OFFICE BALLARD BLOCS 2

12,500 SF Office Space

THORIZONS

Ø West Marine

12,500 SF OFFICE SPACE FOR LEASE

1401 NW 46TH STREET SEATTLE, WA 98107



A BRIGHTER FUTURE FOR YOUR COMPANY AT BALLARD BLOCKS 2

With efficient workspaces and innovative design, Ballard Blocks 2 provides the space to dream big and grow your business. The amenity-rich location provides ample options for breakfast, happy hour, and everything in between — multiple transportation options make getting from point A to point B that much easier.

OVERVIEW

- Top two floors of office space
- Waterfront views
- Operable windows and state-ofthe-art HVAC
- Highly visible exterior signage
- Private rooftop deck exclusive for office users
- 2.5 / 1,000 secure parking available
- Bike parking and lockers

SITE PLAN



ON-SITE AT BALLARD BLOCKS 1 + 2:



PROJECT HIGHLIGHTS

High end Weber Thompson development designed to be a neighborhood destination.

Pedestrian plazas and pass-throughs connect the Blocks and provide quick access to Trader Joe's, LA Fitness, & more.

Dozens of restaurants and bars within 0.5 miles (including Seattle favorites like The Walrus and the Carpenter and Staple & Fancy).

10+ coffee shops within a half mile (including Top Pot Doughnuts).

Multiple outdoor spaces nearby, including rooftop decks on the office building and above PCC.

Easily accessible with high visibility from Ballard Bridge commuters.

Conveniently borders the Burke Gilman Trail.





TRANSPORTATION

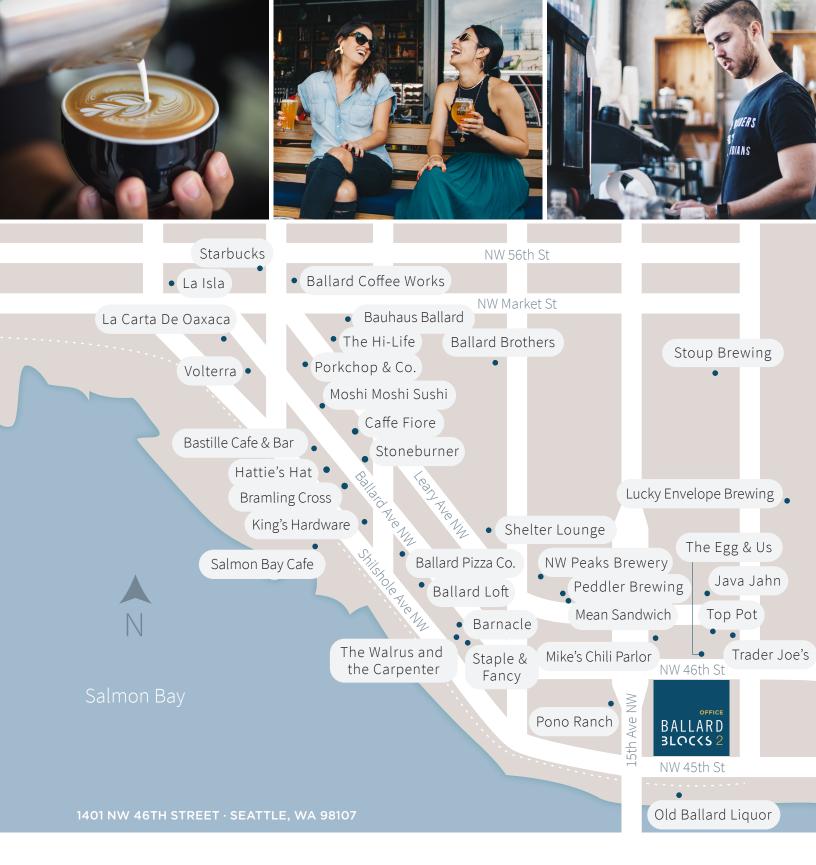








99 5 MINUTES TO HWY 99 & FREMONT



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