

PRIME INDUSTRIAL OWNERSHIP OPPORTUNITY IN THE HEART OF BALLARD

1401 NW LEARY WAY

SEATTLE, WA

OFFERING MEMORANDUM DISCLAIMER

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Cushman & Wakefield U.S., Inc., the Seller's exclusive agent in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its exclusive agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants and other advisors. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations thereunder have been fully satisfied or waived.

The Seller is responsible for any commission due its agent in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other party, including the Seller's exclusive agent, is authorized to make any representation or agreement on behalf of the Seller. This Memorandum remains the property of the Seller and its exclusive agent and may be used only by parties approved by the Seller and its exclusive agent. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

CONTACTS

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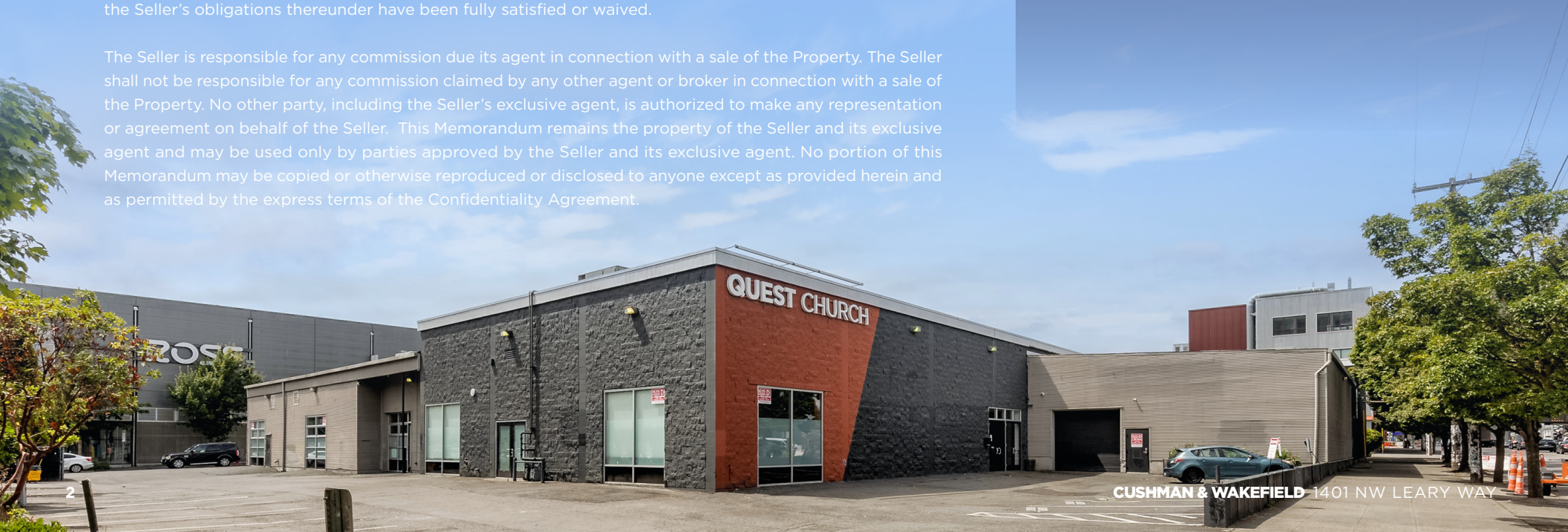
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THE OFFERING

Cushman & Wakefield is exclusively offering for sale **1401 NW Leary Way** (the “Property”) now offered at \$11,000,000. This rare industrial ownership opportunity is located in the heart of Seattle’s Ballard neighborhood—an area celebrated for its industrial legacy and ongoing commercial vitality. Situated on a 1.29-acre site, the Property features a 40,445 square foot building ideally suited for an owner-user seeking a strategic, long-term operational base.

With excellent access to major transportation corridors and urban amenities, the location supports a wide range of industrial uses. Prominently positioned at the high-traffic intersection of NW Leary Way and 15th Ave NW, the Property offers exceptional visibility and logistical convenience. Its existing infrastructure and flexible layout make it well-suited for light manufacturing, warehousing, distribution, or a hybrid industrial-office

\$ OFFERING
\$11,000,000

BUILDING
40,445 SF

LAND
±1.29 ACRES

BUILT
1975
(Renov. 2016)

LOADING
1 Grade Level

CLEAR HEIGHT
20'



INVESTMENT HIGHLIGHTS

CORE BALLARD LOCATION



Strategic Corner Location

Prominent site in the heart of Ballard with excellent visibility and seamless access to major arterials connecting Fremont, Interbay, and downtown—ideal for customer-facing or logistics-driven operations.



Strong Demographics

Within a 3-mile radius, the area supports over 240,000 residents with a median household income exceeding \$120,000, providing a robust workforce and customer base.



Transit & Connectivity

Excellent access to public transportation, just 18 minutes to the Port of Seattle and 34 minutes to Sea-Tac Airport. Located minutes from the **Ballard Bridge**, providing direct arterial access to downtown Seattle and key industrial corridors.

RARE AVAILABILITY IN A TIGHT MARKET



Limited Supply in Ballard

Industrial buildings for sale in the Ballard submarket remain **extremely scarce**, with most inventory held long-term by owner-users or institutional investors.

ZONING ADVANTAGE



Flexible Zoning with Growth Potential

MML (Maritime and Manufacturing/Logistics) zoning supports a wide range of industrial and production uses, while the Urban Village overlay allows for increased development intensity and proximity to transit and workforce housing.



65-Foot Height Limit

Offers potential for vertical expansion, mezzanine buildouts, or future adaptive reuse.



PROPERTY OVERVIEW



ADDRESS

1401 NW Leary Way, Seattle, WA 98107



YEAR BUILT

1975 (Renov. 2016)



ZONING

MLL U/65 (Mixed Manufacturing & Logistics)



TOTAL SQUARE FEET

40,445 SF



SITE AREA

±1.29 AC



CLEAR HEIGHT

20'



OFFICE SIZE

11,942 SF



APN

276830-2590



PARKING

38 Surface Stalls

SITE PLAN

 VIEW VIRTUAL TOUR



NEARBY AMENITIES

DRIVE TIME

PORT OF SEATTLE	15 MINUTES
DOWNTOWN SEATTLE	15 MINUTES
BELLEVUE	25 MINUTES
SEATAC AIRPORT	30 MINUTES

1401 NW LEARY WAY
SEATTLE, WA 98107

OfficeMax

Leary Way NW

UW Medicine
UNIVERSITY OF WASHINGTON
MEDICAL CENTER

NW Ballard Way

TRADER JOE'S

BIG 5
SPORTING GOODS

LA FITNESS

Bright Horizons

MART

West Marine

PCMC
COMMUNITY
MARKETS

Fred Meyer

The
WALKUS
and the
CARPENTER

Ballard Bridge



CUSHMAN & WAKEFIELD 1401 NW LEARY WAY



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