

# Ballinger Office Building

20315 19th Ave NE  
Shoreline, WA 98155

**\*\*Now Available for Lease or for Sale\*\***



## Ballinger Office Building

20315 19th Ave NE | Shoreline, WA 98155

# Property Information

Address	20315 19th Avenue NE, Shoreline, WA 98155
Building Size	±3,875 SF building
Land Size	±11,250 SF (±0.26 acres)
Year Built	2003; interior and exterior renovations in 2021
Floors	Three (3) story office or commercial building
Parcel Number	741770-0530 - King County
Zoning	Community Business (CB), City of Shoreline
Parking	Twelve (12) striped stalls plus extra parking in lot and street



## Property Features

- + Rare stand-alone Shoreline office building, located immediately east of Ballinger Village
- + Strategic location less than two blocks from I-5, between Ballinger Way & NE 205th Street
- + Excellent exposure and signage opportunity to 19th Avenue NE
- + Convenient access to numerous retail, restaurant and service amenities nearby
- + Quality construction, completed in 2003 and renovated in 2021
- + Extremely well-maintained building and building systems
- + Territorial views and abundant natural light
- + Flexible zoning designation allows for various office and commercial uses
- + Currently a single tenant building but potential for multi-tenanting in future
- + Available for occupancy 8/1/2024

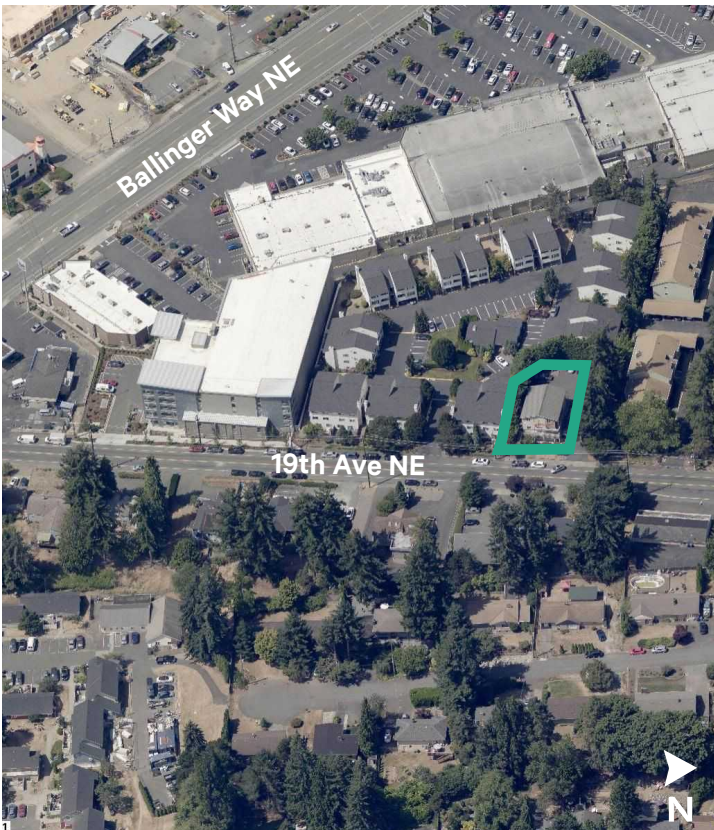


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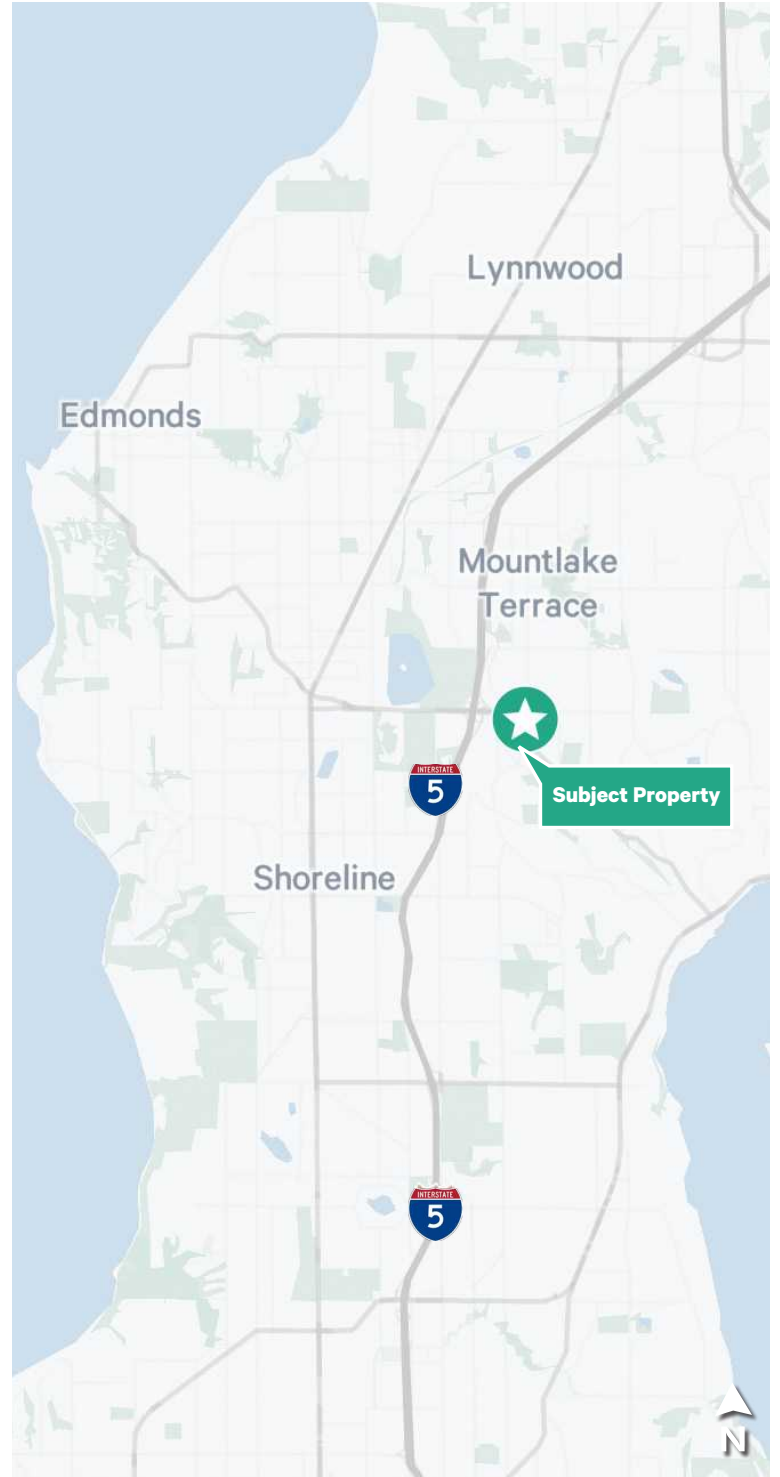
## Sale Information

- + Ideal owner/user or partial owner/user opportunity
- + Available for occupancy 8/1/2024
- + **Price: \$1,600,000**



## Lease Information

- + Up to ±3,875 SF on three floors, divisible to ±1,292 SF
- + Potential for flexible shorter term lease
- + **Lease Rate: \$22.00 - \$25.00/SF/Yr. + NNN**





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## Contact Us

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