

Shilshole West

5470 Shilshole Ave NW WA, 98107



FOR LEASE

Ballard Office / Medical Space

Josh Heyum
Principal & Broker
425.445.5799
joshheyum@gmail.

Jake Staniszewski
Associate
425.284.4270 ext. 1009
jake@vistapacificgroupinc.com



Shilshole West

5470 Shilshole Ave NW WA, 98107

Features

Suites	SF	Rate	Availability
600	1,479 SF	\$40.00/SF ~ MG	Now
403	804 SF	\$32.00/SF ~ MG	Now

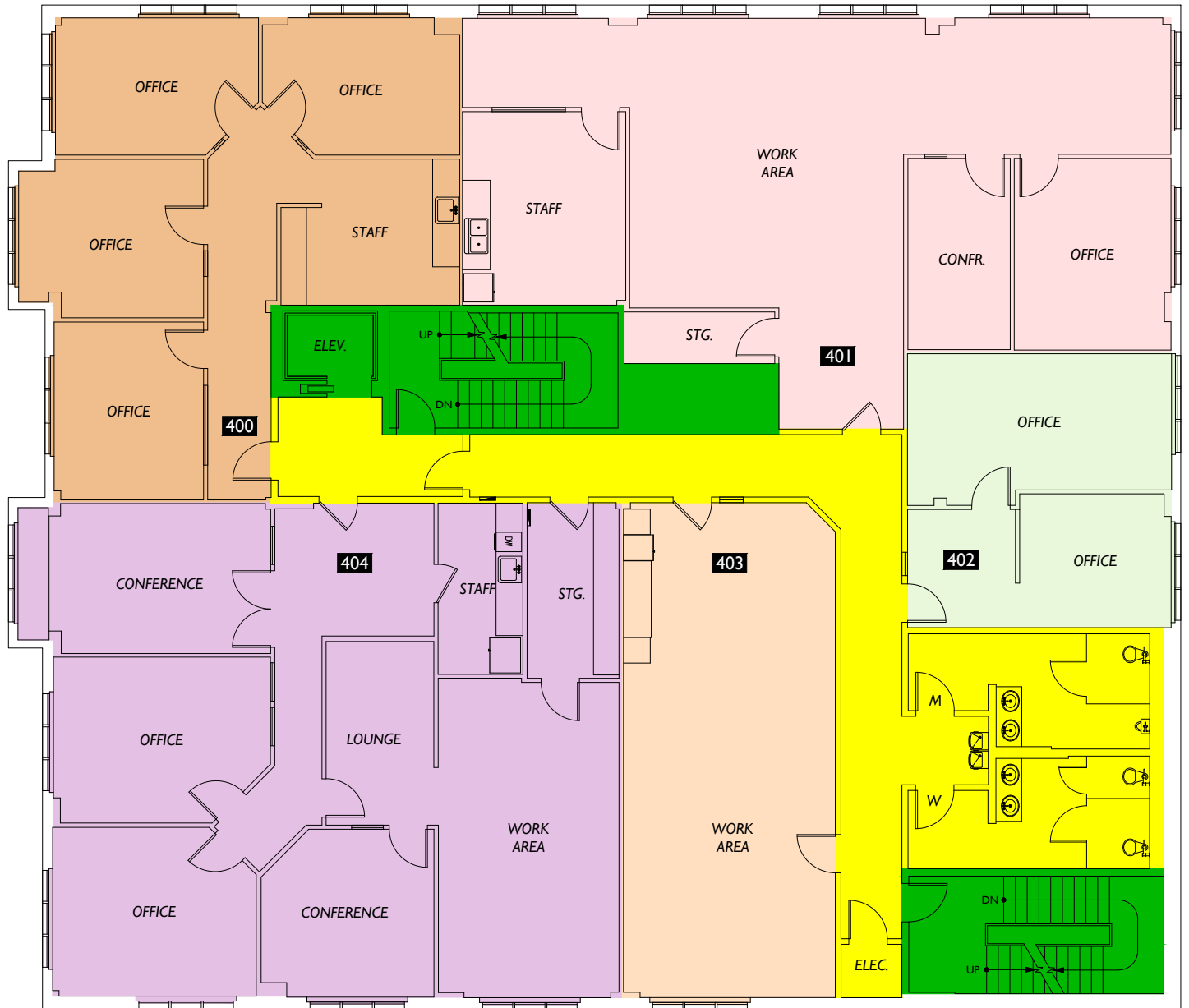
- Class A Ballard Office Space
- On-site parking available (\$200/month/stall)
- Walk Score of 96%!
- DT Ballard & Shilshole Bay Views
- Canal & Cityscape Views
- Penthouse for Lease
- 270 degree views



Josh Heyum
Principal & Broker
425.445.5799
joshheyum@gmail.

Jake Staniszewski
Associate
425.284.4270 ext. 1009
jake@vistapacificgroupinc.com



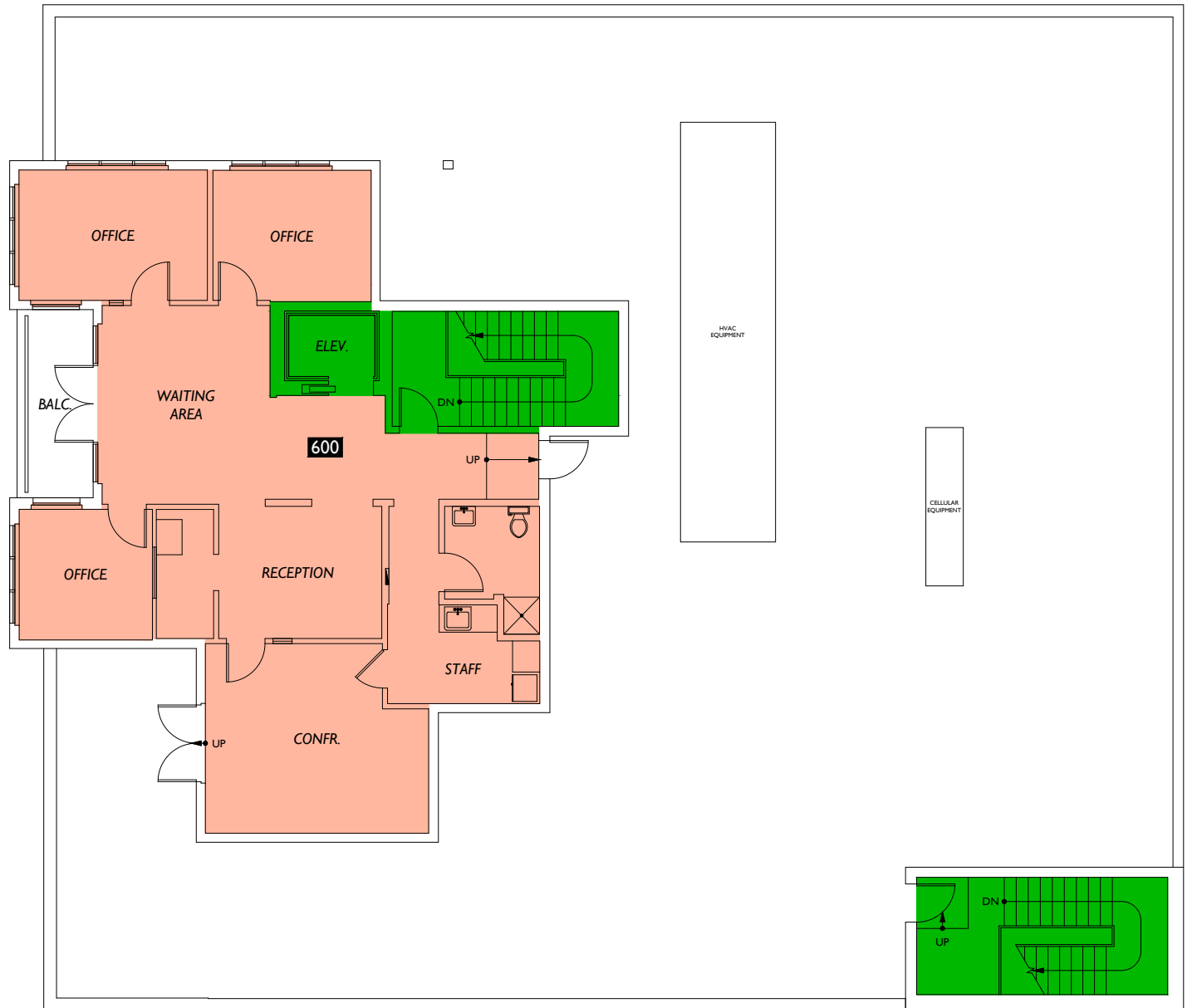


Floor Summary **SQ. FT.**

Total Rentable Area 6,670
 Total Occupant Area 5,400
 Load Factor 1.2351

Floor Service Area 892
 Building Service Area 0
 Total Vertical 523

Suite #	Occupant Area	Rentable Area
Suite 400	1,023	1,264
Suite 401	1,498	1,850
Suite 402	454	561
Suite 403	651	804
Suite 404	1,774	2,191



Floor Summary	SQ. FT.
Total Rentable Area	1,479
Total Occupant Area	1,395
Load Factor	1.0540

Floor Service Area	0
Building Service Area	0
Total Vertical	416

Suite #	Occupant Area	Rentable Area
Suite 600	1,395	1,479