

AVAILABLE FOR LEASE OR PURCHASE

OFFICE, MEDICAL,  
MARITIME-USE BUILDING

# SALMON BAY BUILDING

2320 WEST COMMODORE WAY  
SEATTLE, WA 98199



32,866 RSF BUILDING ON 0.81 ACRES  
SUITE 110 - 2,217 RSF AVAILABLE FOR LEASE

WATER VIEWS

**BUILDING PURCHASE OPPORTUNITY:  
INQUIRE FOR PRICING AND FINANCIAL INFORMATION**

**CBRE**



# SALMON BAY BUILDING



## PROPERTY FEATURES



**Total Building Size:** 32,866 RSF office, medical, maritime-use building on 0.81 acres of land with water views



**Available Space:** 2,217 RSF on the 1st floor



**High Quality Construction** completed in 2009 by Schuchart Construction and Stuart Silk Architects



**Three stories** over parking and storage



**Situated steps away** from the Ballard Ship Canal, Salmon Bay and Ballard Locks



**Convenient access** to I-5 and just 15 minutes from the Seattle CBD



**15' ceilings** with expansive windows and natural light



**2.5/1,000 RSF** parking ratio



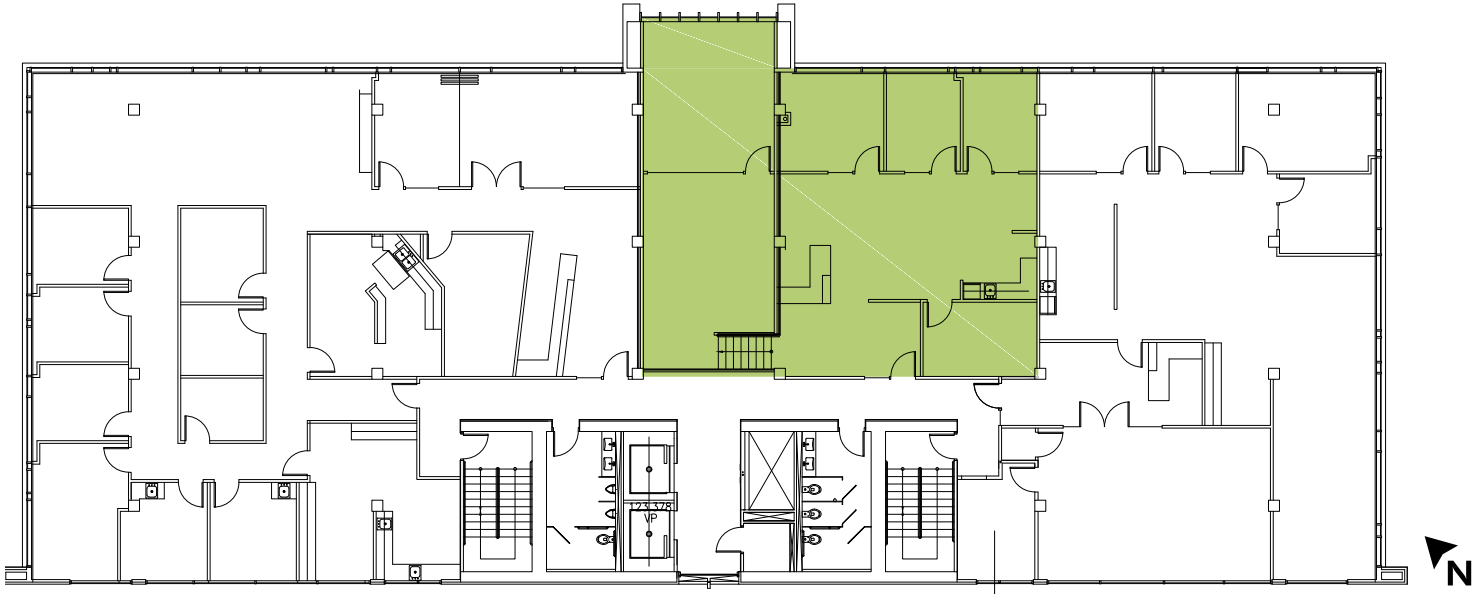
**Building Purchase Opportunity:** Inquire with brokers for pricing



**Walking distance** to restaurants and retail amenities

# AVAILABLE SPACE

**First Floor:** 2,217 RSF



## INVESTMENT HIGHLIGHTS

- » **Strategic Location: Adjacent to maritime industries**
- » **Rare close-in owner/user opportunity**
- » **Stable cash flow with term**



**FULL FINANCIAL OVERVIEW  
AVAILABLE UPON  
CA SIGNATURE**





# SALMON BAY BUILDING

## LOCATION



**QFC**  
Quality Food Centers

target Walgreens SAFeway  
amazon fresh Reuben's BREWS  
Wendys YACO BELL MOD PIZZA  
Power Boat Car Wash US BANK  
SWEDISH 7 ELEVEN O'Reilly AUTO PARTS

**SALMON BAY BUILDING**

LA FITNESS TRADER JOE'S  
SEPHORA PCC COMMUNITY MARKETS  
ROSS NEEDS FOR LESS

Maritime Safety Services Atlas  
NORTHWESTERN INDUSTRIES-ARIZONA, INC. Thermetrics  
SEATTLE MARINE & BOATING SUPPLY CO. OCEAN PEACE, INC. BOATS & BOARDS  
NETWORK INNOVATIONS FUSIONMARINE INC4 swimium performance hydraulics

Port of Seattle

FISHERMAN'S TERMINAL

WITHIN 2.5 MILES  
WHOLE FOODS HomeGoods  
QFC Quality Food Centers CVS pharmacy  
Total Wine & More





Drive Time from Salmon Bay Building to Seattle CBD: 15 minutes



# SALMON BAY BUILDING

## EXTERIOR PHOTOS





# INTERIOR PHOTOS





FOR LEASE OR SALE

# SALMON BAY BUILDING

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