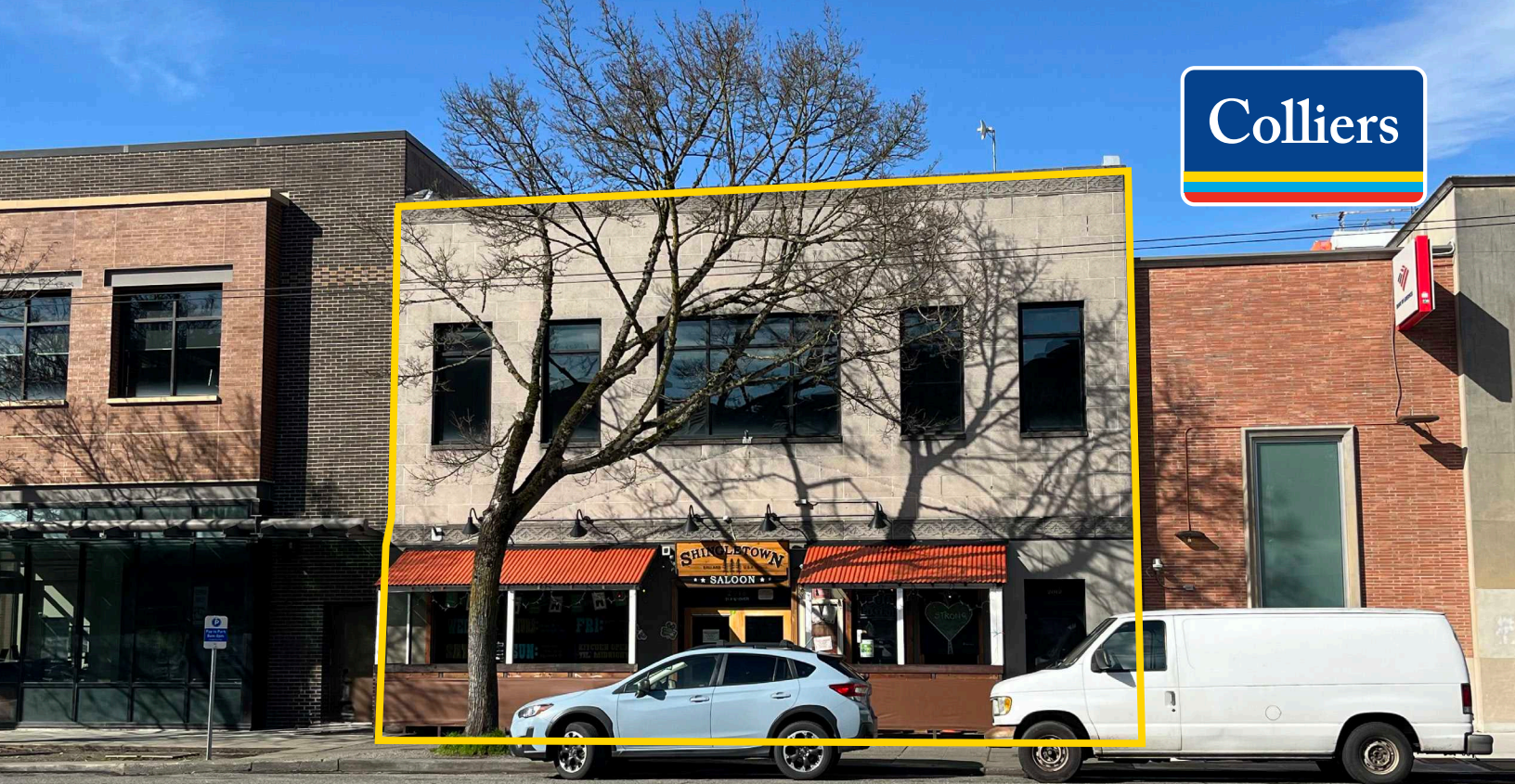




FOR LEASE OR OWNER/USER OPPORTUNITY IN THE HEART OF BALLARD

Asking Sale Price:
\$3,000,000

Full Building Lease Rate:
**\$32.52/SF,
NNN**

Ryan Olson
Senior Vice President
ryan.olson@colliers.com
Mobile: +1 425 922 3879

Colliers Bellevue
11225 SE 6th St #240,
Bellevue, WA 98004
colliers.com

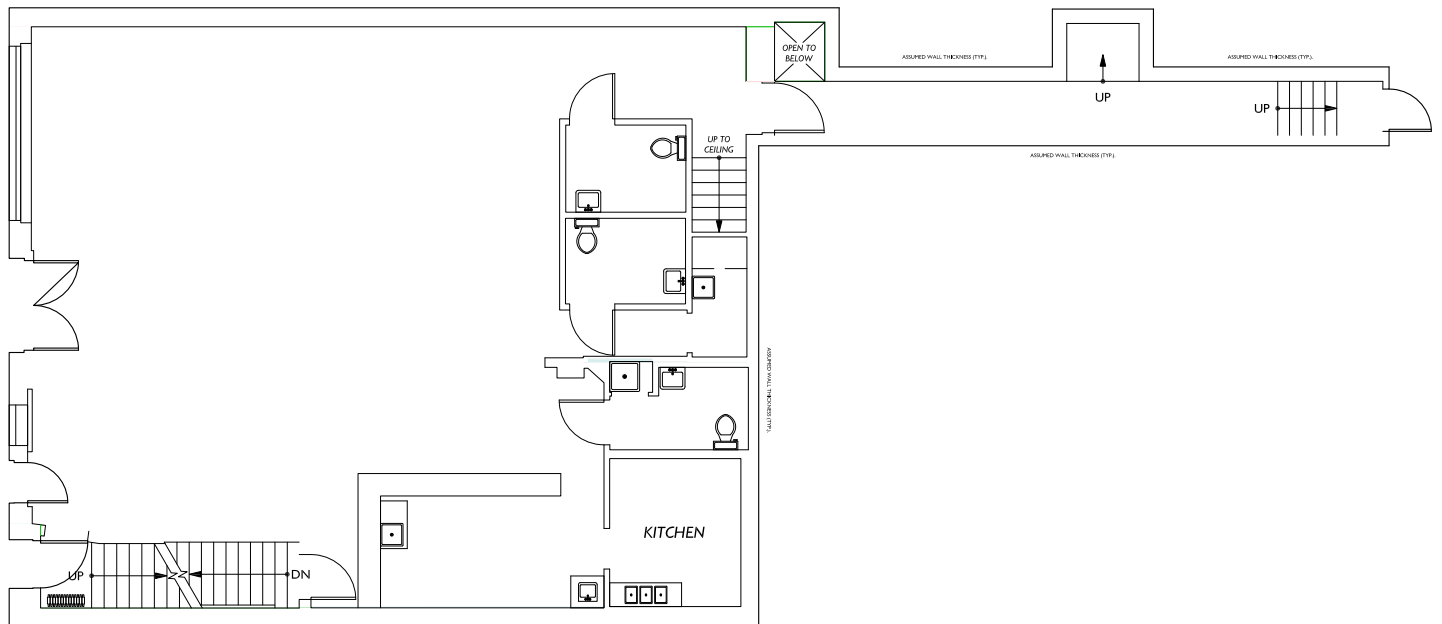
2012–2016 NW Market St. Seattle, WA 98107

- Building size: 5,568 SF; Lot size: 2,050 SF
- 1st floor & basement: 3,630 RSF
 - Perfect for retail or restaurant
 - Fully built-out bar and kitchen with a Type I hood
 - Asking rate: \$36.00/RSF, NNN
- 2nd floor: 1,938 RSF
 - New creative loft-style space overlooking NW Market Street with private, direct entrance
 - Open floorplan with high ceiling and original brick
 - Asking rate: \$26.00/RSF, NNN
- Zoned NC3P-75 allowing for redevelopment heights up to 75 feet for residential and commercial uses
- Next to Holland Partners newly announced 239 unit Market Street project
- Located between WaFd and BofA
- Walker's paradise: Walk-score 98

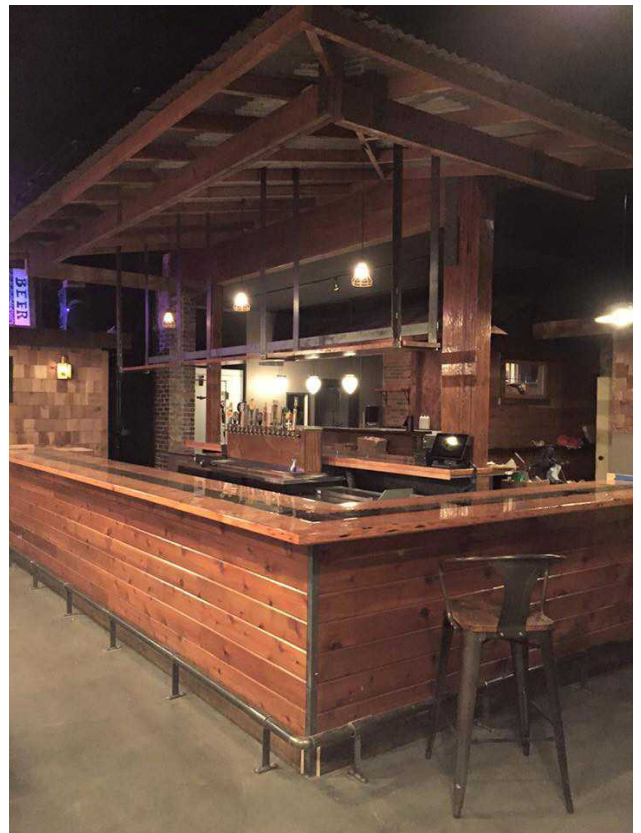
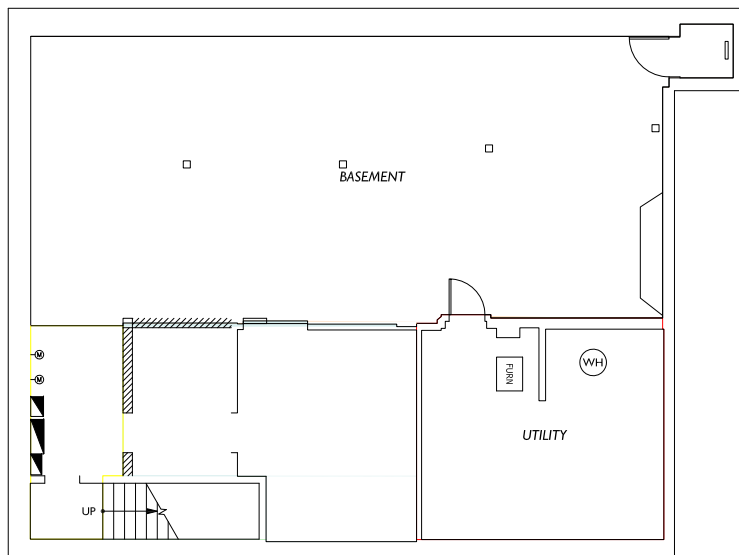
2012-2016 NW Market St.



1st Floor - Street Level



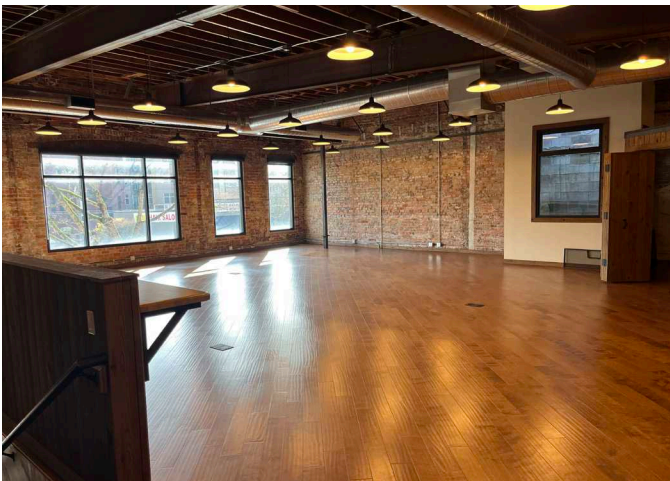
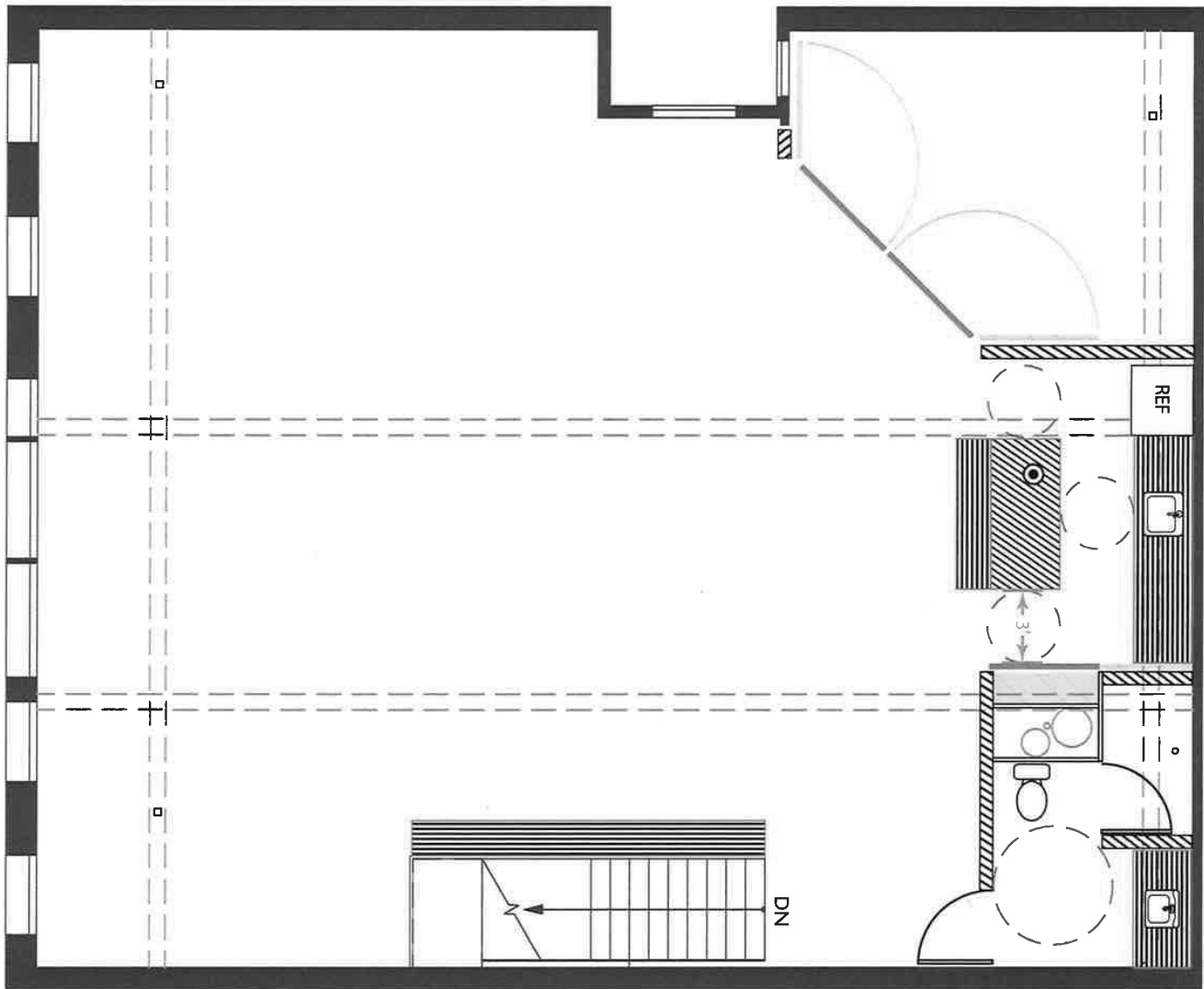
Basement

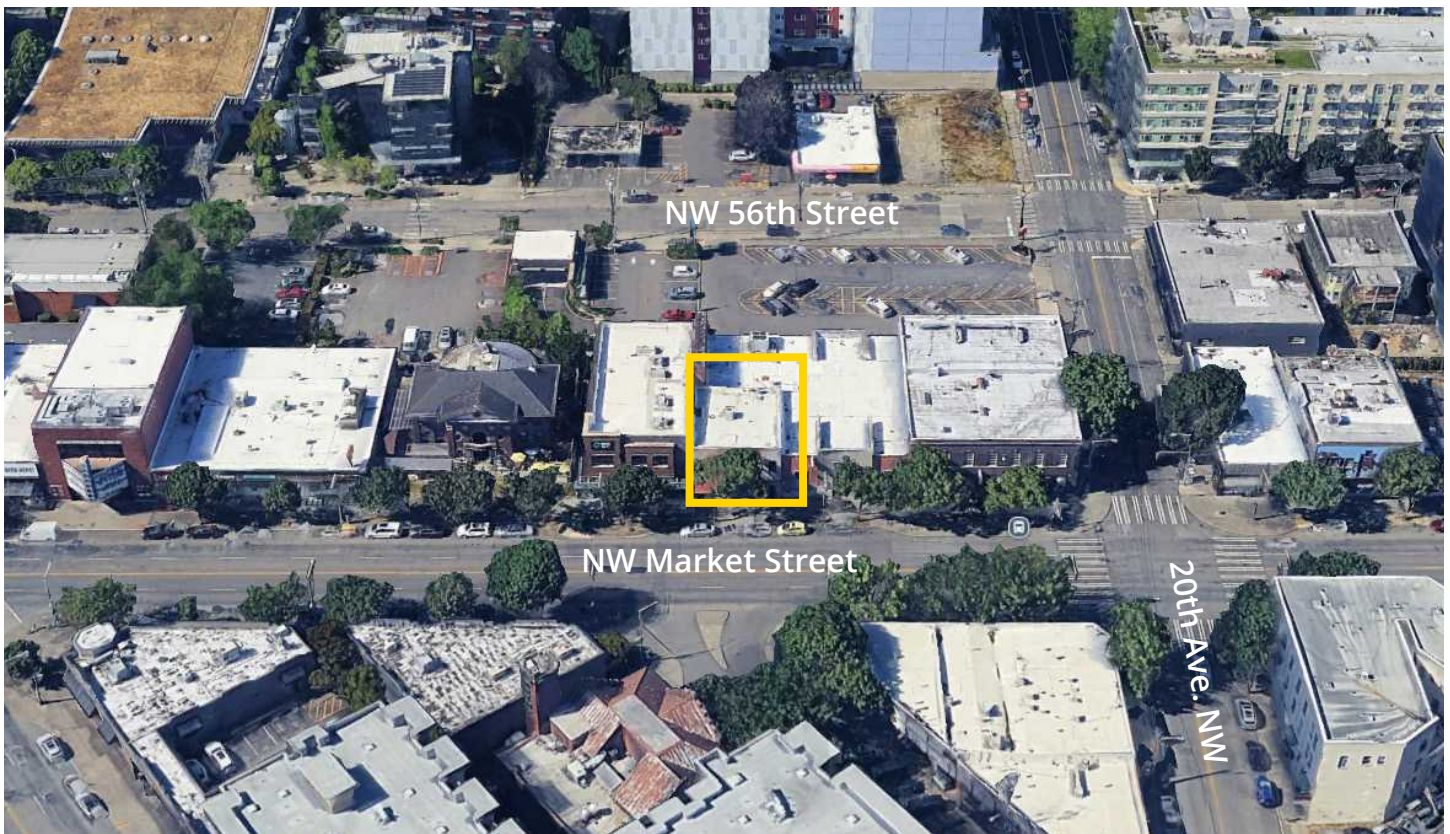
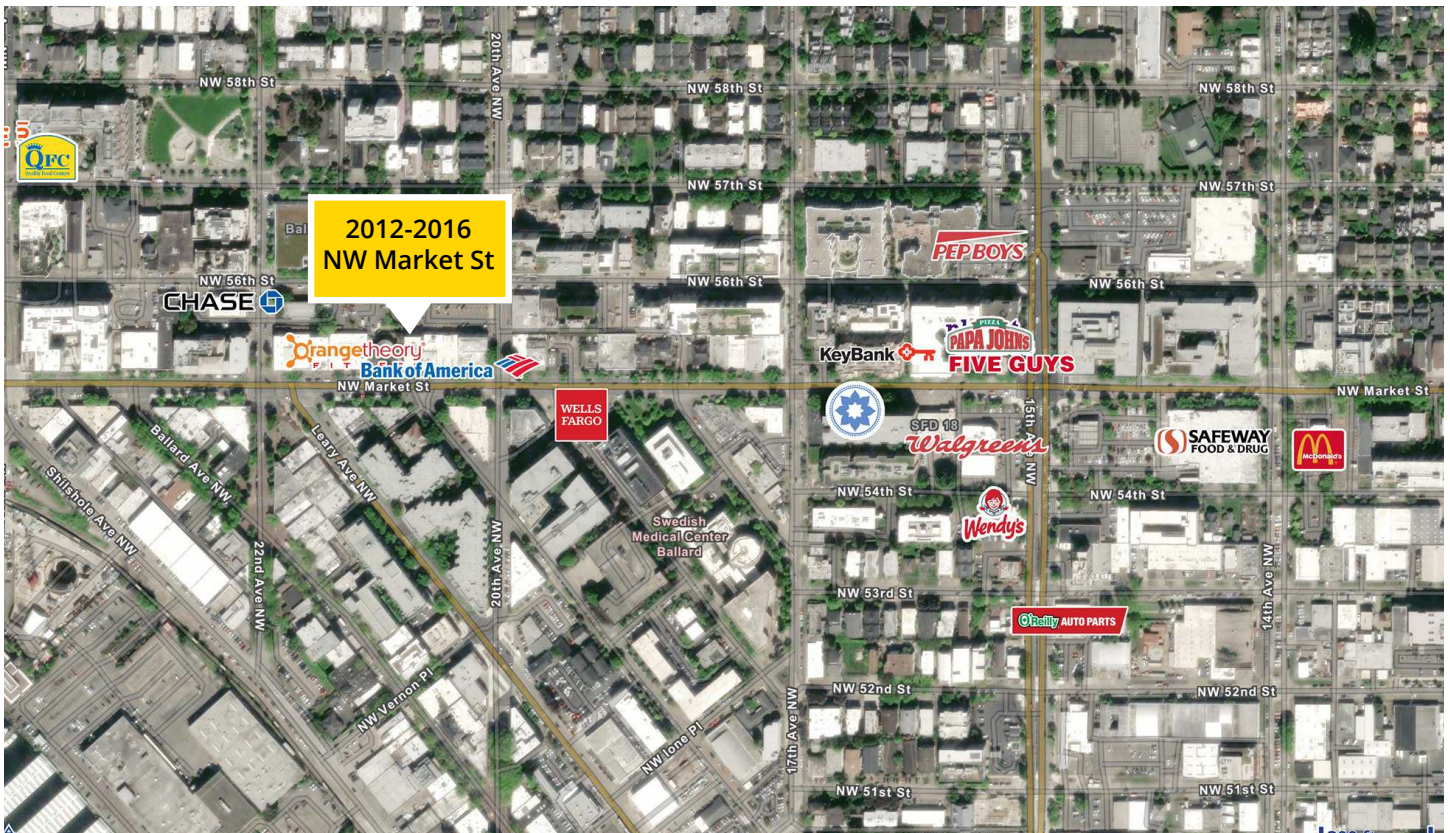


2012-2016 NW Market St.

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2nd Floor - Loft Space





Ryan Olson
 Senior Vice President
 ryan.olson@colliers.com
 Mobile: +1 425 922 3879

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