

For Sublease 15th & Market – Ground-Floor Office/Retail Opportunity

1448 NW MARKET ST.

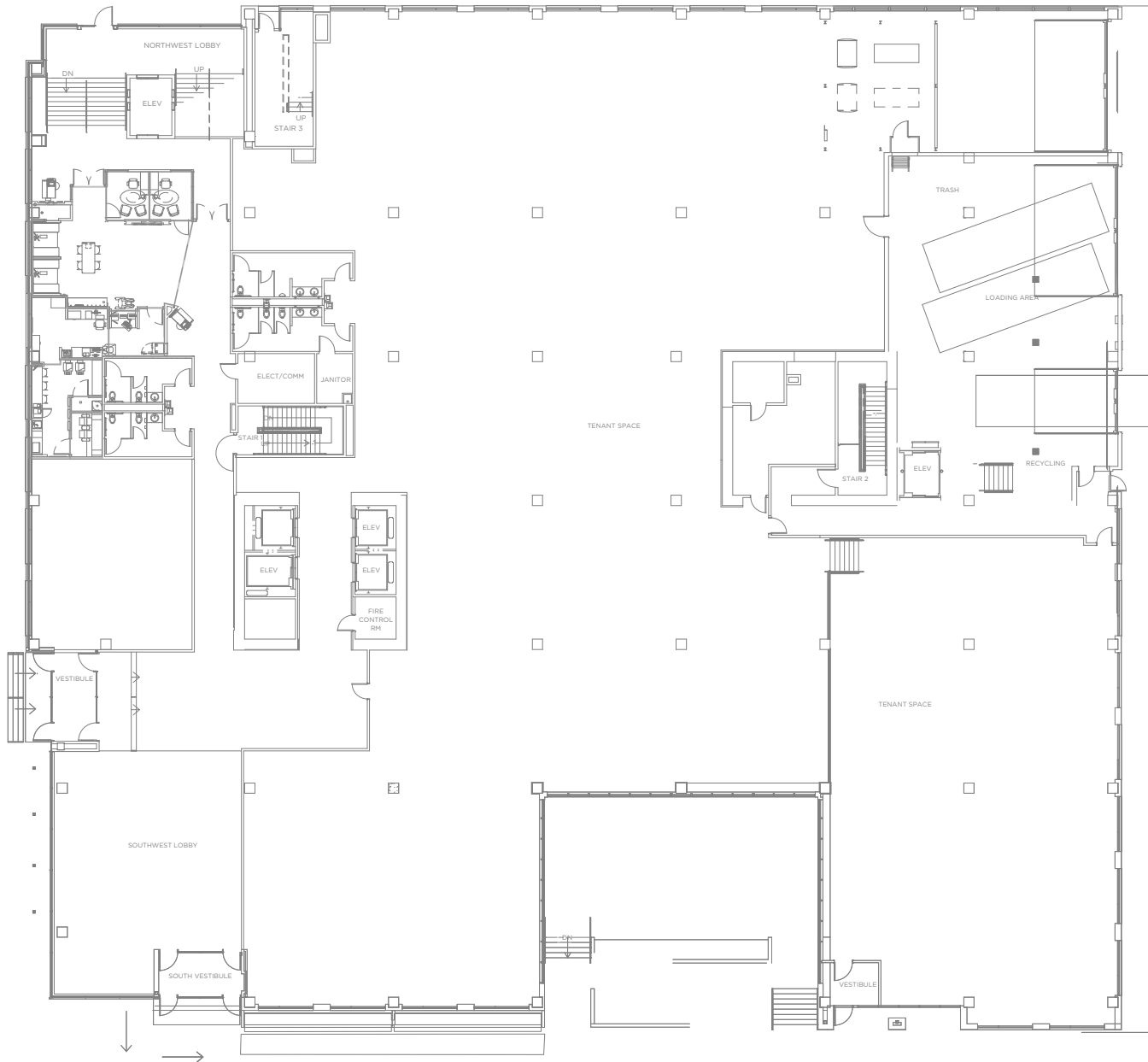
SEATTLE, WA 98107



BUILDING AMENITIES:

- High-visibility corner location on NW Market St. in Ballard
- Flexible office or retail use with modern design and large storefront windows
- 293 Parking Spaces
- Roof terrace
- Bike facilities
- On-site management
- LEED Silver proposed with energy-efficient systems
- Located in one of Seattle's most walkable, amenity-rich neighborhoods

FLOOR PLAN



NEIGHBORHOOD AMENITIES

1448 NW Market St. offers a rare opportunity in the heart of Ballard at a highly visible corner along one of the neighborhood's most active corridors. The property features flexible office or retail space within a modern building designed with large storefront windows and contemporary finishes. Tenants benefit from extensive amenities, including underground parking, bike storage, shower facilities, and access to a roof terrace. Located at NW Market Street and 15th Avenue NW, the property is surrounded by Ballard's vibrant mix of dining, retail, and residential uses, making it an ideal location for businesses seeking strong visibility in a walkable, amenity-rich neighborhood.

- **98** Walk Score
- **97** Bike Score
- **53** Transit Score
- Steps from Safeway, Walgreens, restaurants, cafés, and daily needs retail
- Close to Hotel Ballard and Ballard Inn
- Easy access to Downtown Seattle, Fremont, and Ballard's retail core
- High visibility & heavy foot and vehicle traffic



FOR MORE INFORMATION, CONTACT:

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