

2,579 SF

**OFFICE/RETAIL
AVAILABLE FOR LEASE**



Ballard Square

OFFICE/RETAIL FOR LEASE

2232 NW MARKET STREET | SEATTLE, WA 98107

2,579 SF 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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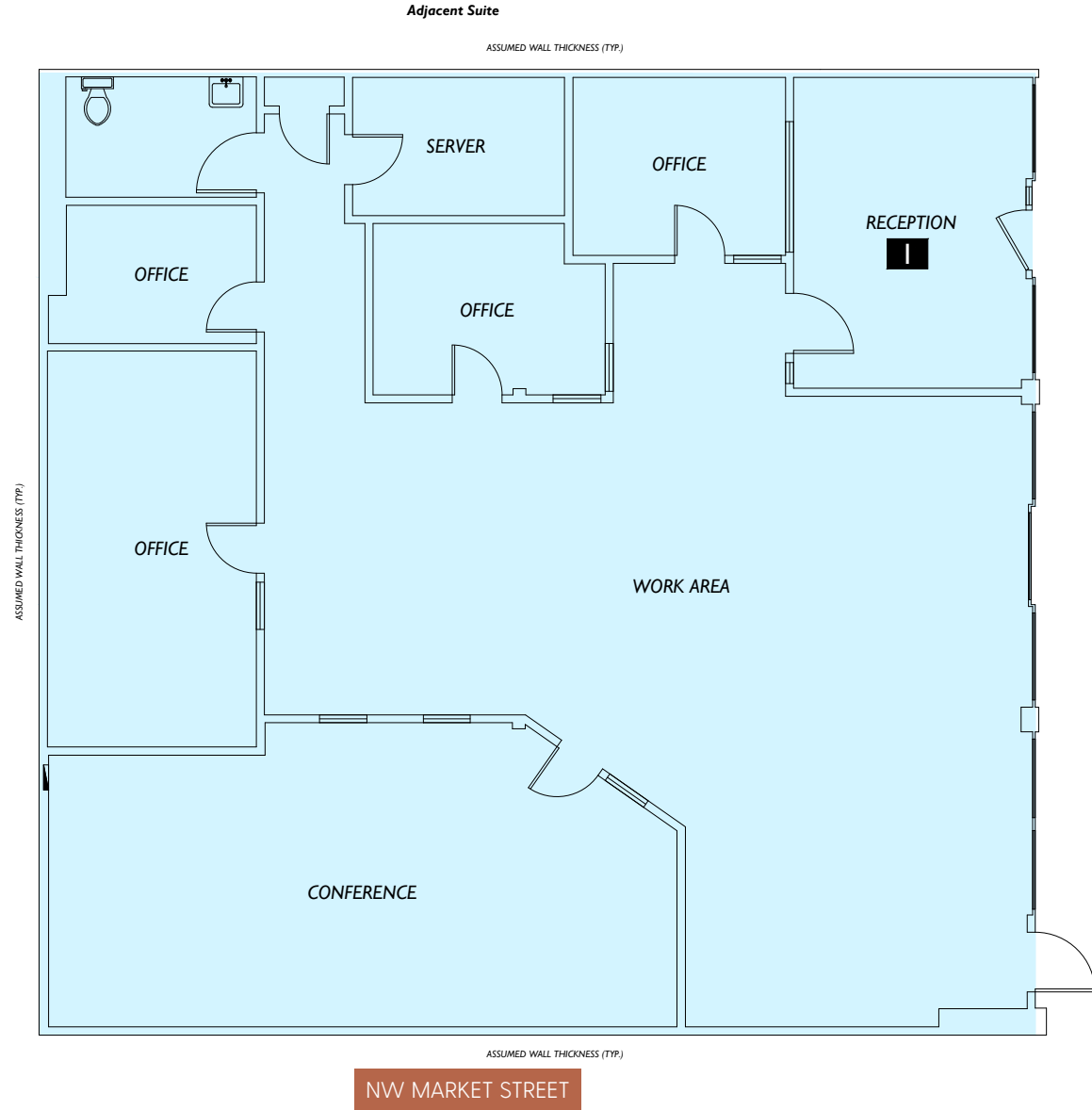
 **JSH** | PROPERTIES, INC.

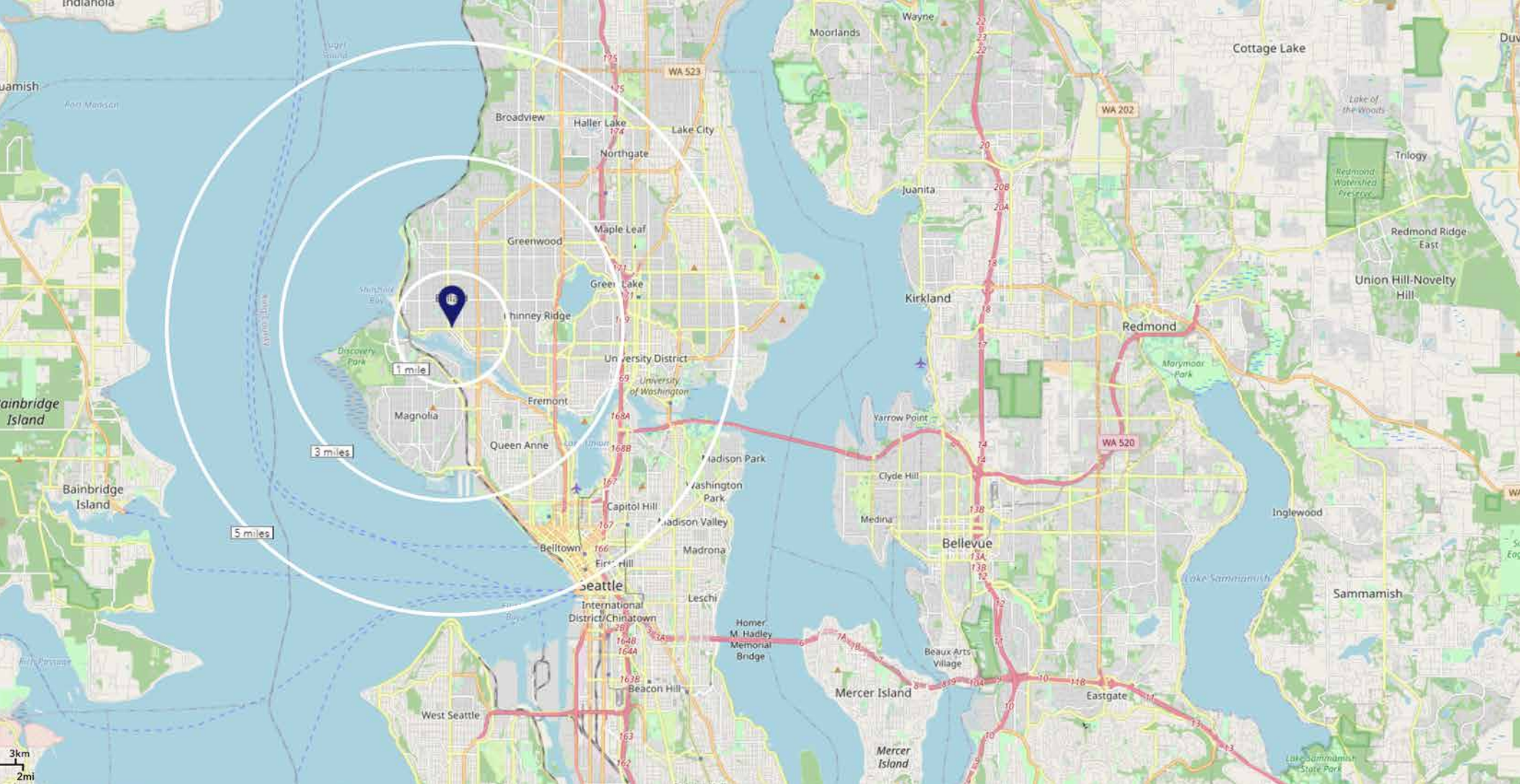
2,579 SF

OFFICE/RETAIL AVAILABLE

\$22.00 psf/yr + \$12.21 NNN *

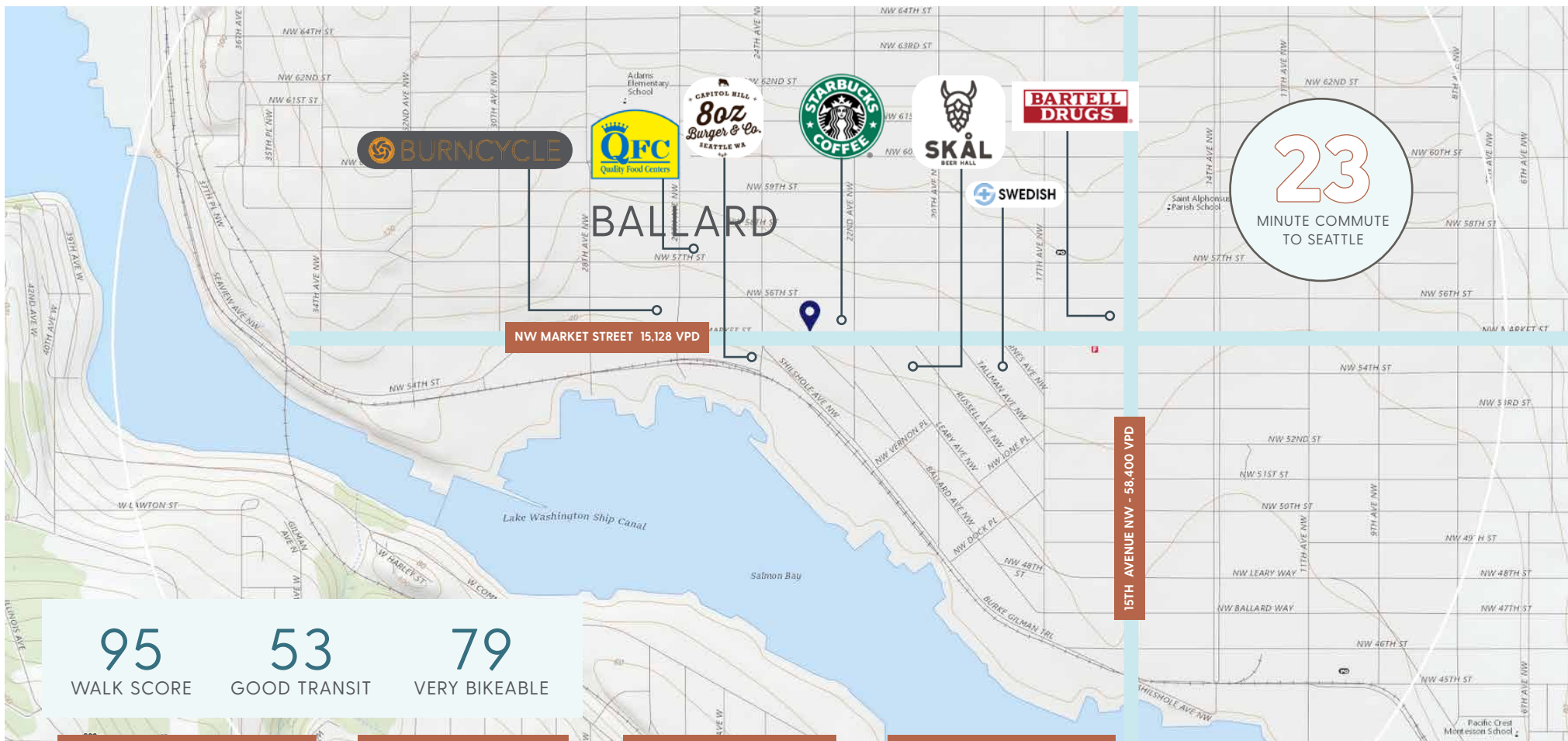
- Signage available.
- 30 + Pay to Park Stalls in the rear of building owned by Republic Parking
- Existing offices, conference room and reception area
- *NNN" \$12.21 - Includes all utilities.





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.

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	34,528	185,425	452,054
Daytime Population	36,621	162,032	574,703
Households	17,898	85,734	224,784
Avg. HH Income	\$200,760	\$209,443	\$185,180



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.