



8000 15th Ave NW

8000 15th Ave NW, Seattle, WA 98117



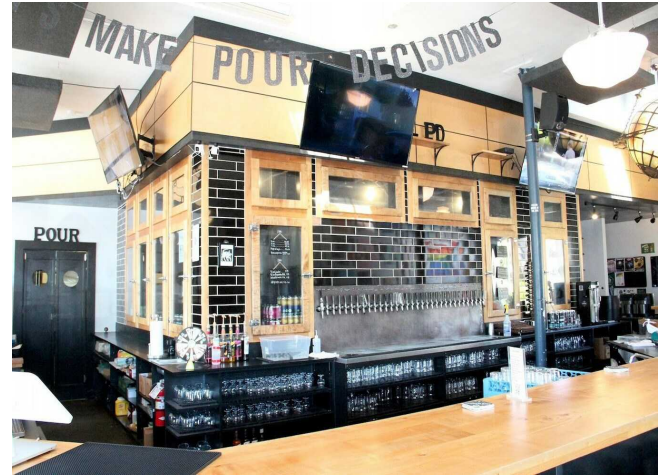
Mark Caldwell

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8000 15th Ave NW

\$30.00 /SF/YR

Landmark Ballard location with over 40,000 passing cars daily. Nearly 3000 light filled square feet w/12' ceilings & roll up garage door. Currently built out as a tasting/tap room with over 30 taps, a 15'x13' cold room & bar with space for nearly 100 patrons. Dedicated outdoor business space (currently a beer garden) or suitable for up to eight off street parking spaces w/alley access. Flexible design suitable for your business needs, possible bar, restaurant, retail showroom, fitness center, or professional office space. Two ADA bathrooms, storage, dedicated HE heating/cooling & much more....



Rental Rate:	\$30.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	2,885 SF
Year Built:	1941
Walk Score ®:	88 (Very Walkable)
Transit Score ®:	51 (Good Transit)
Taxes:	\$0.34 USD/SF/MO
Operating Expenses:	\$0.28 USD/SF/MO
Rental Rate Mo:	\$2.50 /SF/MO

1st Floor

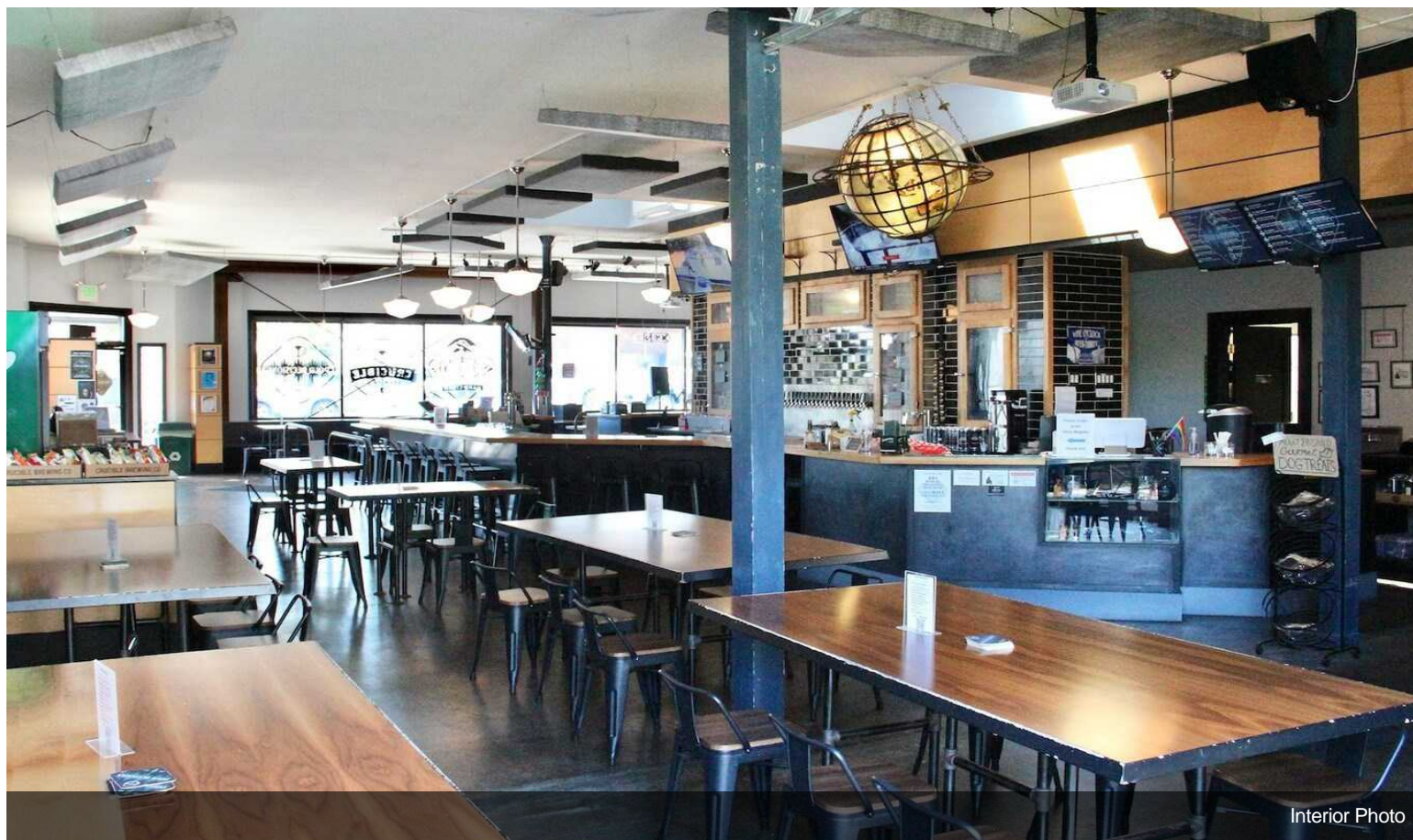
Space Available	2,885 SF
Rental Rate	\$30.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable



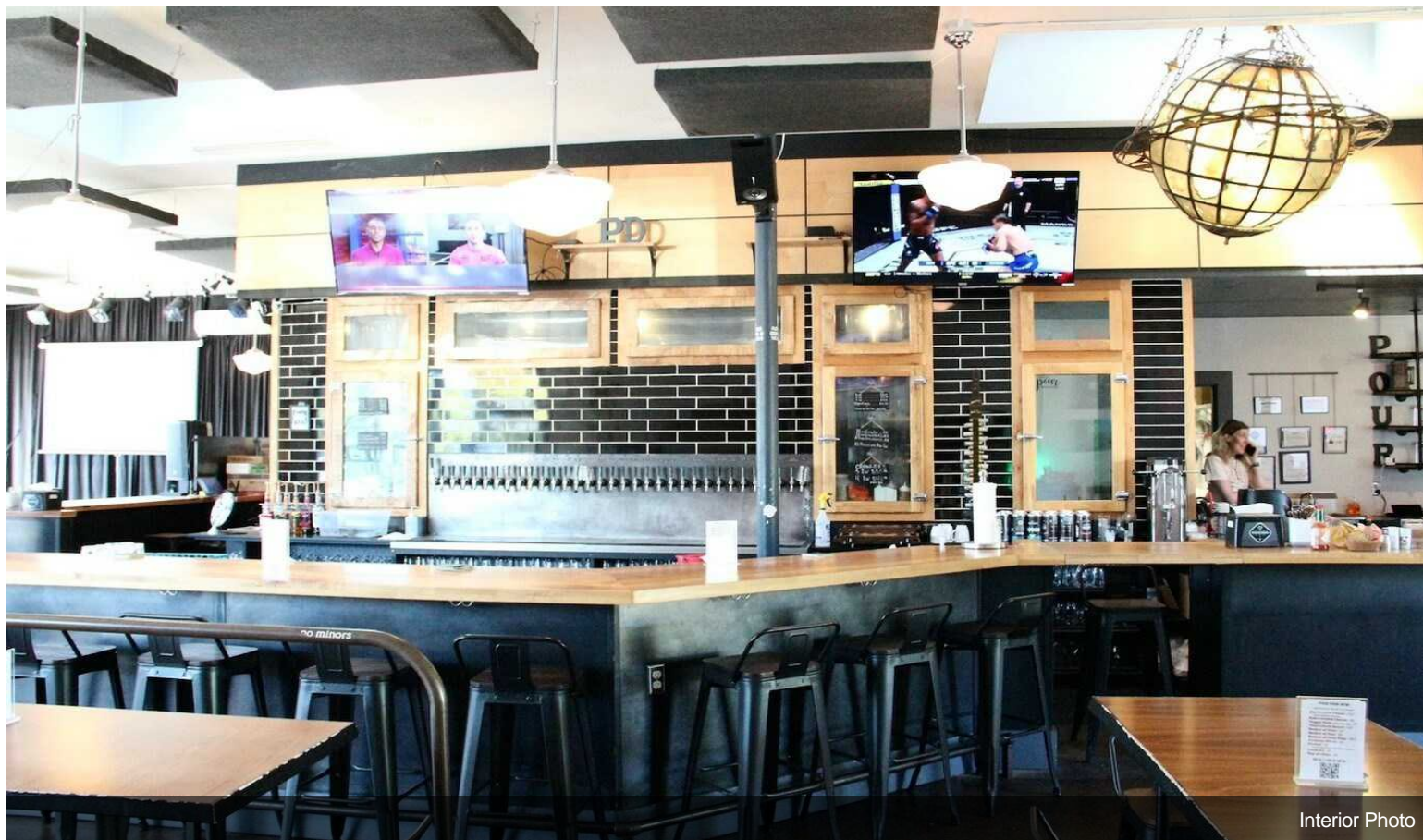
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Property Photos

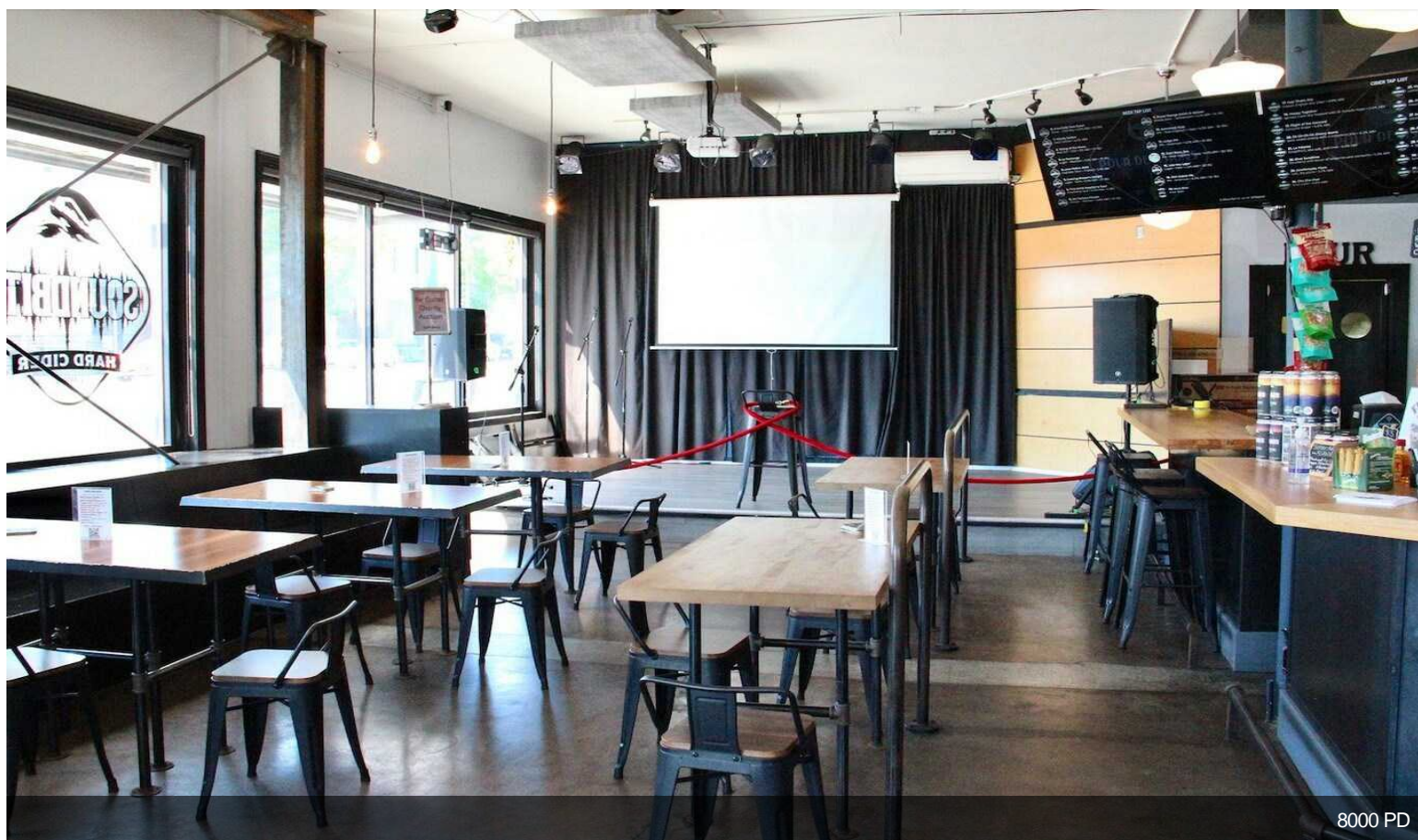
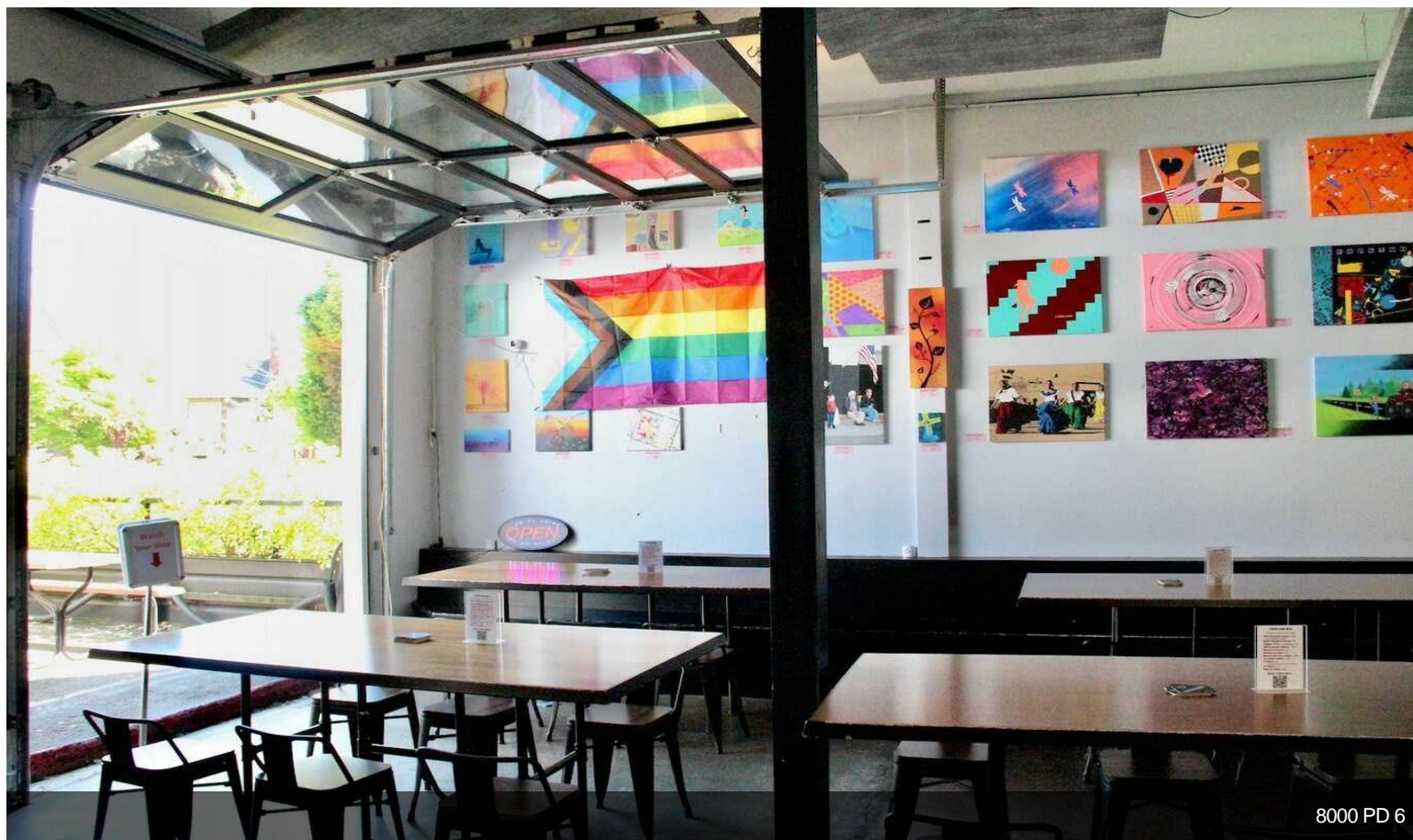


Interior Photo



Interior Photo

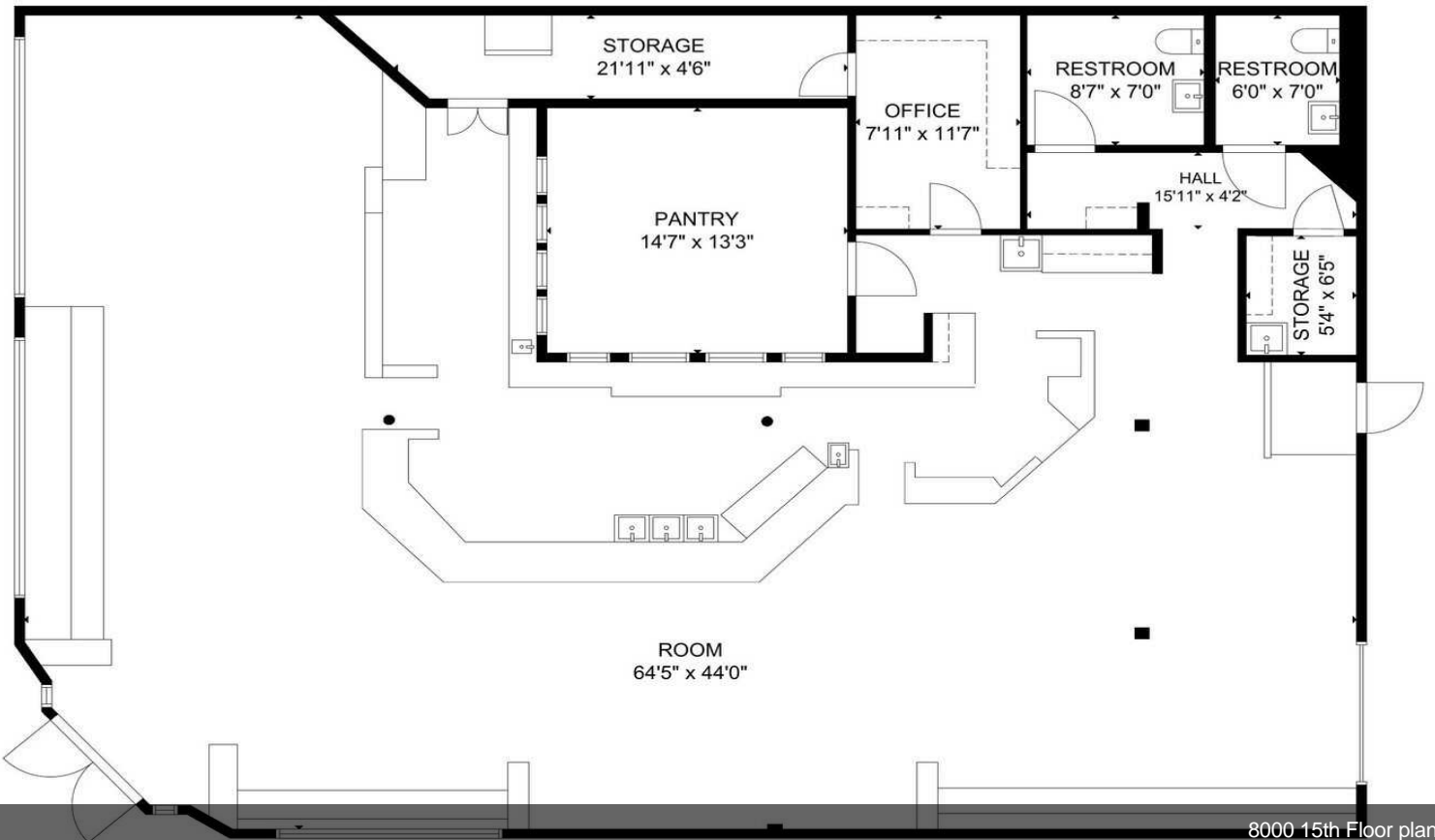
Property Photos



Property Photos



8000 PD 12



8000 15th Floor plan

Property Photos

