

OFFICE  
BALLARD  
BLOCKS 2

12,500 SF  
Office Space

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-of-the-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



**92**  
WALK SCORE



**93**  
BIKE SCORE



**10**  
BUS LINES  
SERVICING THE  
PROJECT



**15**  
MINUTES TO I-5  
& SEATTLE CBD



**5**  
MINUTES  
TO HWY 99  
& FREMONT



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