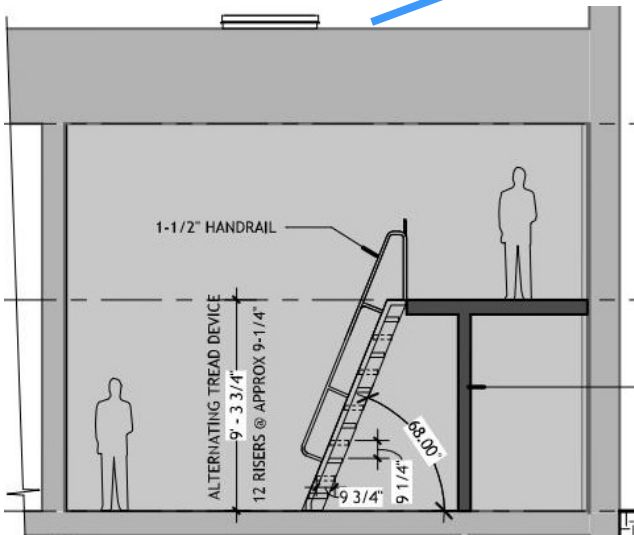
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# MARKET STREET LEVEL - REMODELED AREA

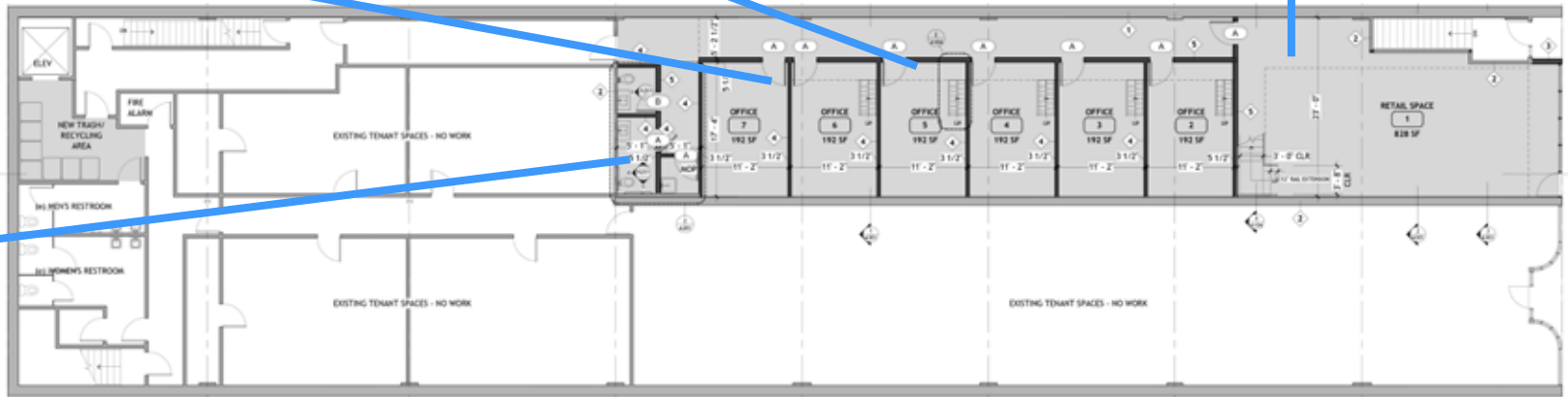


**SIDE VIEW**



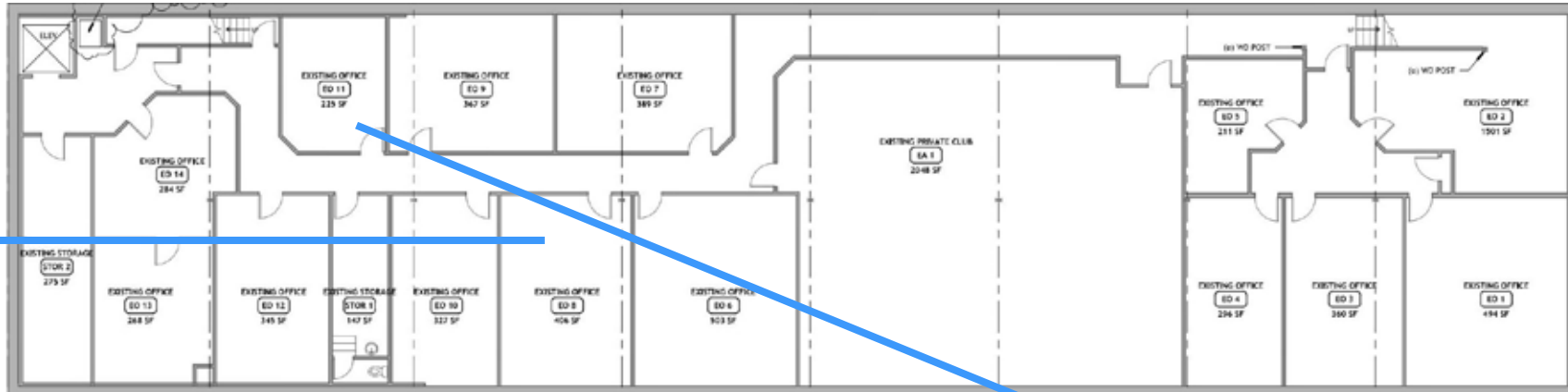
seven (7) new micro-loft offices available for lease

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





**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



VALDOK APARTMENTS  
364 UNITS

URBANA APARTMENTS  
287 UNITS

LIAM APARTMENTS  
80 UNITS

BALLARD PLACE CONDOMINIUMS  
172 UNITS

THE WILCOX BALLARD  
118 UNITS

VIK CONDOMINIUMS  
117 UNITS

THE COMMONS AT BALLARD  
80 UNITS

BALLARD ON THE PARK  
268 UNITS

**The Kress Building**  
2220 NW Market Street  
Seattle, WA 98107

NOMA CONDOMINIUM  
287 UNITS

2318 NW MARKET ST  
238 UNITS  
UNDER CONSTRUCTION