

# LEASE

## MEDICAL SPACE ACROSS FROM SWEDISH HOSPITAL-BALLARD

5428 Barnes Avenue Northwest Seattle, WA 98107



### OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (NNN)
Building Size:	3,600 SF
Available SF:	1,700 SF
Lot Size:	0.231 Acres
Zoning:	MIO-65-NC3-95 (M)

### PROPERTY OVERVIEW

Prime 1,700 SF medical/office space in the heart of Ballard, ideally located directly across from Swedish Hospital - Ballard.

The space offers 8 private treatment rooms/offices, including 5 with sinks, plus 2 restrooms, a dedicated break room, and a reception and waiting area.

Surface parking behind the building is shared with other tenants.

Perfect for medical, wellness, or professional service users seeking a highly accessible Ballard location.

**Heidi Ihde**  
(425) 478-7546  
heidi@hlbirealestate.com

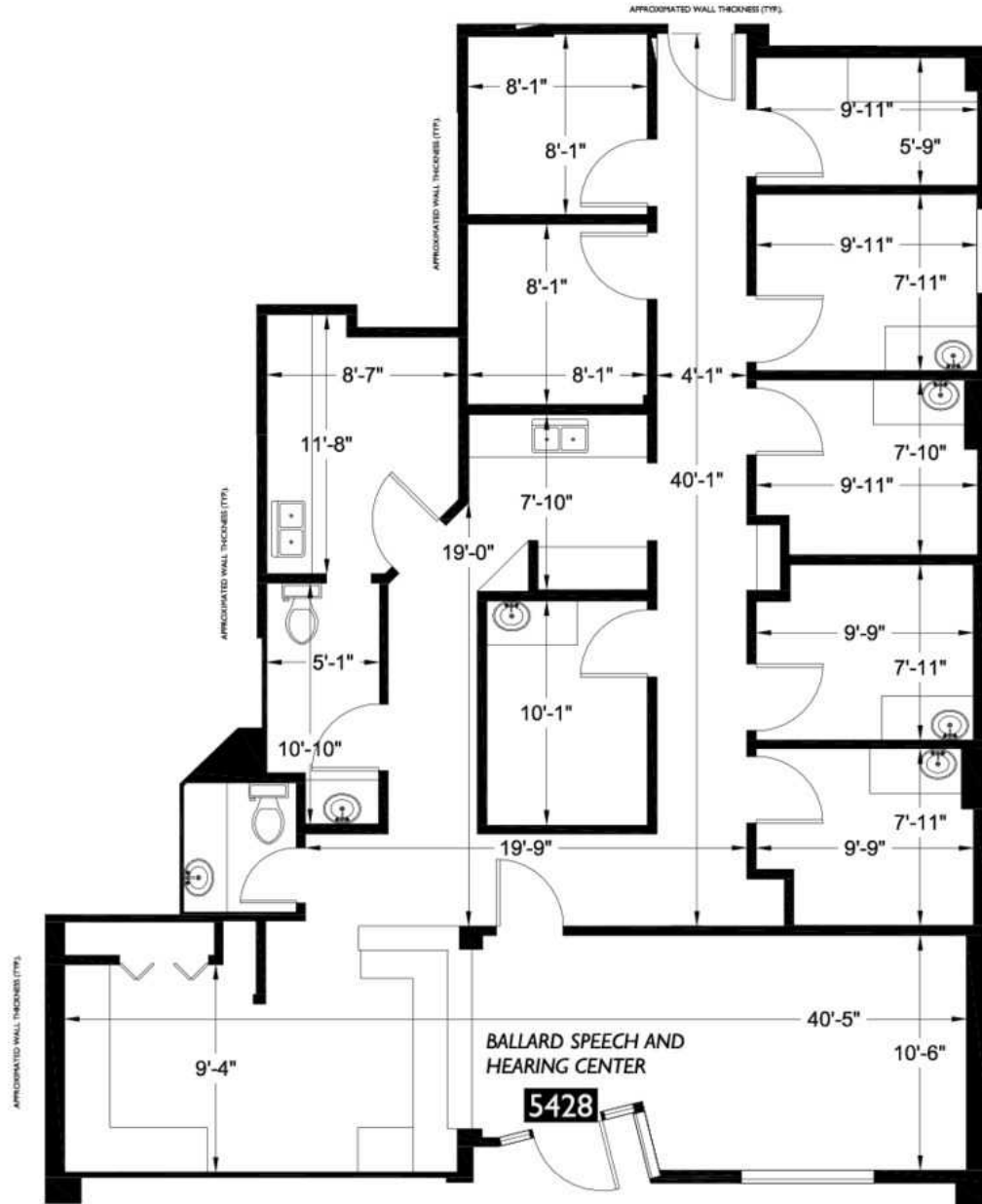


**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH

# LEASE

## MEDICAL SPACE ACROSS FROM SWEDISH HOSPITAL-BALLARD

5428 Barnes Avenue Northwest Seattle, WA 98107



**Heidi Ihde**  
(425) 478-7546  
heidi@hlbirealestate.com



**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH

# LEASE

## MEDICAL SPACE ACROSS FROM SWEDISH HOSPITAL-BALLARD

5428 Barnes Avenue Northwest Seattle, WA 98107



**Heidi Ihde**  
(425) 478-7546  
heidi@hlbirealestate.com



**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH