



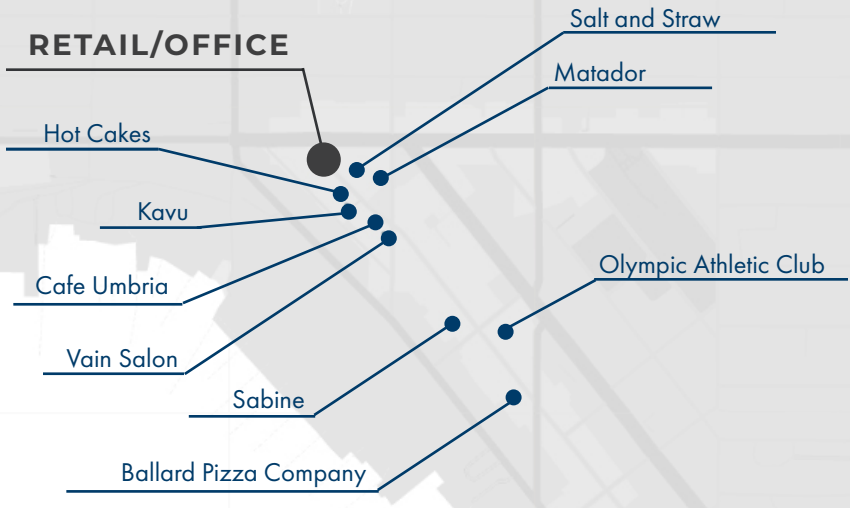
FOR LEASE | BALLARD AVE RETAIL / OFFICE

5445 Ballard Ave NW, Seattle WA | \$14/SF NNN | 2,868 SQFT

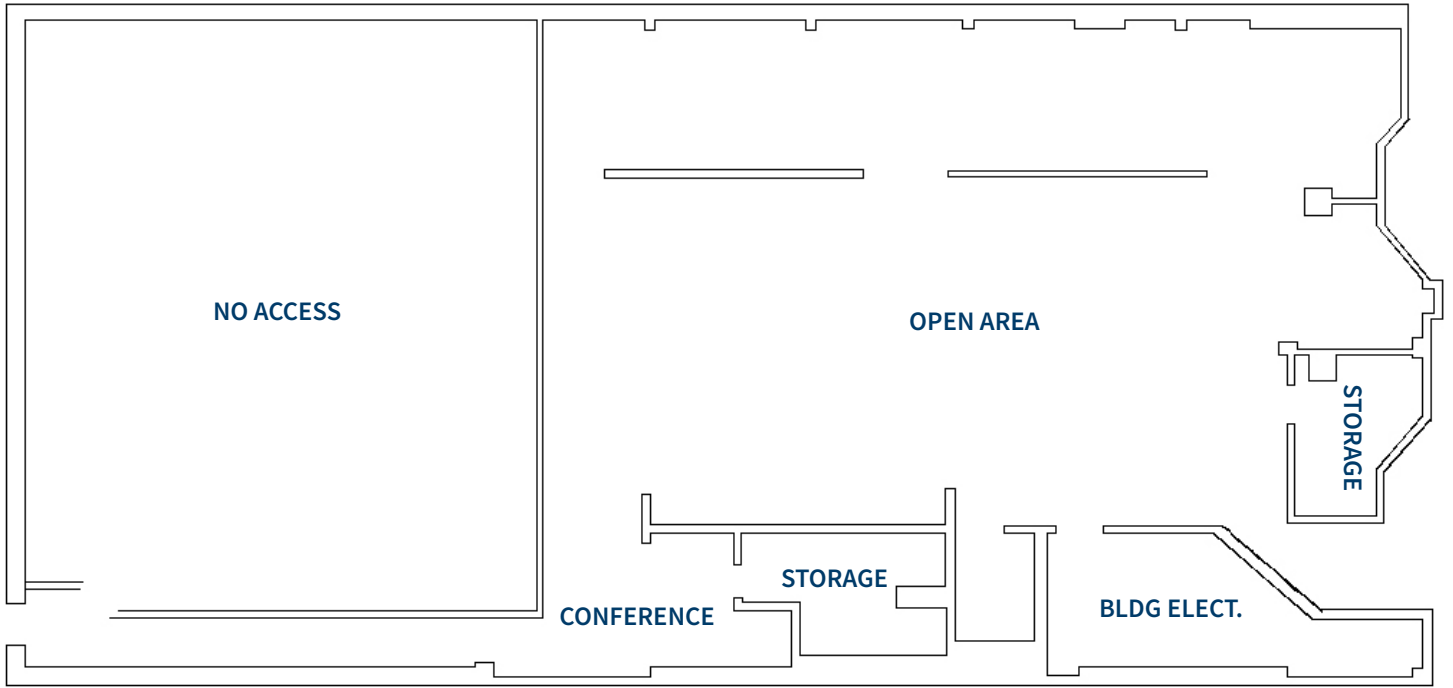
Positioned directly on iconic Ballard Avenue, this unique commercial opportunity offers operators the rare ability to capture the energy, visibility, and pedestrian traffic of one of Seattle's most vibrant retail corridors while benefiting from the functionality and flexibility of a lower-level space. The premises features direct street-level access from Ballard Avenue, creating a seamless customer and operational experience despite the space itself being situated on the basement level. The location has also demonstrated strong retail viability, having previously housed boutique operator Ballyhoo for over seven successful years before relocating to another nearby property. Ideal for boutique retail, creative office users, showroom concepts, service-oriented businesses, storage users, or hybrid operators seeking a highly recognizable Ballard presence without the premium costs typically associated with fully street-level occupancy. Surrounded by an established mix of restaurants, retailers, nightlife, and neighborhood amenities, the space provides an exceptional opportunity for tenants looking to establish themselves within the heart of the Ballard market while leveraging a flexible footprint suited for a variety of operational needs. Contact Broker for more information and tours.



RETAIL/OFFICE



ADDRESS	5445 Ballard Ave NW, Seattle, WA
SIZE	2,868 SQFT
RATE	\$14/SQFT
BATHROOM	In Suite
NNN	Call Broker



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