



FOR LEASE / FOR SALE

BALLARD MOSER BUILDING

1110 NW 50TH ST
SEATTLE, WA

 **Kidder
Mathews**



FOR LEASE / SALE

Moser Building

1110 NW 50TH ST, SEATTLE, WA



BUILDING FEATURES

Available	±9,597 SF Total
Delivery	2nd Quarter 2020
Zoning	IB U/45' Flexible uses include but not limited to: office, light manufacturing, sports/recreation, craft brewing, childcare and loft apartment
Amenities	Elevator, HVAC, steel and timber glulam beam ceilings, operable windows, LED lighting, rooftop deck and on site parking

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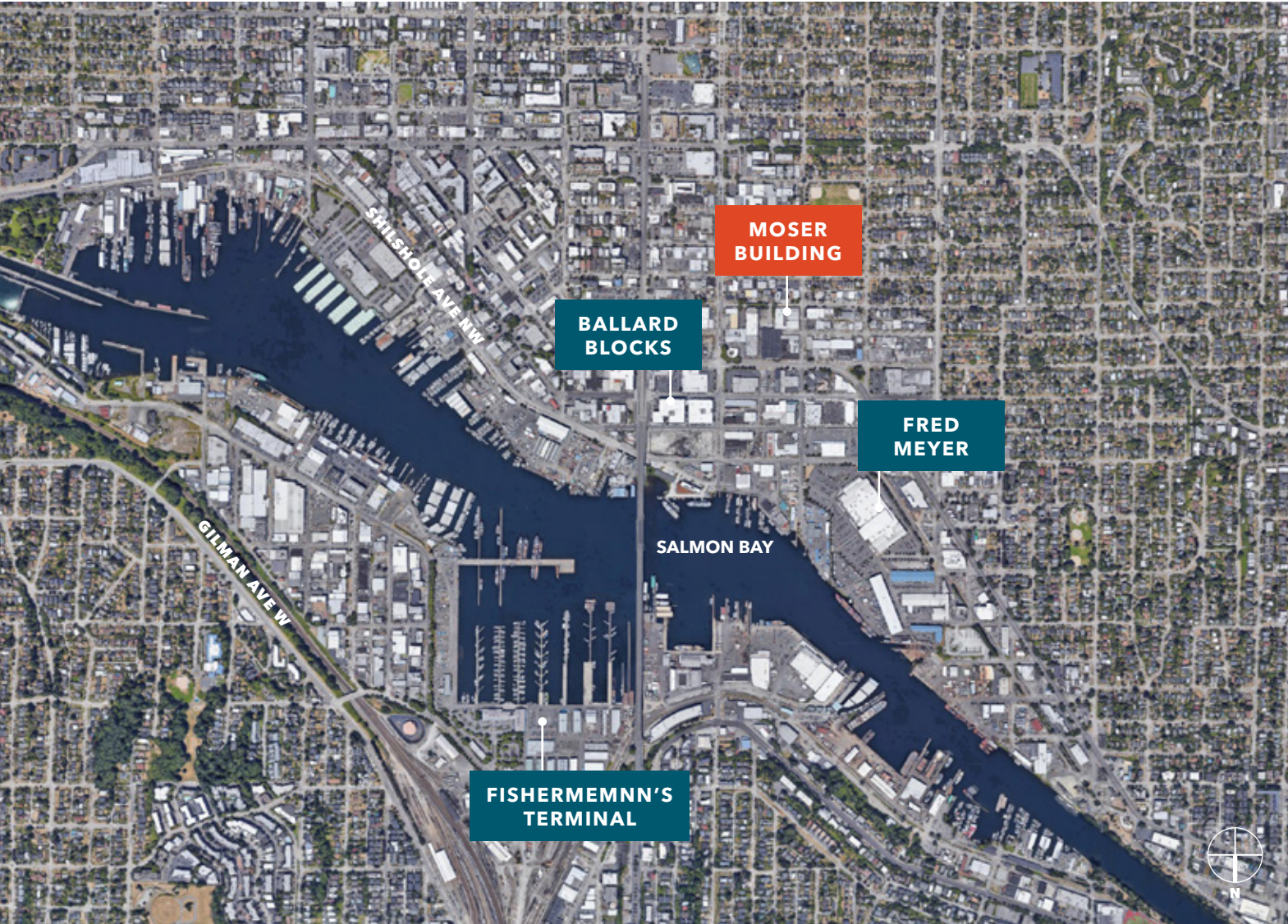
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Building Highlights

COMMON area in building recently upgraded

TOTAL: ±9,597 SF

GROUND FLOOR: ±2,779 SF, ceiling height ±14'10"

SECOND FLOOR: ±3,409 SF ceiling height ±10'8'

THIRD FLOOR: ±3,409 SF, ceiling height ±10'9"
*Optional ±800 SF loft apartment suite

FREE-STANDING building designed by architect E. Cobb

FOUR oversized drive-in doors

ON-SITE parking

3-PHASE power, ±400 amps 120/208

LEASE RATE: \$34.50 NNN

SALE PRICE: \$5,750,000

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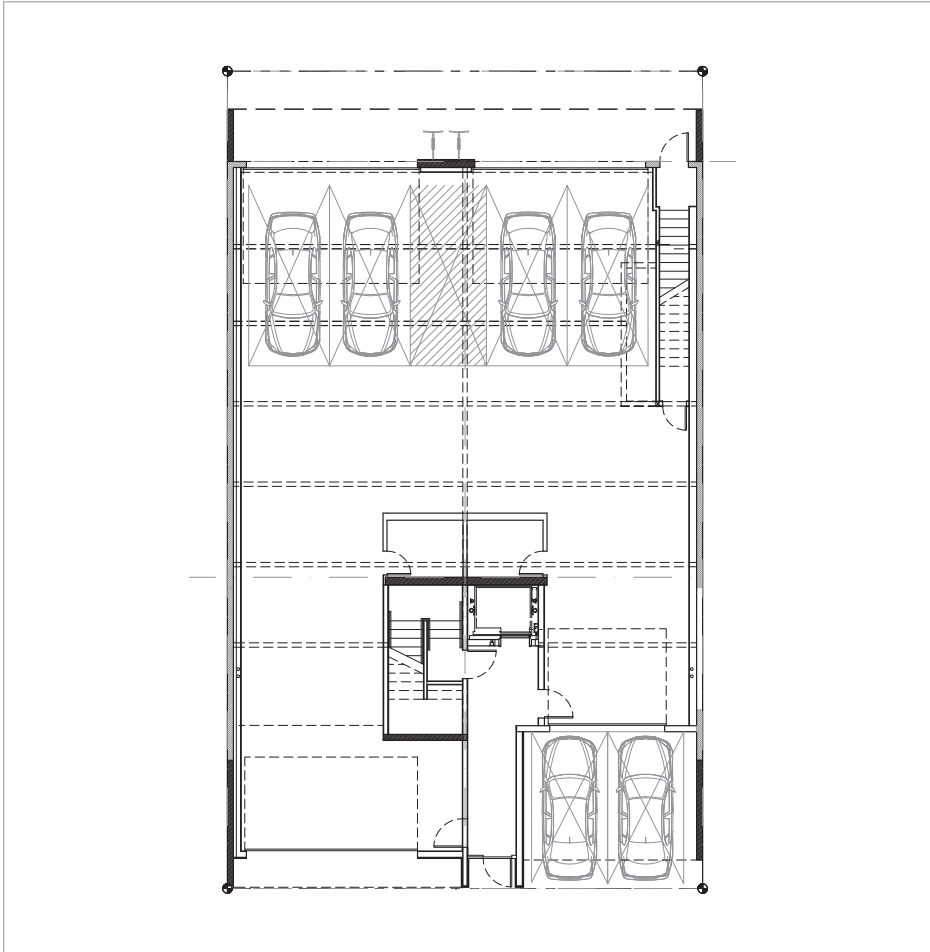
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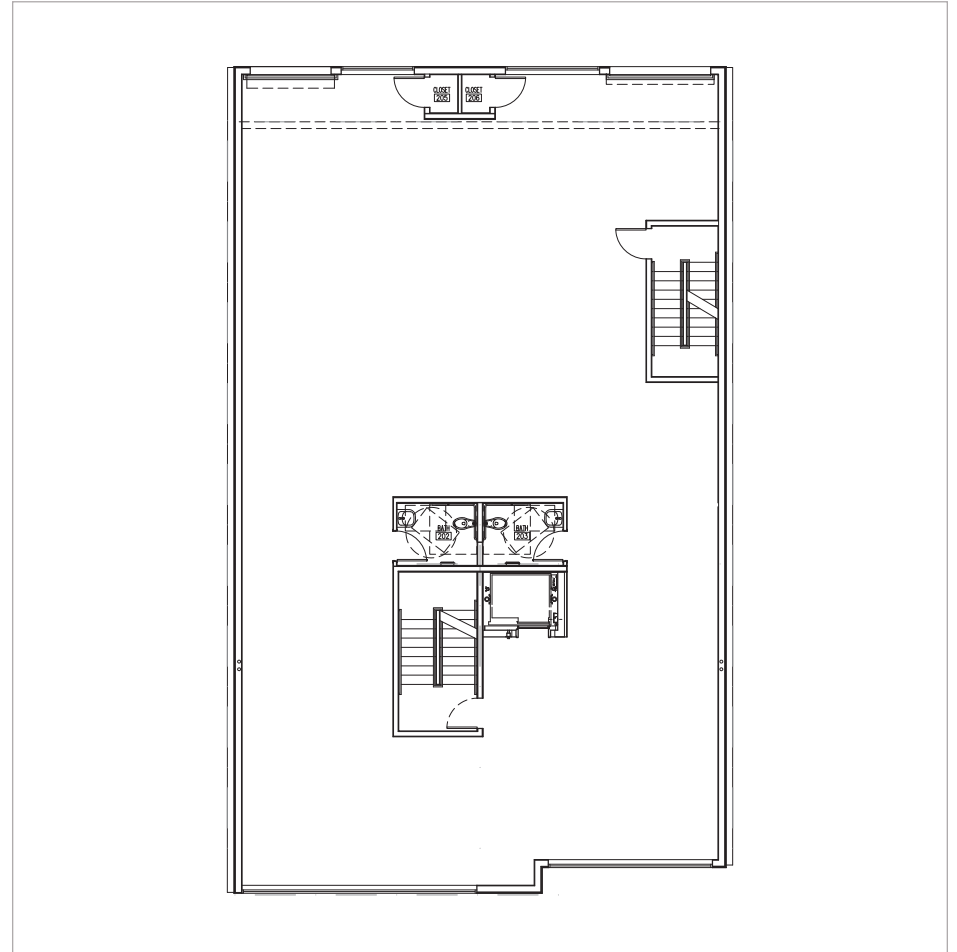
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FIRST FLOOR / ±2,779 SF



SECOND FLOOR / ±3,409 SF



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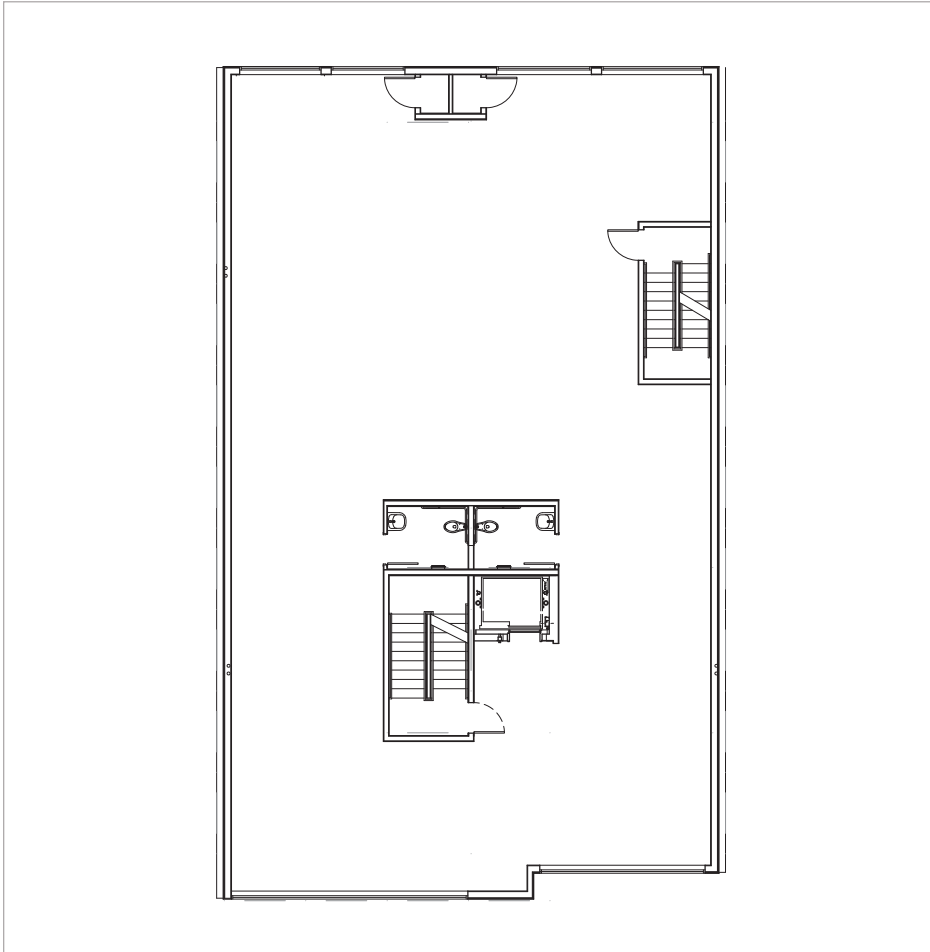
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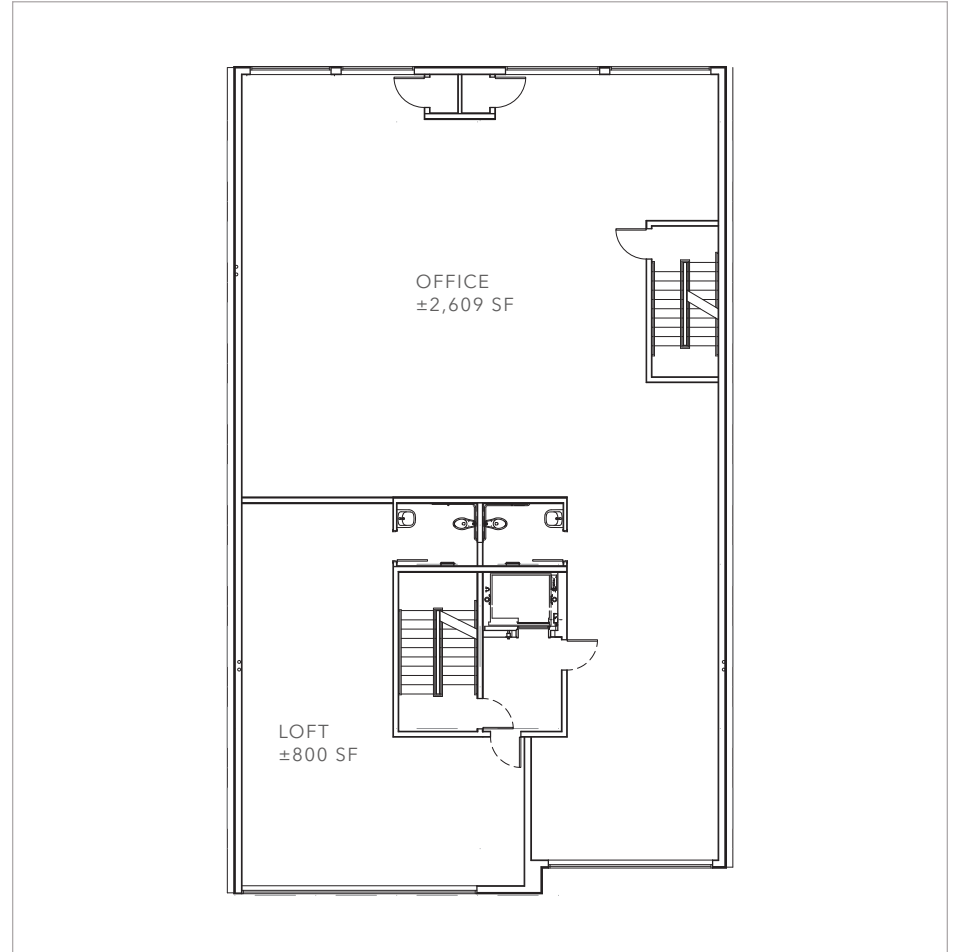
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THIRD FLOOR / $\pm 3,409$ SF



THIRD FLOOR OPTIONAL / ± 800 SF CARETAKER LOFT SUITE / $\pm 2,609$ SF



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ELEVATION RENDERINGS



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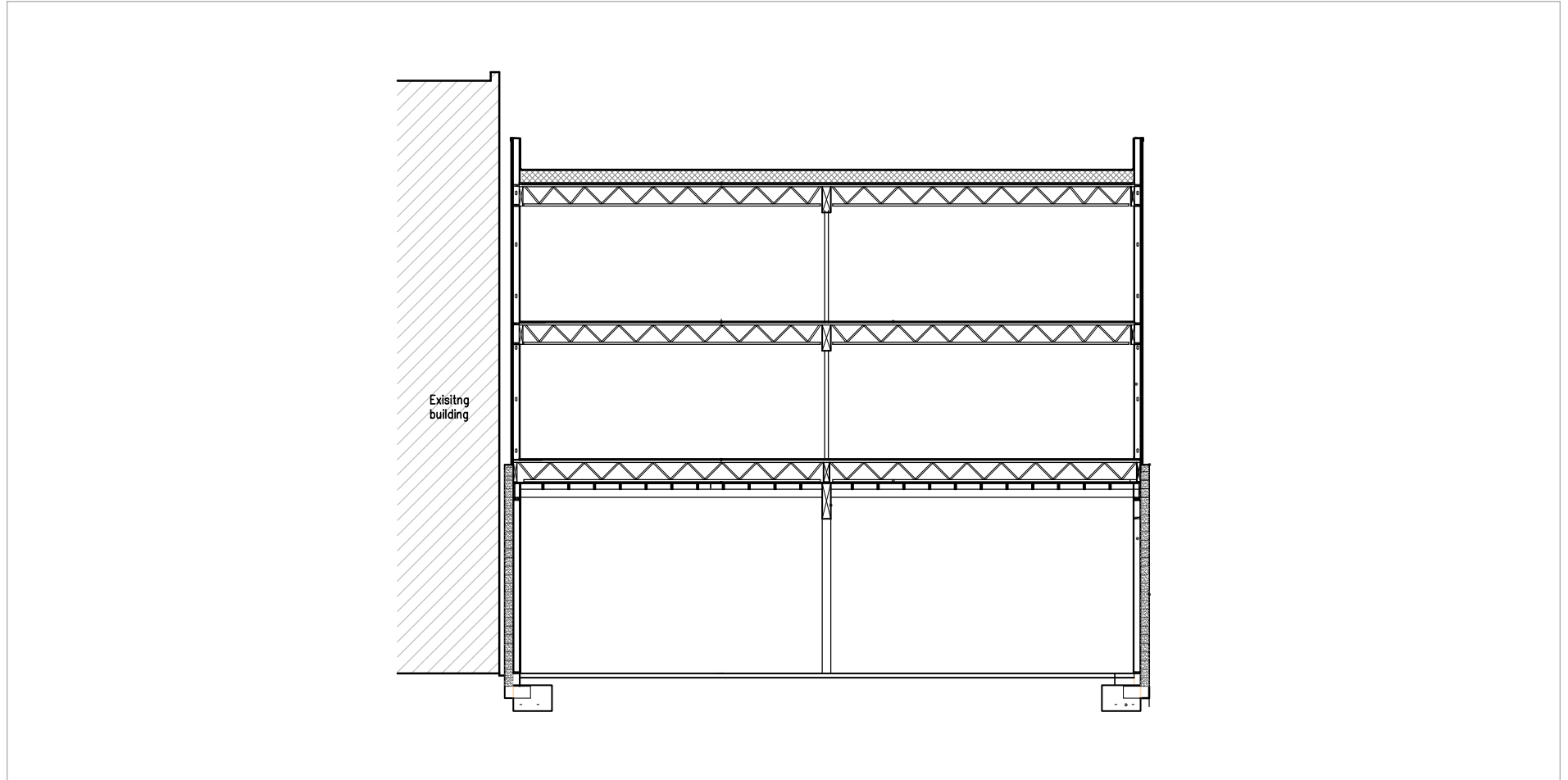
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STACKING PLAN



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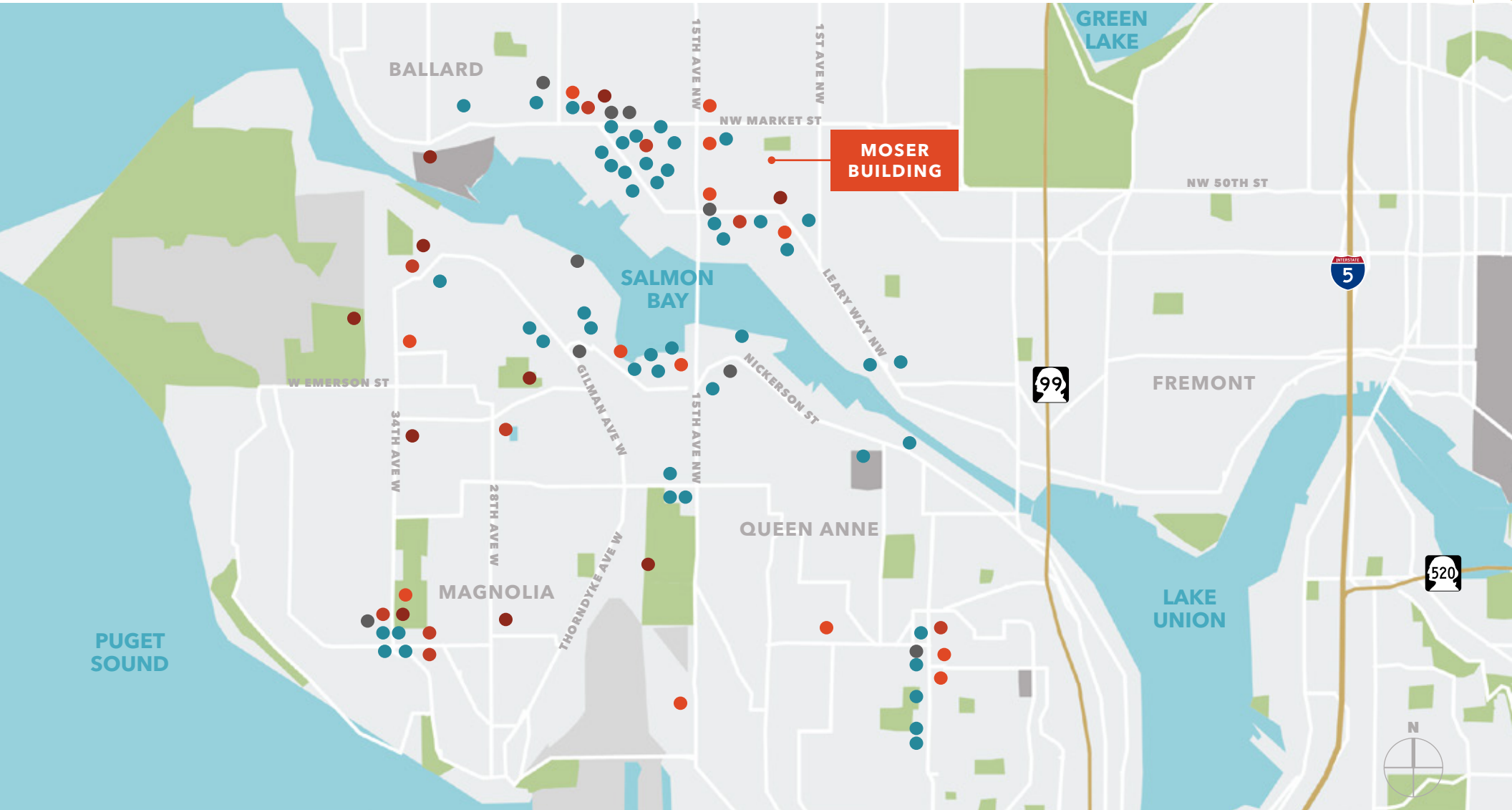
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EAT + DRINK

Portage Bay Cafe
Salt and Sugar Cafe and Bakery
Vera's Restaurant
Alison's Coastal Cafe and Bakery
Senor Moose Cafe
Bastille Cafe & Bar
Other Coast Cafe
Porkchop & Co.
Stoneburner
The Hi-Life
No Bones Beach Club
Wendy's
The Walrus and the Carpenter
Salmon Bay Cafe
The Egg & Us
Old Ballard Liquor C.
Jack In The Box
Dish
Hale's Brewery
Stoup Brewing
Peddler Brewing Company
La Isla
Seattle Biscuit Company
Frelard Pizza Company
Einstein Bros. Bagels
Byen Bakeri
Queen Anne Cafe

EAT + DRINK

Homegrown
El Diablo Coffee Co
5 Spot
La Palma Family Mexican Restaurant
Rooftop Brewing Company
Highliner Public House
Bay Cafe
Fishermen's Terminal
Chinook's At Salmon Bay
Caffee Appassionato Coffee Roastery and Tasting Bar
Magnolia Pizza & Pasta
The Blue Heron
Katina's Kitchen
Discovery Espresso
Pagliacci Pizza
Red Mill Burgers Interbay
Tuk Tuk Thai Kitchen
Mondello Ristorante
Ichiro Sushi & Teriyaki
Queen Margherita Pizza
Serendipity Cafe

PARKS

Ballard Commons Park
Carl S. English Jr. Botanical Garden
Kiwanis Memorial Preserve Park
Discovery Park
Lawton Park
Magnolia Manor Park
Interbay Golf Course
West Magnolia Playfield
Magnolia Playfield
Ella Bailey Park

SHOPPING

Buffalo Exchange
Lucca Great Finds
Ross Dress for Less
Big 5 Sporting Goods
Queen Anne Dispatch
Seven Hills Running Shop
Magnolia Ace Hardware
Bartell Drugs
Magnolia Garden Center

GROCERY

QFC
Trader Joe's
Safeway
Ballard Market
Fred Meyer
Safeway
Trader Joe's
Ken's Market
QFC
Metropolitan Market
Albertsons
Whole Foods
Fishermen's Green Market & Deli
Wild Salmon Seafood Market

HEALTH & WELLNESS

Ballard Health Club
Orangetheory Fitness
The Fitness Lab
Fitness 19
LA Fitness
Vertical World Seattle
Crossfit Interbay
Sync Fitness
Triune Pilates
Inspire - Queen Anne

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