

FOR LEASE BUILT-OUT RESTAURANT

BALLARD YARDS

2417 NW Market St, Seattle, WA 98107



For more information please contact:

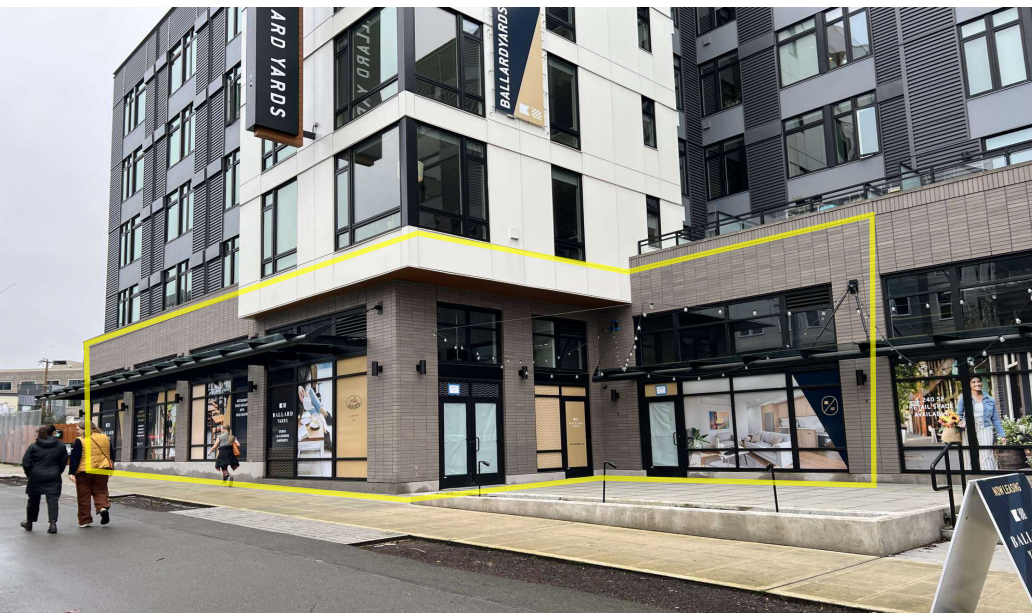
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BUILT-OUT RESTAURANT SPACE



HIGHLIGHTS

WWW.BALLARDYARDS.COM

- Available Now! Brand new, thoughtfully designed, built-out restaurant space ready for a tenant's finishing touches
- Ballard Yards is a new mixed use apartment/retail community comprised of 171 units and 6,400 SF of street-level retail, located at the vibrant intersection of NW Market Street and 24th Ave NW
- Restaurant design by **Mallet Design Build**
- Features generous ceiling heights, type 1 hood, large storefront windows, and large dedicated outdoor seating area
- Retail Co-tenants include Solidcore Pilates and Cardoon Cafe
- Steps from Historic Ballard Ave and year-round Ballard Sunday Farmer's Market
- 3,442 SF



53

GOOD TRANSIT



94

WALKER'S PARADISE



80

VERY BIKEABLE



169,997

TOTAL POPULATION



78,423

TOTAL HOUSEHOLDS



\$134,523

MEDIAN INCOME

* Estimated 2024 demographic data based on 3 mile radius

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AVAILABLE SUITES

SUITE	SIZE	2025 EST. NNN	LEASE RATE	DESCRIPTION
■ Retail 3 & 4	3,442 SF	\$8.26/SF	\$35.00 SF/yr	Designed by Mallet Design Build, this newly built-out restaurant space features 16'8" ceilings, large storefront windows, large dedicated patio seating (729 SF), 20' type 1 hood, 600 AMP/3 phase power, HVAC.

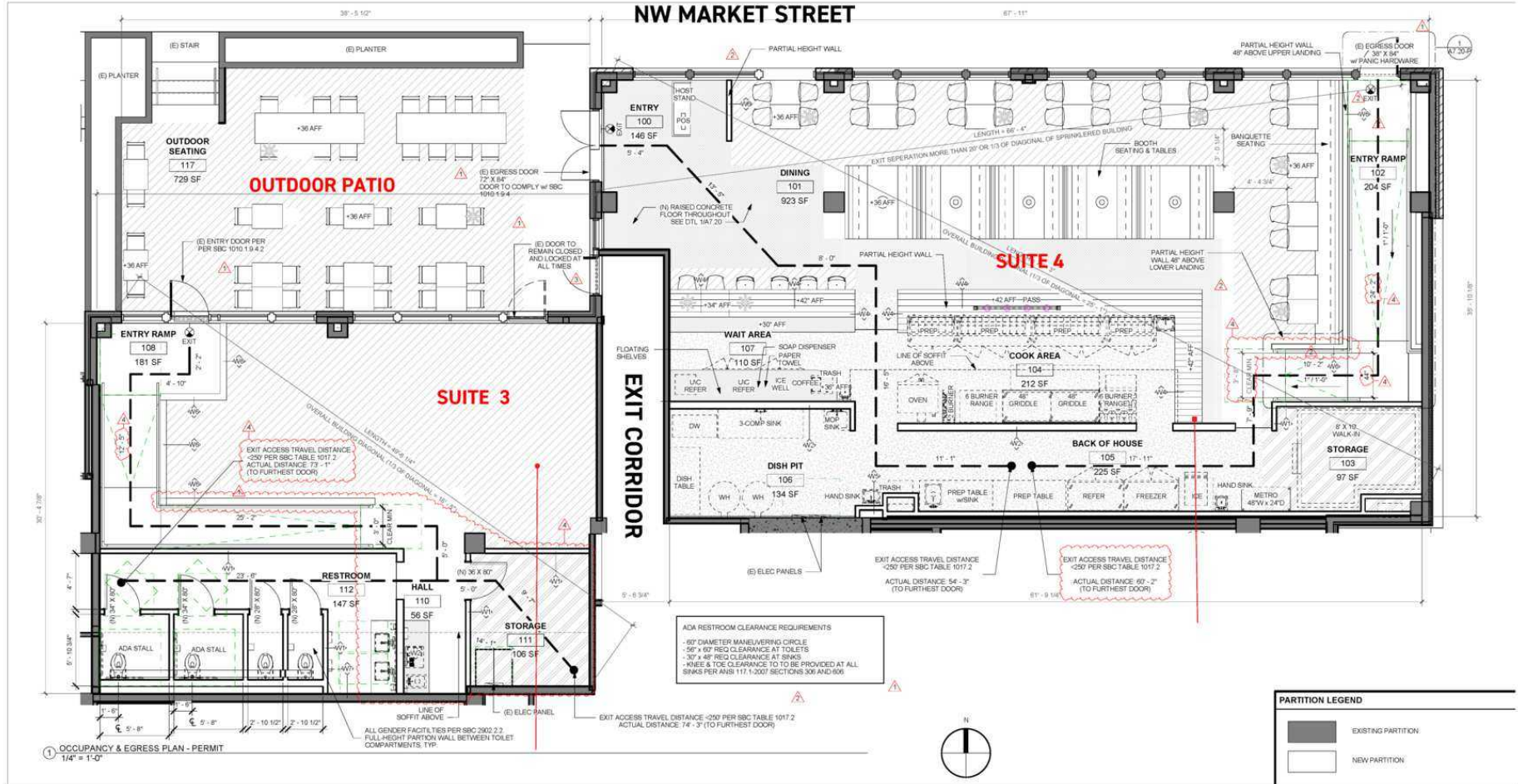
NNN Breakdown:

Insurance: \$1.02

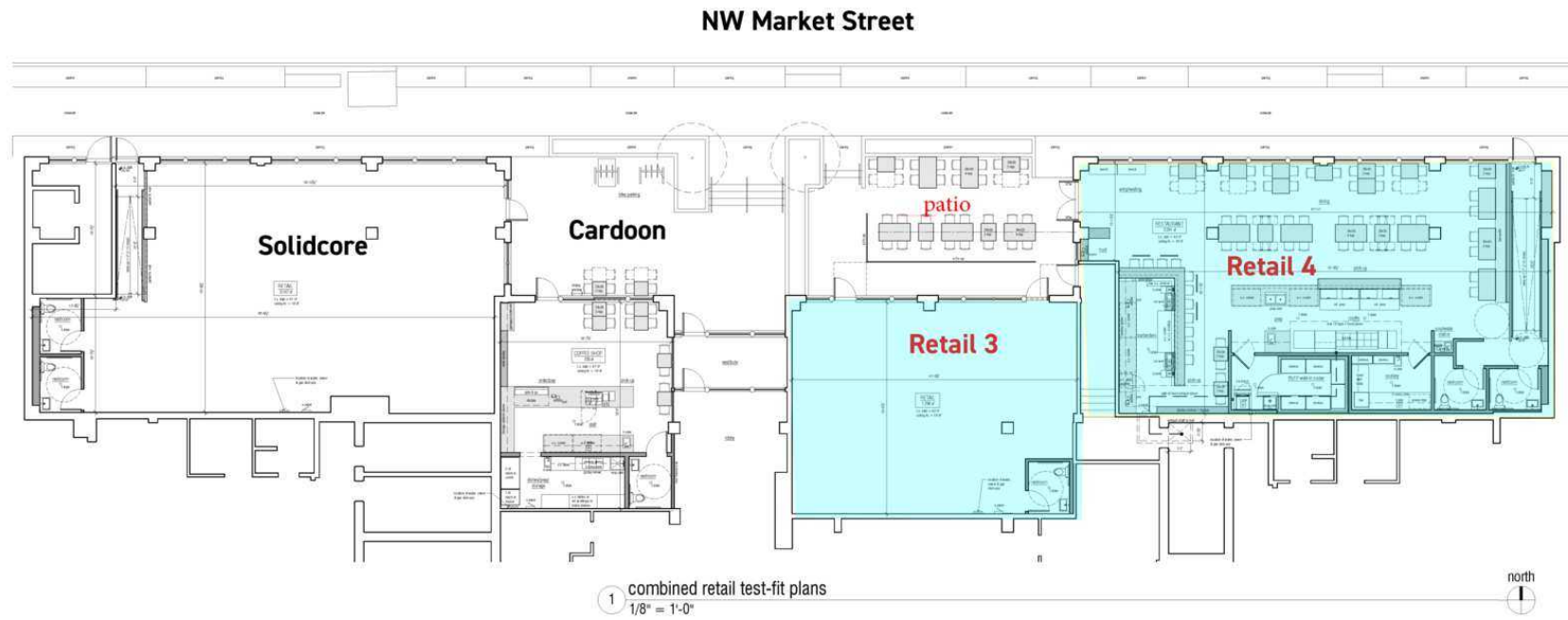
Tax: \$4.68

CAM: \$2.56

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