

AVAILABLE FOR LEASE OR PURCHASE

OFFICE, MEDICAL,
MARITIME-USE BUILDING

SALMON BAY BUILDING

2320 WEST COMMODORE WAY
SEATTLE, WA 98199

WATER VIEWS



32,866 RSF BUILDING - UP TO TWO FLOORS AVAILABLE - 21,037 SF

SUITES AVAILABLE FOR LEASE

SUITE 100 - 4,703 RSF

SUITE 110 - 2,217 RSF

SUITE 120 - 3,228 RSF

FLOOR 1 (100, 110 & 120) - 10,148 RSF

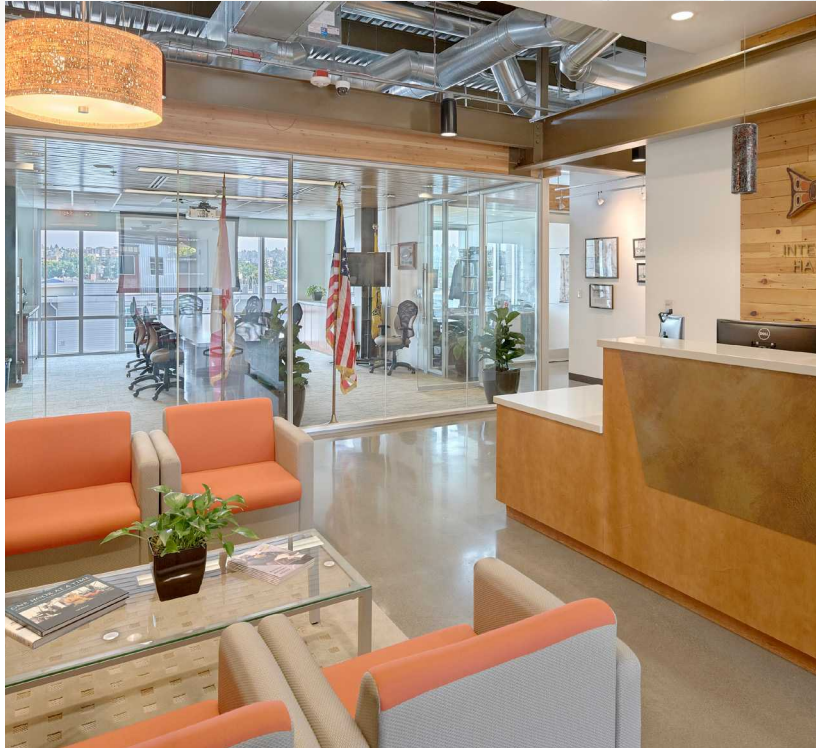
SUITE 200 - 10,889 RSF

TOTAL - 21,037 RSF

CBRE

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PROPERTY FEATURES



Total Building Size: 32,866 RSF office, medical, maritime-use building on 0.81 acres of land with water views



Available Space:
First Floor: Suite 100 - 4,703 RSF
Suite 110 - 2,217 RSF
Suite 120 - 3,228 RSF
Floor 1 (100, 110 & 120) - 10,148 RSF
Second Floor: Suite 200 - 10,889 RSF



High Quality Construction completed in 2009 by Schuchart Construction and Stuart Silk Architects



Three stories over parking and storage



Situated steps away from the Ballard Ship Canal, Salmon Bay and Ballard Locks



Convenient access to I-5 and just 15 minutes from the Seattle CBD



15' ceilings with expansive windows and natural light



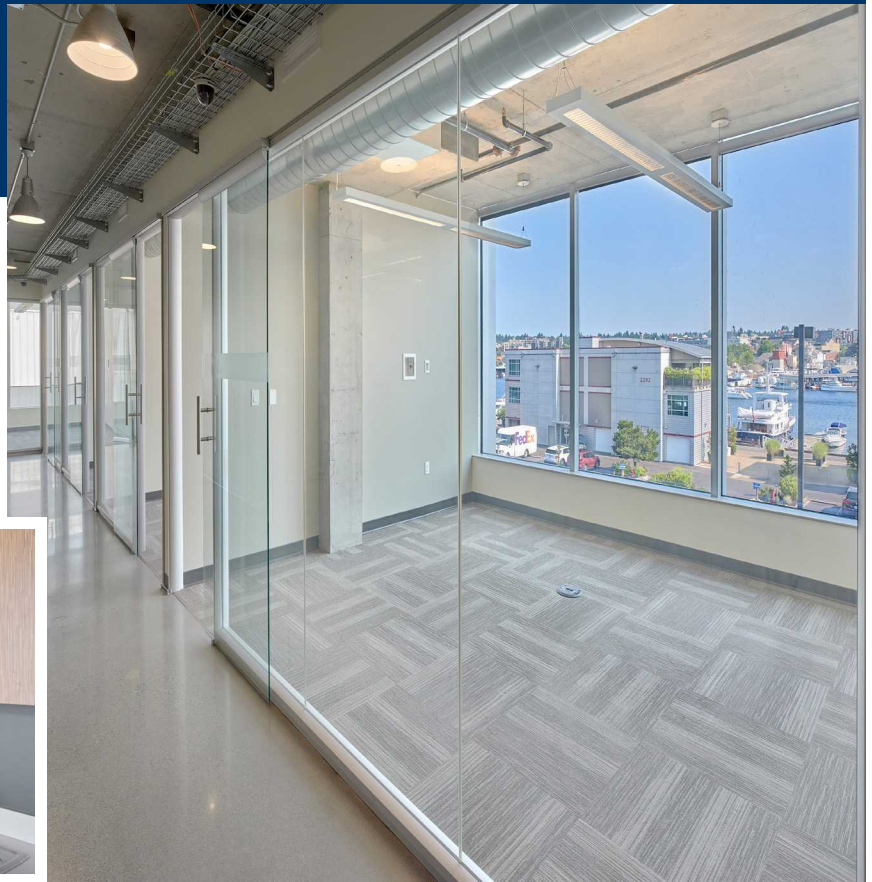
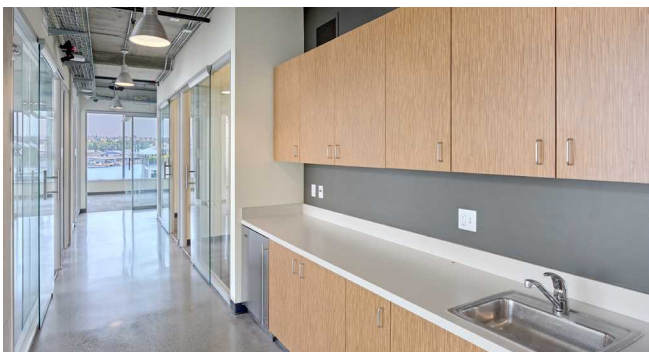
Reserved surface and covered parking available



Walking distance to restaurants and retail amenities

INVESTMENT HIGHLIGHTS

- » Strategic Location: Adjacent to maritime industries
- » Rare close-in owner/user opportunity



AVAILABLE SPACE

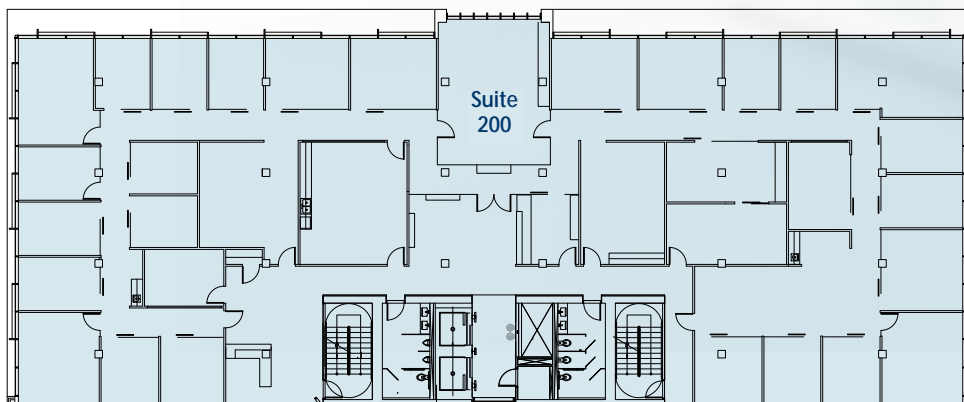


FIRST FLOOR

Suite 100: 4,703 RSF

Suite 110: 2,217 RSF

Suite 120: 3,228 RSF



SECOND FLOOR

Suite 200: 10,889 RSF



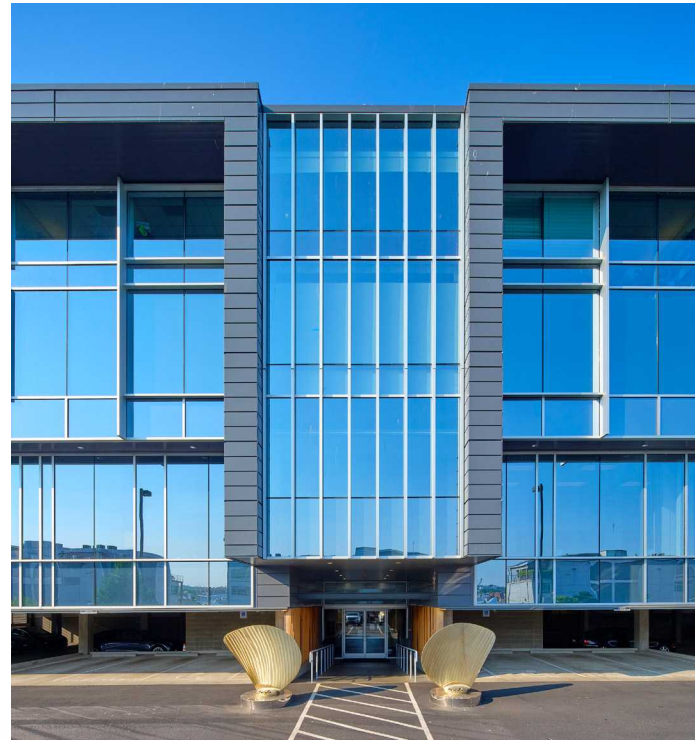
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LOCATION

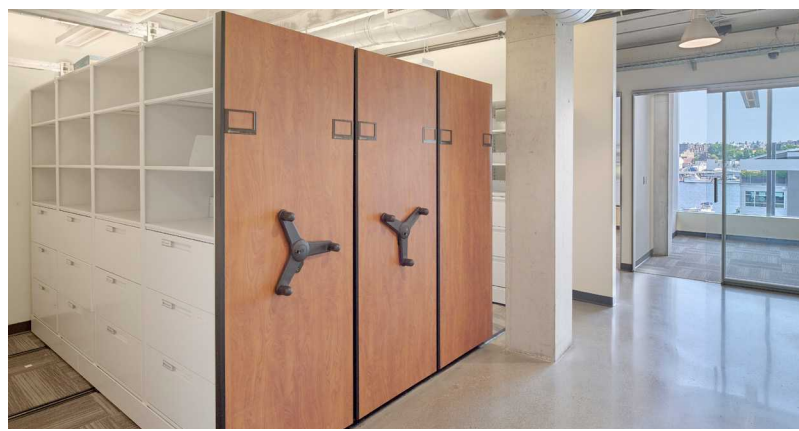
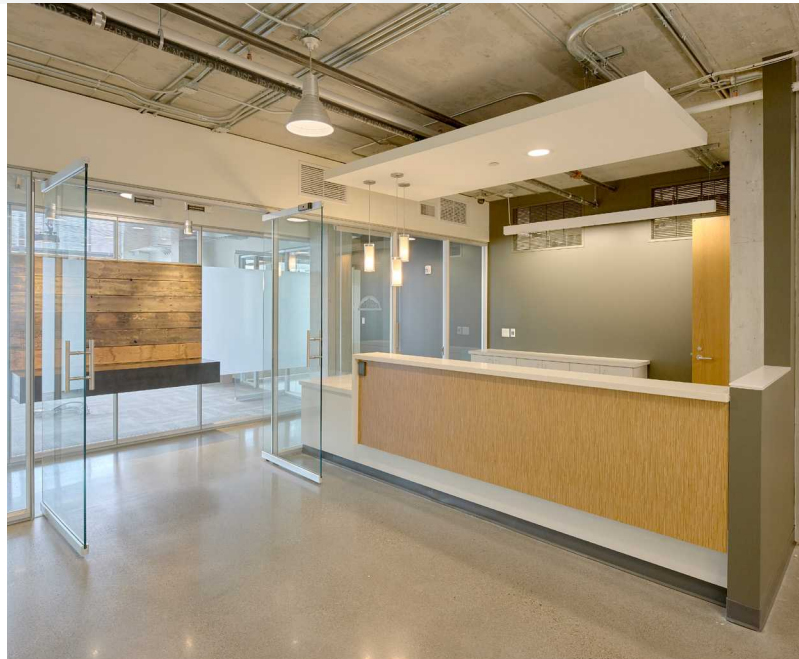


SALMON BAY BUILDING

EXTERIOR PHOTOS



INTERIOR PHOTOS



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