

**2,579 SF**

**2ND FLOOR OFFICE/RETAIL  
AVAILABLE FOR LEASE**



# Ballard Square

**OFFICE/RETAIL FOR LEASE**

**2232 NW MARKET STREET | SEATTLE, WA 98107**

2,579 SF second floor office/retail space available for lease at Ballard Square! Located on Market Street in Ballard's bustling Business District. Five miles north of Downtown Seattle and within walking distance to restaurants, cafes, services and retail.

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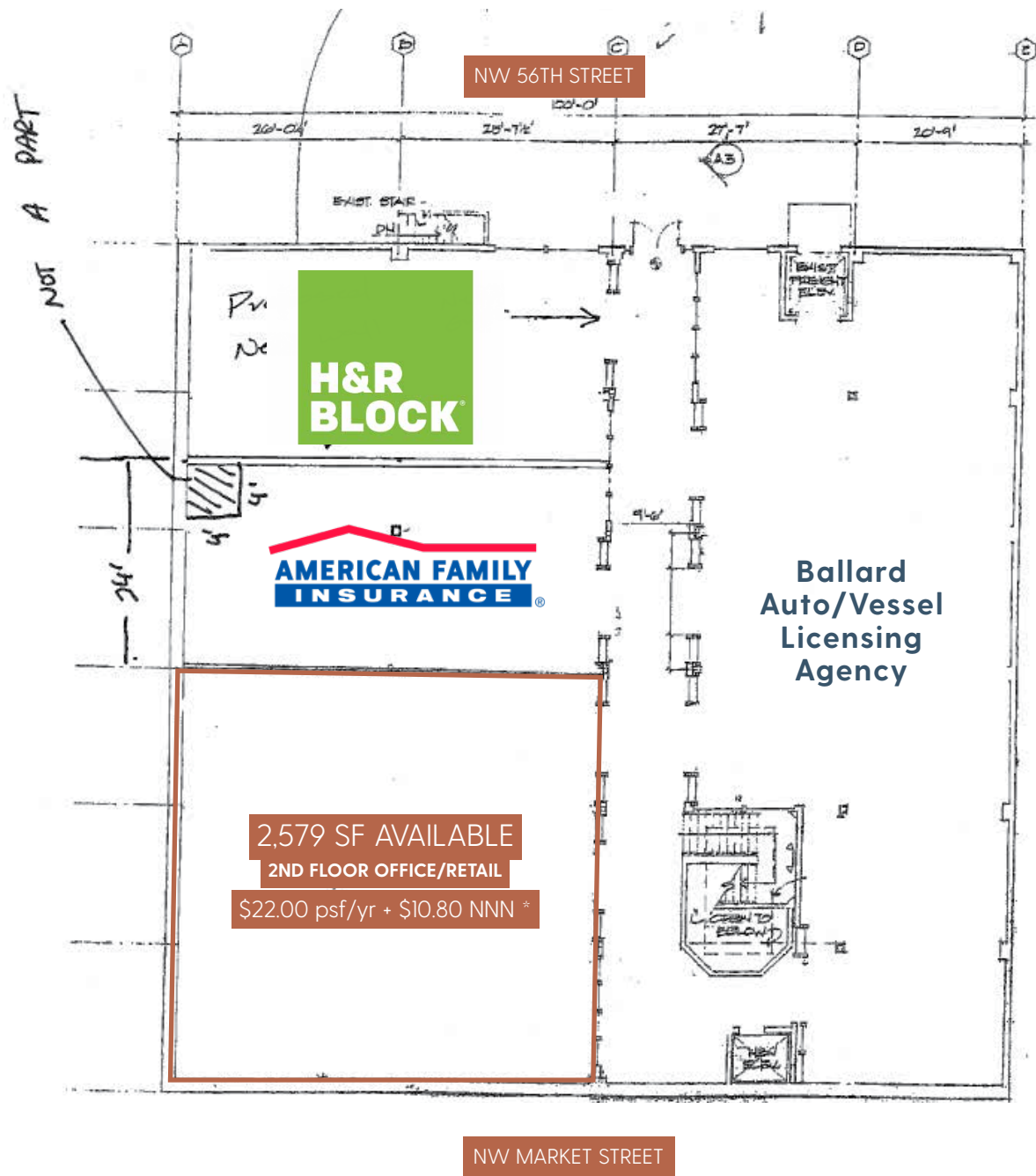
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**JSH | PROPERTIES, INC.**



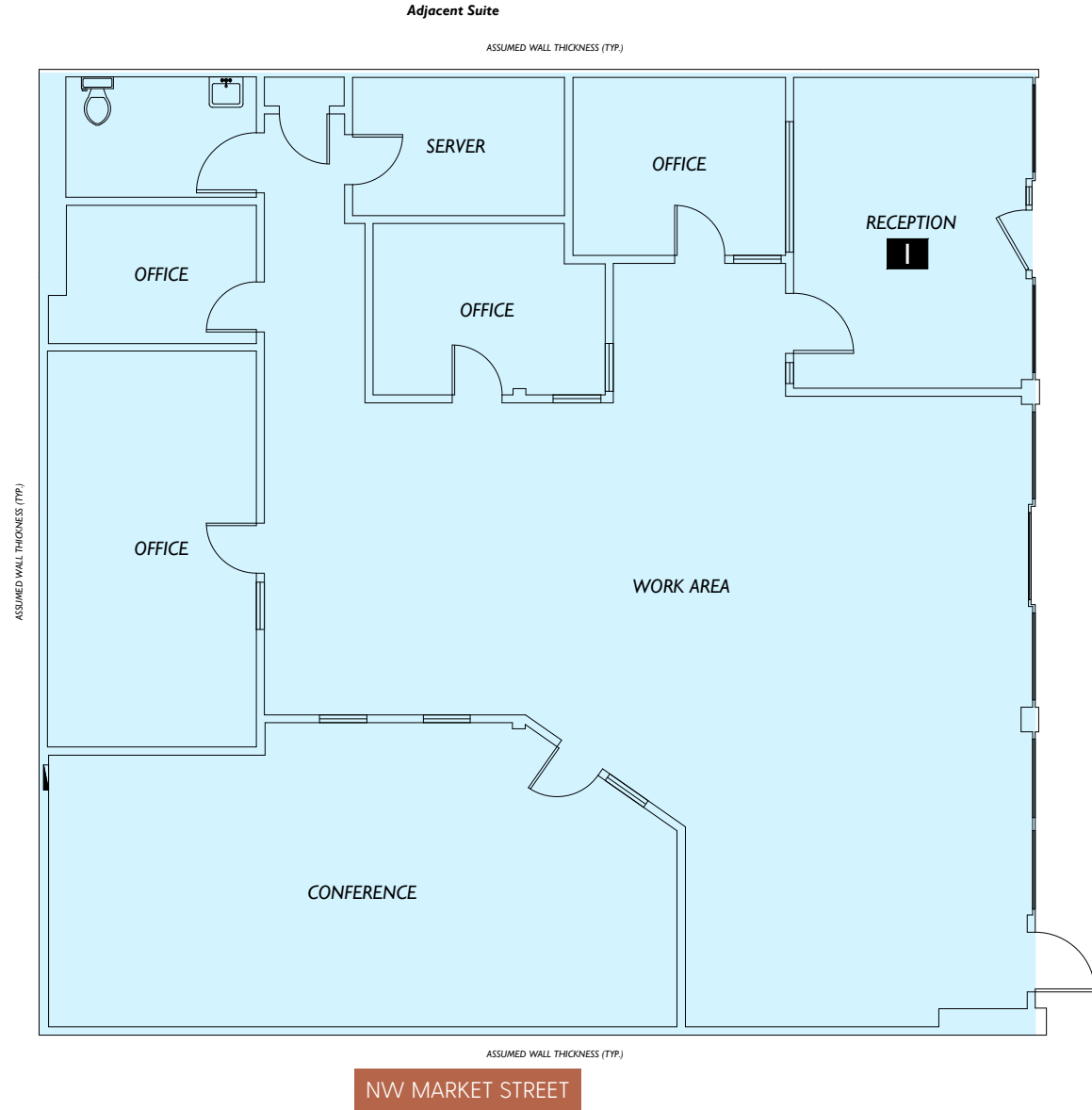


2,579 SF

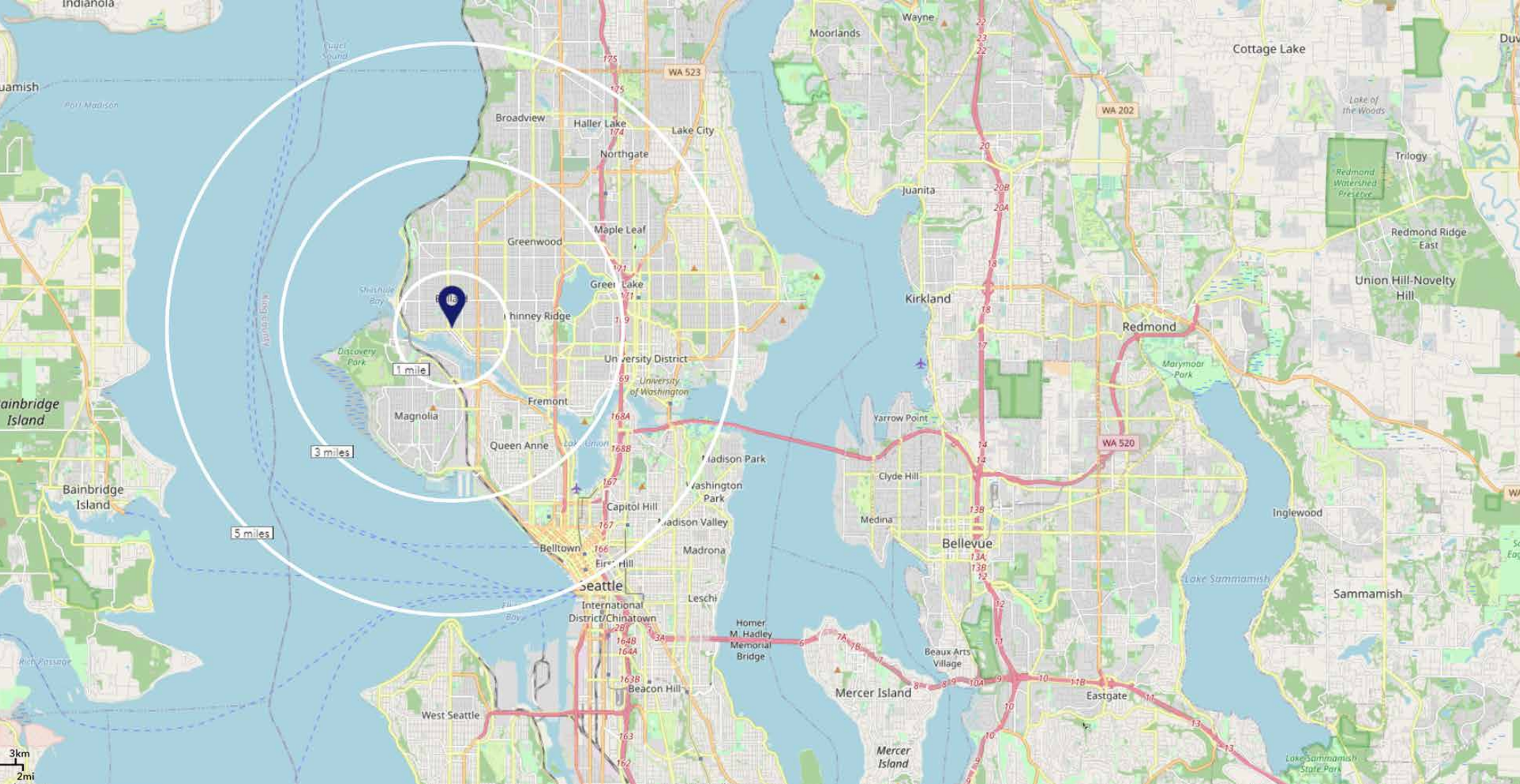
2ND FLOOR OFFICE/RETAIL AVAILABLE

\$22.00 psf/yr + \$10.80 NNN \*

- Signage available.
- 30 + Pay to Park Stalls in the rear of building owned by Republic Parking
- Existing offices, conference room and reception area
- \*NNN" \$10.80

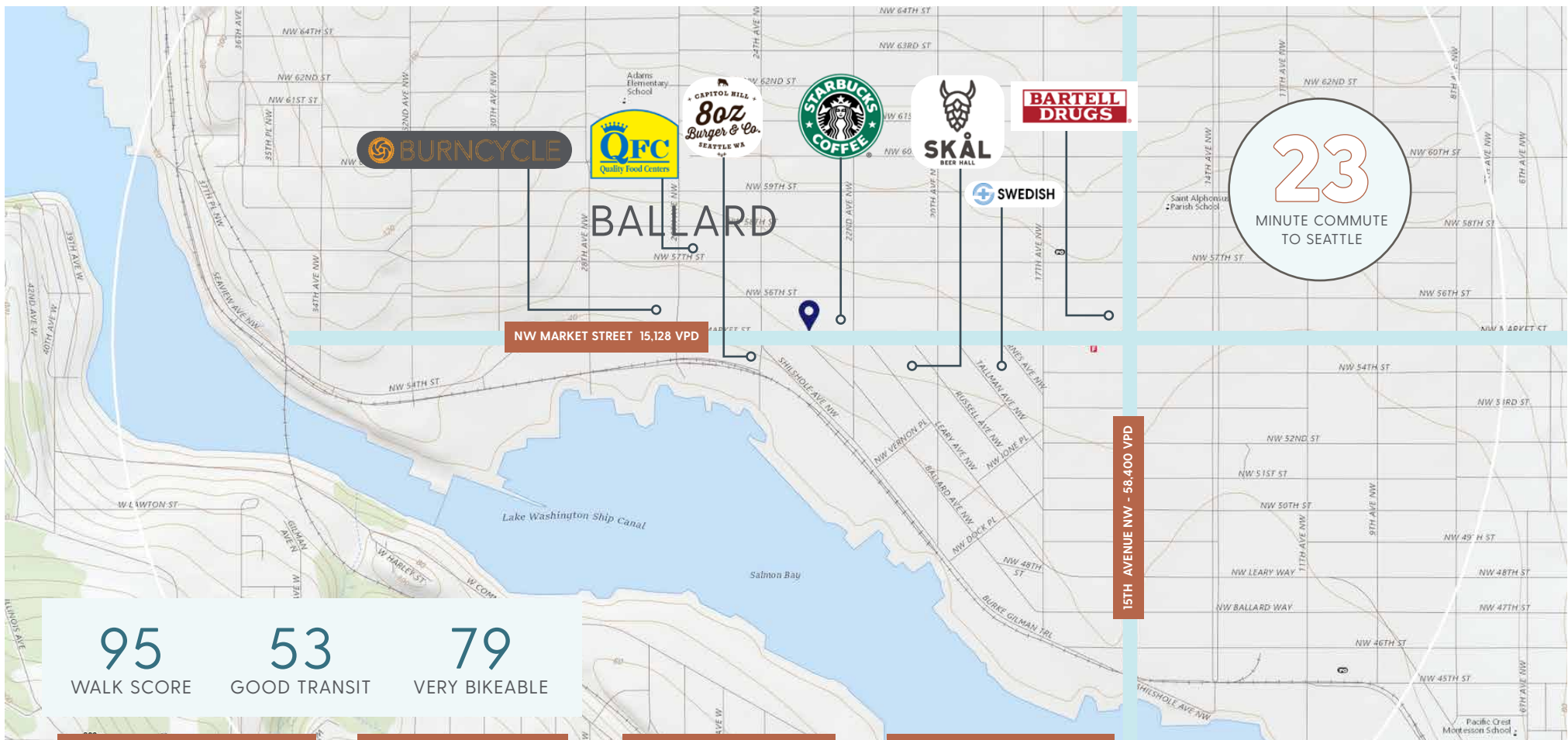






Ballard is an urban village located just 5 miles North of Downtown Seattle. A hub of Seattle’s maritime industry, Ballard is home to the Hiram M. Chittenden Locks and Shilshole Marina. The very walkable Market Street in Ballard serves as the neighborhood’s business district, and you’ll find the sidewalks lined with red brick storefronts and galleries. The Ballard Farmers Market runs along the historic cobblestone stretch of Ballard Avenue NW to NW Market Street.

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	34,005	183,634	445,075
Daytime Population	34,938	160,773	553,738
Households	17,711	85,193	221,307
Avg. HH Income	\$176,785	\$192,139	\$171,172



#### RESTAURANTS WITHIN .5 MILE

Sen Noodle Bar  
Pestle Rock  
India Bistro  
Chili Baby Japanese Fusion  
Pho Big Bowl  
The Matador  
Ann's Teriyaki  
Hotel Albatross  
Ann's Korean BBQ  
Seattle Food Truck  
Poke Lover  
Ocho  
Hood Famous Bakeshop  
La Carta Oaxaca  
8oz Burger & Co

#### COFFEE WITHIN .5 MILE

Savour  
Starbucks  
Ballard Coffee Werks  
Miro Tea  
Cupcake Royal  
Salt and Sugar Cafe & Bakery  
D'Ambrosio Gelato  
Fresh Flours  
The Other Coast Cafe  
Bauhaus  
Achoed Ship Coffee Bar  
Caffe Fiore

#### SERVICE WITHIN .5 MILE

Mountain Pacific Bank  
Mobile Service in Seattle  
Banner Bank  
People's United Bank  
Bartell Drugs  
Puget Sound Bank  
Verity Credit Union  
First Mutual Bank  
Homestreet Bank  
Ballard Plaza Pharmacy  
Washington Federal  
Ballard Hardware & Supply  
Swedish Hospital

#### GROCERY WITHIN .5 MILE

QFC  
Ballard Sunday Farmer's Market  
Ballard Market  
Trader Joe's  
Top Banana  
New Season's Market  
Fred Meyer Grocery  
The Fresh Fish Co.