

An architectural rendering of a modern multi-story building, Ballard Yards, at dusk. The building features a mix of dark grey and white panels with large, illuminated windows showing interior spaces. A rooftop solar array is visible on the left. The ground floor has large glass storefronts and an outdoor patio area with people. A sign on the building reads "NEW BALLARD YARDS".

FOR LEASE

RETAIL/RESTAURANT

BALLARD YARDS

2417 NW Market St, Seattle, WA 98107

COMING SPRING
2022

For more information please contact:

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BALLARD YARDS



PROPERTY OVERVIEW

This exciting new mixed-use project sits just off the vibrant intersection of NW Market Street and 24th Ave NW and steps from the Historic Ballard Avenue restaurant and retail core and Ballard's famous Sunday Farmer's Market with direct connection to the Burke Gilman Trail Expansion. Ballard Yards is a high quality and design mixed-use development comprised of 6,400 sq ft of street level retail located at the base of a 171 unit, 7 story apartment Building. The available Retail/Restaurant spaces are thoughtfully designed and enjoy extra-wide sidewalks, generous ceiling heights, large storefront windows, dedicated patio seating areas, and close proximity to the Ballard Commercial District. Project Open scheduled for May 2022 with delivery to Tenant to start build-out Q1 2022.



53

GOOD TRANSIT



94

WALKER'S PARADISE



80

VERY BIKEABLE



35,247

TOTAL POPULATION



18,124

TOTAL HOUSEHOLDS



\$94,008

MEDIAN INCOME

* Estimated 2020 demographic data based on 1 mile radius

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BALLARD YARDS

AVAILABILITY

RETAIL 1

- 2,147 SF
- Lease Rate (NNN) Starting at \$35.00
- 18'8" ceilings, large storefront windows, ideal for fitness, spa or retail use.

RETAIL 2

- 725 SF
- Lease Rate (NNN) Starting at \$35.00
- 18'8" ceilings, large storefront windows, dedicated patio seating, ideal for cafe, bakery or juice bar.

RETAIL 3

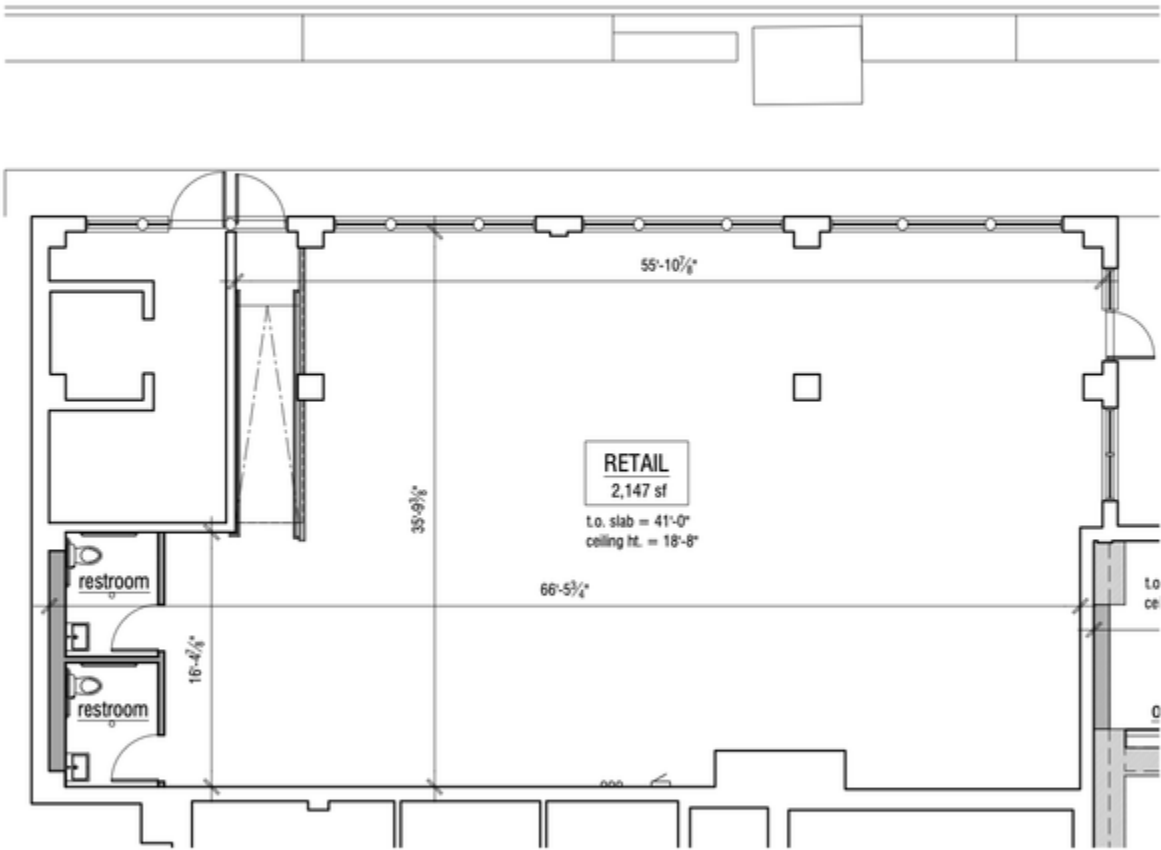
- 1,236 SF
- Lease Rate (NNN) Starting at \$35.00
- 16'8" ceilings, large storefront windows, ideal for retail use.

RETAIL 4

- 2,291 SF
- Lease Rate (NNN) Starting at \$35.00
- 16'8" ceilings, large storefront windows, dedicated patio seating, type 1 hood shaft, designed for restaurant use.

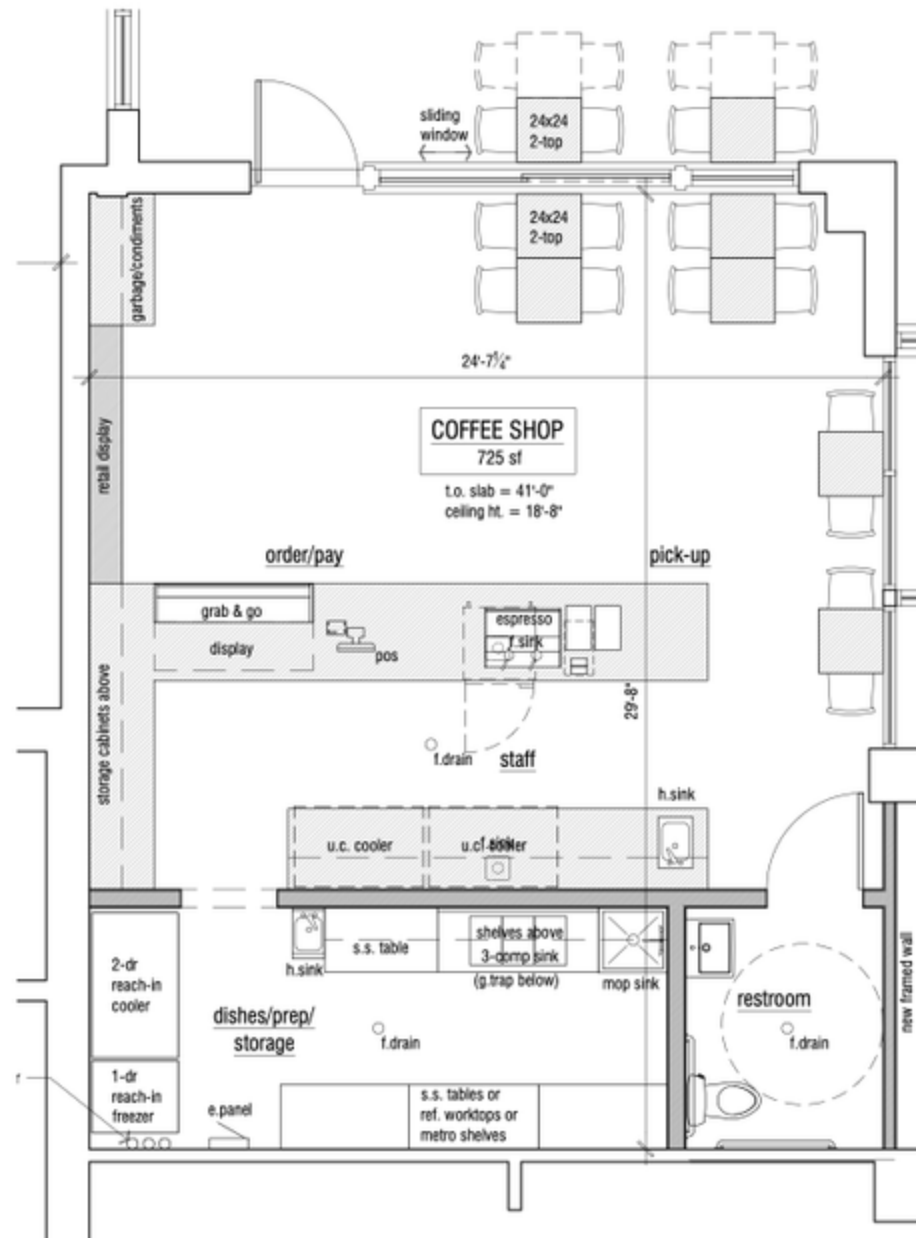


BALLARD YARDS



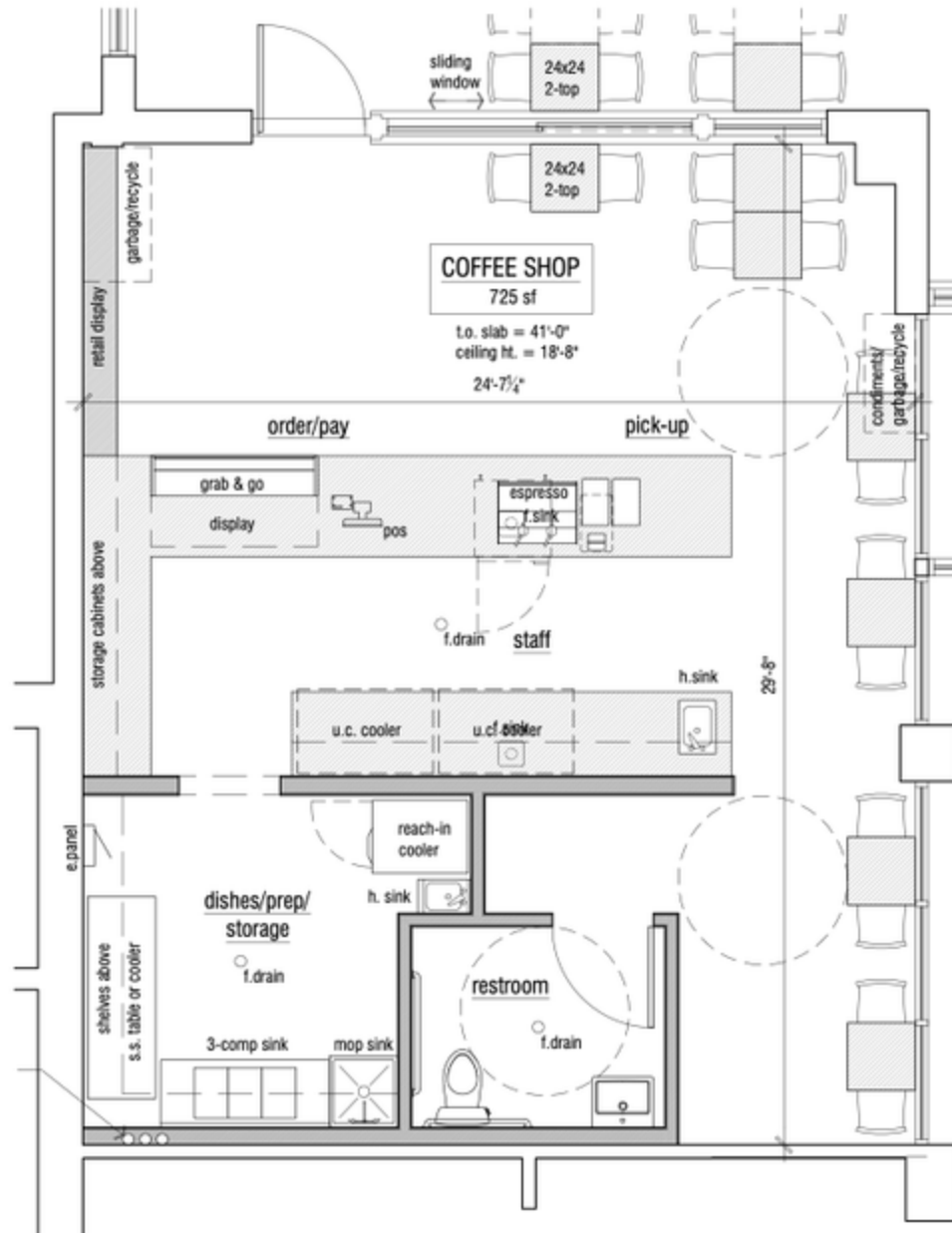
BALLARD YARDS

Conceptual Floor Plan - Option 1 - Cafe/Coffee



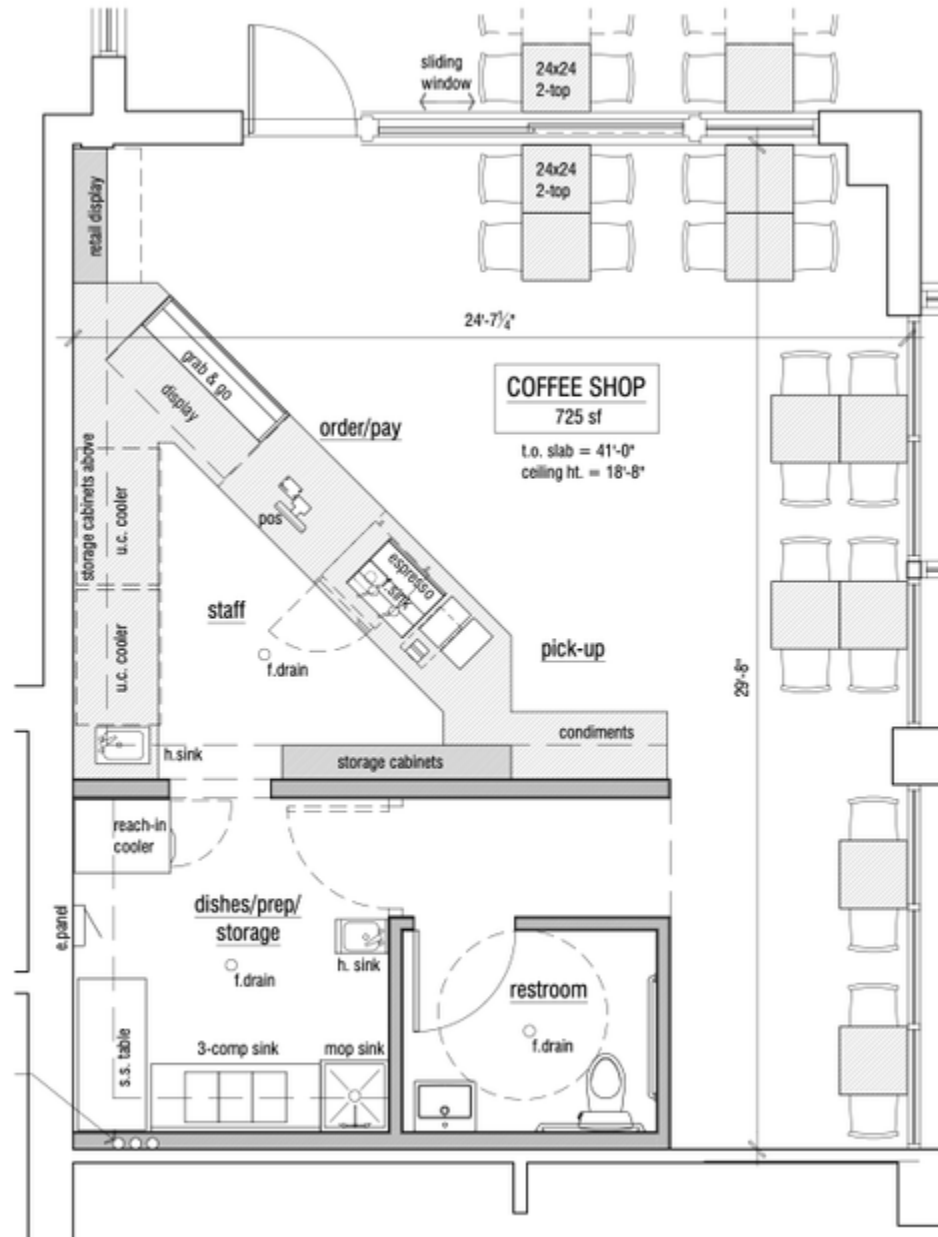
BALLARD YARDS

Conceptual Floor Plan - Option 2 - Cafe/Coffee

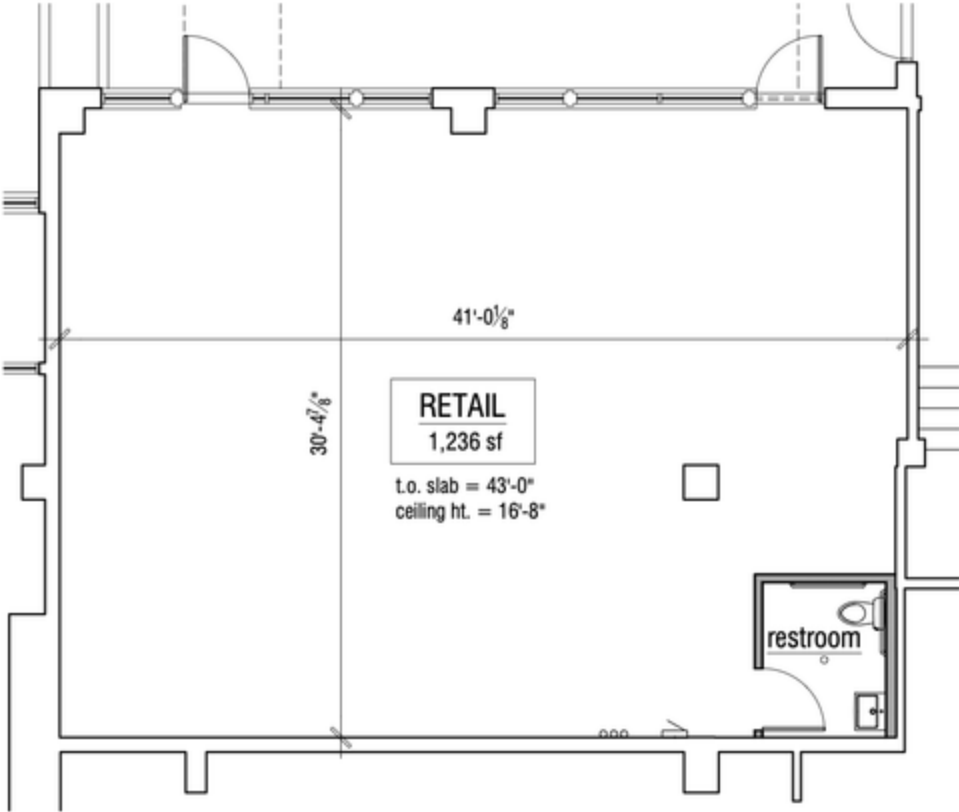


BALLARD YARDS

Conceptual Floor Plan - Option 3 - Cafe/Coffee

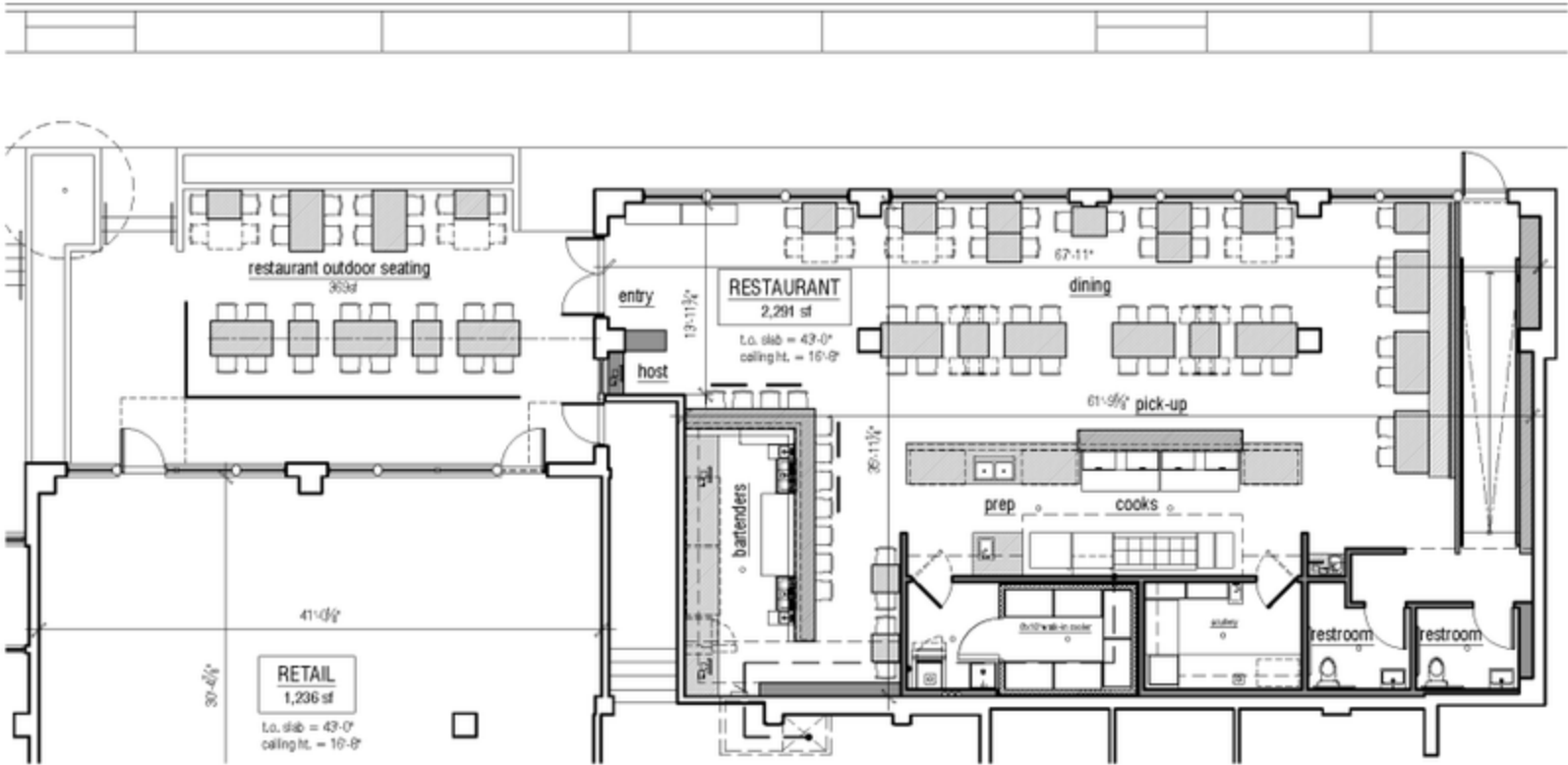


BALLARD YARDS



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Conceptual Restaurant Plan



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BALLARD YARDS

