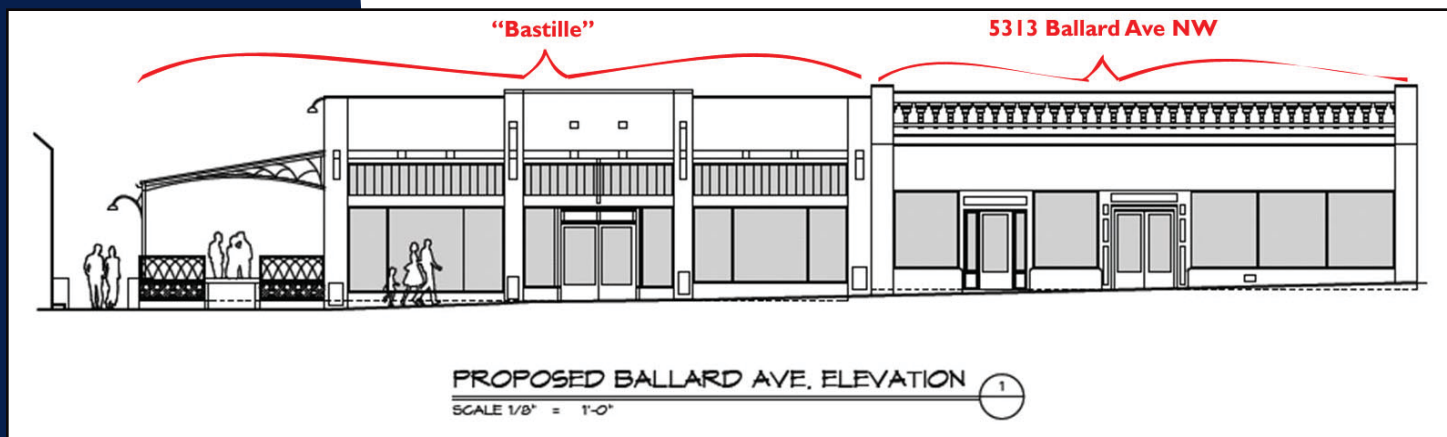


Retail For Lease

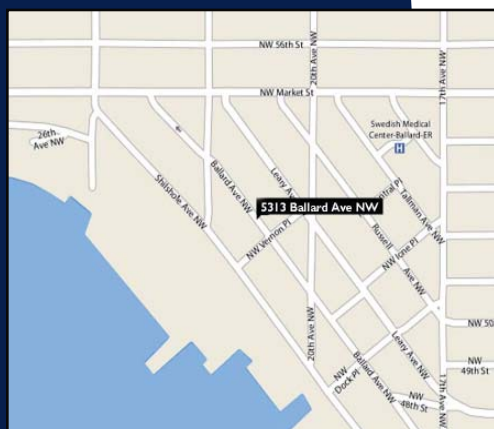
Ballard Avenue Historic Building

5313 Ballard Ave NW | Seattle, WA 98107



Site Criteria

Prime Retail space available on Ballard Avenue NW, in the Historic District of Ballard. Neighborhood businesses include the future home of the much-anticipated "Bastille" 5,000 SF French Restaurant and Bar by James Weimann and Deming Maclise, set to open in June 2009, The Other Coast Cafe, King's Hardware, Merge, ReSoul, Camelion Design and The Ballard Farmers Market! Ballard Ave is known for a wide variety of shops and restaurants. From gifts and clothing to home decor and great dining spots, this hip street has it all!



Highlights

- 5,000 SF total of street level retail/divisible to 2,500 SF
- \$35/SF/YR/NNN
- Building to be upgraded while retaining historical characteristics such as the brick facade and the intricate tile work
- Neighboring building to be renovated as well and will be occupied by a new French restaurant
- Upgraded storefront with large windows
- Exposed brick walls, 12'8" ceilings, new roof
- Ideal for salon/spa, furniture, clothing and accessories, gift shop, specialty grocery, ice cream or chocolates, or other non-bar or coffee uses.
- Completion Q2 2009

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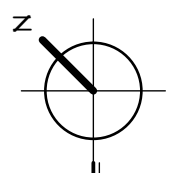
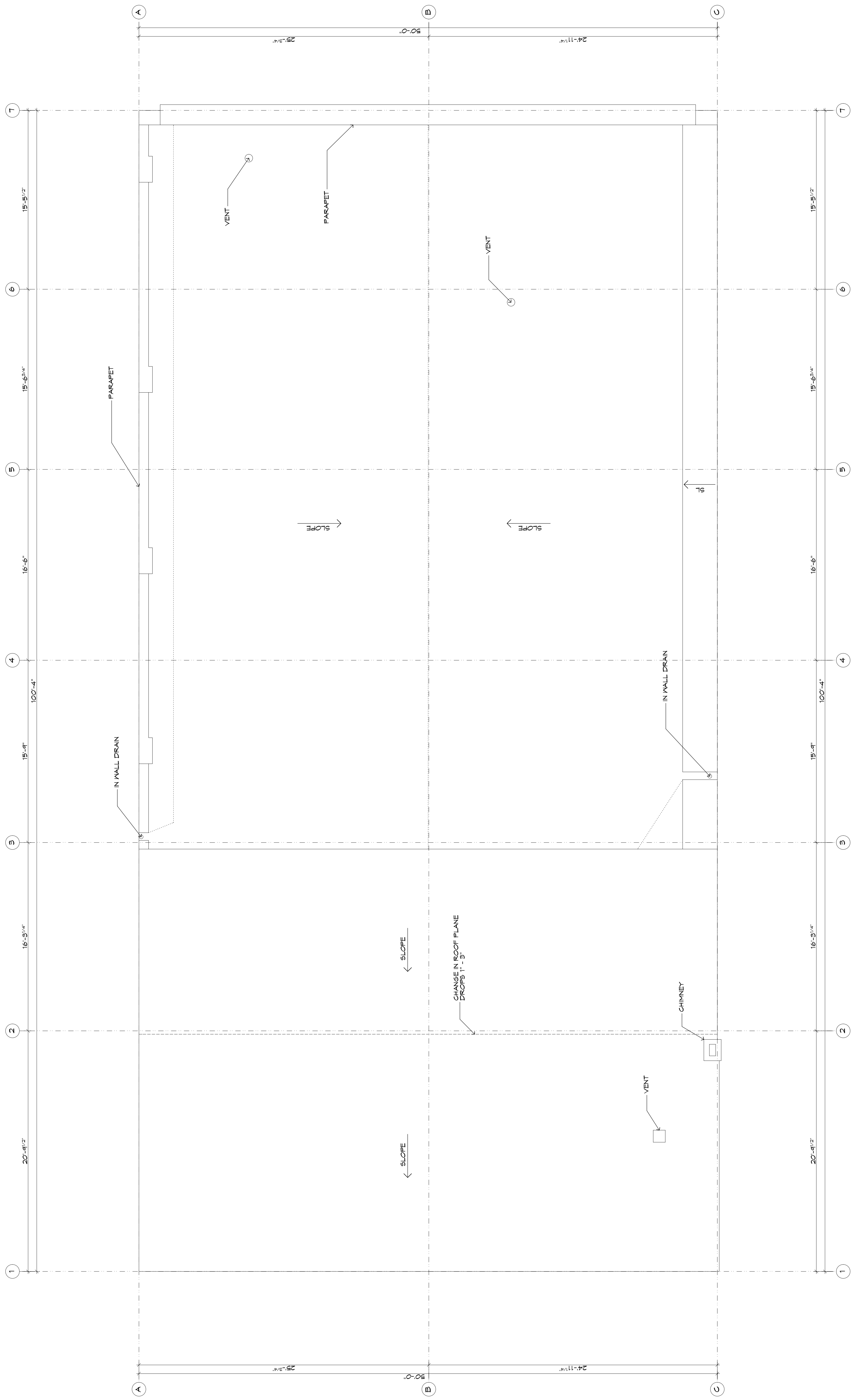
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Date:	11/15/08
Job #:	08036
Drawn By:	RWE
Checked By:	MSA

5313 BALLARD BUILDING
5313 Ballard Ave NW Seattle, WA 98107

ROOF PLAN

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ROOF AS-BUILT PLAN
SCALE 1/4" = 1'-0"