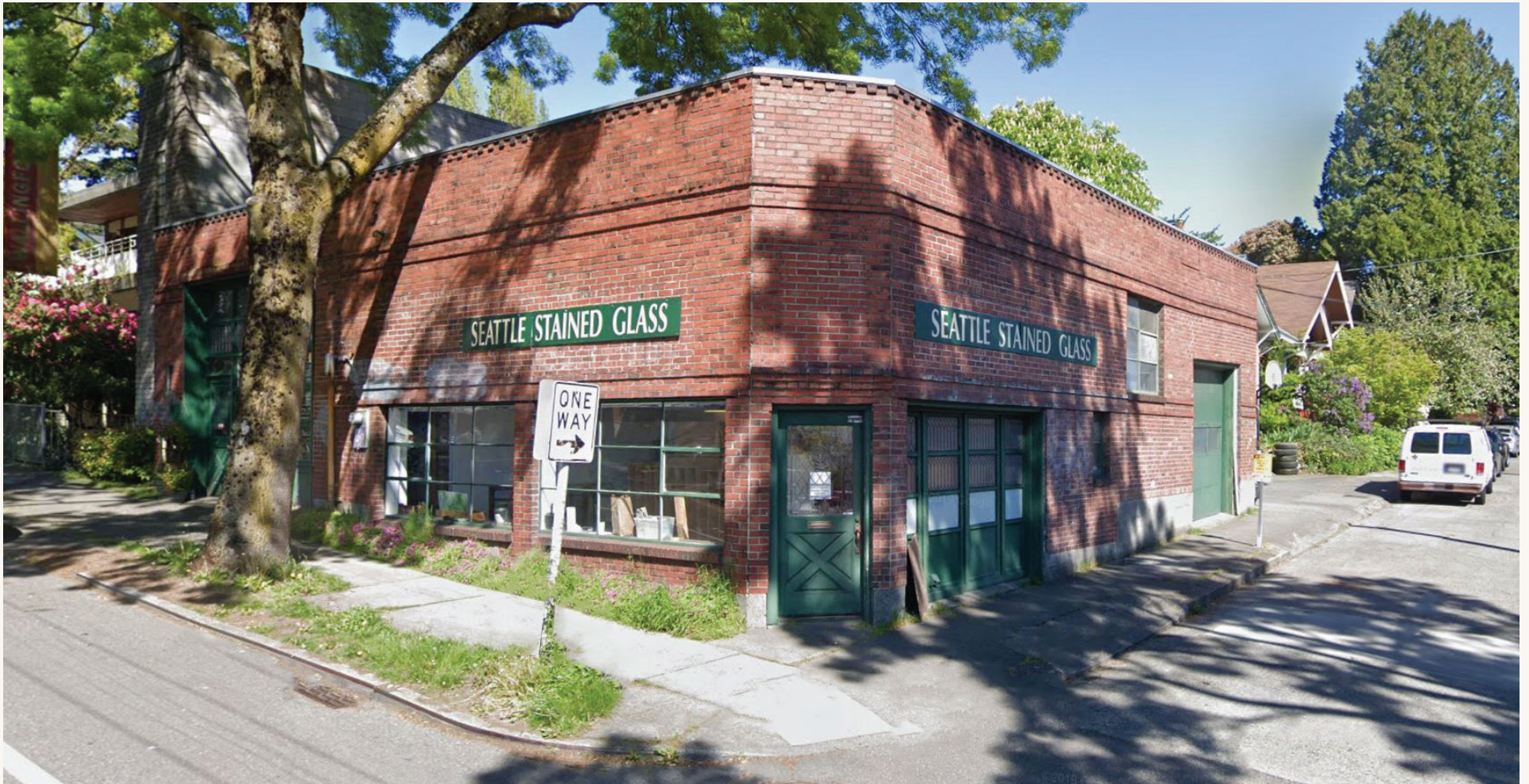


WALLINGFORD  
**Creators' Place**

2510 N. 45<sup>TH</sup> STREET, SEATTLE, WA

**2,500 SF**  
STAND-ALONE  
OPPORTUNITY



**ERIC MEUSSNER**

(425) 274-4282

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**STEVE HENDERSON**

(425) 646-5248

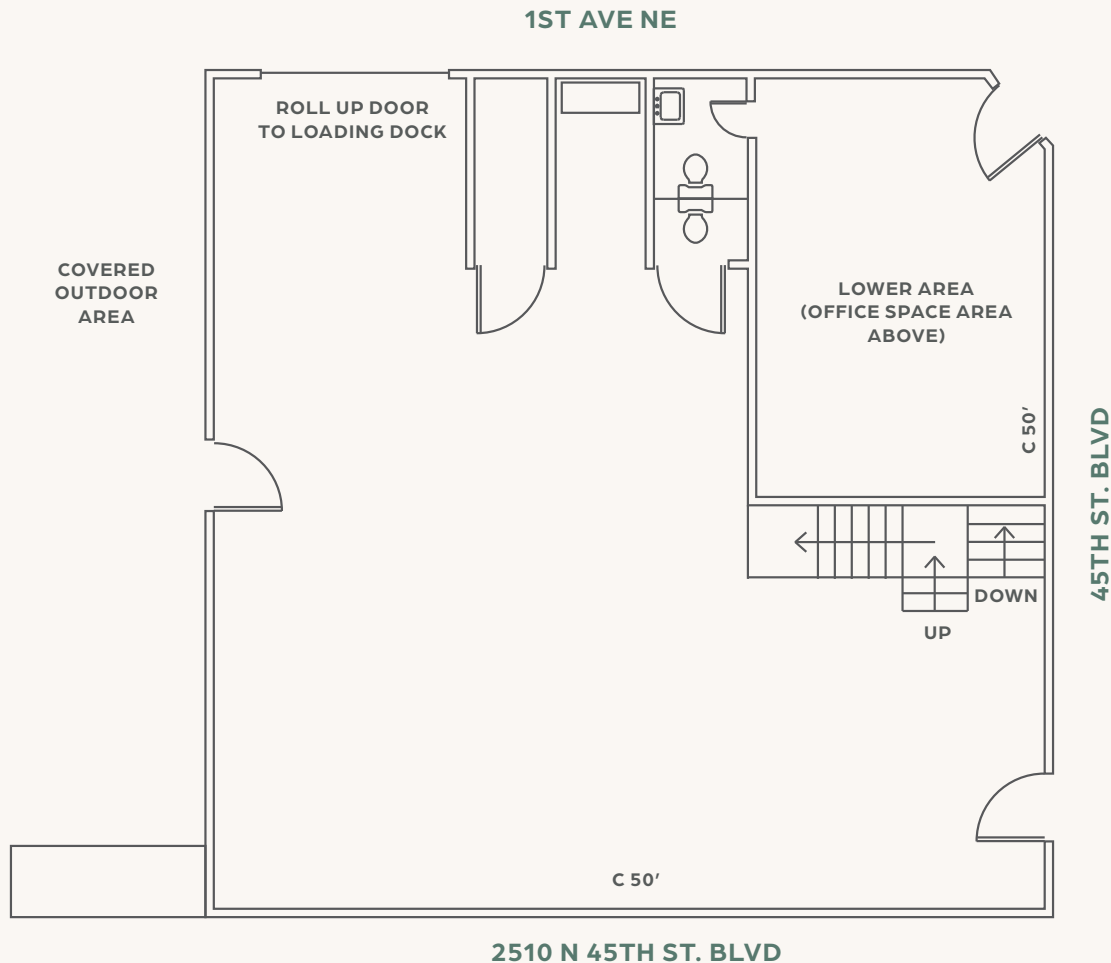
henderson@broderickgroup.com

*The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.*



# WALLINGFORD Creators' Place

2510 N. 45<sup>TH</sup> STREET, SEATTLE, WA



## Building Highlights

- 2,500 SF
- Cool brick and beam structure
- Year built 1954
- Walk Score 90
- Transit Score 76
- 14-16' Ceiling Height
- Zoning NC2P-55 (M)



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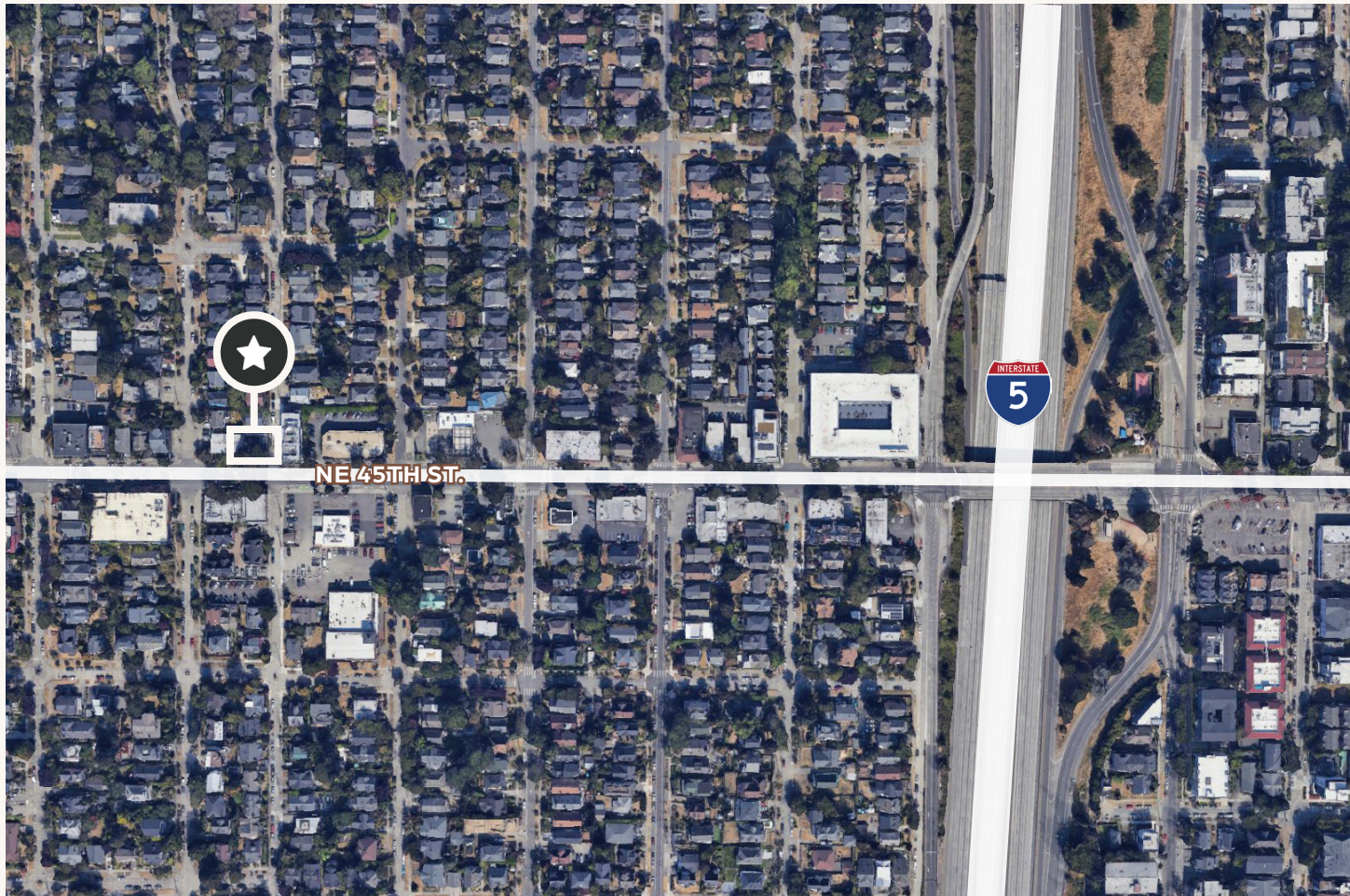
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## Restaurants

Kate's Pub  
Mr. Gyros  
A Muddy Cup Cafe & Roastery  
Rancho Bravo Tacos  
Dick's Drive-In  
45th Stop N Shop & Poke Bar  
Ezell's Famous Chicken  
Taco Time  
The Salty Shack

## Health & Wellness

MultiCare Indigo Urgent Care  
Blue Ocean Spa

## Neighborhood

Golden Oldies Records  
Magus Books Annex  
Stacconi Cycles  
CVS  
Fat Cat Records  
Annapurna Stained Glass  
QFC  
Wallingford Farmers Market



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