

FOR LEASE

Ballard Contractor Opportunity

625 NW 45th St, Seattle, WA

Rare opportunity featuring a high-quality office buildout, functional warehouse space, and on-site parking. The unique layout provides a seamless blend of professional office and shop space, ideal for contractors, design-build firms, and other specialty trade users.

PROPERTY HIGHLIGHTS

- + Prime Ballard location right off of Leary Way
- + Fenced parking area for 3 vehicles and additional street parking
- + Functional crane in the shop and dust collection
- + Optional furniture/tools can stay, call for further details
- + Office includes 4 work stations, 2 private office suites, 1.5 bathroom, showroom, and a functional kitchen
- + Call for rates

ALLY BRADEN

Associate
+1 425 586 5649
abraden@nai-psp.com



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

TOTAL SF

3,035 SF

SHOWROOM/OFFICE

1,020 SF

WAREHOUSE/SHOP/STORAGE

2,015 SF

SHOP CLEAR HEIGHT

20'

LOADING

1 - 10' Roll-Up Door

nai-psp.com

Floor Plan



Floor -1

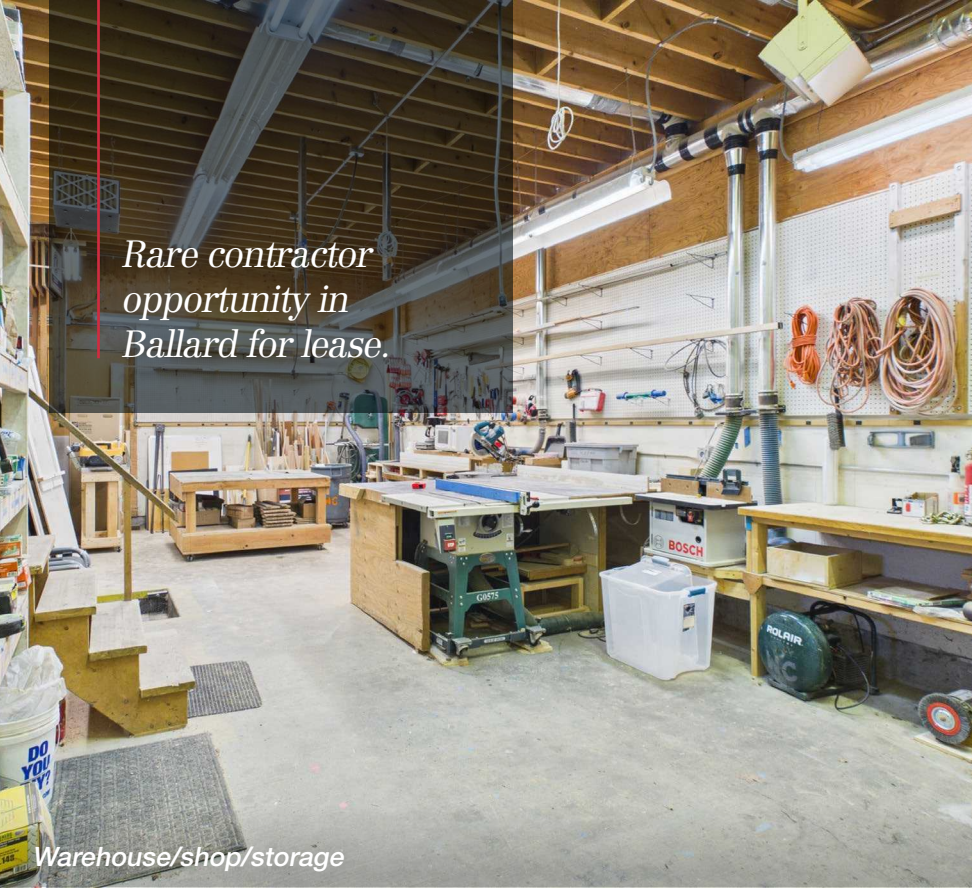


**Measurements are approximate and not to scale. This floor plan is intended for illustration only.*

ALLY BRADEN

Associate
+1 425 586 5649
abraden@nai-psp.com





Rare contractor opportunity in Ballard for lease.

Warehouse/shop/storage



Fenced exterior area



Office Space

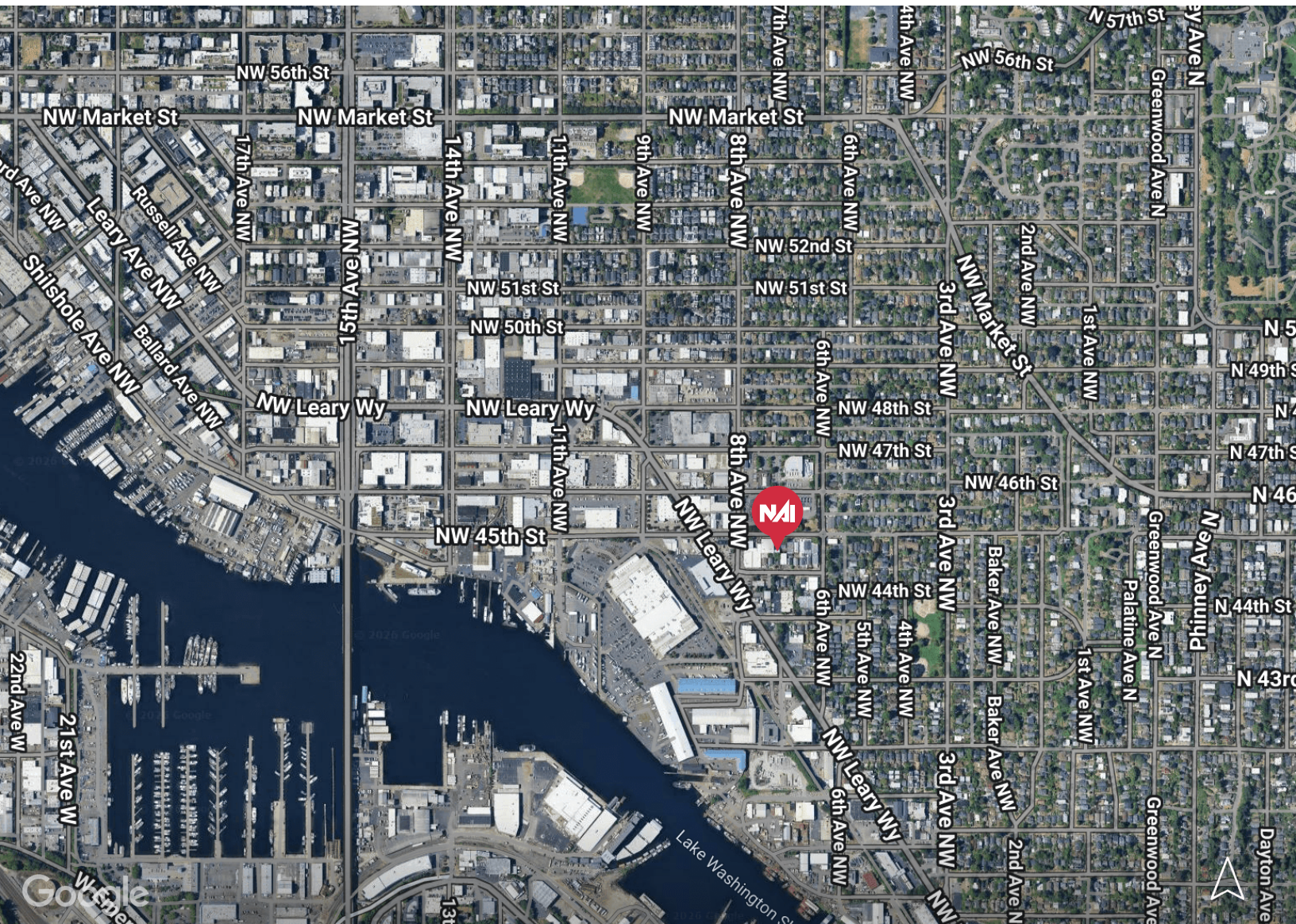


Showroom

ALLY BRADEN
Associate
+1 425 586 5649
abraden@nai-psp.com



Location Information



ZONING: URBAN INDUSTRIAL (UI) U/45 CITY OF SEATTLE

Designed to accommodate a mix of light industrial, maker, creative production, commercial, and employment-oriented uses in an urban setting. The zone encourages entrepreneurship, innovation, and small-scale manufacturing while allowing a broader mix of supporting uses than traditional industrial zones. It is often applied in areas that serve as a transition between core industrial districts and surrounding urban neighborhoods.

ALLY BRADEN

Associate
+1 425 586 5649
abraden@nai-psp.com

