

RETAIL  
LEASE



# Retail Space in Prime Ballard Location

1701 NW 56th St | Seattle, WA

**Jeff Ayers**

**Owner | Designated Broker**

425.275.2406

[jeff@ayerscommercialgroup.com](mailto:jeff@ayerscommercialgroup.com)

**Andrew Ayers**

**Broker**

206.300.0459

[andrew@ayerscommercialgroup.com](mailto:andrew@ayerscommercialgroup.com)

**Matthew Fay**

**Broker**

952.769.6534

[matthew@ayerscommercialgroup.com](mailto:matthew@ayerscommercialgroup.com)

**AYERS**  
COMMERCIAL  
GROUP

# PROPERTY FEATURES

<b>YEAR BUILT</b>	<b>2018</b>
<b>LEASE TYPE</b>	<b>NNN</b>
<b>WATER/SEWER</b>	<b>Paid Directly by Tenant</b>
<b>ELECTRICITY/GAS</b>	<b>Paid Directly by Tenant</b>
<b>GARBAGE</b>	<b>Included in NNN</b>



# AVAILABLE SPACE

Square Feet	Base Rent	NNN Expenses	Total	Notes
1,897	\$4,110	\$1,739	\$5,849	Retail space located at the corner of NW 56th St and 17th Ave NW in Ballard, under a 164-unit apartment building. Large storefront windows and 13' ceilings. Shell condition, but landlord willing to give large tenant improvement allowance for qualified tenants.

