

# BALLARD CREATIVE OFFICE SPACE

4250 8th Ave NW, Seattle, WA 98107

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## OFFICE SPACE FOR LEASE

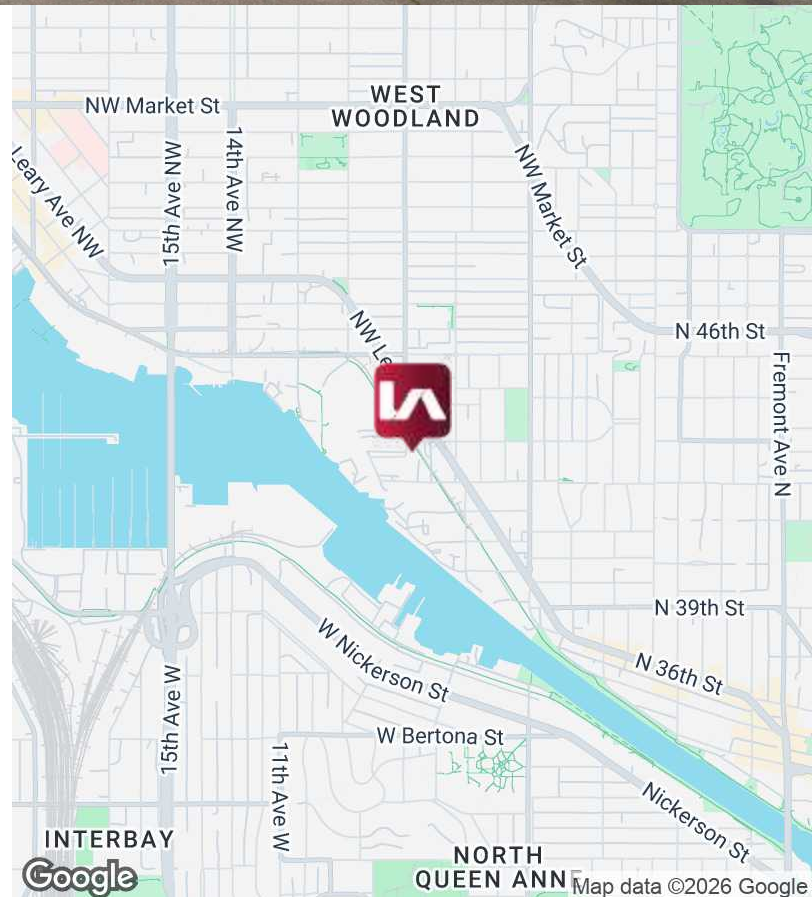
**562 - 3,128 SF Available**

### LISTING INFORMATION

ADDRESS:	4250 8th Ave NW, Seattle WA
AVAILABLE SF:	1302 SF Total
SUITE 101:	562 SF
SUITE 200:	3,128 SF
SUITE 201:	740 SF
LEASE RATE:	\$22.00 SF/yr (NNN)

### SPACE OVERVIEW

Position your business for success at "The Jog", a prime location nestled just off Leary Way and right on the popular Burke-Gilman Trail in Seattle. These creative office spaces are perfect for companies looking for an inspiring environment with great access to both outdoor activities and urban amenities. With free ample parking and close proximity to major roads and public transportation options, commuting is a breeze.

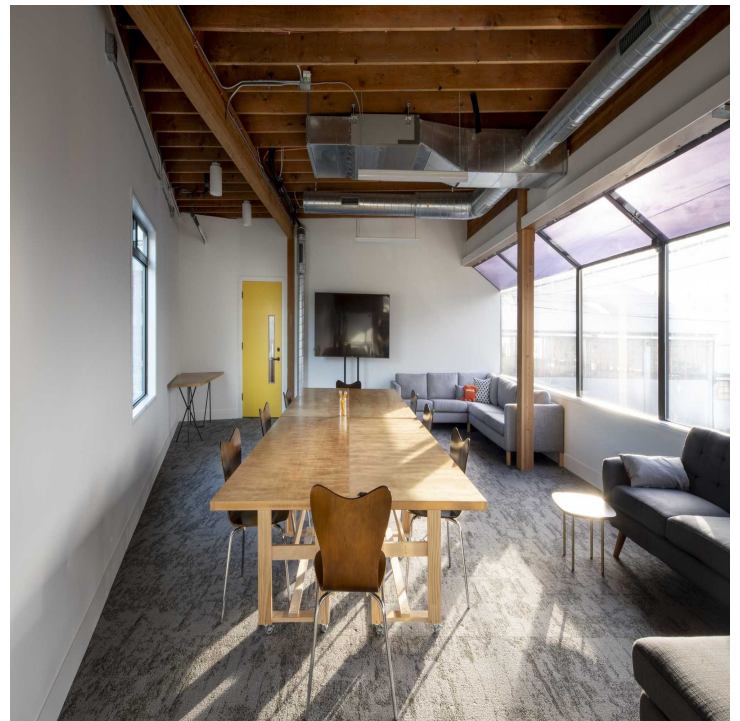
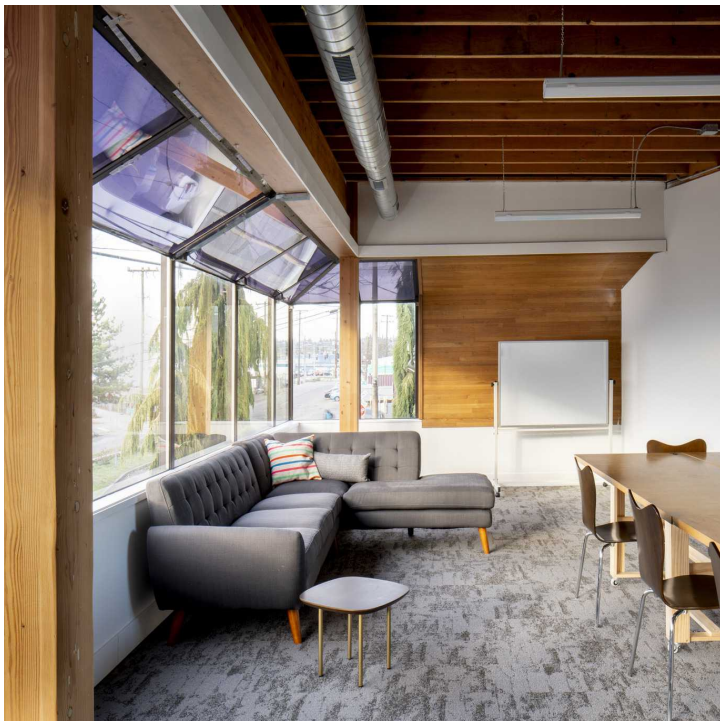
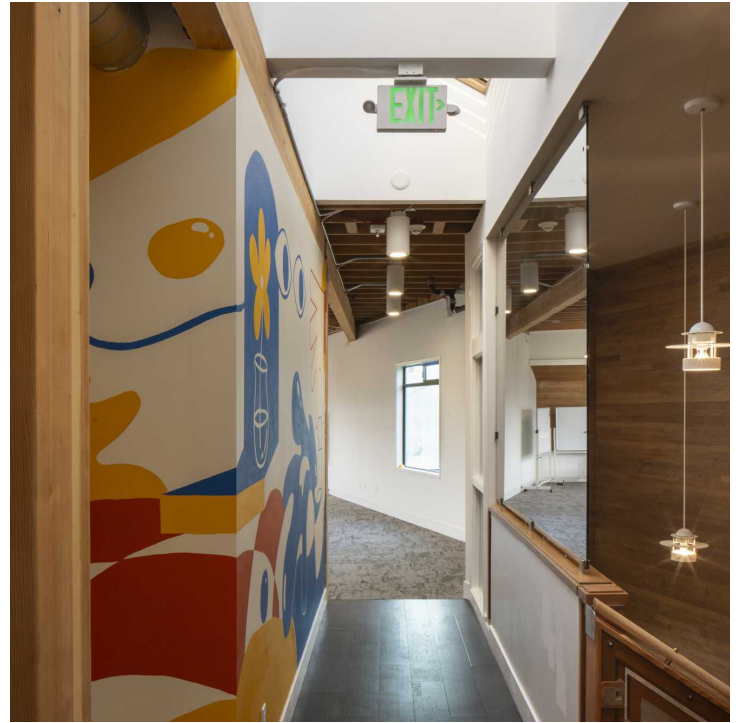


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## PHOTOS



## CONTACT

**Amanda Hahnemann, CCIM**

206.773.2691

[ahahnemann@lee-associates.com](mailto:ahahnemann@lee-associates.com)

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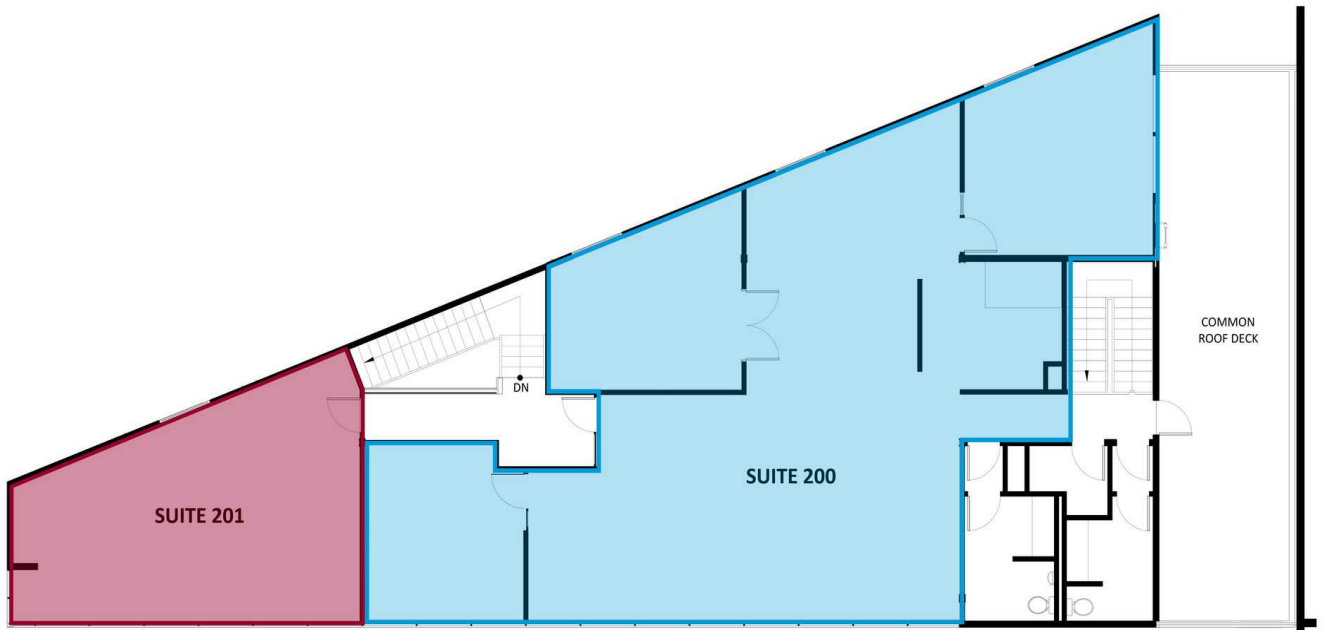
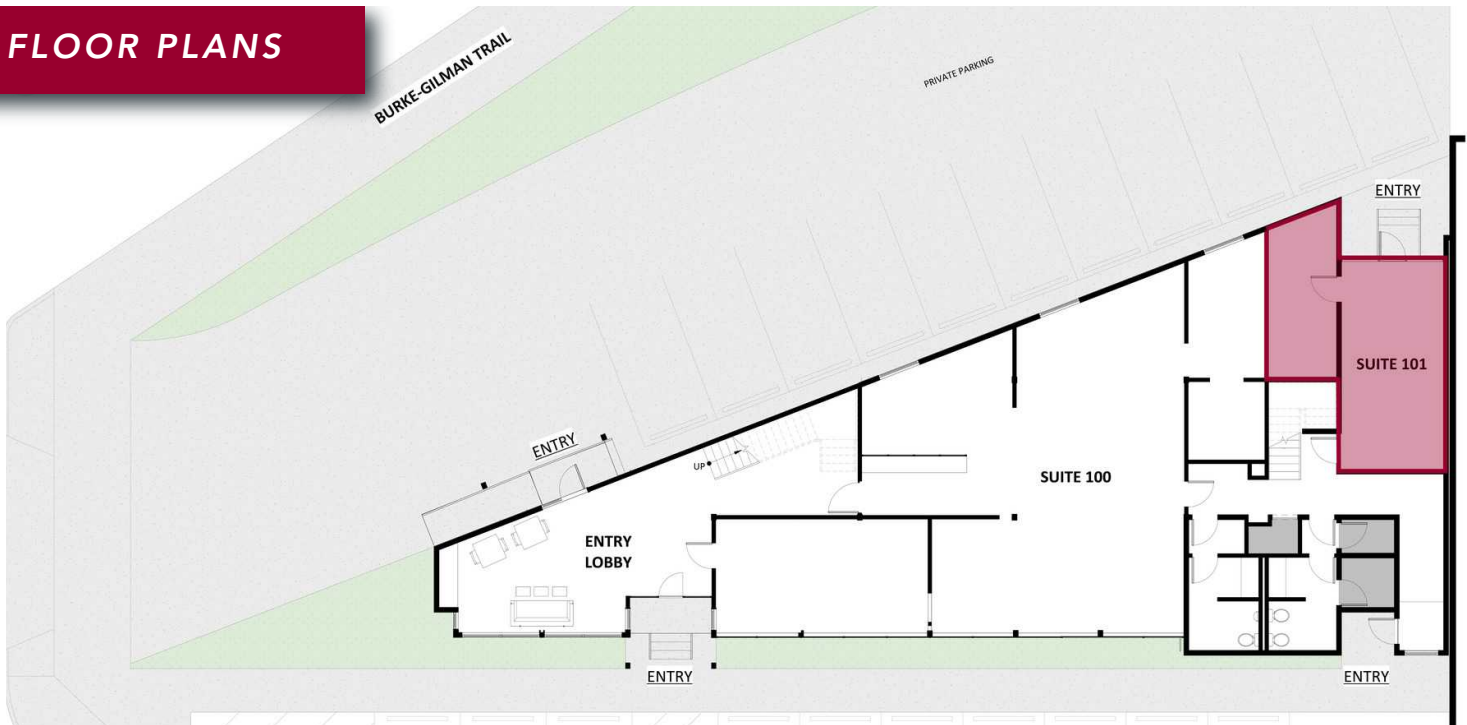
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## FLOOR PLANS



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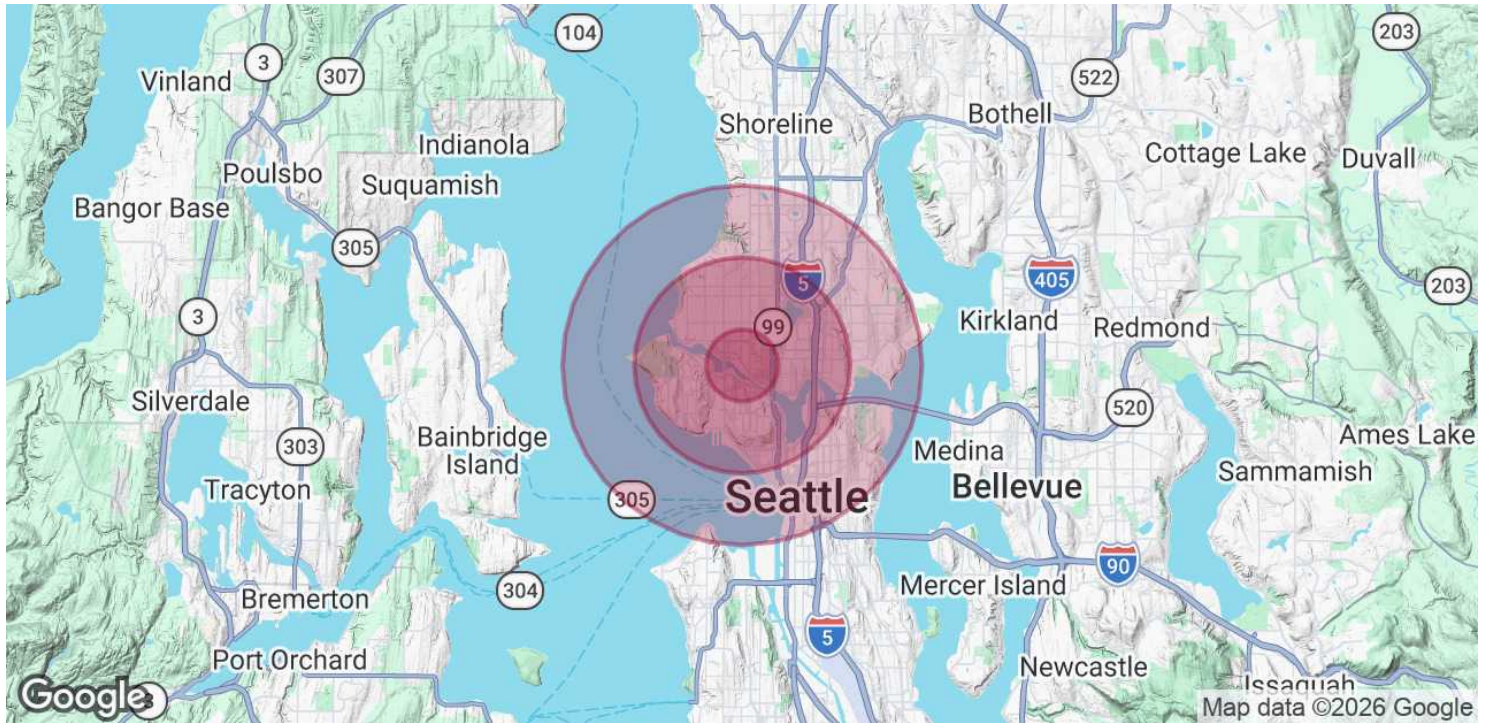
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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	32,469	274,062	519,847
AVERAGE AGE	37	37	39
AVERAGE AGE (MALE)	37	37	38
AVERAGE AGE (FEMALE)	37	38	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	15,855	132,896	256,067
# OF PERSONS PER HH	2	2.1	2
AVERAGE HH INCOME	\$193,016	\$191,223	\$184,729
AVERAGE HOUSE VALUE	\$1,209,082	\$1,165,657	\$1,150,447

Demographics data derived from AlphaMap

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