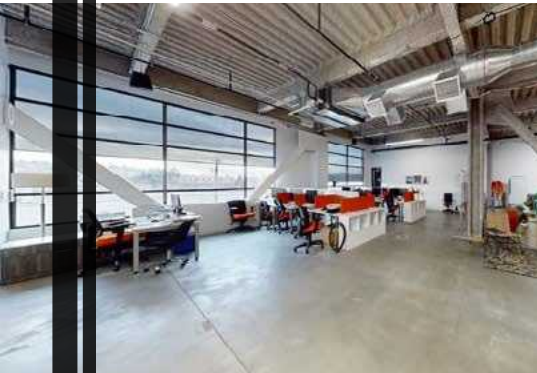


FLEX SPACE
OFFICE + LIFE SCIENCE CAPABLE

WEST WOODLAND

1112 NW 52ND STREET | SEATTLE, WA 98107

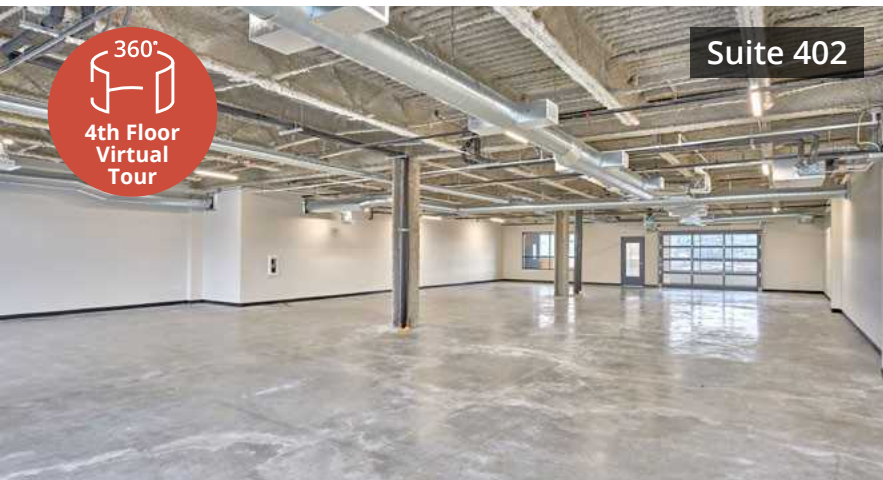


Connor McClain
(425) 785-5660
connor.mcclain@colliers.com














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

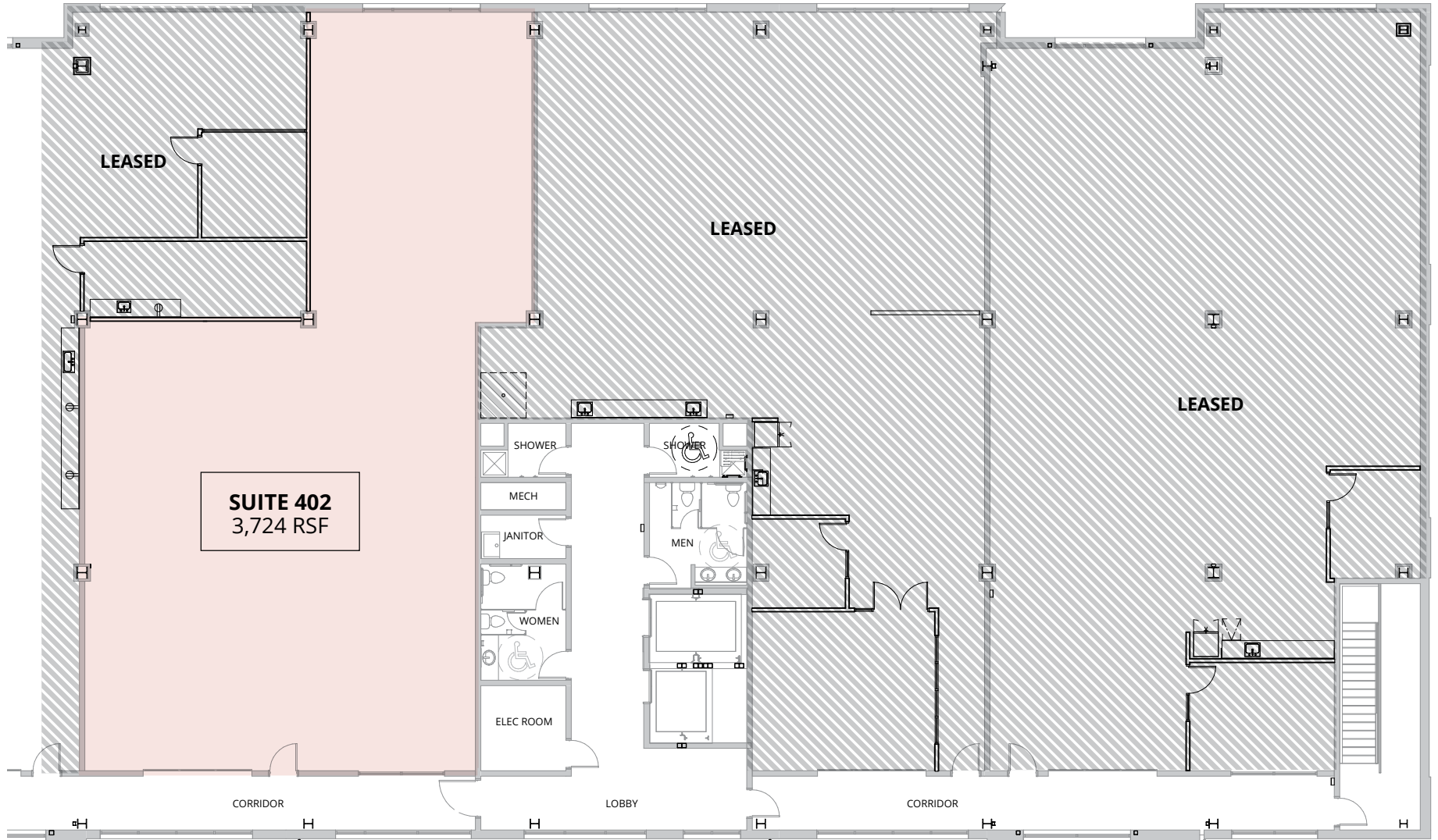


BUILDING HIGHLIGHTS

-  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 | 4TH FLOOR

Suite 402 3,724 RSF
- Ownership will turnkey space

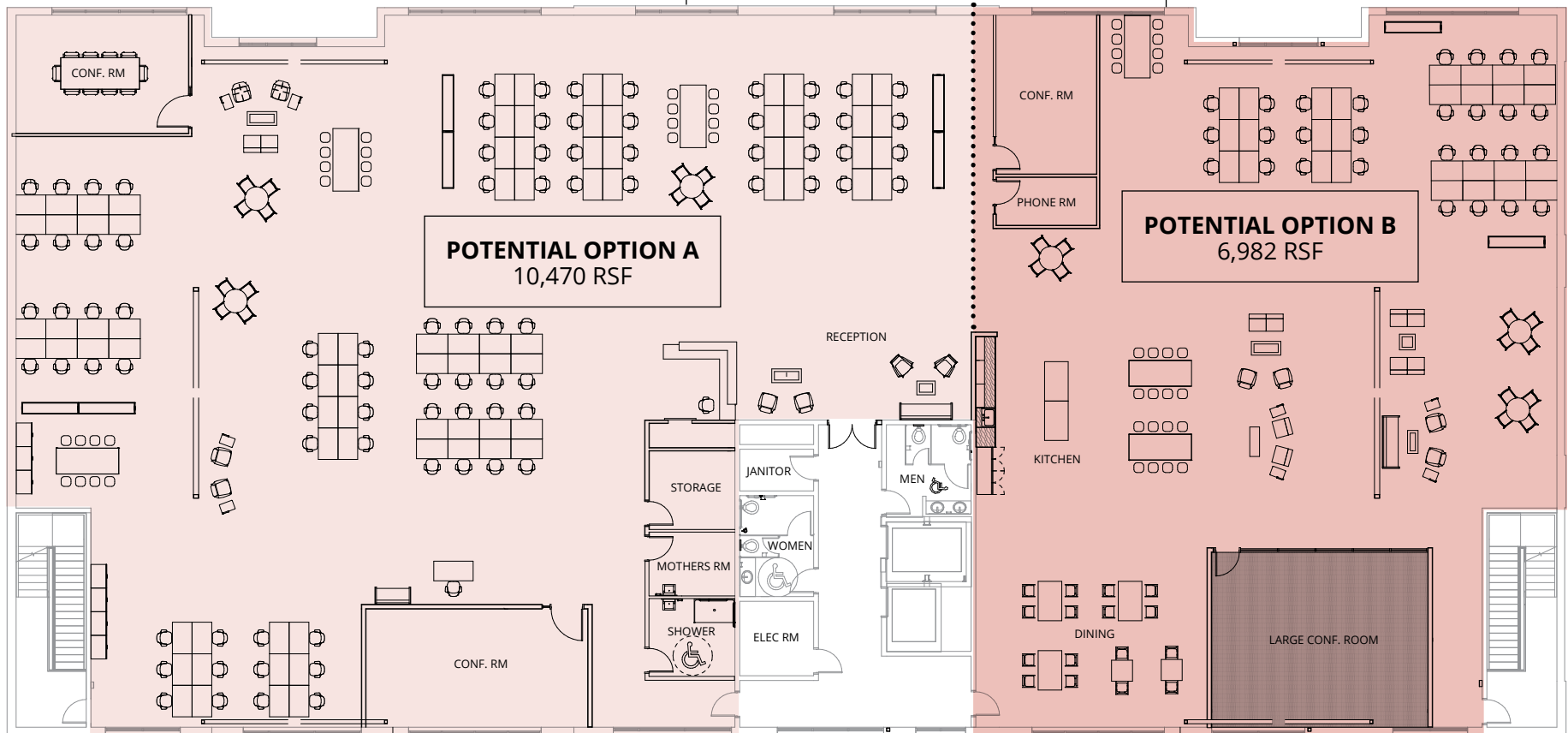


FLOOR PLAN | 2ND FLOOR



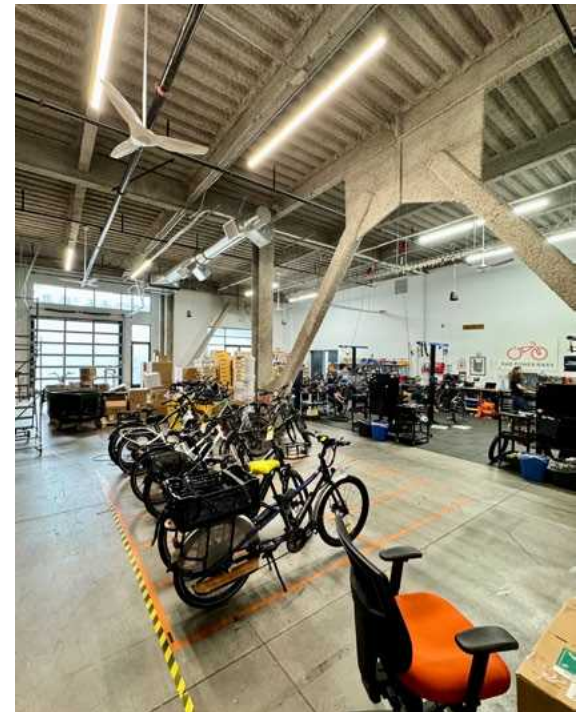
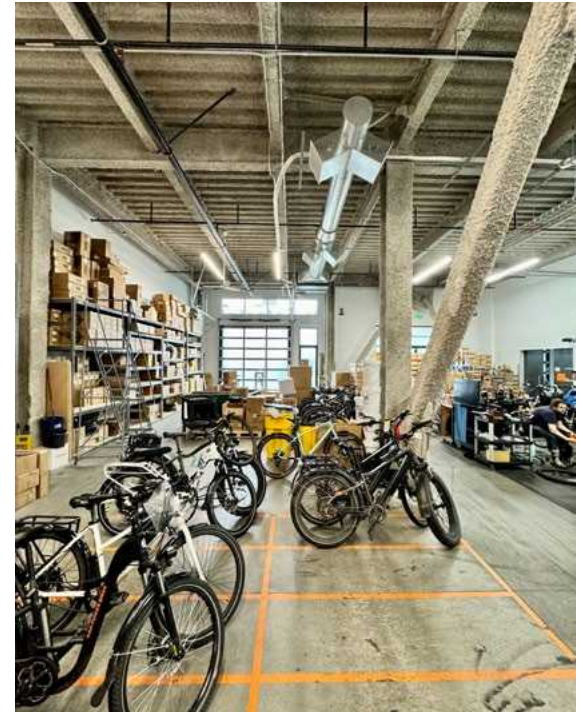
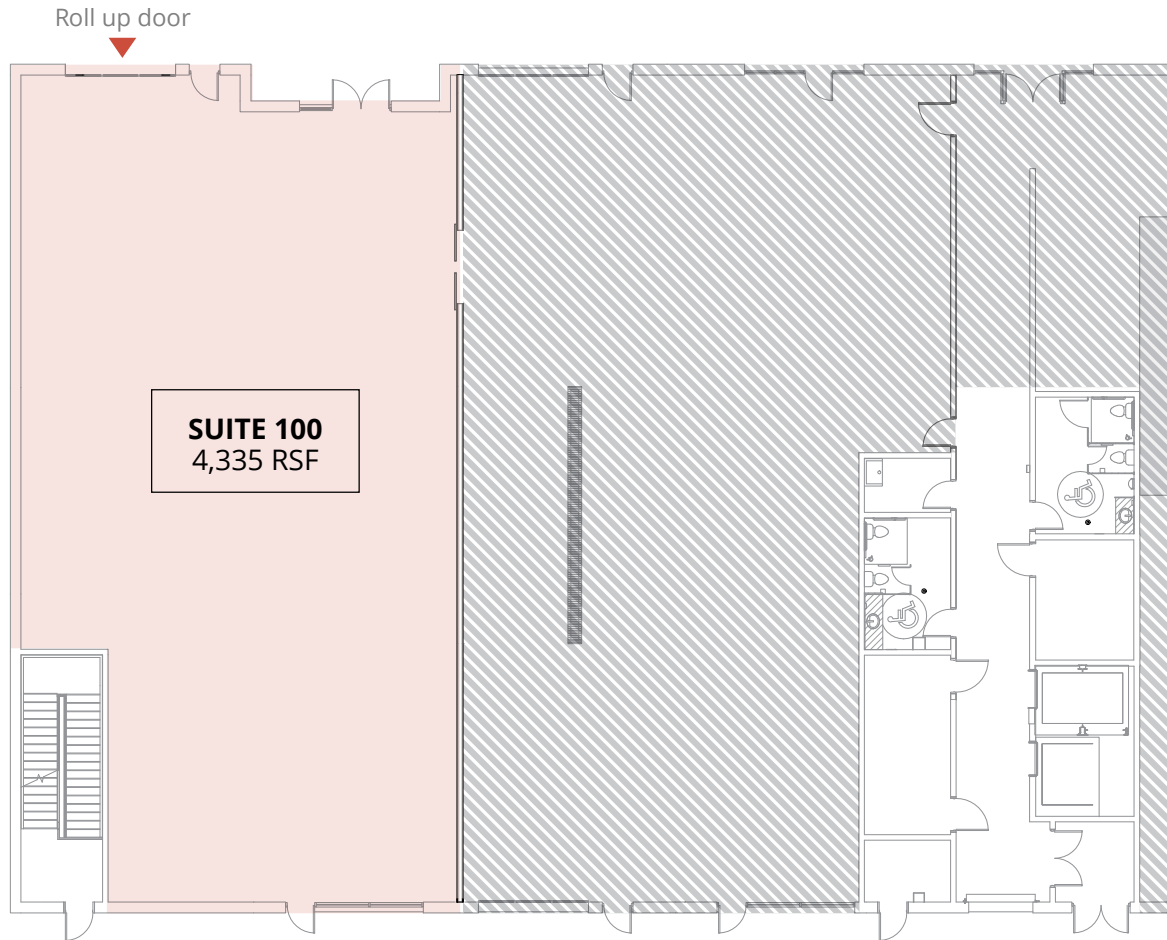
- Suite 200** 17,452 RSF (full floor)
- Divisible to 6,000+ RSF
 - Flex use
 - High ceilings
 - Furniture available
 - Freight elevator

2ND FLOOR TOTAL
17,452 RSF



FLOOR PLAN | 1ST 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.





WEST WOODLAND

1112 NW 52ND STREET | SEATTLE, WA 98107



Connor McClain
(425) 785-5660
connor.mcclain@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, express or implied, regarding the information including but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2024. All rights reserved.