




RAD POWER BIKES
Electric Bike Sales & Services

AVAILABLE NOW!
HYBRID/FLEX SPACE
1112 NW 52ND STREET
SEATTLE, WA 98107

WEST WOODLAND
BUSINESS CENTER

AVENUE 55

WWW.WESTWOODLANDBC.COM

CBRE

WEST WOODLAND

BUSINESS CENTER

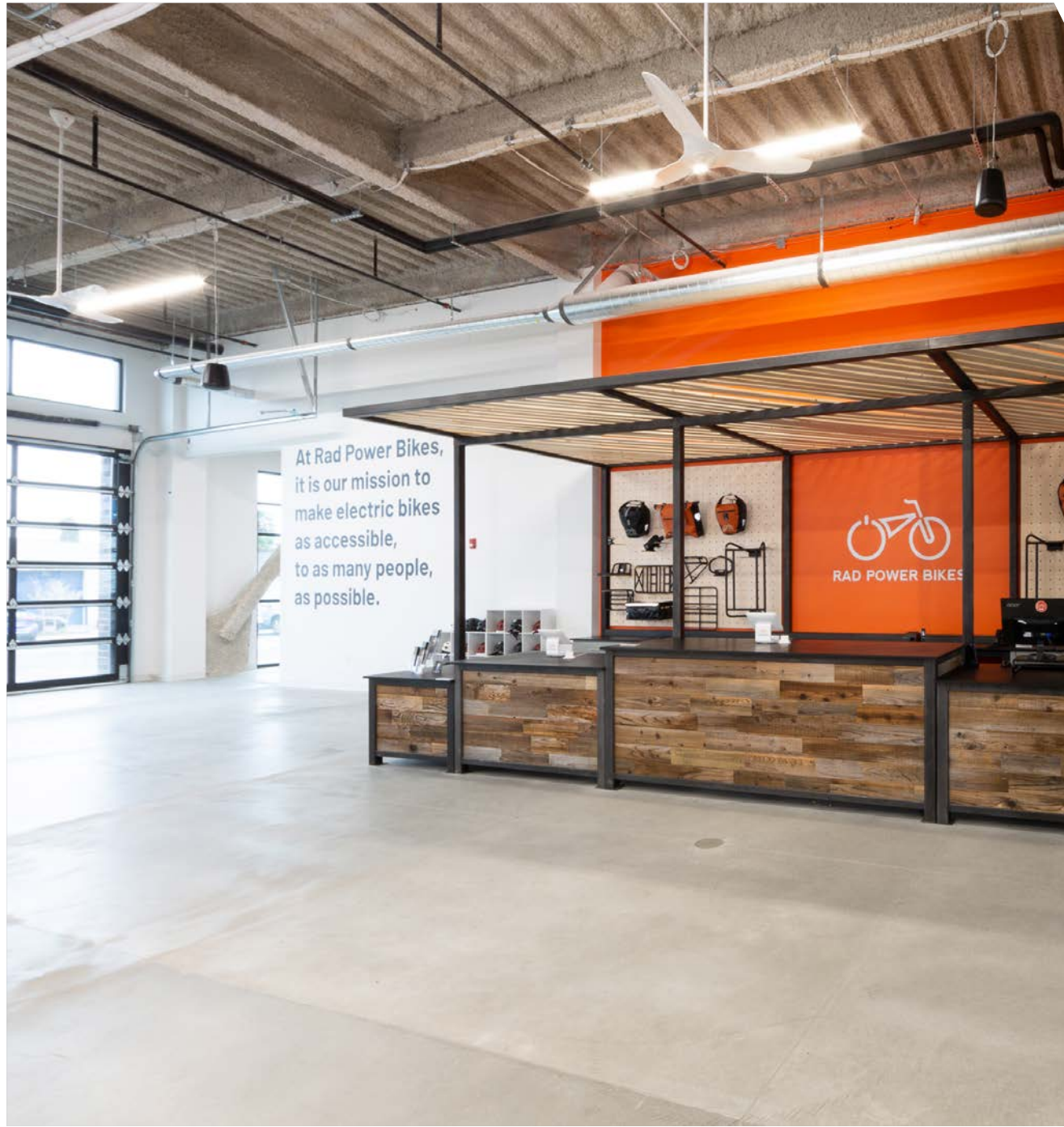
JOIN RAD POWER BIKED AND STOUP BREWERY!

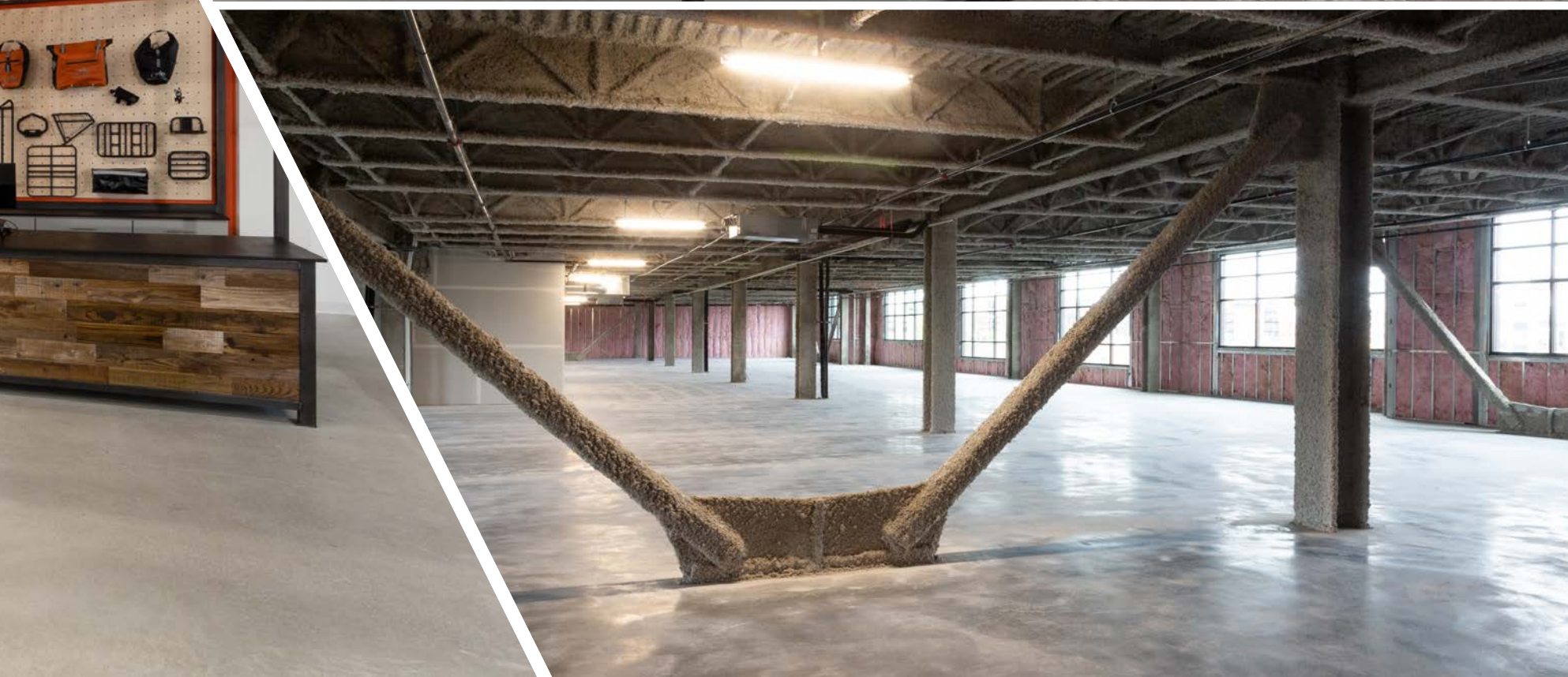
THE PROJECT

- FLOORS 1 AND 2 PRE-LEASED TO RAD POWER BIKES AND STOUP BREWERY
- 4TH FLOOR SPEC SUITES COMPLETE AND AVAILABLE NOW! DIVISIBLE TO 4,500-9,000 RSF
- 3RD FLOOR WARM SHELL COMPLETE AND READY FOR CUSTOM TI'S
- 17,865 SF PER FLOOR
- 15' CEILING HEIGHT - FLOORS 3
- 12' CEILING HEIGHT - 4TH FLOOR
- GRADE LEVEL LOADING
- FREIGHT AND PASSENGER ELEVATOR SERVICING UPPER FLOORS
- ABUNDANT NATURAL LIGHT
- FULLY HVAC SERVED
- AMPLE POWER









AERIAL



THE OPTIONS

“STANDARD CONDITION”

- DOUBLE STOREFRONT ENTRY DOOR TO SUITE
- POLISHED CONCRETE FLOORS
- OPEN AIR EXPOSED CEILING SYSTEM
- WHITE VINYL INSULATION BARRIER ON INSIDE OF PERIMETER WALLS
- SINGLE ZONE CLIMATE CONTROLLED HVAC WITH FRESH VENTILATION
- LED LIGHTING TO ACHIEVE 15 FOOT CANDLE
- ELECTRICAL OUTLETS AT PERIMETER OF WALLS

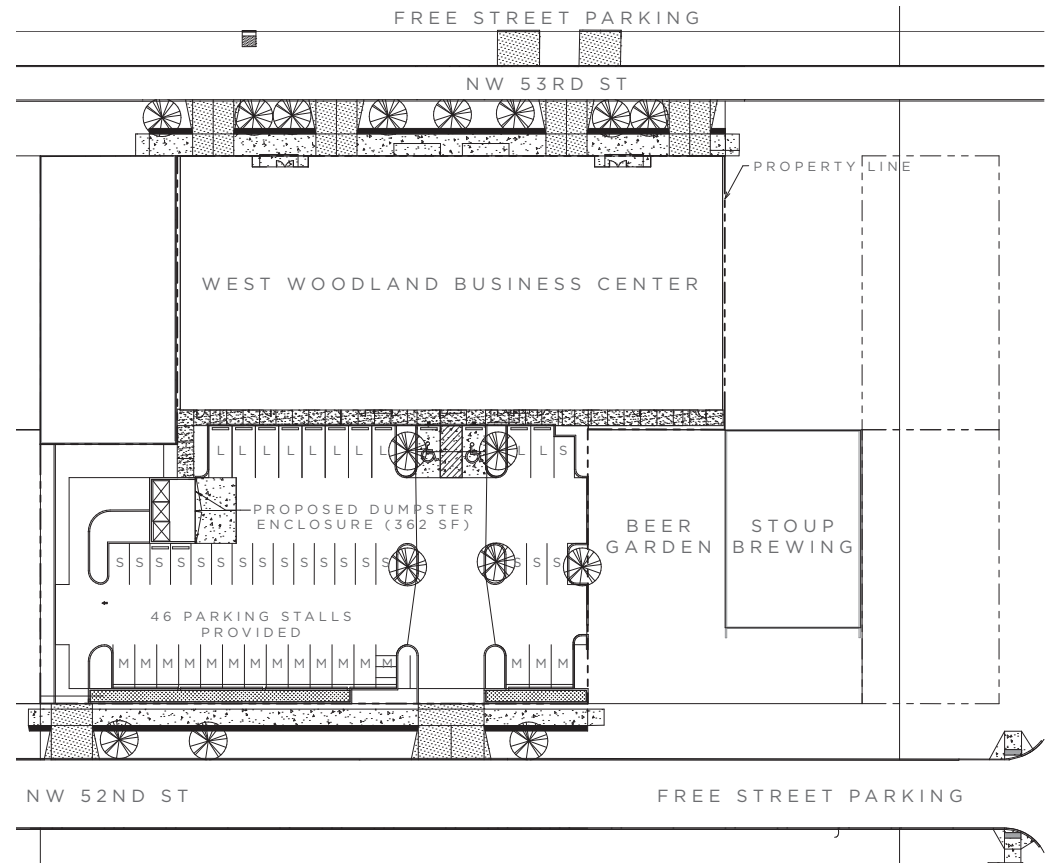
“PREMIUM CONDITION”

- ALL STANDARD CONDITION IMPROVEMENTS
- MULTIPLE CLIMATE ZONED HVAC SYSTEM
- HIGHER INTENSITY LED LIGHTING

ADDITIONAL IMPROVEMENTS (CAN BE AMORTIZED INTO LEASE)

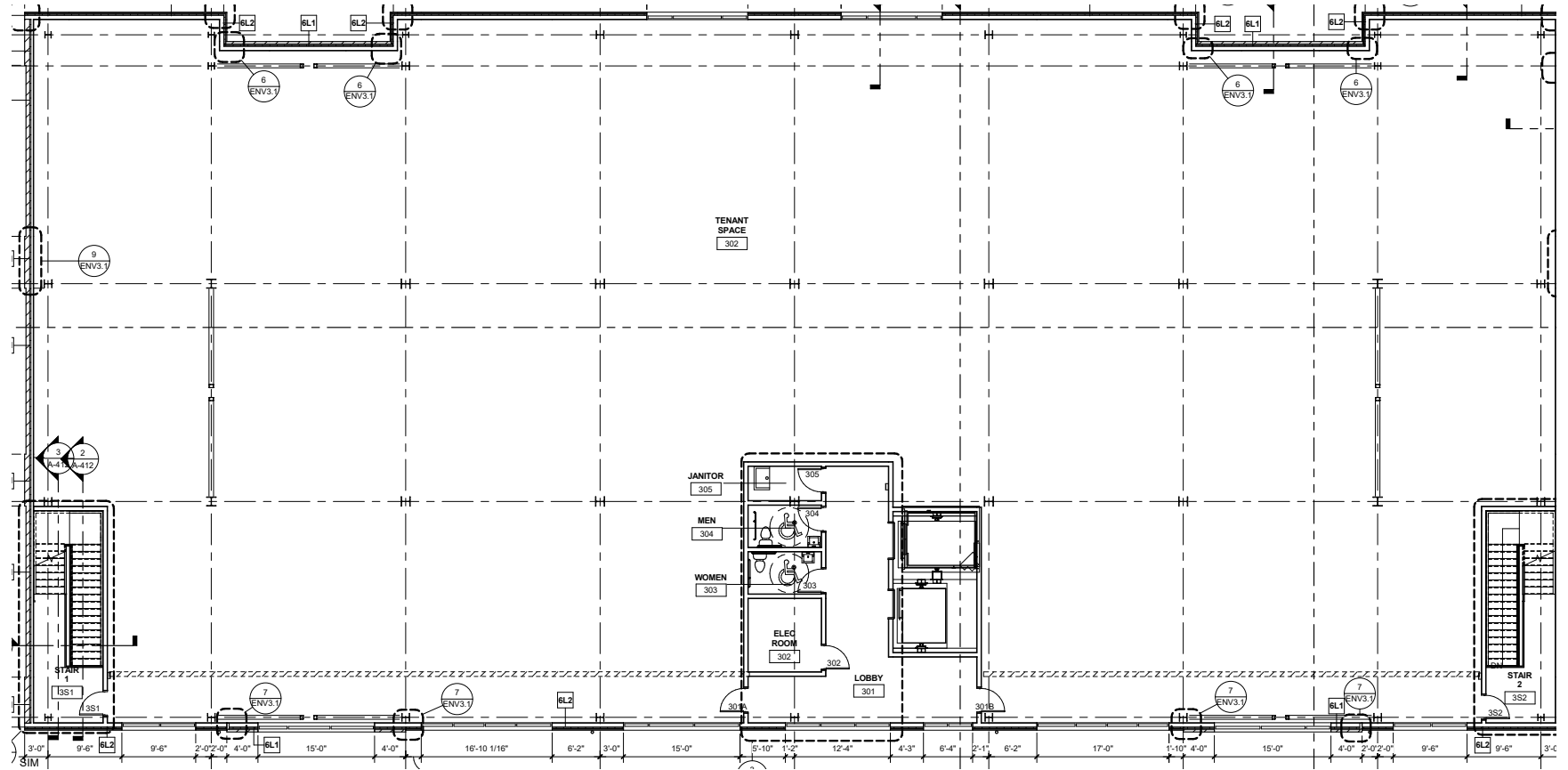
- ADDITIONAL ELECTRICAL POWER
- SMALL KITCHENS
- ADDITIONAL RESTROOMS
- CONFERENCE ROOMS
- PRIVATE ROOMS
- FLOOR DRAINS
- PREFERRED FLOORING SYSTEM

SITE PLAN



FLOOR PLANS

3RD FLOOR



FLOOR PLANS

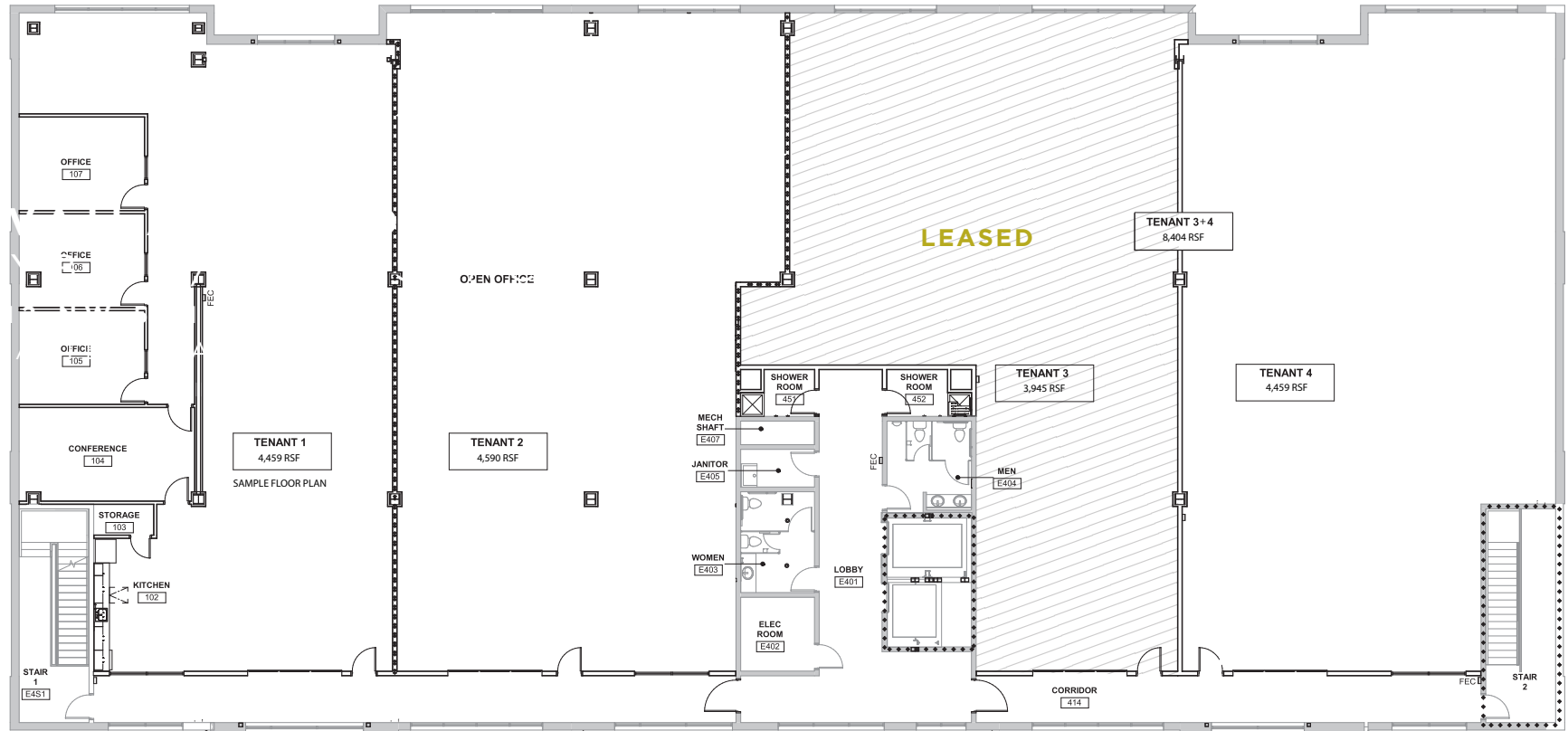


4TH FLOOR
VIRTUAL TOUR



4TH FLOOR SUITES 1&2
VIRTUAL TOUR

4TH FLOOR



WEST WOODLAND

BUSINESS CENTER



THE AMENITIES

RESTAURANTS

- 1 BRIMMER & HEEL TAP
- 2 BISCUIT & BEAN
- 3 NO BONES BEACH CLUB
- 4 THE WALRUS & THE CARPENTER
- 5 PLAKA ESTIATORIO
- 6 ASADERO BALLARD
- 7 PERCY'S & CO.
- 8 PORKCHIP & CO.
- 9 SAN FERMO
- 10 LA CARTA DE OAXACA
- 11 INDIA BISTRO
- 12 PESTLE ROCK
- 13 OCHO
- 14 8 OZ. BURGER & CO.
- 15 STAPLE & FANCY
- 16 SALMON BAY CAFE
- 17 BALLARD LOFT
- 18 SHELTER LOUNGE
- 19 BAD ALBERT'S
- 20 LOCK & KEEL TAVERN
- 21 MACLEOD'S SCOTTISH PUB

BREWERIES

- 1 STOUP BREWING
- 2 REUBEN'S BREWS
- 3 LUCKY ENVELOPE BREWING
- 4 PEDDLER BREWING COMPANY
- 5 BAD JIMMY'S
- 6 HALE'S ALES

AVAILABLE ON-SITE



STOUP
BREWING



FOOD
TRUCKS



-- BUS LINES

ENJOY BALLARD



FOODIE HOTSPOT
WITH TRENDY
RESTAURANTS,
INDIE BARS, AND
CRAFT BREWERIES



ABUNDANCE OF
WATERFRONT
PARKS AND
TRAILS



RICH IN HISTORIC
LANDMARKS, SUCH
AS THE BALLARD
LOCKS, AND THE
NORDIC HERITAGE
MUSEUM





NEW CONSTRUCTION
INDUSTRIAL/FLEX SPACE

1112 NW 52ND STREET
SEATTLE, WA 98107

TO LEARN MORE, PLEASE CONTACT:

BRYAN HESTER

Vice President

+1 206 292 6079

bryan.hester@cbre.com

CBRE, INC.

1420 5th Avenue, Suite 1700

Seattle, WA 98101

CBRE.com/Seattle

AVENUE 55

600 University St., Suite 2305

Seattle, WA 98101

Avenue55.net

WWW.WESTWOODLANDBC.COM

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio_January2021