

WAREHOUSE/OFFICE FOR LEASE

BALLARD INDUSTRIAL | FLEX

1123 NW 51ST STREET, SEATTLE, WA 98107



AVAILABLE

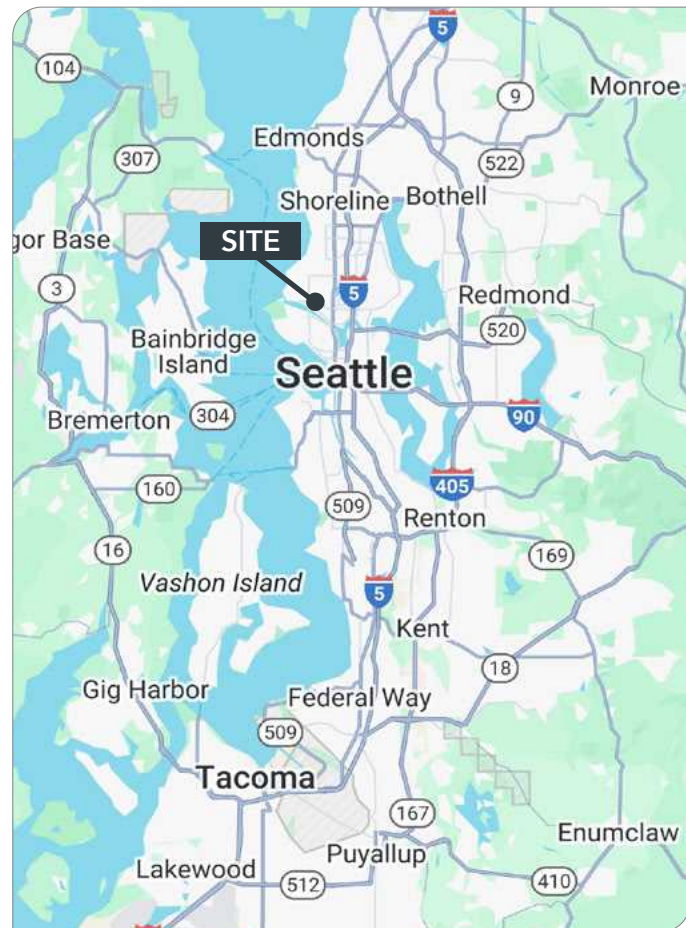
Available Size:	±5,082 SF
Ceiling Height:	±13'7" (±12'6" to bottom of central beam)
Loading Door:	10'x10' Grade-Level
Power:	200 amps; 277/480v, 3p service
Parking/Yard:	1,875 SF Fenced & Paved Yard
Zoning:	Industrial Intensive (II-U/125)
Available Date:	September 2026 (possibly sooner)
Rate/Lease Type:	Call Brokers for Rates; plus NNN

PROPERTY DESCRIPTION

A recently fully-renovated stand-alone warehouse/office property with extensive electrical and plumbing infrastructure. The building offers a functional mix of warehouse space with dedicated office on the mezzanine level. Zoned Industrial Intensive (II-U/125), the property supports a range of industrial, manufacturing, and flex uses, including uses for warehouse, light manufacturing, R&D and storage.

LOCATION DESCRIPTION

Situated in Seattle's desirable Ballard neighborhood, the property is surrounded by a mix of industrial, commercial, and creative users. It offers strong visibility and access along NW 51st Street, with convenient connections to major arterials and public transit. The location is ideal for businesses seeking a central Seattle presence with authentic neighborhood character and efficient access to downtown and surrounding markets.



CONTACT

Amanda Hahnemann
ahahnemann@lee-associates.com
C 206.852.1640

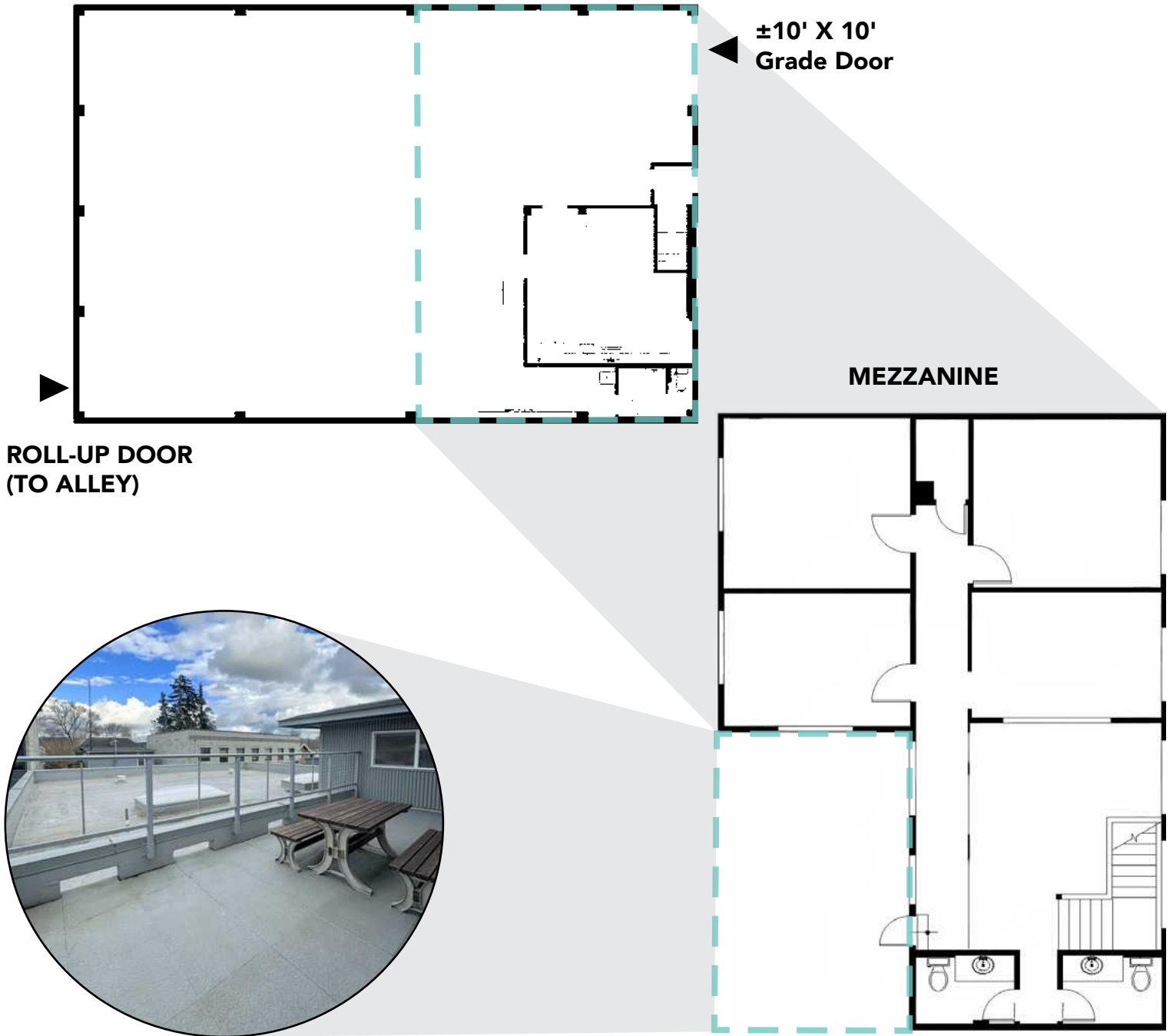
Zane Shiras, SIOR, CCIM
zshiras@lee-associates.com
C 206.724.7120

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

BALLARD INDUSTRIAL | FLEX

1123 NW 51ST STREET, SEATTLE, WA 98107

FLOOR PLANS



CONTACT

Amanda Hahnemann
ahahnemann@lee-associates.com
C 206.852.1640

Zane Shiras, SIOR, CCIM
zshiras@lee-associates.com
C 206.724.7120

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

BALLARD INDUSTRIAL | FLEX

1123 NW 51ST STREET, SEATTLE, WA 98107

PHOTOS



CONTACT

Amanda Hahnemann
ahahnemann@lee-associates.com
C 206.852.1640

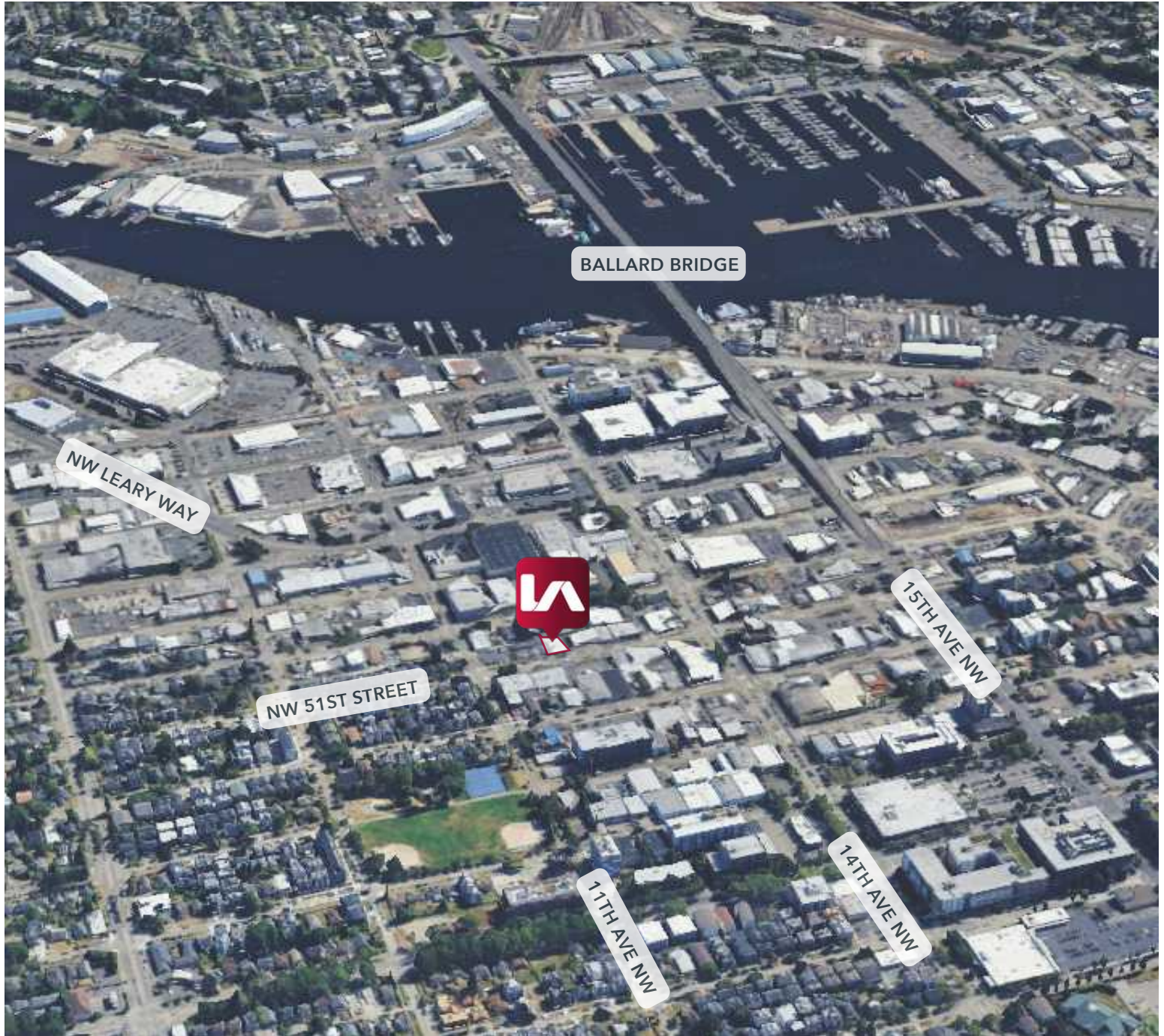
Zane Shiras, SIOR, CCIM
zshiras@lee-associates.com
C 206.724.7120

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

BALLARD INDUSTRIAL | FLEX

1123 NW 51ST STREET, SEATTLE, WA 98107

AERIAL



CONTACT

Amanda Hahnemann
ahahnemann@lee-associates.com
C 206.852.1640

Zane Shiras, SIOR, CCIM
zshiras@lee-associates.com
C 206.724.7120

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

BALLARD INDUSTRIAL | FLEX

1123 NW 51ST STREET, SEATTLE, WA 98107

AMENITIES MAP



CONTACT

Amanda Hahnemann
ahahnemann@lee-associates.com
C 206.852.1640

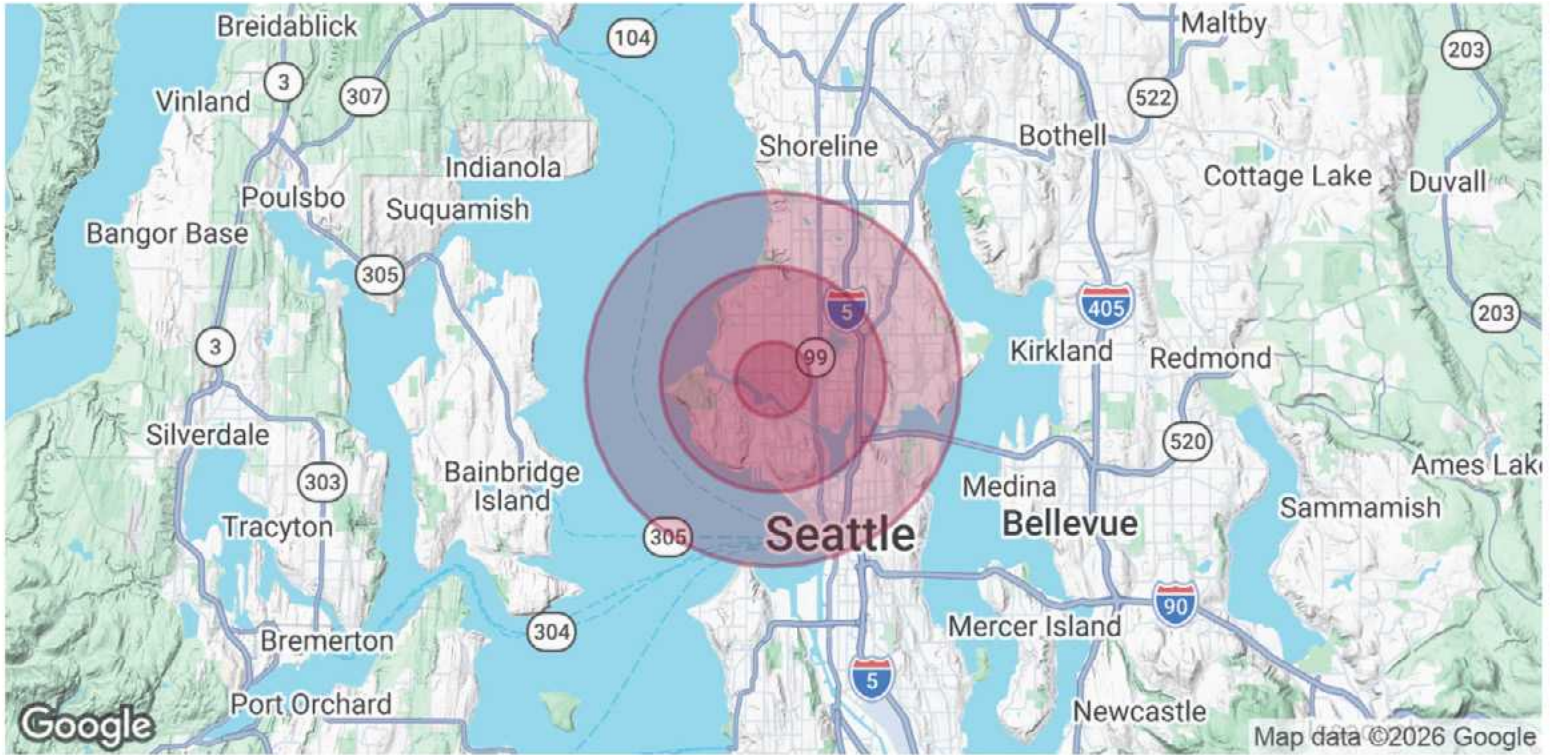
Zane Shiras, SIOR, CCIM
zshiras@lee-associates.com
C 206.724.7120

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

BALLARD INDUSTRIAL | FLEX

1123 NW 51ST STREET, SEATTLE, WA 98107

DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	35,105	240,133	475,915
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	38	37	38
AVERAGE AGE (FEMALE)	39	38	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	18,000	111,041	233,803
# OF PERSONS PER HH	2	2.2	2
AVERAGE HH INCOME	\$186,217	\$189,647	\$186,388
AVERAGE HOUSE VALUE	\$1,083,070	\$1,170,242	\$1,146,046

Demographics data derived from AlphaMap

CONTACT

Amanda Hahnemann
ahahnemann@lee-associates.com
C 206.852.1640

Zane Shiras, SIOR, CCIM
zshiras@lee-associates.com
C 206.724.7120

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.