FOR SALE · OWNER-USER OFFICE BUILDING

1464 NW 49TH STREET SEATTLE WA 98107

A Private Office Building in Ballard

Fully Renovated · Secured Yard & Parking · 2,292 SF

OFFERED AT

$1,310,000

LISTED BY

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COLDWELL BANKER DANFORTH

FOR SALE · OWNER-USER OFFICE BUILDING

1464 NW 49th Street

A Private Office Building in Ballard · Seattle, WA 98107

A 2,292 SF two-story office building on a fenced 3,078 SF parcel — seven private offices, two conference rooms, two bathrooms and a full kitchen, behind your own gate. Offered for the first time since a comprehensive renovation.

WHY THIS BUILDING

- **Turnkey and fully renovated** — no build-out period, no TI allowance to negotiate
- **Secured yard and parking** — fenced private yard and two permitted storage containers
- **A whole building, not a suite** — private entry, own signage, no CAM, no landlord
- **Visibility and access** — frontage on 15th Ave NW at 60,000+ vehicles per day
- **Flexible II U/125 zoning** — office as a principal use, with redevelopment optionality
- **Dense, affluent trade area** — 223,000 residents and $153,000+ average income within 3 miles miles

PROPERTY SUMMARY

Building Size · **2,292 SF**
Lot Size · **3,078 SF**
Year Built / Renovated · **1985 / 2023**
Stories · **Two**

Configuration · **7 offices, 2 conference rooms**
Parking · **On-site, secured yard**
Zoning · **II U/125**
Ownership · **Fee Simple**

OFFERED AT

$1,310,000

2,292 SF · $572/SF

TOURS AND INQUIRIES

Samie Bryan
206-799-8730
Sam@SamBryan.com

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THE OFFERING

Seven private offices behind your own gate

1464 NW 49th Street is a 2,292 square foot, two-story office building on a fenced 3,078 square foot parcel in the heart of Ballard, offered for the first time since a comprehensive renovation.

Built in 1985 and rebuilt from the inside out, it has been converted from industrial flex into a turnkey headquarters for a single company — four offices, a conference room, kitchen, bathroom and reception upstairs; three offices, a second conference room, a second bathroom and an open collaborative area with custom millwork below.

It retains a **fully fenced and secured yard** with on-site parking and two permitted storage containers — the single most difficult element to replace in Ballard today.

LOCATION

Frontage on 15th Avenue NW

60,000+

VEHICLES PER DAY ON 15TH AVE NW

The parcel at 15th Ave NW and NW Market St

The building sits directly on **15th Avenue NW** , Ballard's primary north–south arterial, carrying more than 60,000 vehicles per day past the door — signage exposure interior Ballard blocks do not have.

The trade area is anchored by PCC, UW Medicine, Trader Joe's, Fred Meyer, Safeway, West Marine, Les Schwab, Mud Bay, Old Stove Brewing, Starbucks and Top Pot Doughnuts.

Frontage and secured yard from the north

The property sits within the future service area of the **Ballard Link Extension** — 7.7 miles and nine new stations, with a new downtown transit tunnel.

DRIVE TIMES

Downtown Seattle 15 min · Bellevue 30 min · Everett 40 min · Tacoma 45 min

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HIGHLIGHTS

Why this building

TURNKEY AND FULLY RENOVATED

Seven private offices, two conference rooms, two bathrooms, full kitchen, reception lobby and finished open work area. No build-out period, no TI allowance to negotiate.

SECURED YARD AND PARKING

Fenced private yard, dedicated on-site parking, two permitted storage containers — in a submarket where street parking is functionally unavailable.

A WHOLE BUILDING, NOT A SUITE

Private entry, no shared common areas. Your own signage, hours, gate and front door. No CAM reconciliation and no landlord.

FLEXIBLE II U/125 ZONING

Office permitted as a principal use, with substantial substantial height allowance and long-term redevelopment optionality on a designated industrial-industrial-innovation corridor.

VISIBILITY AND ACCESS

Frontage on 15th Avenue NW at 60,000+ vehicles per day. Fifteen minutes to downtown Seattle, thirty to Bellevue, direct to Highway 99 and I-5.

DENSE, AFFLUENT TRADE AREA

223,000 residents within three miles, average household incomes above $153,000, and no Washington State personal income tax.

PROPERTY SUMMARY

The facts

$1,310,000

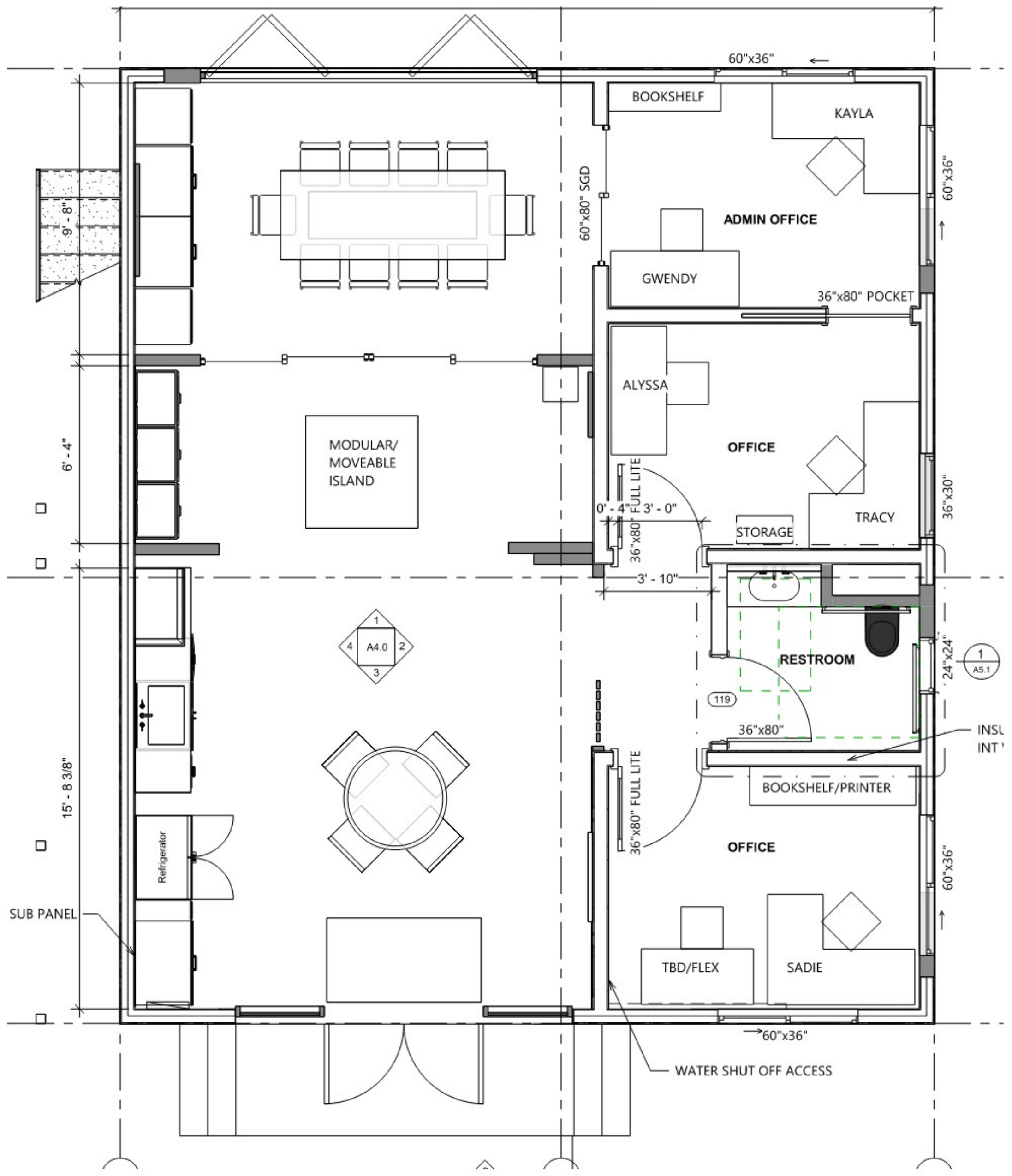
2,292 SF · $572/SF

Address	1464 NW 49th St, Seattle	Configuration	7 offices, 2 conference rooms
Parcel Number	276830-1975	Bathrooms s	Two
Building Size	2,292 SF	Parking	On-site, secured yard
Lot Size	3,078 SF	Storage	Two permitted containers
Stories	Two	Ownership	Fee Simple
Year Built / Renovated	1985 / 2023	Zoning	II U/125 — Industrial Innovation

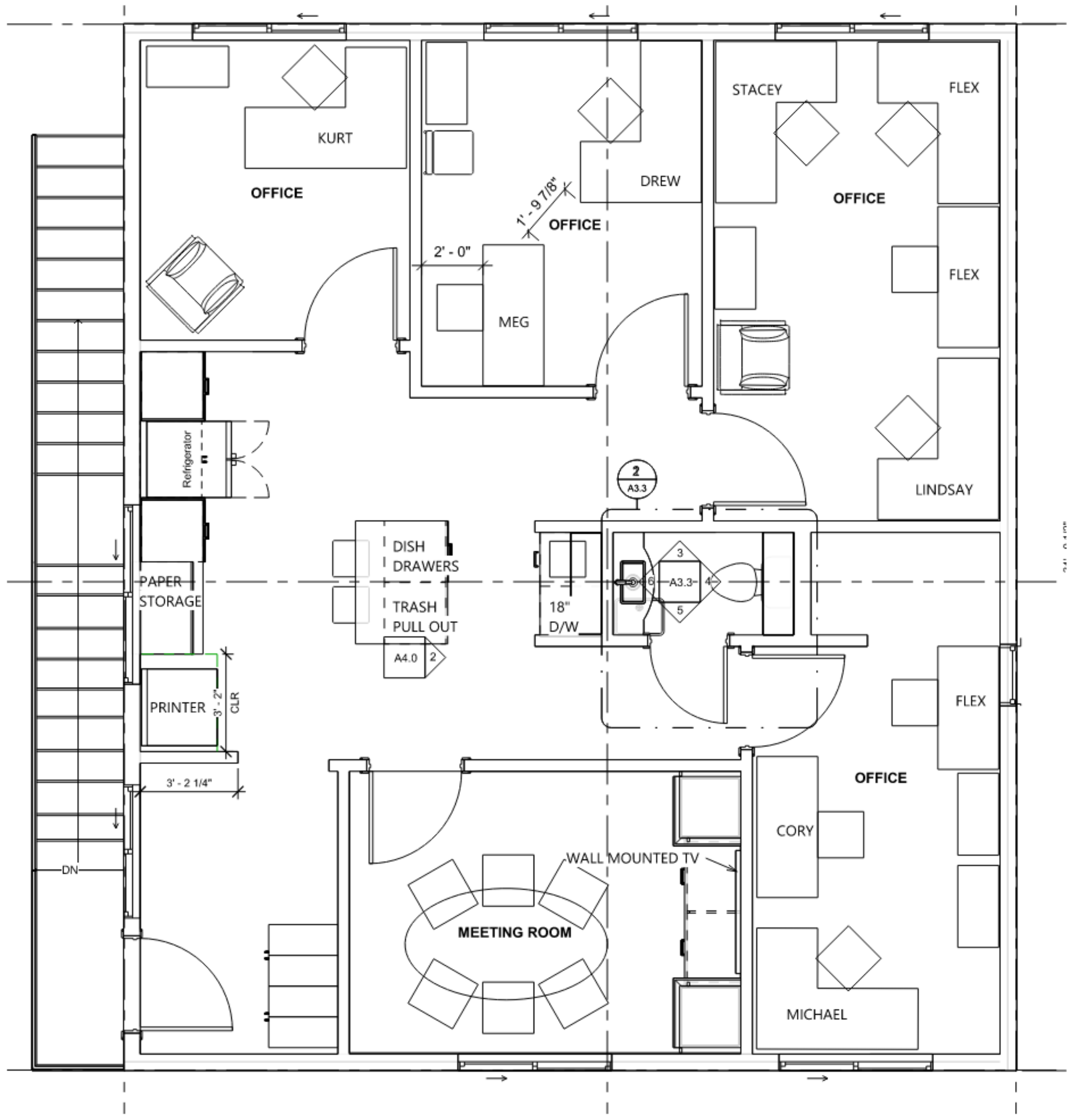
FLOOR PLANS

Two floors, seven offices

WALK IT IN 3D — MATTERPORT



Ground floor — open work area with custom millwork, three private offices, conference room, bathroom, storage.



Second floor — four private offices, conference room, full kitchen, bathroom, reception lobby.

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ECONOMICS

What it costs to own this building

Illustrative, at the $1,310,000 asking price · 1,700 SF building

$396,046

INVESTED IN IMPROVEMENTS SINCE SINCE 2021

$233 per SF of building

A roll-up garage door and three unfinished rooms became a **finished showroom, conference room, three private offices, a full bathroom, and a working kitchen and common area** .

Over the same period the King County assessor's improvement value rose just **$18,200** . The buildout is real, recent, and substantially unpriced in the public record.

Conventional

25% down · $327,500

First mortgage — $982,500 @ 7% / 25 yr	**$6,944**
Taxes, insurance, utilities, professional	**$2,086**
Total monthly outlay	**$9,030**
Less principal paydown — equity you keep	($1,252)
Net monthly cost of occupancy	**$7,778**
Per SF of building, per year	**$55/SF**

SBA 504

10% down · $131,000

Bank first — $655,000 @ 7% / 25 yr	**$4,629**
SBA debenture — $524,000 @ 6.25% / 25 yr	**$3,457**
SBA ongoing servicing fees	**$500**
Taxes, insurance, utilities, professional	**$2,086**
Total monthly outlay	**$10,672**
Less principal paydown — equity you keep	($1,584)
Net monthly cost of occupancy	**$9,088**
Per SF of building, per year	**$64/SF**

FOR COMPARISON

Leasing 1,700 SF of comparable finished Ballard space at **$50–$55/SF** costs **$7,083–$7,792 per month** — with no principal paydown and no appreciation. At 25% down, ownership lands inside that range.

Illustrative only; not a commitment to lend. Rates and terms are assumptions, not quotes. Taxes assume full reassessment on sale. Principal paydown is the first-year average and declines thereafter. SBA 504 financing is subject to lender and SBA approval. Buyer to verify all figures independently with their own lender and tax advisor.

THE SURROUNDING MARKET

Who lives around it

SURROUNDING HOME VALUES

98107 Ballard core	**$853,000**	1938
98117 Ballard N · Loyal Heights	**$1,113,000**	1942
98199 Magnolia	**$1,162,000**	1952
98177 Blue Ridge · Broadview	**$1,119,000**	1955
98103 Fremont · Phinney · Green Lake	**$1,113,000**	1932
Weighted core median	**$1,050,000**	~75 yr

Median home value and median year built by ZIP. ACS 2024 5-year estimates · Zillow market data.

50,000+

OWNER-OCCUPIED HOMES WITHIN FIVE MILES

$153,119

AVERAGE HOUSEHOLD INCOME, 3 MI

223,192

POPULATION WITHIN THREE MILES

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