

FOR LEASE RETAIL/OFFICE SPACE

2106-2108 NW Vernon Place, Seattle, WA 98107



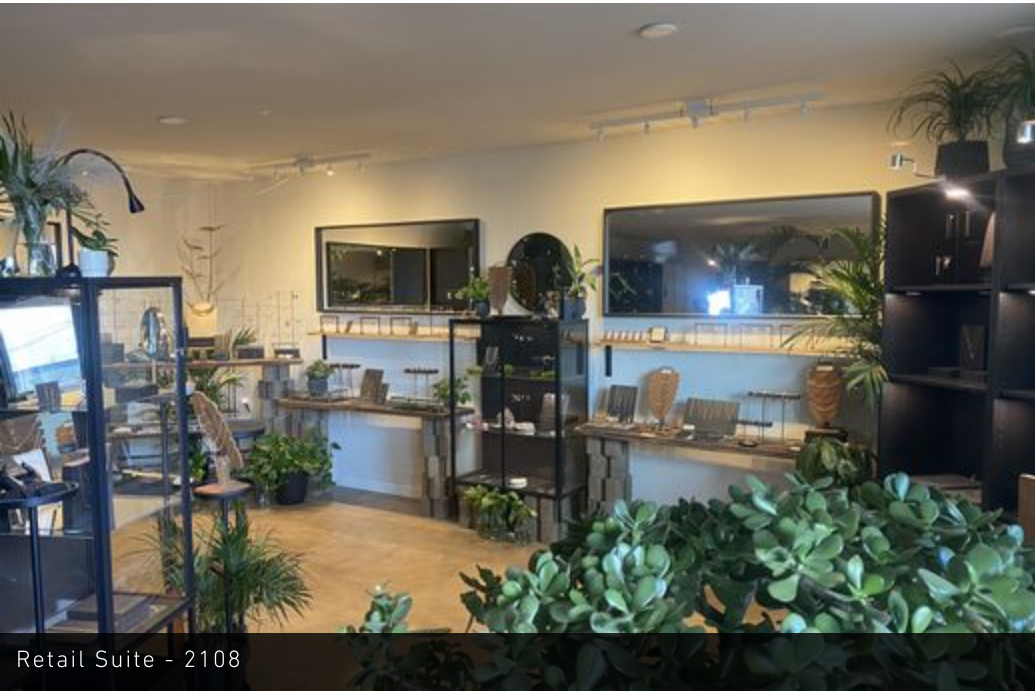
For more information please contact:

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2106-2108 NW VERNON PLACE, SEATTLE, WA 98107

RETAIL / OFFICE FOR LEASE



Retail Suite - 2108



Office Suite - 2106

PROPERTY OVERVIEW

Unique commercial property in the heart of historic Ballard, boasting some of Seattle's finest eateries, a thriving craft beer scene, and attractions that celebrate its Nordic and maritime roots.

HIGHLIGHTS

- Rare opportunity to lease newly renovated retail/office space in coveted Ballard Ave neighborhood
- Character-rich, stand-alone building (circa 1914)
- Located on NW Vernon Place at Ballard Avenue NW, steps from popular year-round Ballard Farmer's Market, which brings up to 1,000 visitors every week
- Surrounding businesses include Hotel Ballard, Horseshoe boutique, Lucca Great Finds, Standard Goods, Woodland Mod, Olympic Athletic Club & Spa, Sabine Cafe & Market
- Building retail co-tenant is Studio RA clothing boutique

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AVAILABLE SPACES

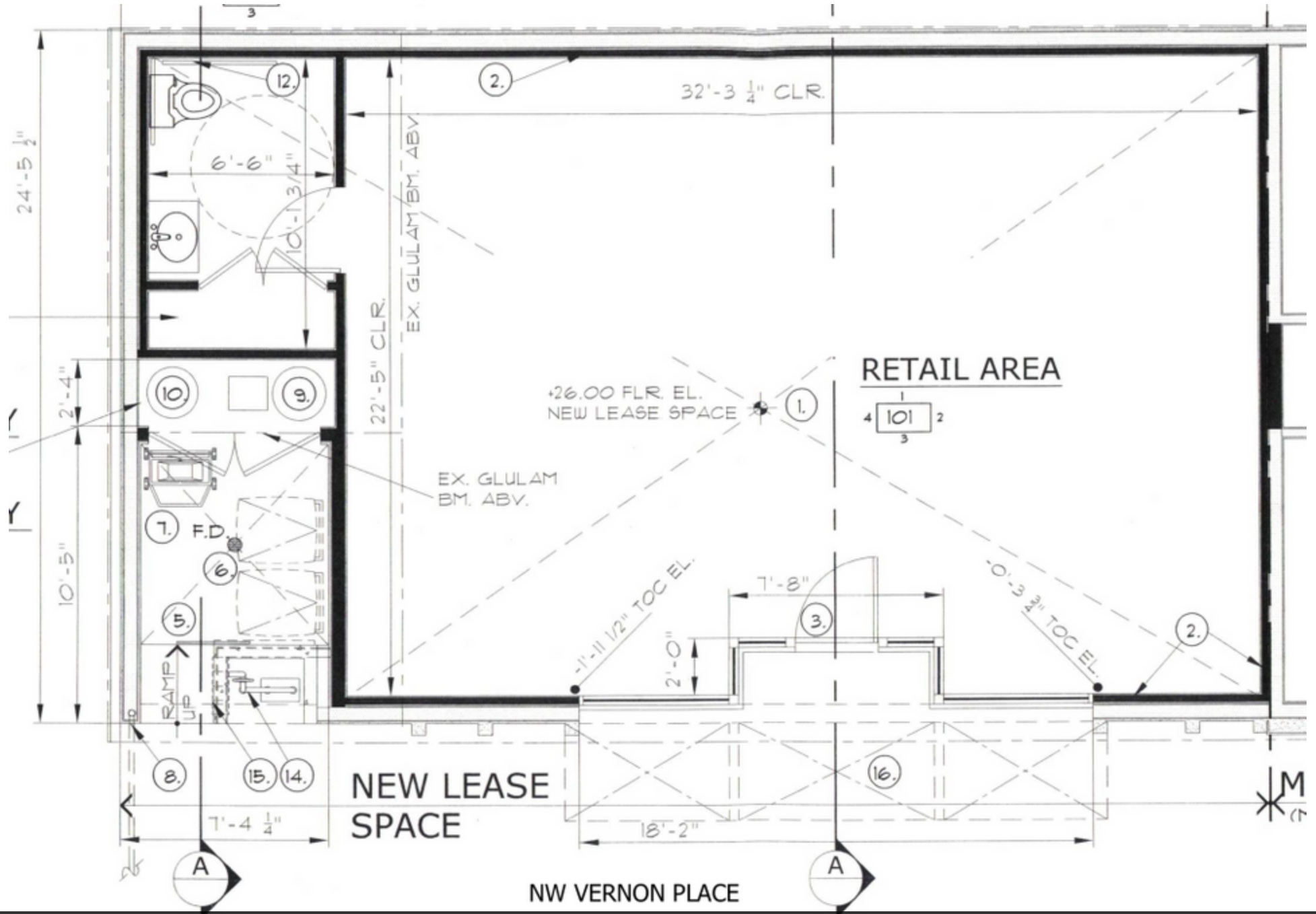
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2106	1,876 SF	Modified Gross	\$35.00 SF/yr	Available April 1, 2022. Newly renovated 2-story creative office comprised of reception area, kitchenette, open work area, one private office, in-suite restroom, and 100 SF view corner deck. Skylights and wrap-around windows offer abundant natural light. New finishes throughout include new bathroom and kitchen fixtures, carpet and wood floors, and in-floor radiant heat.
2108	932 SF	\$7.89	\$40.00 SF/yr	Newly renovated retail space fronting Vernon Place steps from Ballard Ave. Features large storefront windows, polished concrete floors, radiant gas in-floor heat and in-suite restroom. Ideal for boutique retail, wine shop, or salon/spa.

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OFFICE SUITE 2106 - KITCHENETTE



OFFICE SUITE 2106 - OFFICE

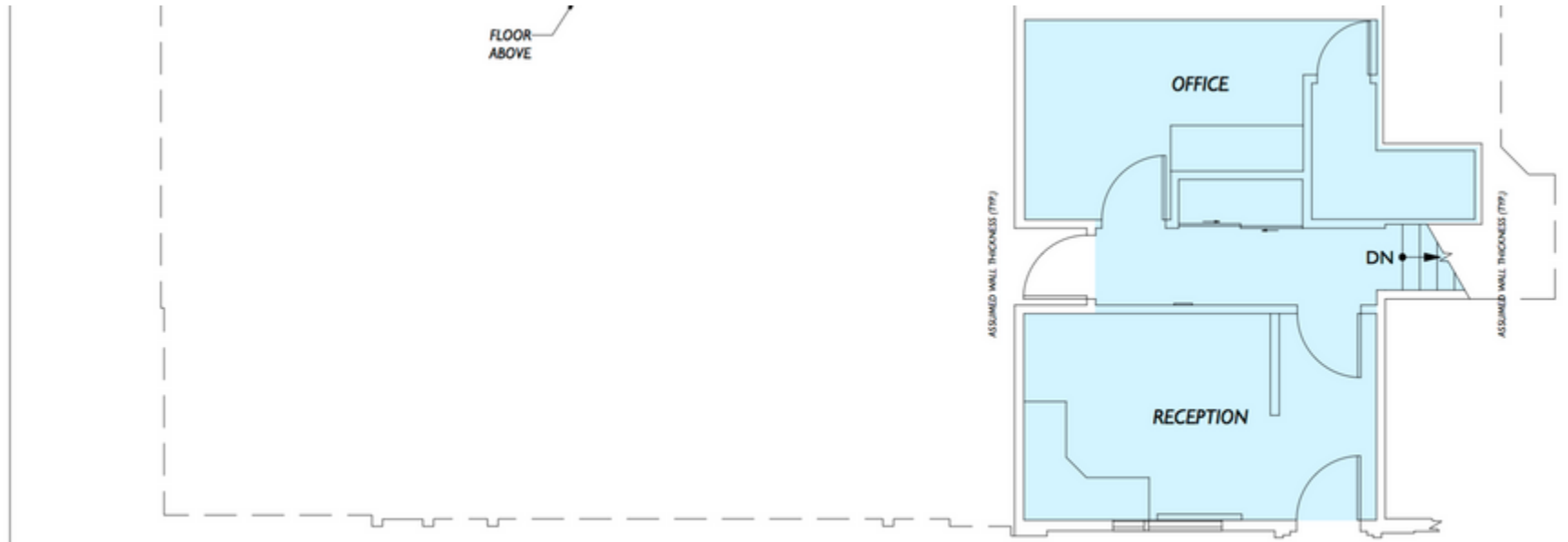


OFFICE SUITE 2106 - OPEN WORK AREA

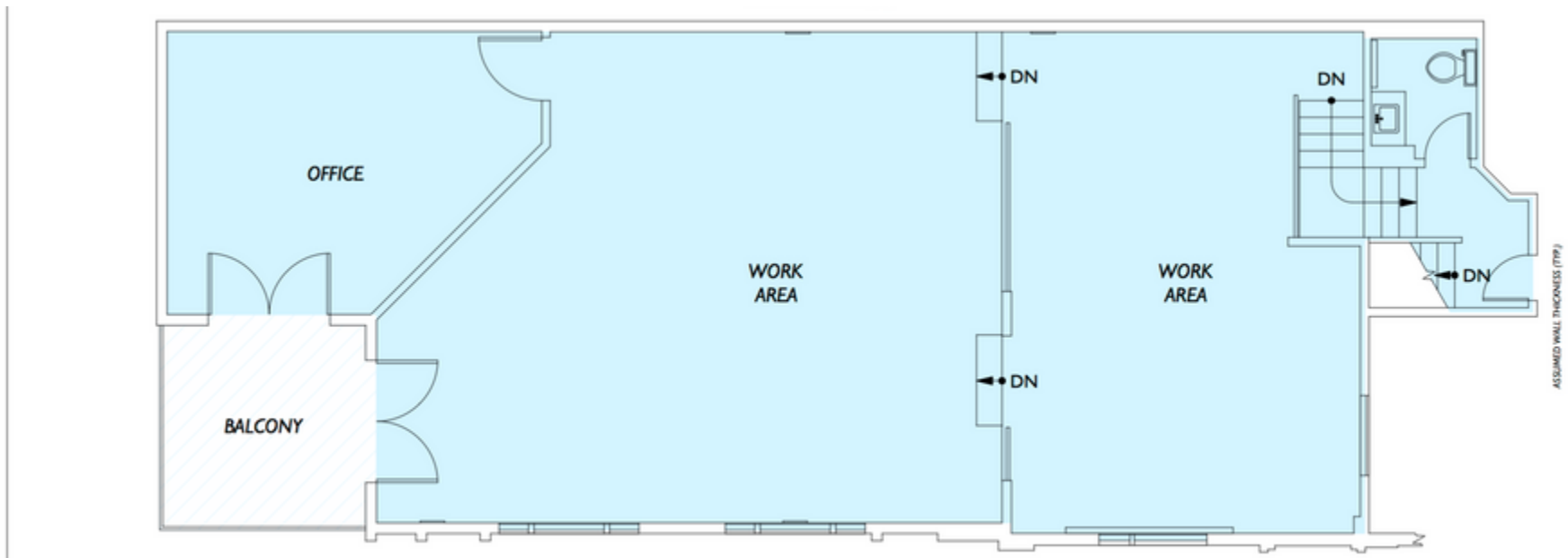


OFFICE SUITE 2106 - PRIVATE OFFICE WITH BALCONY

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Office Entry Level 1



Office Level 2

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RETAIL/OFFICE FOR LEASE



96

WALK SCORE



95

BIKE SCORE



36,889

POPULATION



18,943

HOUSEHOLDS



\$139,036

AVG HOUSEHOLD INCOME

