



RETAIL
LEASE

Retail Space in Prime Ballard Location

1701 NW 56th St | Seattle, WA

Jeff Ayers

Owner | Designated Broker

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Cole Soreano

Broker

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Andrew Ayers

Broker

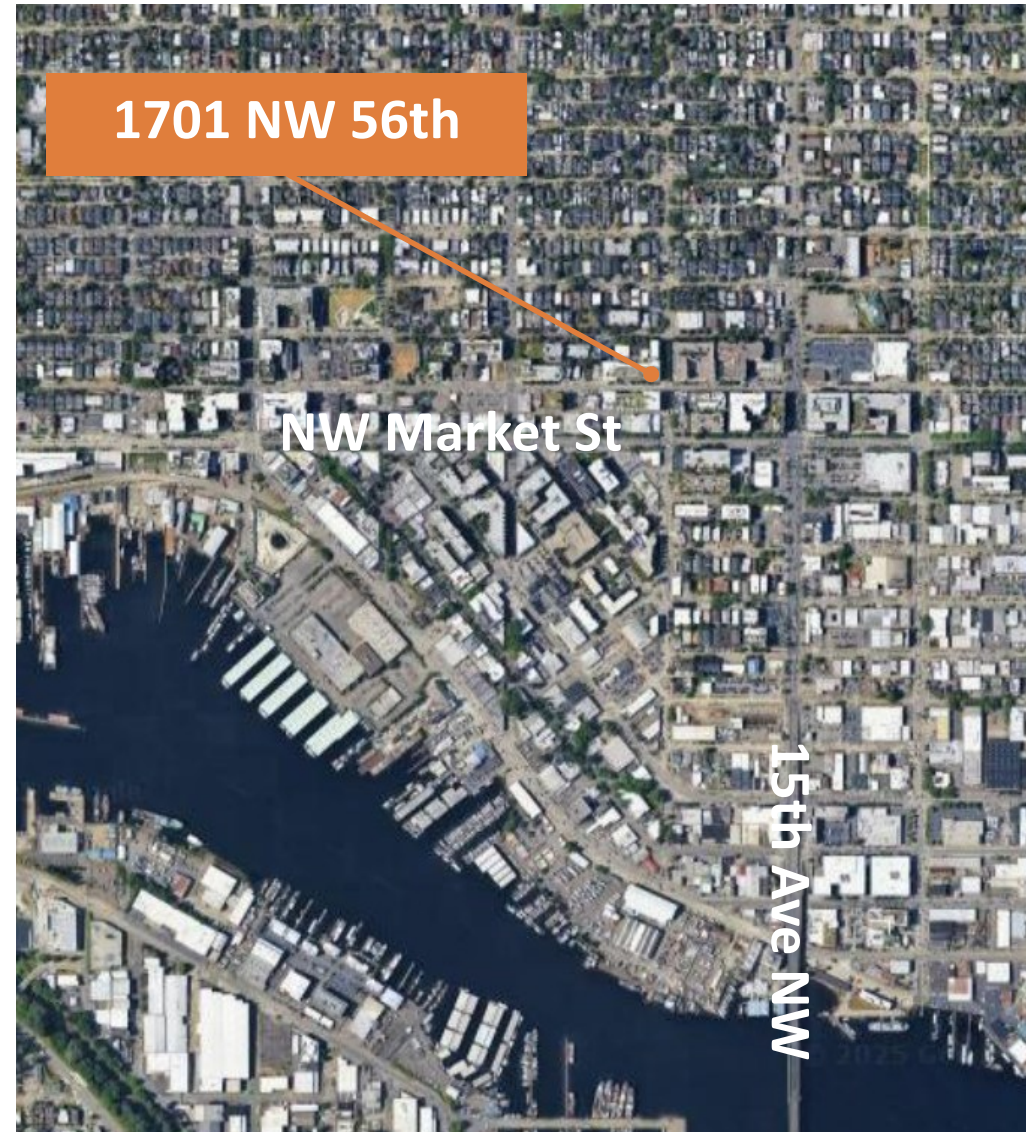
206.300.0459

andrew@ayerscommercialgroup.com

AYERS
COMMERCIAL
GROUP

PROPERTY FEATURES

YEAR BUILT	2018
LEASE TYPE	NNN
WATER/SEWER	Paid Directly by Tenant
ELECTRICITY/GAS	Paid Directly by Tenant
GARBAGE	Included in NNN



AVAILABLE SPACE

Square Feet	Base Rent	NNN Expenses	Total	Notes
1,897	\$4,110	\$1,739	\$5,849	Retail space located at the corner of NW 56th St and 17th Ave NW in Ballard, under a 164-unit apartment building. Large storefront windows and 13' ceilings. Shell condition, but landlord willing to give large tenant improvement allowance for qualified tenants.

