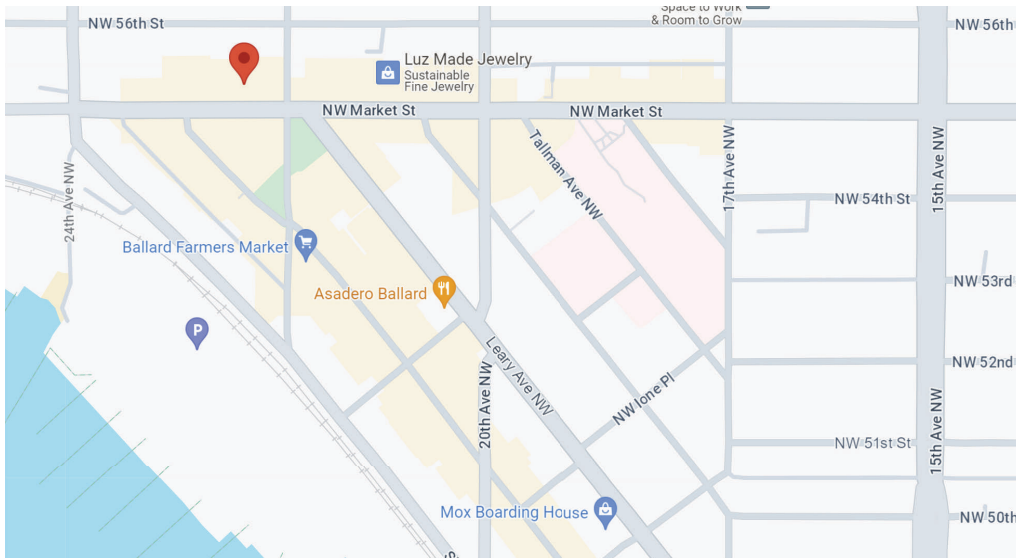


FOR LEASE

BALLARD BUILDING
2208 NW MARKET STREET | SEATTLE, 98107



ROGER LORENZE | 206.406.1547
rlorenze@ewingandclark.com

RICHARD RILEY | 206.499.9627
rriley@ewingandclark.com

AVAILABLE SPACE & INTERIOR PHOTOS

2208 NW MARKET STREET | SEATTLE, 98107

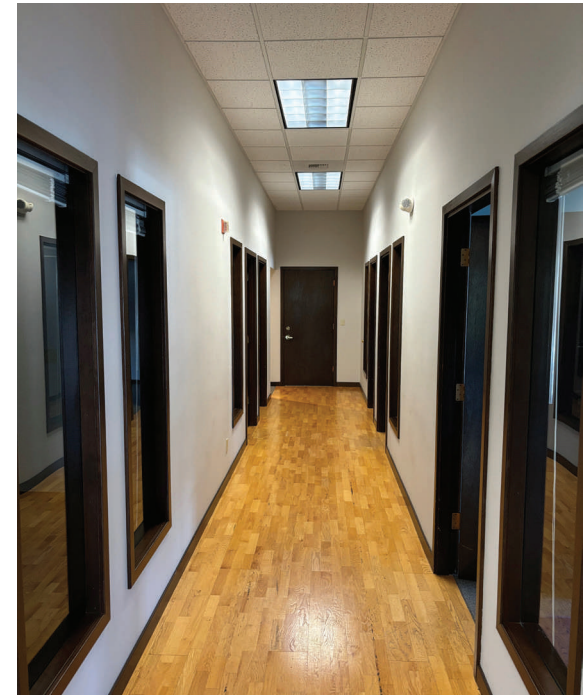
PROPERTY FEATURES

The Ballard Building has been locally owned and managed for the last 40+ years. This building is the cornerstone of Ballard and home to more than 70 businesses, many that have been tenants for decades.

- Located on corner of Market Street & 22nd Ave. in the heart of Ballard
- Ballard neighborhood provides numerous retail amenities
- Reinforced concrete frame with type 1, fire-resistive construction
- Earthquake retrofit to comply with current standards
- On-site parking & elevator serviced / fully secured
- Flexible lease terms & competitive rates
- Available space from 311 sf to 6,625 sf

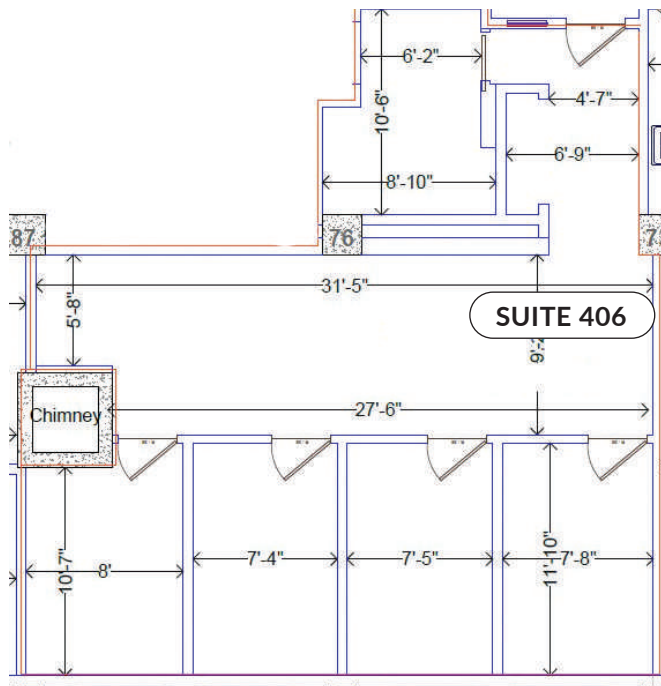
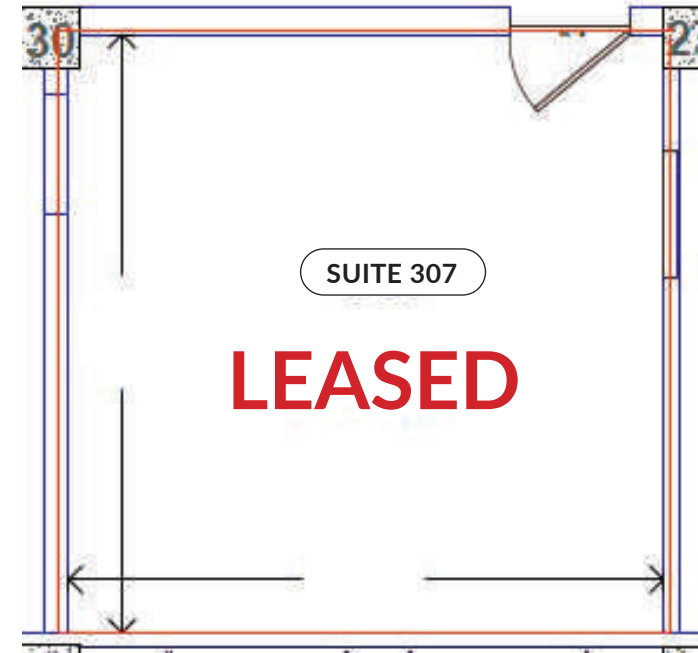
PRICING:

Office	Size	Lease Rate/Month	Lease Type
LEASED Suite 208	851 rsf	\$24/sf (\$1,702)	FS and janitorial
LEASED Suite 307	311 rsf	\$32/sf (\$829)	FS and janitorial
Suite 403	2,656 rsf	\$33/sf (\$7,304)	FS and janitorial (w/ deck)
Suite 405	3,460 rsf	\$30/sf (\$8,650)	FS and janitorial (w/ deck)
Suite 406	1,188 rsf	\$32/sf (\$3,168)	FS and janitorial
LEASED Suite 411	323 rsf	\$32/sf (\$861)	FS and janitorial
Suite 509	546 rsf	\$32/sf (\$1,456)	FS and janitorial



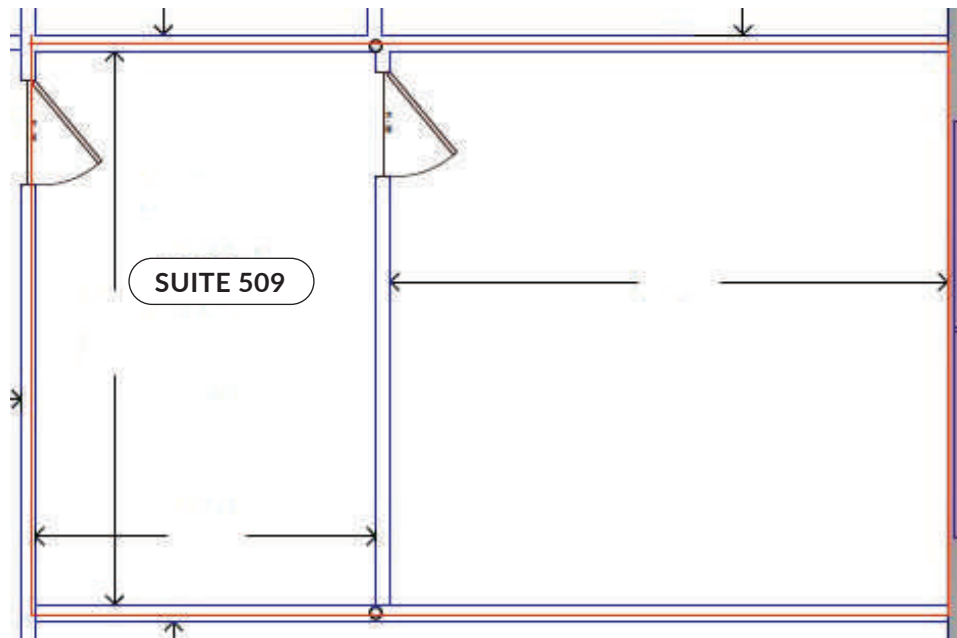
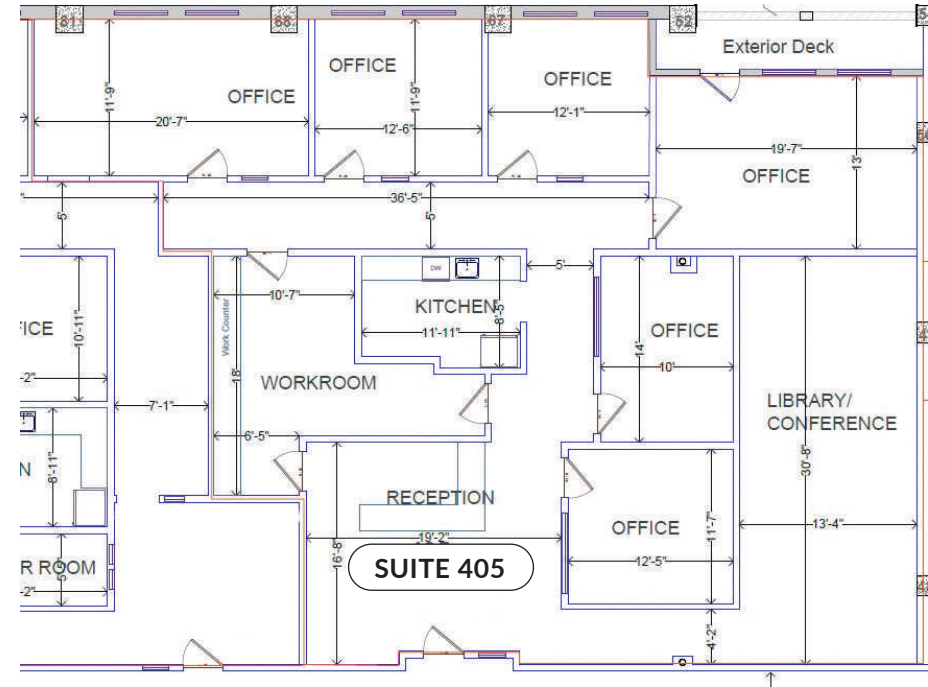
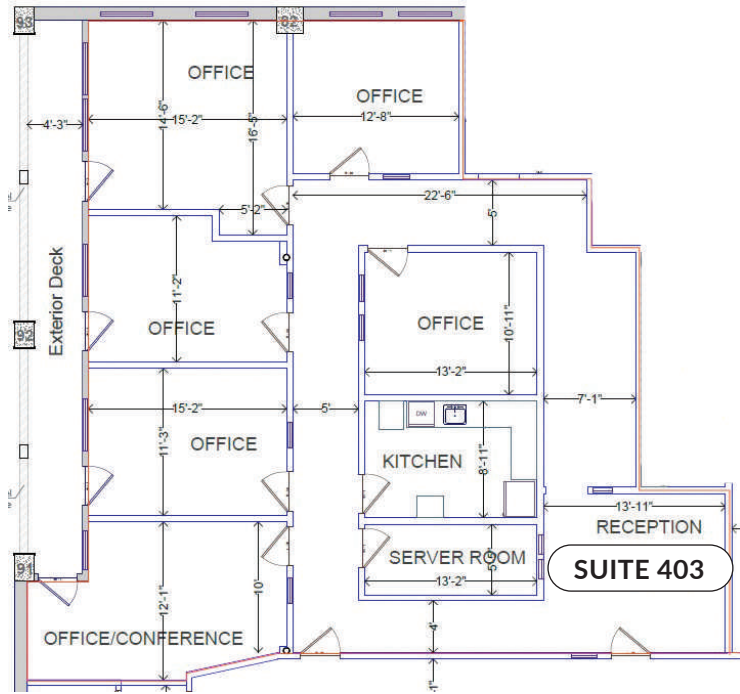
FLOOR PLANS

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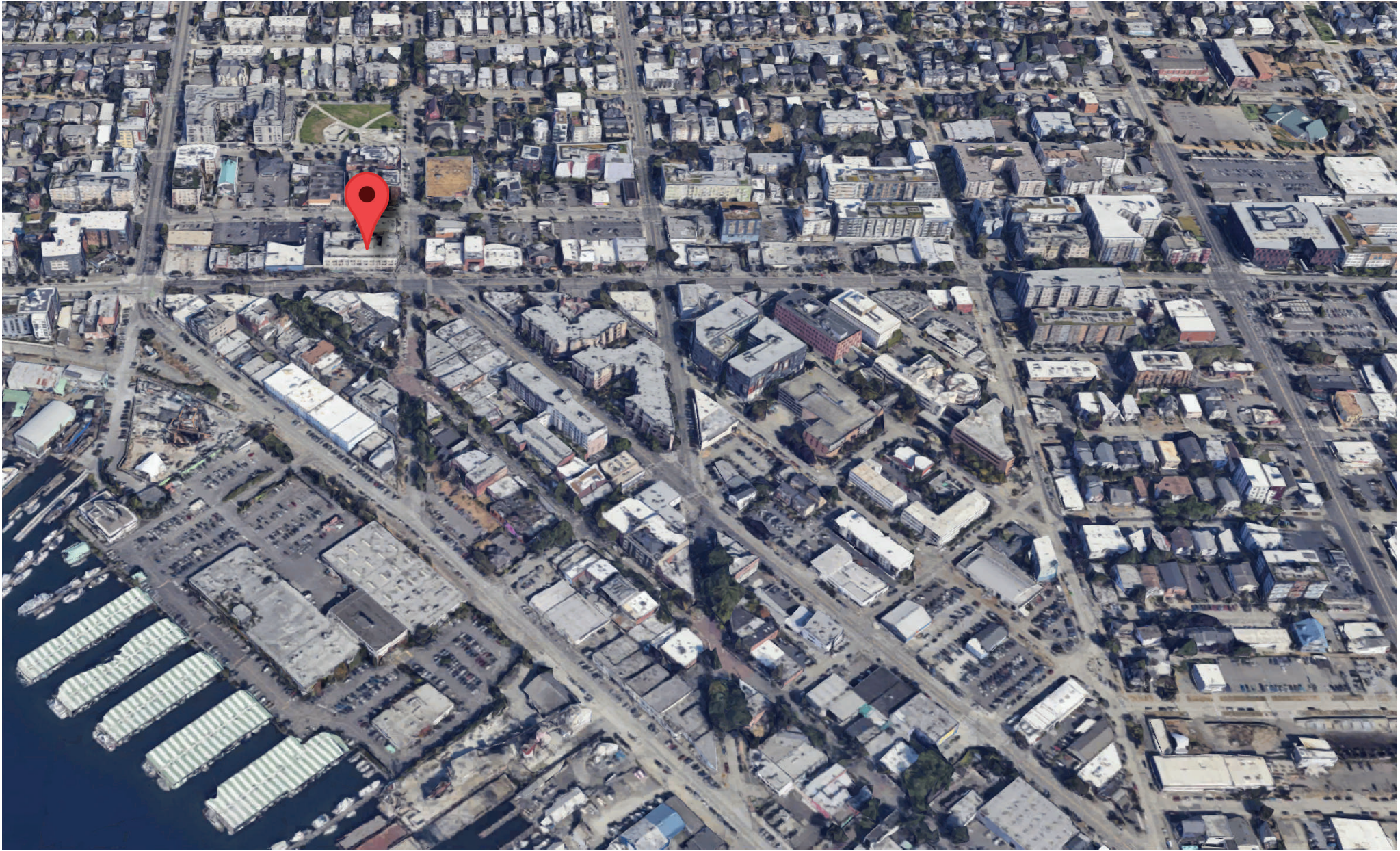
FLOOR PLANS

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MAP

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