

OFFICE SPACE FOR LEASE

## NICKERSON MARINA OFFICE SPACE

1080 WEST EWING PLACE, SEATTLE, WA 98119



FOR LEASE

**KELLER WILLIAMS NORTH SEATTLE**

10700 Meridian Avenue North Suite 504  
Seattle, WA 98133



Each Office Independently Owned and Operated

**PRESENTED BY:**

**KEVIN FITZGERALD**

Broker

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kevinfitzgerald@kw.com

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## OFFERING SUMMARY

|                        |                      |
|------------------------|----------------------|
| <b>LEASE RATE:</b>     | \$28.00/SF Mod Gross |
| <b>LEASE TERM:</b>     | 1-5 years            |
| <b>AVAILABLE SF:</b>   | 5000                 |
| <b>YEAR BUILT:</b>     | 1980                 |
| <b>BUILDING CLASS:</b> | C                    |
| <b>FLOORS:</b>         | 2 & 3                |
| <b>HVAC:</b>           | Yes                  |
| <b>PARKING:</b>        | Yes                  |

## PROPERTY OVERVIEW

A rare opportunity to lease 5,000 square feet of office space perched directly above the Lake Washington Ship Canal. Located within the iconic Nickerson Marina, this office offers unmatched waterfront views in a dynamic and accessible Seattle location.

- **Waterfront Setting** – Inspiring views overlooking the marina and Ship Canal
- **Flexible Layout** – ±5,000 SF suitable for creative, professional, or maritime businesses
- **Easy Access** – Minutes to Fremont, Ballard, Queen Anne & Downtown
- **On-Site Parking** – Convenient for staff and visitors
- **Zoning:** MML U/45 – Supports a wide range of commercial uses

### Location Benefits

- **Direct connections** to Highway 99, 15th Ave W, and I-5
- **Surrounded** by a vibrant mix of tech, maritime, creative offices, breweries, and restaurants
- **Proximity** to thriving neighborhoods: Fremont, Ballard, Interbay, and Queen Anne



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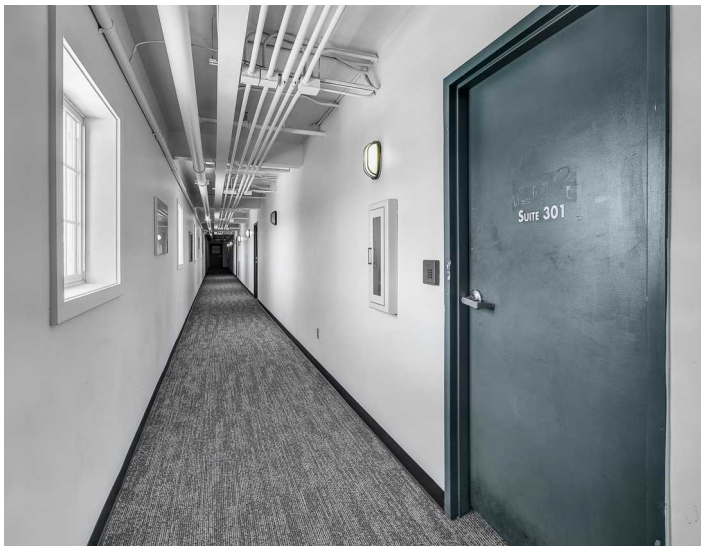
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## PROPERTY PHOTOS

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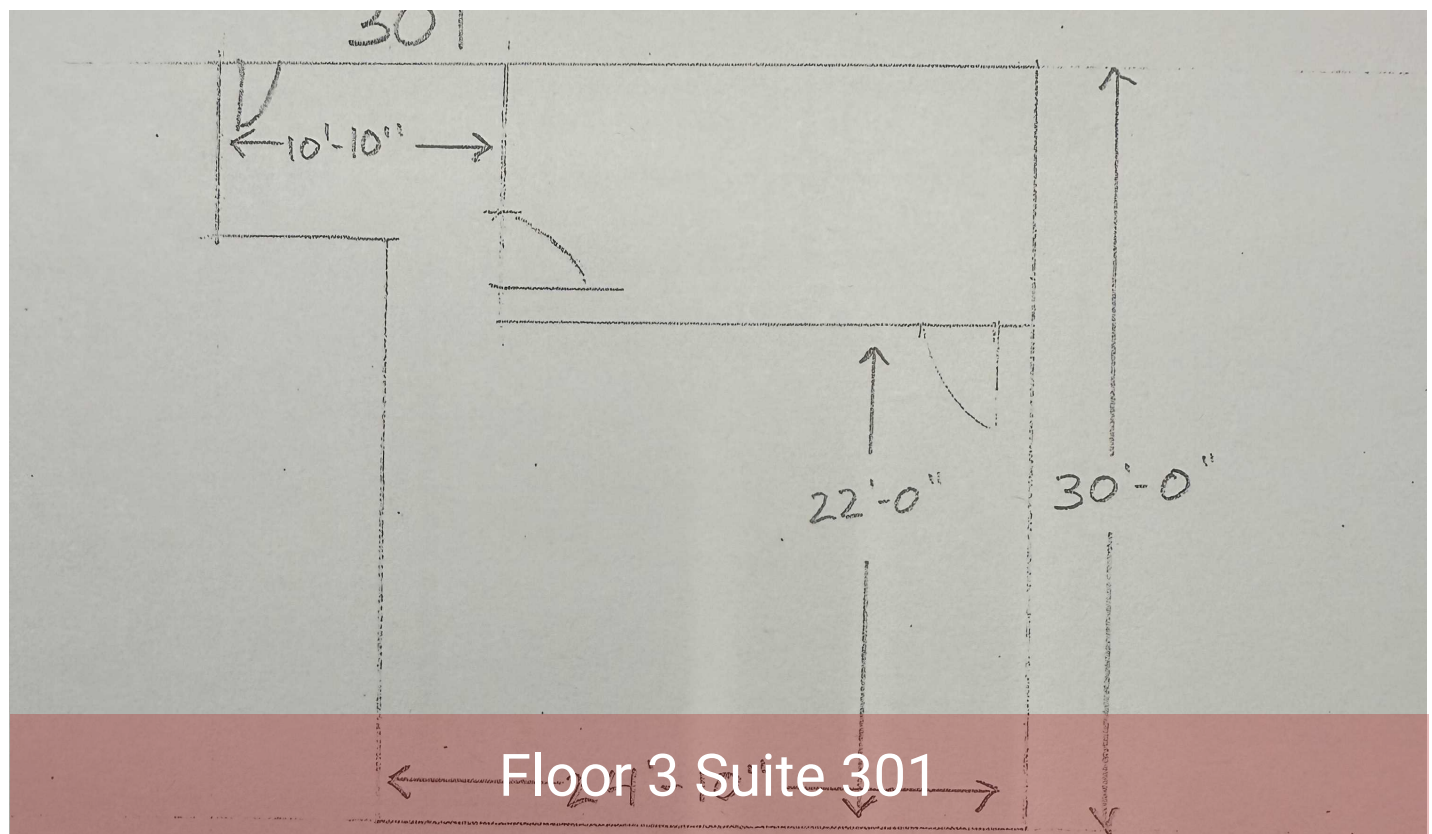
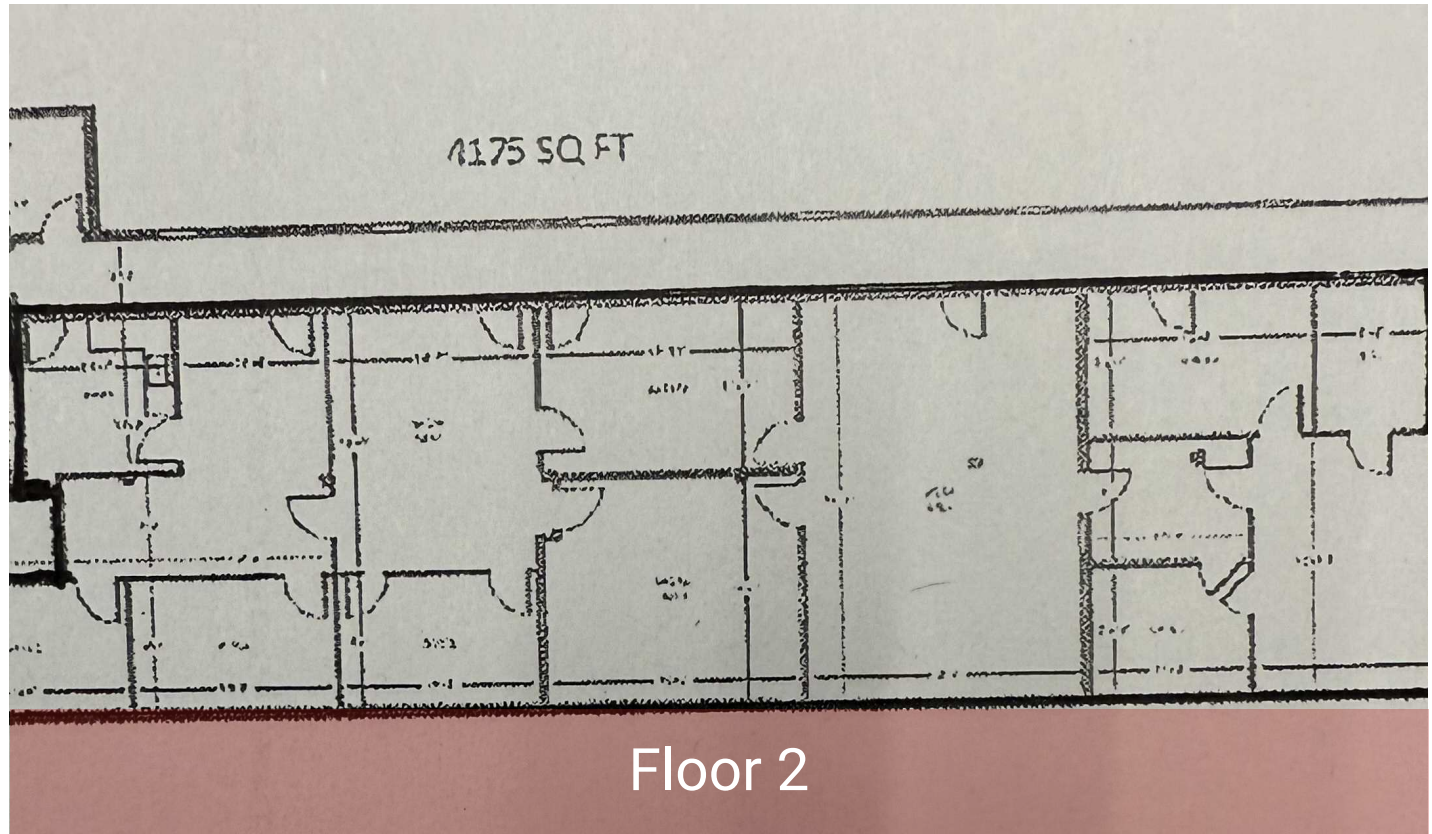


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## FLOOR PLAN

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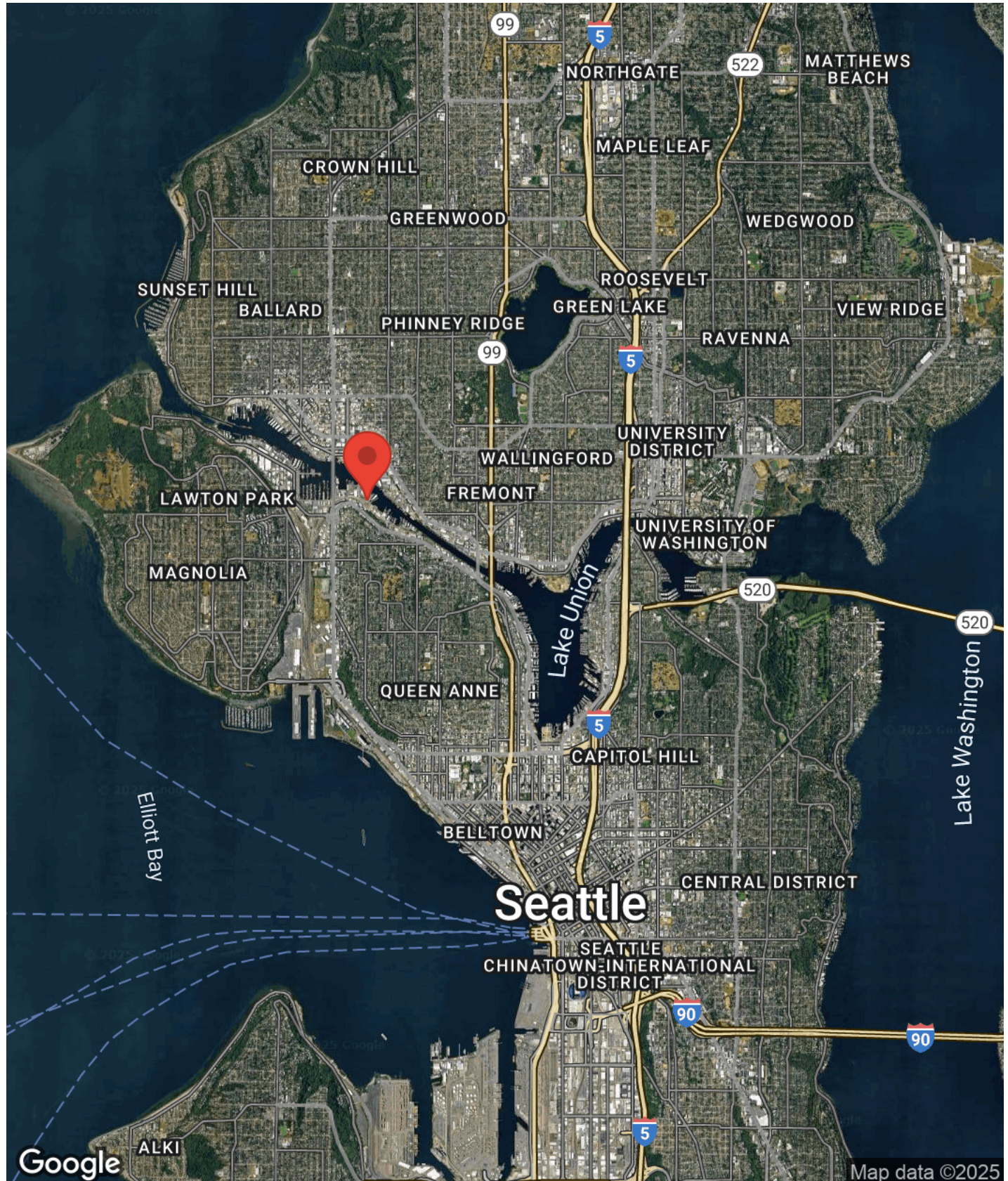
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## AERIAL MAP

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## DISCLAIMER

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