

BALLARD CREATIVE OFFICE SPACE

4250 8th Ave NW, Seattle, WA 98107



OFFICE SPACE FOR LEASE

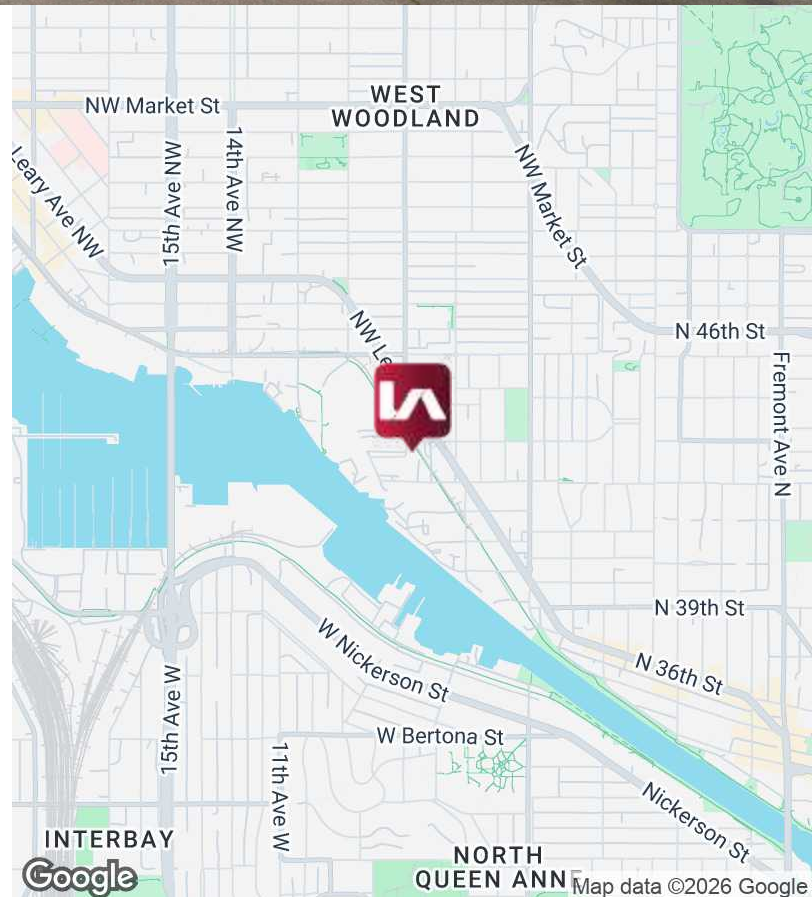
562 - 3,128 SF Available

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.

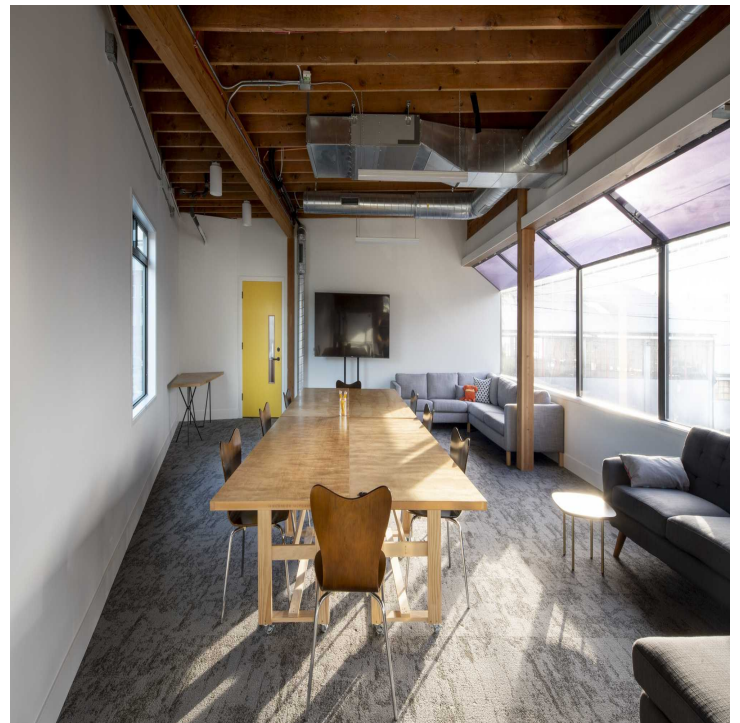
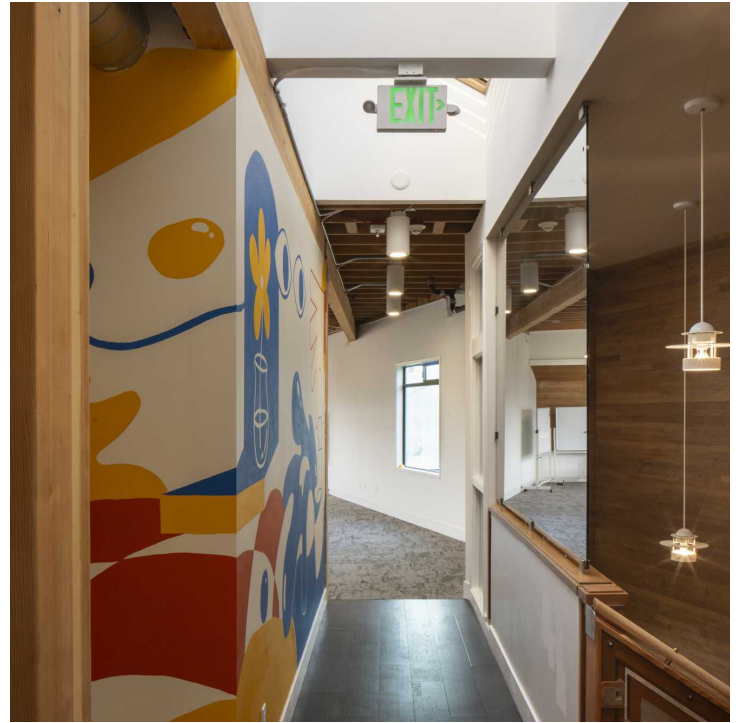


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PHOTOS



CONTACT

Amanda Hahnemann, CCIM

206.773.2691

ahahnemann@lee-associates.com

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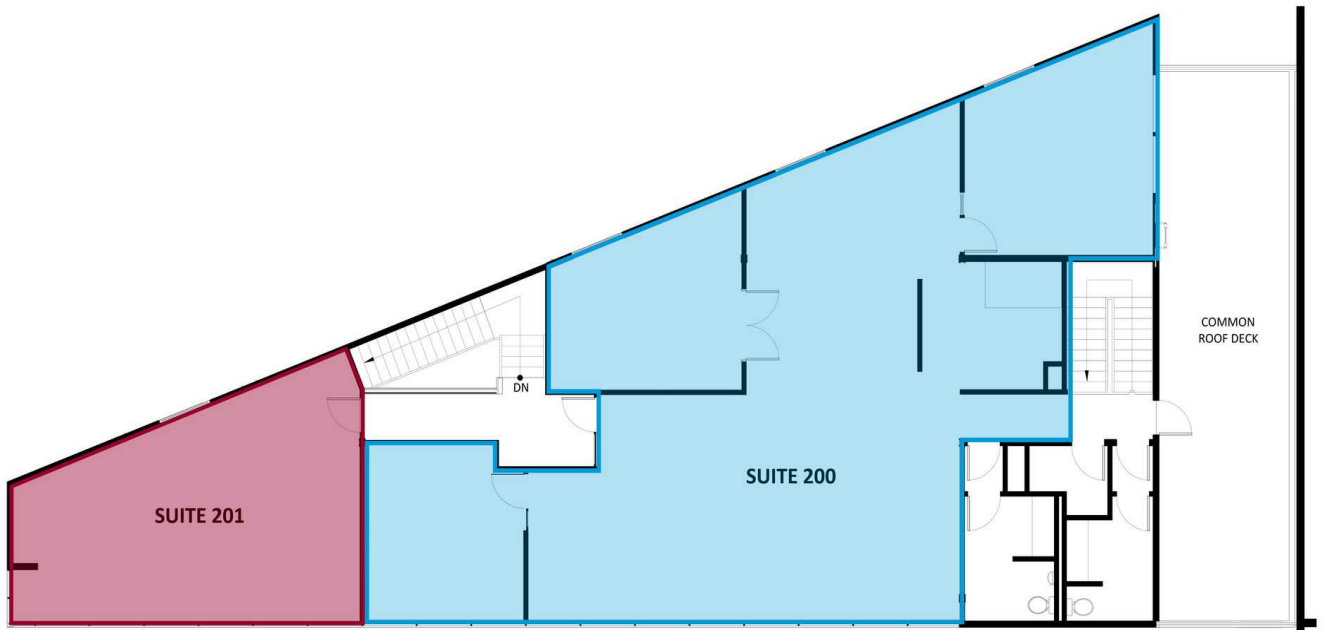
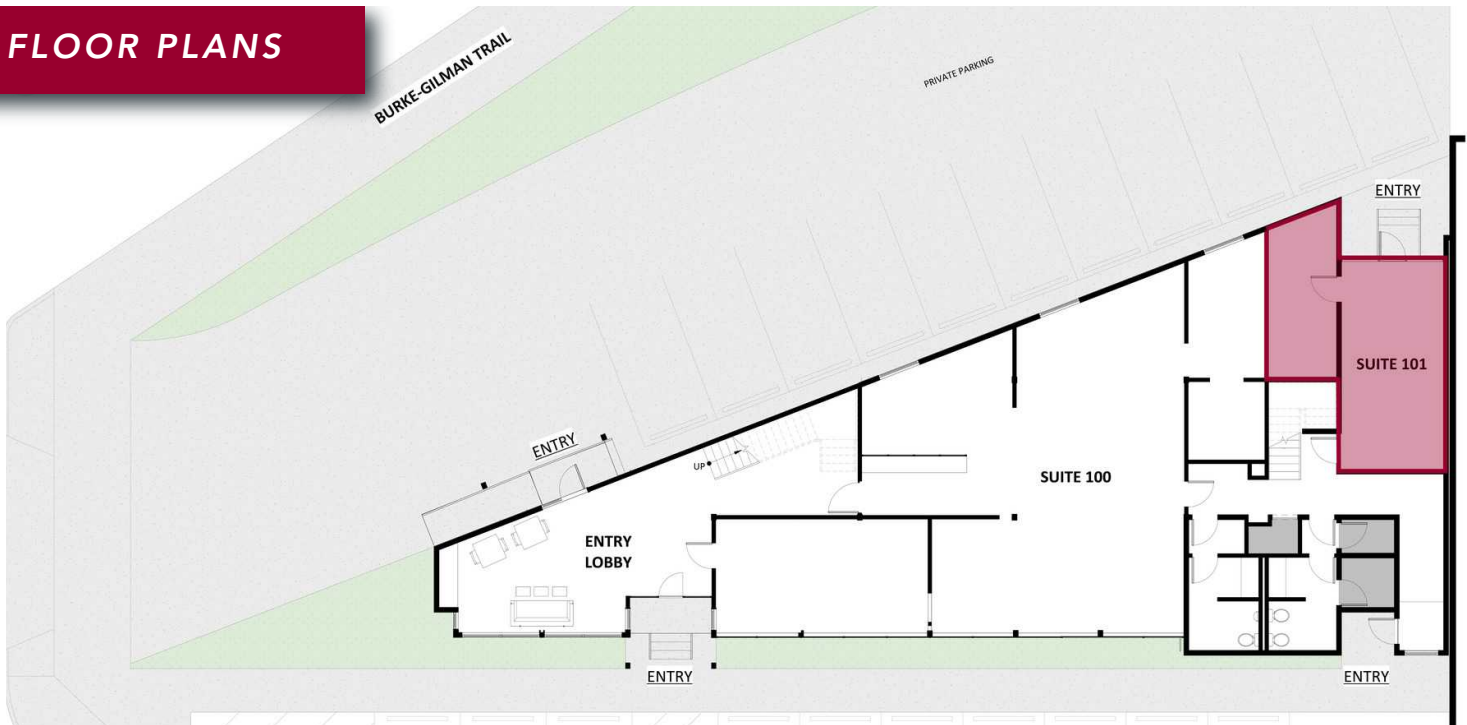
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COMMERCIAL REAL ESTATE SERVICES

FLOOR PLANS



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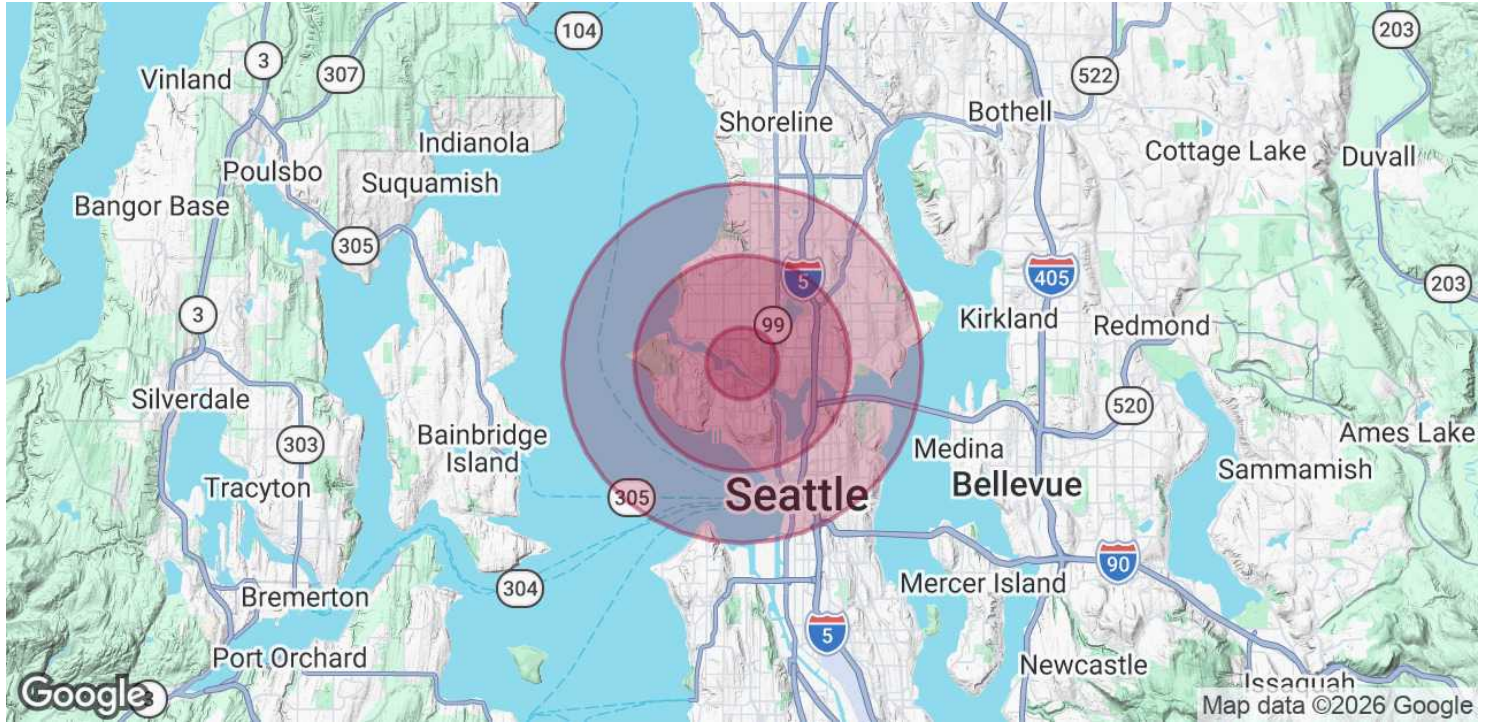
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COMMERCIAL REAL ESTATE SERVICES



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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