

# FLEX SPACE

OFFICE + LIFE SCIENCE CAPABLE

# WEST WOODLAND

1112 NW 52ND STREET | SEATTLE, WA 98107



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# AVAILABLE SPACE

Suite	RSF	Comments
402	3,724	• Will turnkey space
200 (full floor)	17,452	• Divisible to 6,000+ SF • Furniture available
100	4,335	• 1 large roll-up door



Suite 402



Suite 200

# BUILDING HIGHLIGHTS



Flexible Floorplates



High Ceiling



Grade Level Loading



Freight and Passenger Elevator Servicing Building



Abundant Natural Light



Fully HVAC Served



Ample Power



On-site Parking



Open Air Exposed Ceiling System



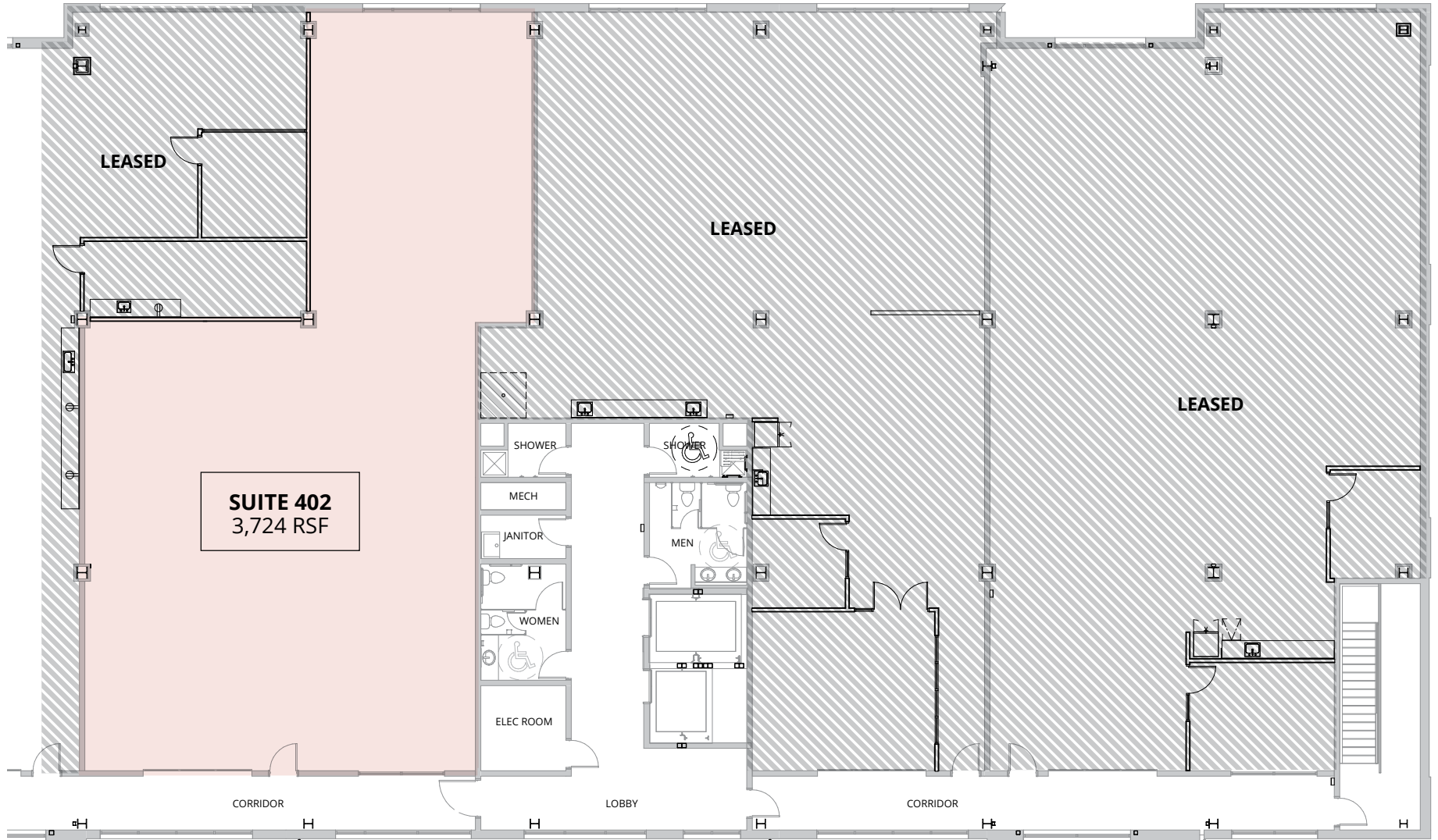
Polished Concrete Floors



LED Lighting to Achieve 15 Foot Candle

# FLOOR PLAN | 4<sup>TH</sup> FLOOR

Suite 402 3,724 RSF  
- Ownership will turnkey space



# FLOOR PLAN | 2<sup>ND</sup> FLOOR

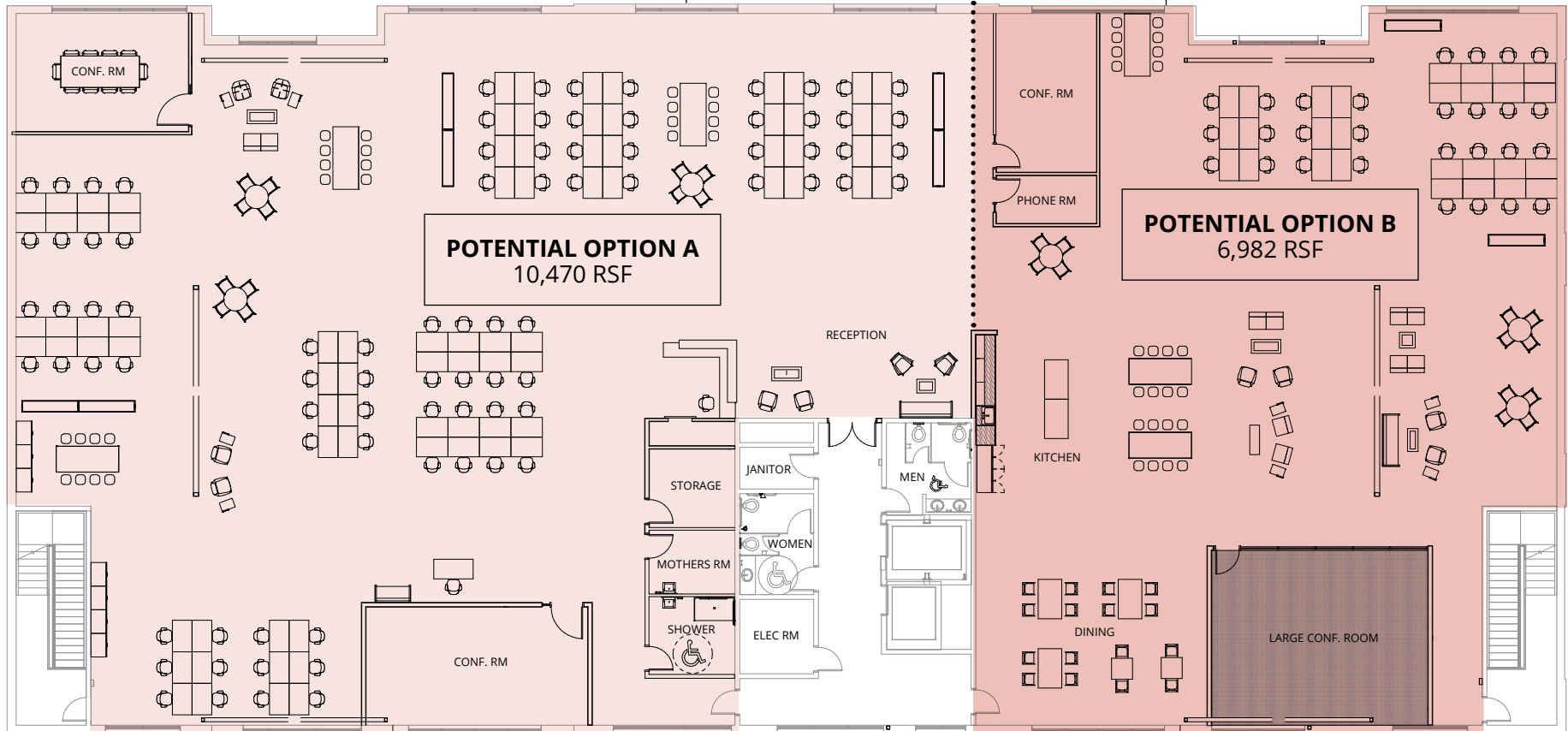


**Suite 200**

17,452 RSF (full floor)

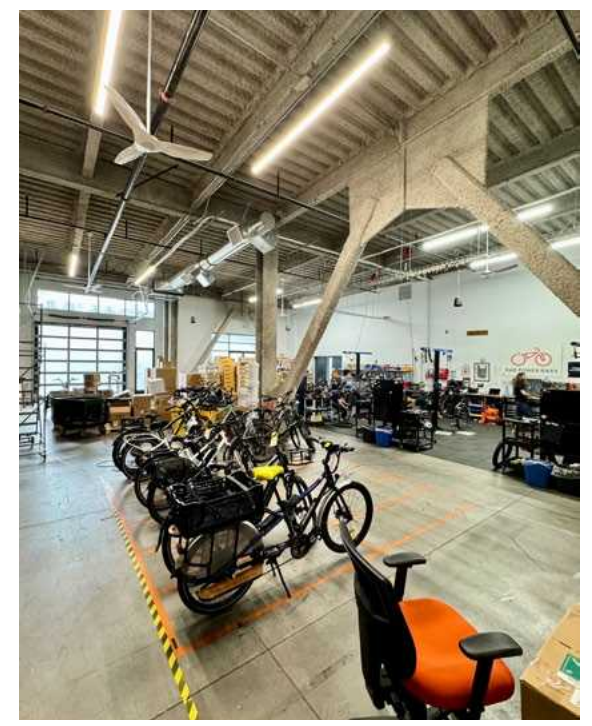
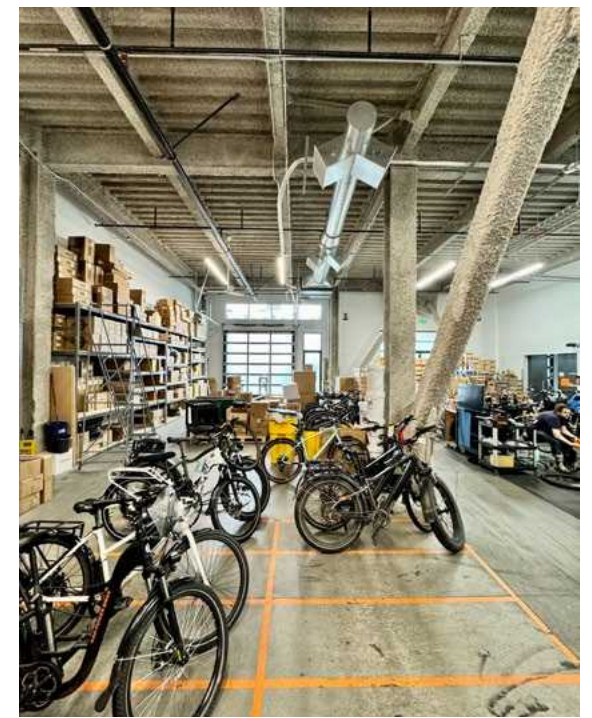
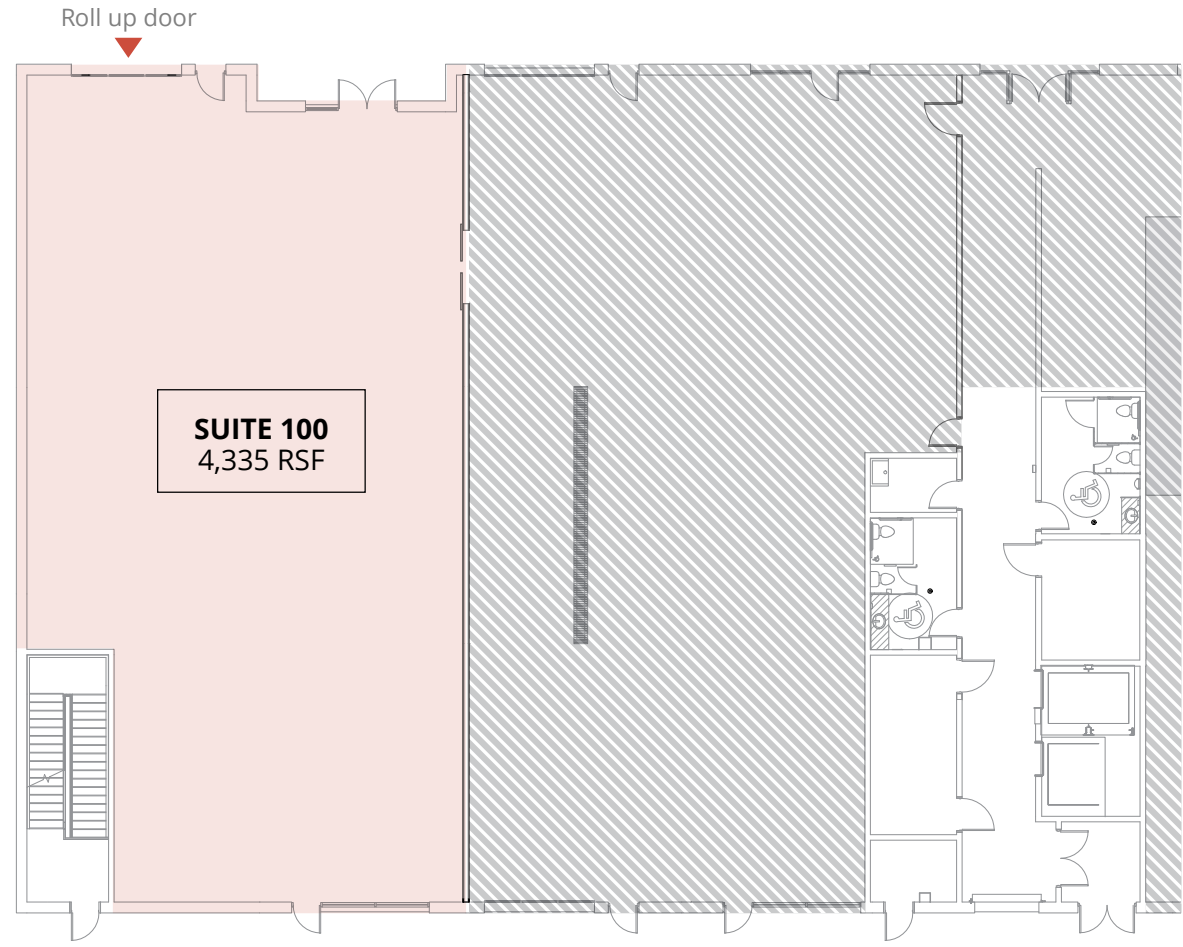
- Divisible to 6,000+ RSF
- Flex use
- High ceilings
- Furniture available
- Freight elevator

**2ND FLOOR TOTAL**  
17,452 RSF



# FLOOR PLAN | 1<sup>ST</sup> FLOOR

**Suite 100** 4,335 RSF  
- 1 large roll up door  
- 17 foot ceilings



# TRANSPORTATION



— Main Bus Lines    ■ ■ ■ Bike Lane    ■■■■■ Stay Healthy Street    — Neighborhood Green Way

# THE PERFECT LOCATION FOR A MODERN WORKFORCE

Situated in the heart of the Seattle's rapidly growing Ballard neighborhood, West Woodland Business Center offers excellent proximity to a host of dining options. Tenants can stroll to historic Ballard Avenue in less than 15 minutes, where they'll find everything they need for a night out after work. Errands can easily be accomplished on the way home, with Amazon Fresh Pickup, PCC and Trader Joe's all located in the neighborhood.





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