

BALLARD BOOKCASE BUILDINGS

1101 NW BALLARD WAY AND 4611 11TH AVENUE NW :: SEATTLE, WASHINGTON 98107

FOR SALE
Owner/User Opportunity
Offered at \$3,500,000

FOR MORE INFORMATION PLEASE CONTACT:

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CBRE

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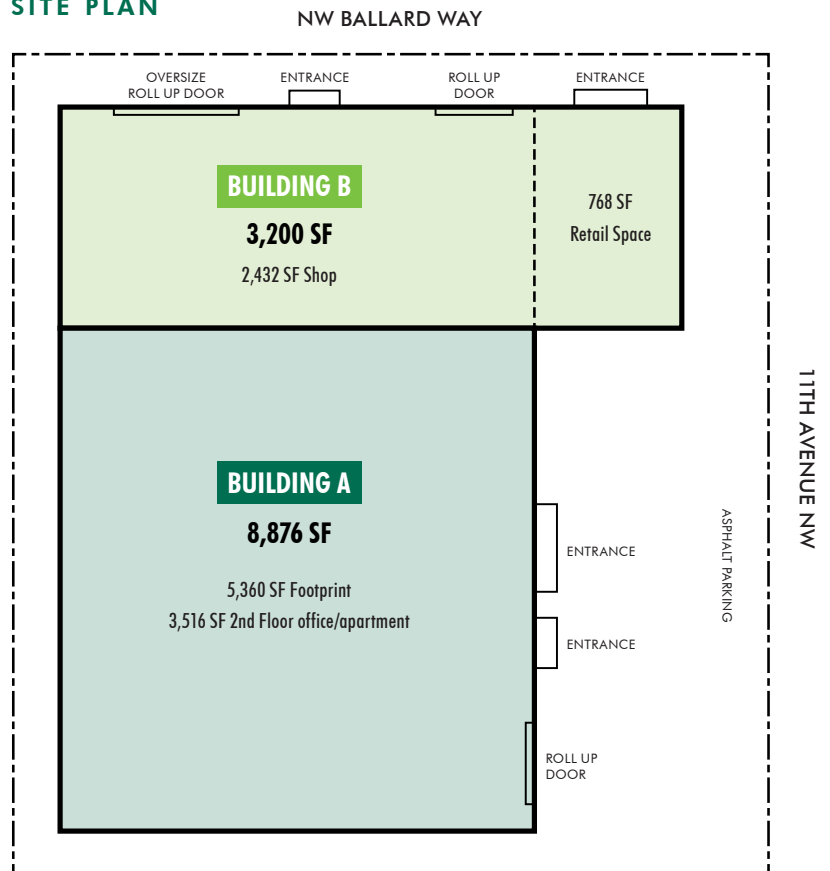
PROPERTY OVERVIEW

- Two buildings totaling 12,076 SF
- Built 1953/1976
- Seven off street parking stalls

HIGHLIGHTS

- 12,076 SF in two buildings
- Highly desirable Ballard location between Ballard Blocks development and Fred Meyer store
- High bay warehouse can accommodate a variety of uses
- Ample power
- Potential for 1–3 tenants
- 10,000 SF land
- Zoning: IG2U/65, City of Seattle
- Parcel number 276830-3060

SITE PLAN



Note: plan is not to scale



BUILDING A 4611 11th Avenue NW

- Built 1976

Ground floor

- 5,360 SF of showroom, office and warehouse/shop area
- 1 grade level door
- Varying ceiling heights up to 19'

Second floor

- 3,516 SF of HVAC office and/or "caretaker" unit
- Full kitchen, laundry, and shower facilities
- Separate entrance to street
- Ceiling heights up to 14' at peak
- 1/2 ton crane/hoist



BUILDING B 1101 NW Ballard Way

- 3,200 SF metal building
- Built 1953
- 768 SF retail space (currently leased month to month to Midnight Blossom flower shop)
- 2,432 SF insulated shop space
- New roof
- 13' ceiling height
- 2 grade doors (1 oversize)
- Ample power



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- BALLARD BROWER'S DISTRICT**
1. Hale's Ales Brewery
 2. Maritime Pacific Brewing Co.
 3. Fremont Brewery
 4. Peddler Brewing
 5. Hilliard's Beer
 6. Populuxe Brewing
 7. Stoup Brewery
 8. Reuben's Brews
- MAJOR MULTIFAMILY DEVELOPMENTS**
1. Broadstone Koi
 2. AVA Ballard
 3. Urbana
 4. Leva

BALLARD BLOCKS
TRADER JOE'S
ROSS
 DRESS FOR LESS
LA FITNESS.

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