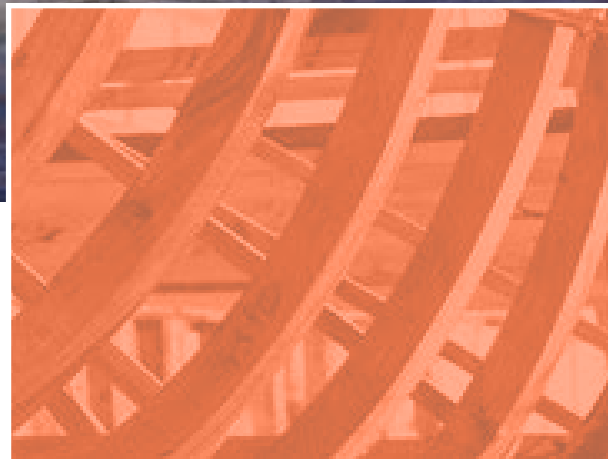
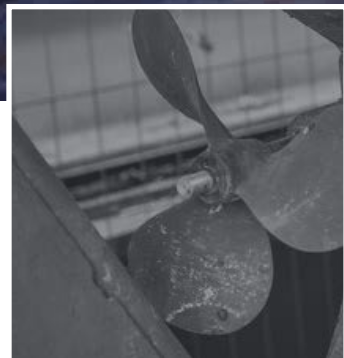


151,210 RSF Available
in Puget Sound's largest waterfront development

1100-1120 W. Ewing St. Seattle, Washington

WEST CANAL YARDS



For more information, visit westcanalyards.com

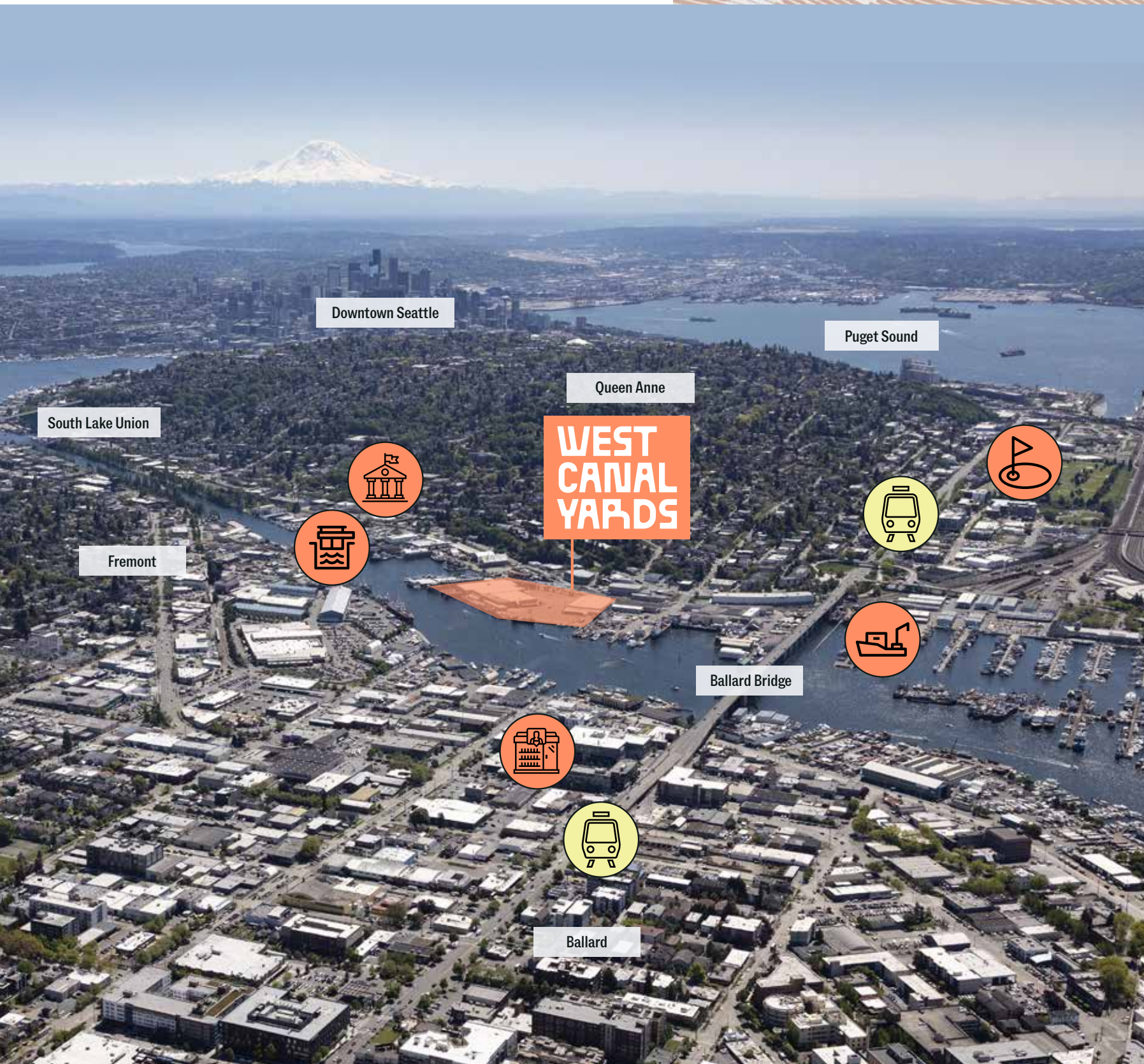
CBRE

A unique opportunity situated in the heart of Seattle's historic marine district, this central waterway site caters to those looking to create their own corner of Seattle from artisans & merchants to those in the commercial & recreational boating and marine industries



1100 BUILDING
102,970 RSF
AVAILABLE Q1 2023

1120 BUILDING
48,240 SF
AVAILABLE Q2 2022



**WEST
CANAL
YARDS**

15
Minutes
to Downtown

13
Minutes
to UW

12
Minutes
to South Lake Union

At the intersection of some of Seattle's most **dense and vibrant** neighborhoods, West Canal Yards connects communities -- creating a destination for not only a synergistic mixture of tenants, but for the public. This is your place.

- Ship Canal
- Seattle Pacific University
- Fisherman's Terminal
- Interbay Golf Center
- Ballard Blocks
- Future Light Rail Stops

SITE FEATURES






- 334,000 SF revitalized waterfront site
- 22,000 SF of collaborative outdoor gathering areas
- Grade level & dock high loading
- Fully glazed roll-up doors
- Abundant natural light strengthened by vaulted ceiling, large windows and skylights
- 300+ surface parking stalls with additional street parking



We honor the industrial nature of the site and buildings, the weather worn boats, and the beauty in surfacing what has been here all along.



 **Maker Space**
 **Creative Office**
 **Brewery/Tasting Room**



ON SITE AMENITIES



West Canal Yards is where visitors play alongside the industrious history of Seattle's working waterways.

Located on the southern bank of the Ship Canal, this former fish cannery is a little off the beaten path

- it's wide open and nothing is off-limits.



Shared fitness center



Locker rooms & showers



Daily Food Trucks



Community kitchen



Conference room



Rooftop deck



Community events

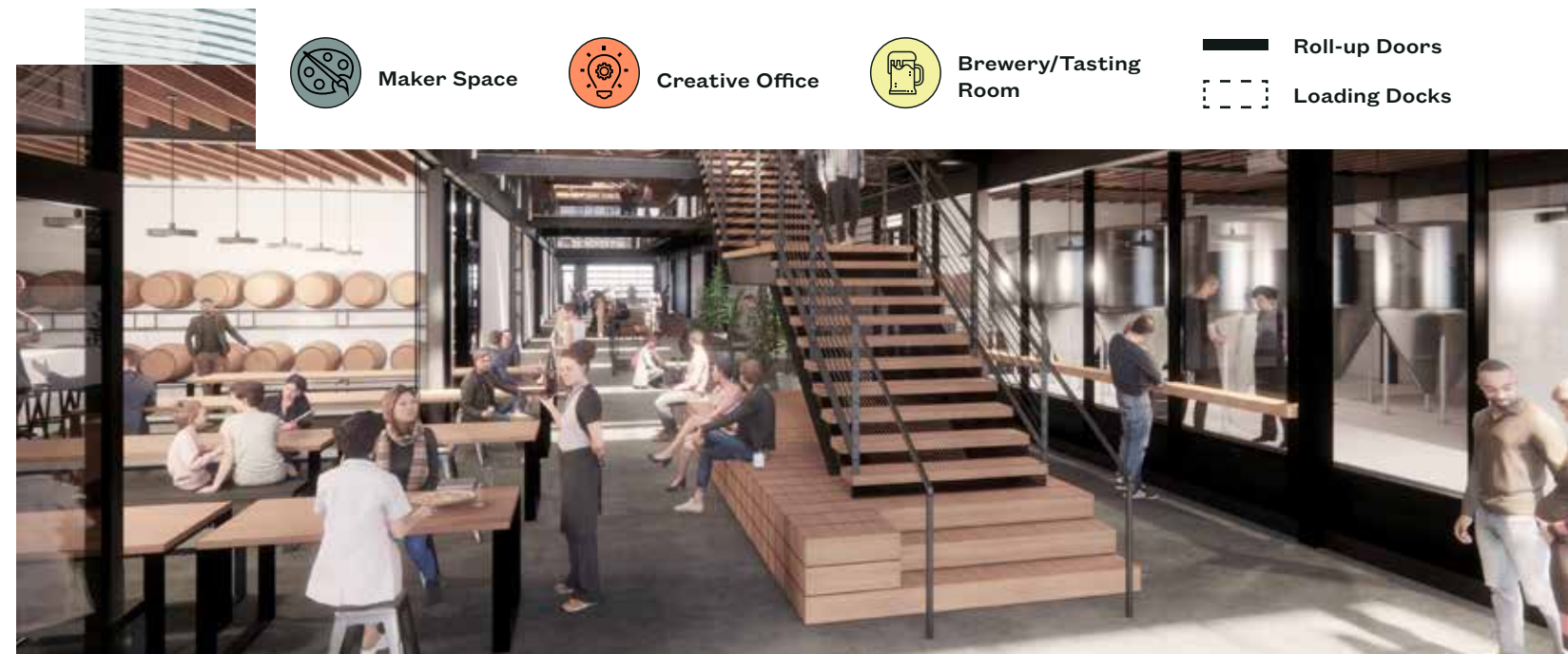
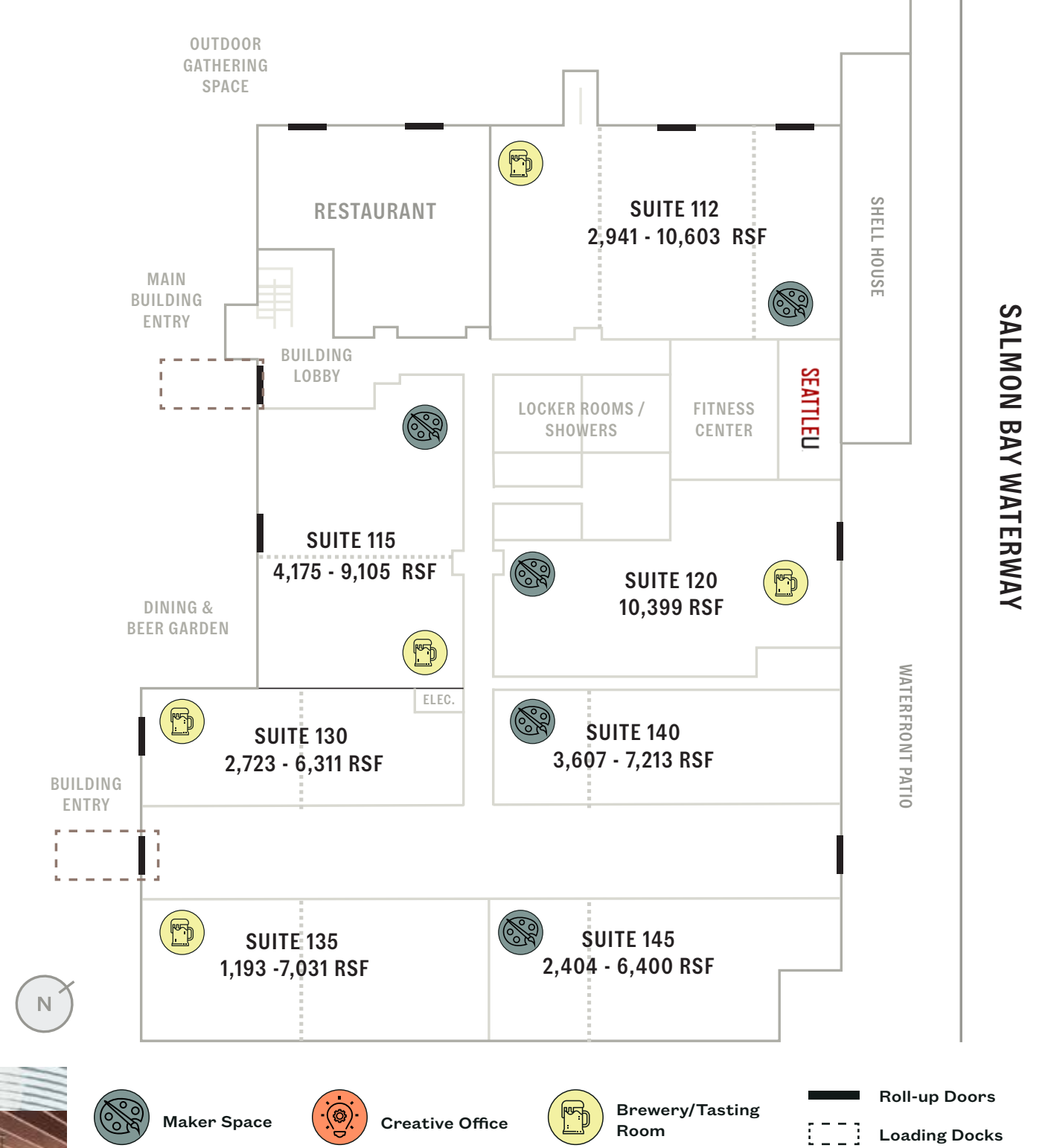


Shell House available for public use

1100 Building Ground Floor

AVAILABLE Q1 2023

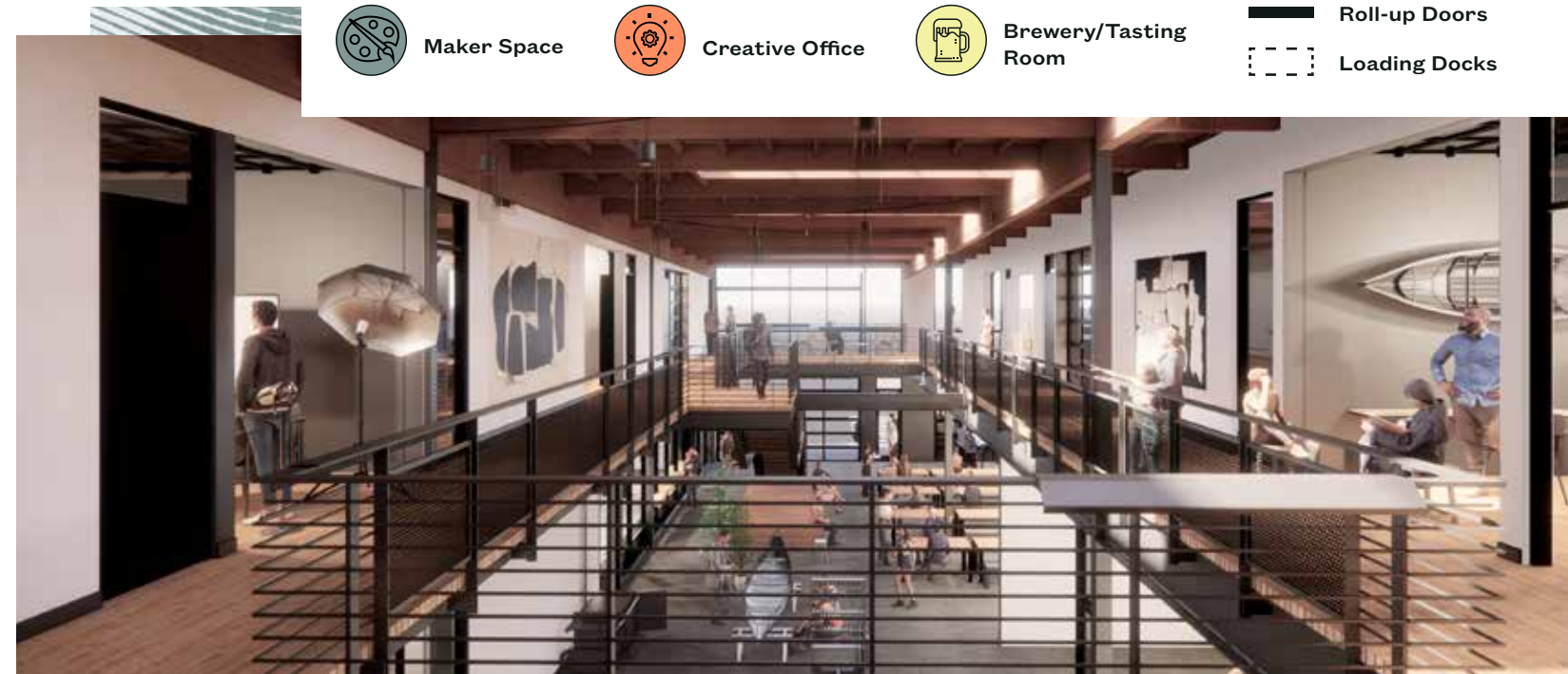
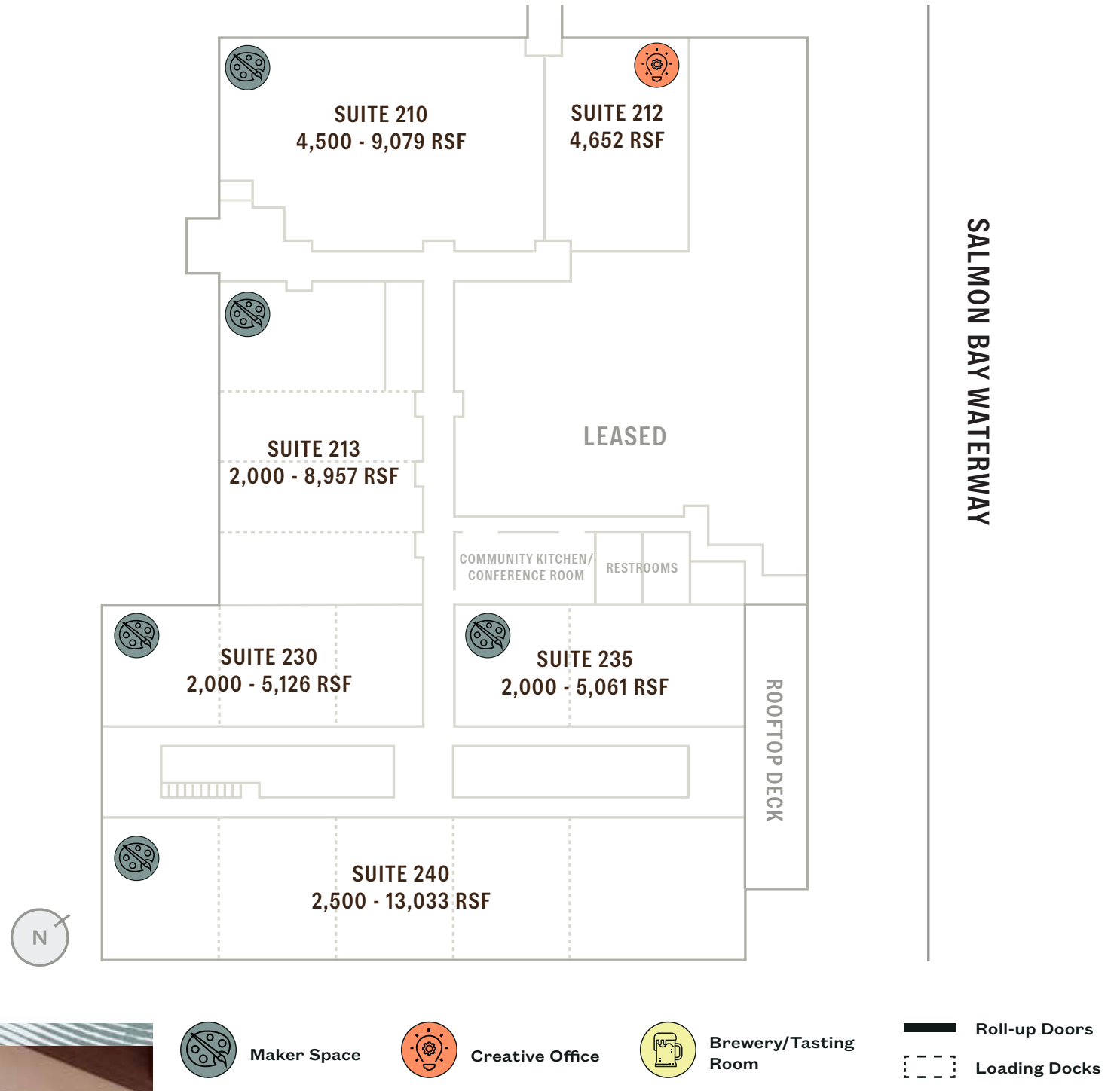
SUITE	RSF	SPACE FEATURES
112	2,941 - 10,603	<ul style="list-style-type: none"> Designated roll up doors Water views +/-13'6" clear height Ample power Fully sprinklered Stubbed for domestic water/waste Interior fully glazed roll up door
115	4,175 - 9,105	<ul style="list-style-type: none"> Designated loading dock Direct access to outdoor gathering area +/-13'6" clear height Ample power Fully sprinklered Stubbed for domestic water/waste Interior fully glazed roll-up door
120	10,399	<ul style="list-style-type: none"> Water and mountain views +/-13'6" clear height Ample power Fully sprinklered Interior fully glazed roll-up door Stubbed for domestic water/waste
130	2,723 - 6,311	<ul style="list-style-type: none"> Access to shared loading dock Ample power +/- 11'1" clear height Fully sprinklered Stubbed for domestic water/waste Interior fully glazed roll-up door
135	1,193 - 7,031	<ul style="list-style-type: none"> Access to shared loading dock Ample power +/- 11'1" clear height Fully sprinklered Stubbed for domestic water/waste Interior fully glazed roll-up door
140	3,607 - 7,213	<ul style="list-style-type: none"> Access to shared loading dock Ample power +/- 11'1" clear height Fully sprinklered Stubbed for domestic water/waste Interior glazed door
145	2,404 - 6,400	<ul style="list-style-type: none"> Access to shared loading dock Ample power +/- 11'1" clear height Fully sprinklered Stubbed for domestic water/waste Interior fully glazed roll-up door



1100 Building **Second Floor**

AVAILABLE Q1 2023

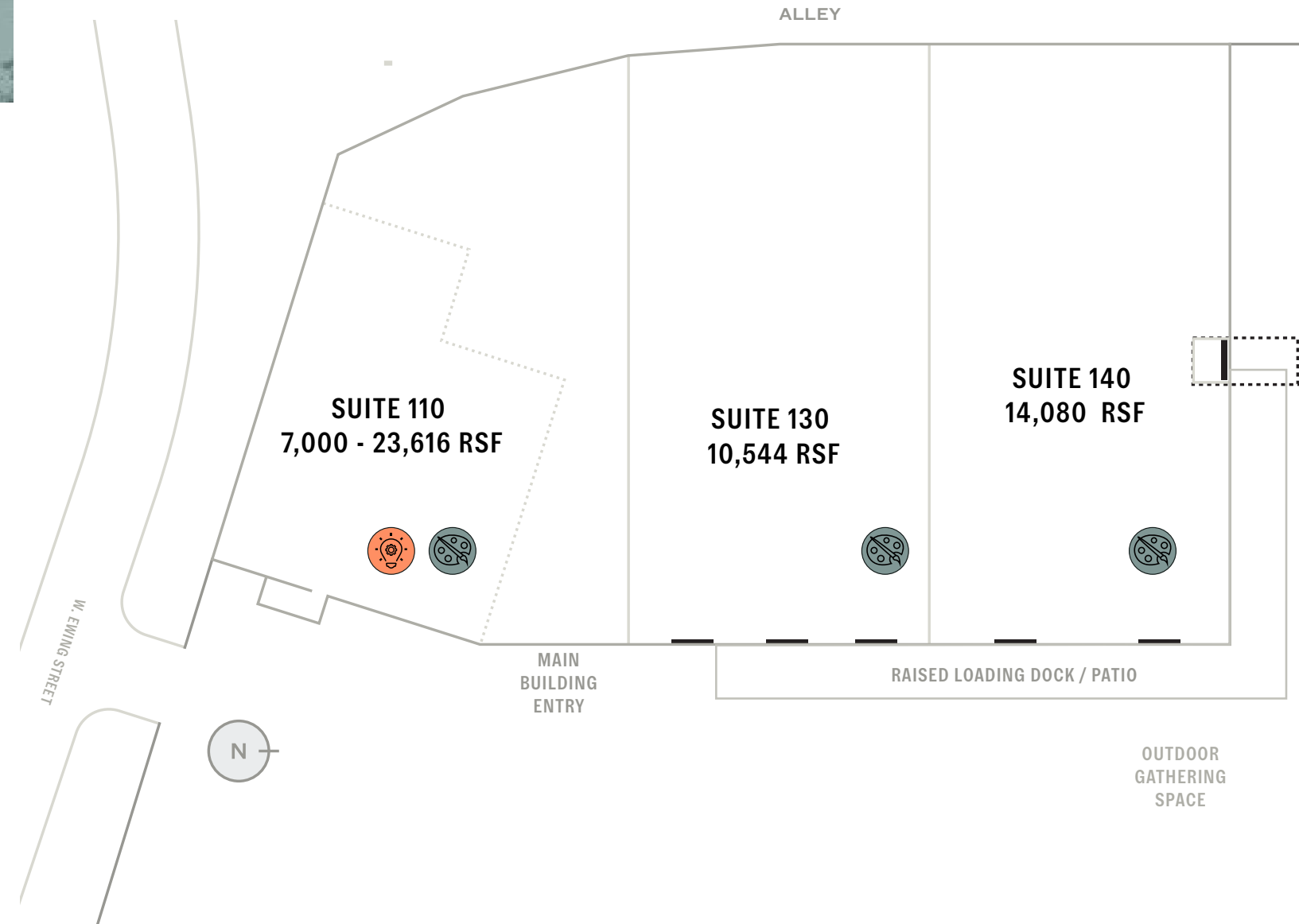
SUITE	RSF	SPACE FEATURES
210	4,500 - 9,079	<ul style="list-style-type: none"> • Peek-a-boo water and mountain views on northwest side of space • Interior fully glazed roll-up door
212	4,652	<ul style="list-style-type: none"> • Peek-a-boo water and mountain views on northwest side of space
213	2,000 - 8,957	<ul style="list-style-type: none"> • Interior fully glazed roll-up door
230	2,000 - 5,126	<ul style="list-style-type: none"> • Fully glazed interior roll-up door • Skylights within common area provide abundant natural light • Direct access to rooftop deck
235	2,000 - 5,061	<ul style="list-style-type: none"> • Fully glazed interior roll-up door • Skylights within common area provide abundant natural light • Direct access to rooftop deck • Water and mountain views on north side of space
240	2,500 - 13,033	<ul style="list-style-type: none"> • Fully glazed interior roll-up door • Skylights within common area provide abundant natural light • Direct access to rooftop deck • Water and mountain views on north side of space



1120 Building Ground Floor

AVAILABLE Q2 2022

SUITE	SF	SPACE FEATURES
110	23,616	<ul style="list-style-type: none"> 10' clear height in office, 20' clear height in maker space Includes 2-story office space with unique steel and stadium seating connecting office to maker space Conference room and break room Floor to ceiling glass separates ground floor of creative office from maker space Dock high loading from alley
130	10,544	<ul style="list-style-type: none"> 20' clear height Direct access to raised loading dock/patio seating 3 dedicated roll-up doors
140	14,080	<ul style="list-style-type: none"> 20' clear height Direct access to raised loading dock/patio seating 3 dedicated roll-up doors along raised dock/patio Dock high loading from alley



WEST CANAL YARDS

Local Amenities



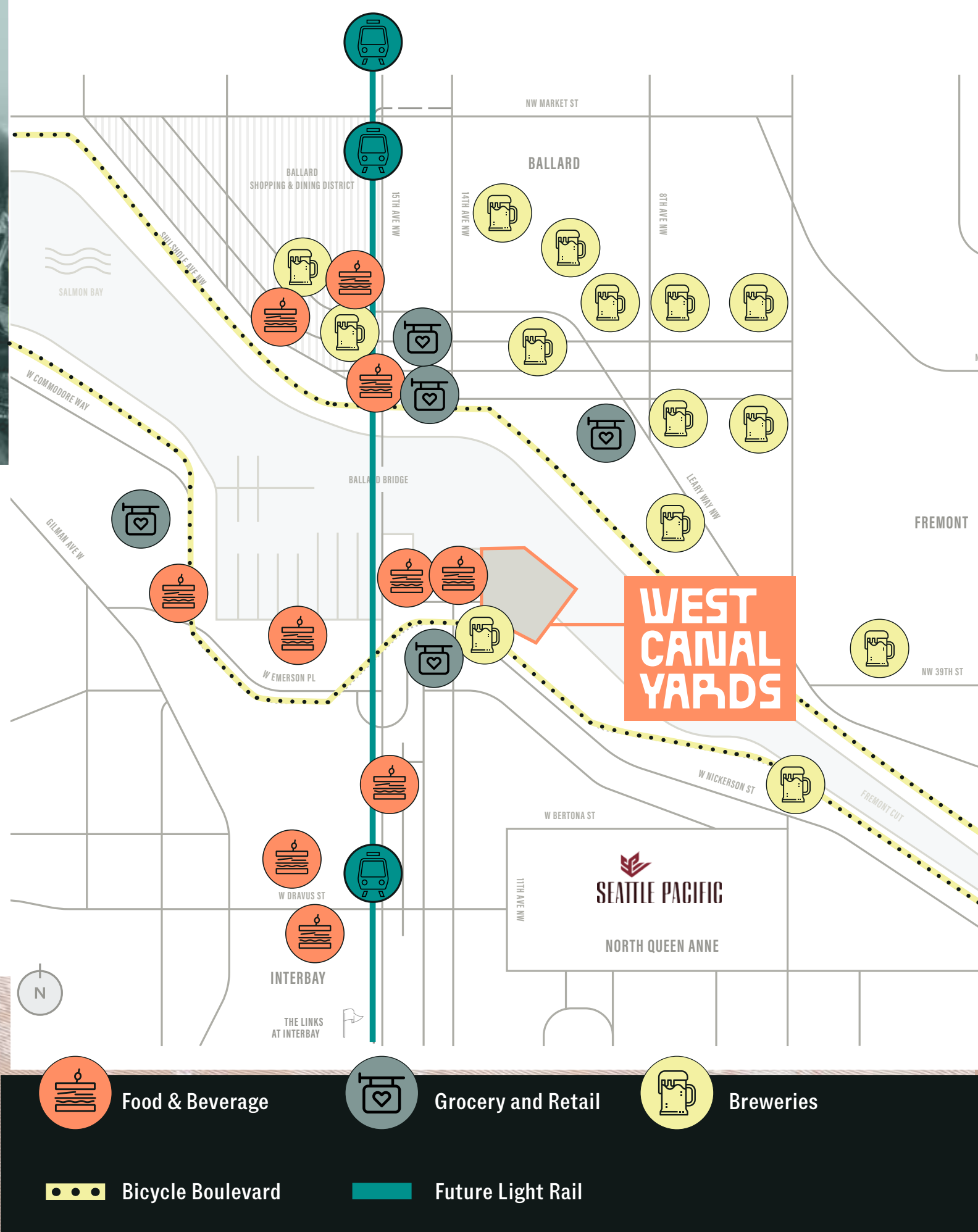
93
Riders Score
with Direct access to Burke Gilman Trail



12+
Breweries
(5 minute drive)



Ballard Shopping & Restaurants
(5 minute drive)



WEST CANAL YARDS

151,210 RSF AVAILABLE
IN PUGET SOUND'S LARGEST
WATERFRONT DEVELOPMENT



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