

# SHILSHOLE WEST

OFFICE SPACE FOR LEASE



Suite 420



5470 SHILSHOLE AVE NW, SEATTLE, WA 98107

## In the heart of “Old Town Ballard”– Professional offices in an ultra-cool neighborhood

- Easy access to Hwy 99 and downtown Seattle
- 1 block from Ballard Ave restaurants, boutiques & coffee shops
- Easy walk to QFC grocery and banks
- 3 health clubs plus 3 yoga studios
- Onsite parking available, 2,1000 sq ft

### 3rd Floor Availability—Full floor availability, water view

- 6,629 sq ft divisible at \$28.00/sq ft/yr gross

### 4th Floor Availability

- Suite 400—2,977 sq ft at \$30.00/sq ft/yr gross, water view
- Suite 420/430—2,394 sq ft divisible at \$30.00/sq ft/yr gross

### 5th Floor Availability—Spectacular water view office

- Suite 505—1,193 sq ft at \$32.00/sq ft gross

**YATES  
WOOD**

**BROKERAGE  
& PROPERTY  
MANAGEMENT**

For more information, please contact:

**Ellen Mohl** 206 268 3311  
ellenmohl@yateswood.com

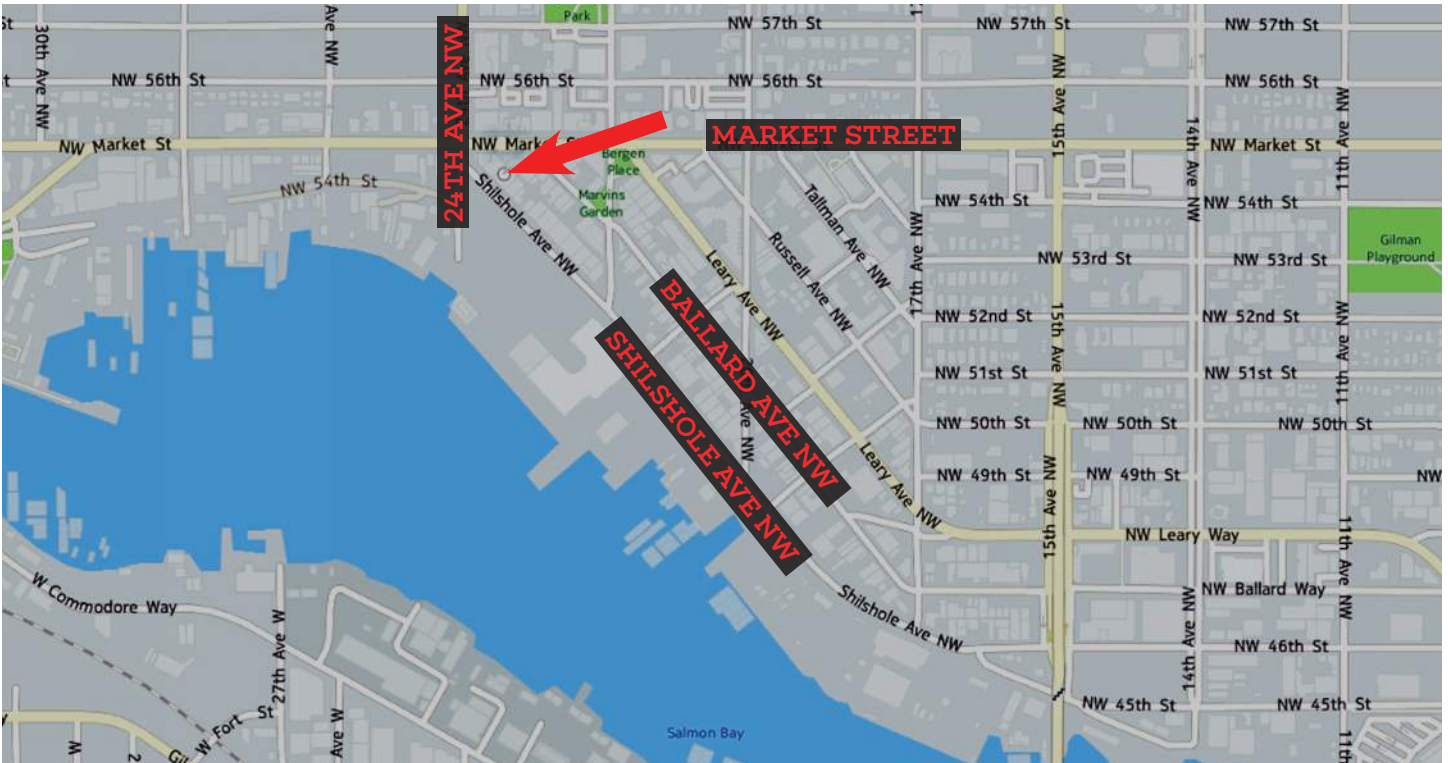
**Dennis Counts** 206 268 3312  
dcounts@yateswood.com

The information contained herein has been given to YW&M by the owners or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee information contained herein.

Since 1944

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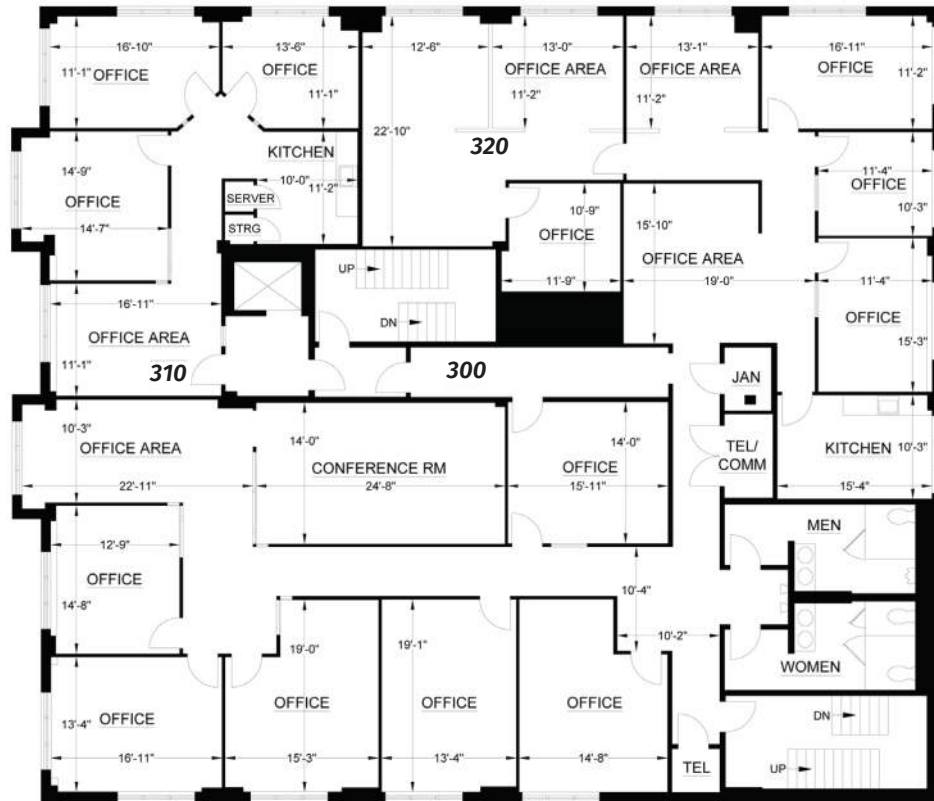
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Suite 320 ↓

Suite 310  
Canal views  
↪



Suite 300  
←

**3RD FLOOR | 6,629 SF**  
**ENTIRE FLOOR AVAILABLE**

Great territorial views, north & west exposure. Kitchenette, amazing light & great layout.

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**Suite 420**  
North and west exposure,  
mountains, sunset



**Suite 400**  
Canal views

**Suite 430**

**4TH FLOOR | 5,371 SF**

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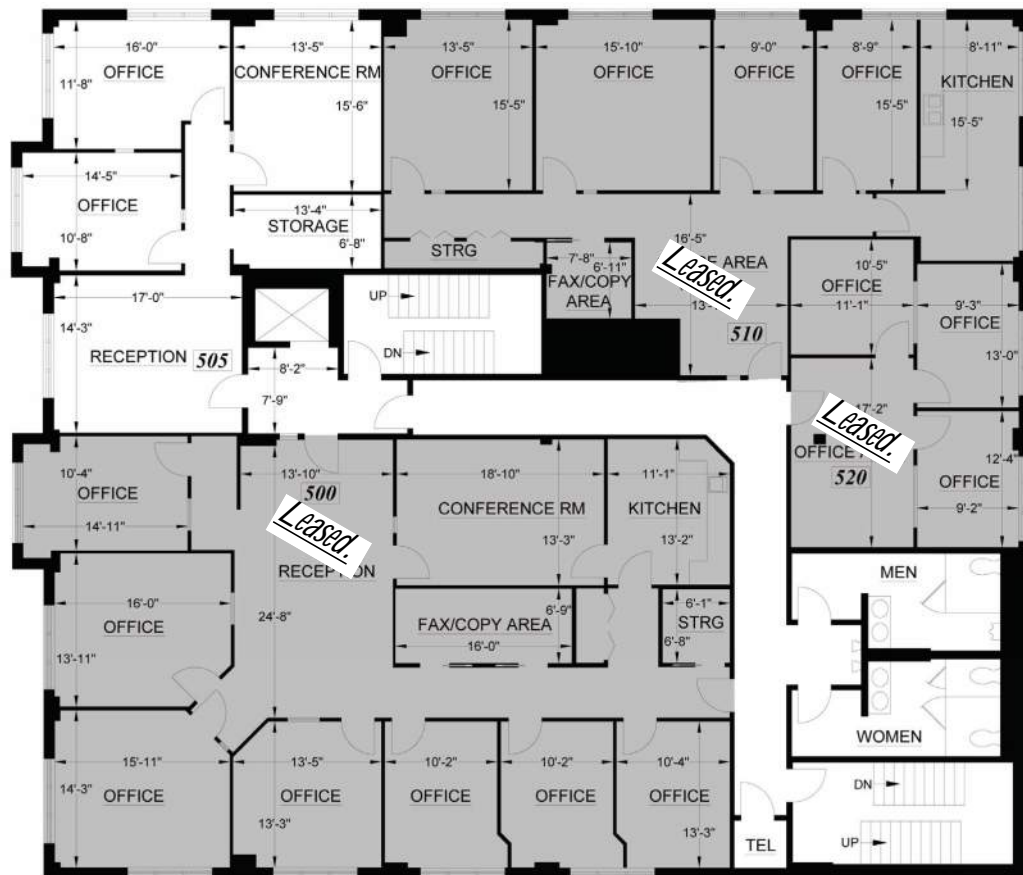
# SHILSHOLE WEST

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## SUITE 505 AVAILABLE 1200 square feet

Excellent corner office with water views, great light, 3 private offices, large reception, elevator, 5th floor location, parking available. Excellent neighborhood in the retail core of Ballard.



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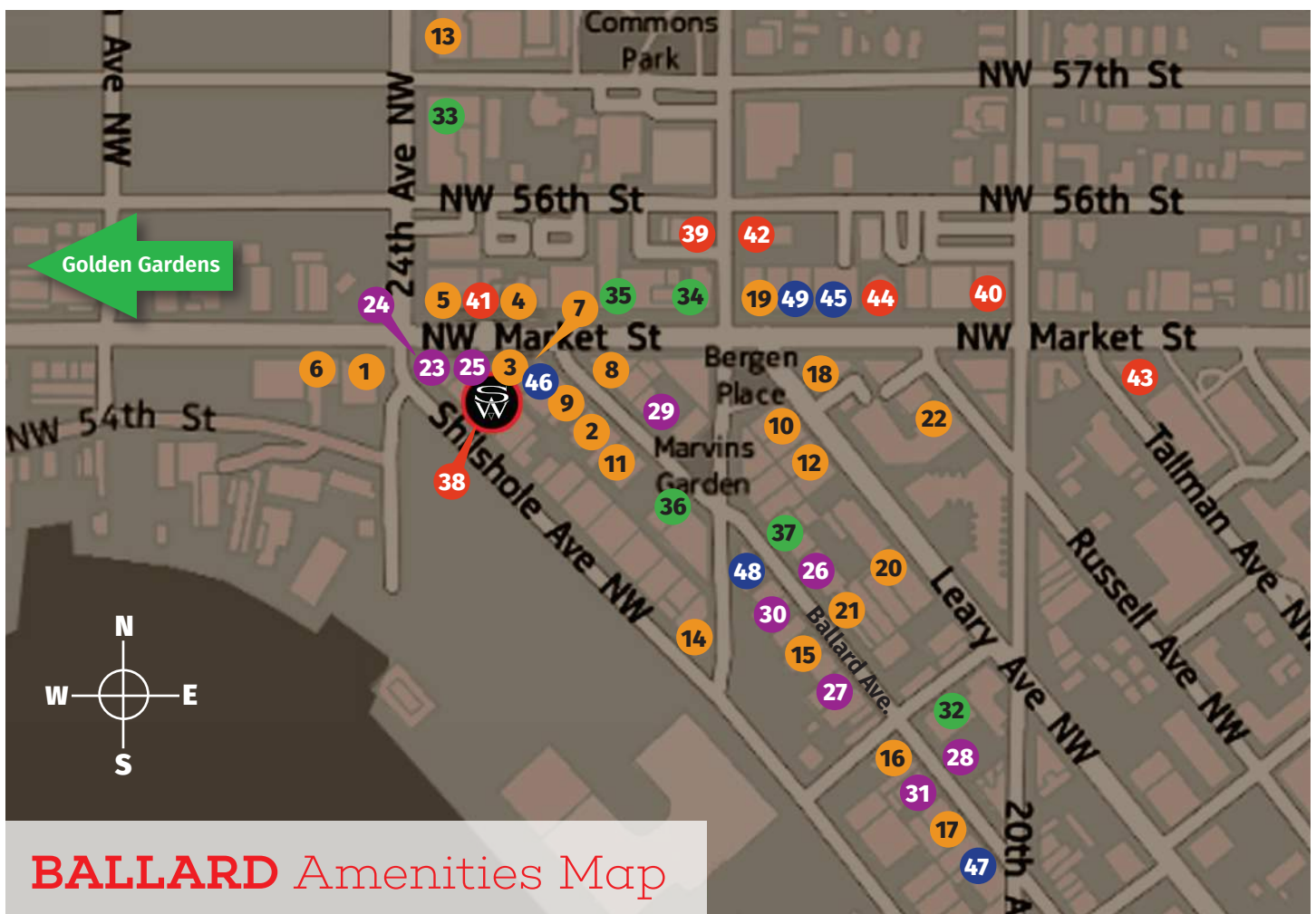
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## BALLARD Amenities Map

### Lunch & Food

1. Market Arms
2. Hot Cakes
3. Pestle Rock
4. Big Bowl Pho
5. La Isla
6. 8 Oz. Burgers
7. India Bistro
8. Matador
9. Carta de Oxaca
10. El Boracho
11. Voltera
12. Billy Beach Sushi
13. QFC
14. Kicking Boot
15. Patxi's Pizza
16. Bitter Root
17. Hattie's Hat
18. Than Brothers

### Dining & Happy Hour

19. Ballard Coffee Works
20. Zayda Buddies
21. Anchored Ship
22. The Hi-Life
23. Hotel Albatross
24. Ocho
25. Hazelwood
26. Shiku
27. Bastille
28. Stoneburner
29. Annex Oyster House
30. Sexton
31. Percy's

### Lifestyle & Health

32. Olympic Health Club
33. Fitness 19
34. Ballard Health Club

35. Shakti Yoga
36. Ballard Iyengar
37. Kula Movement

### Banking

38. Mountain Pacific Bank
39. Chase
40. Bank of America
41. BECU
42. Umpqua
43. Wells Fargo
44. Washington Federal

### Entertainment & Nightlife

45. Majestic Bay Cinema
46. Sunset Tavern (live music)
47. Tractor Tavern (live music)
48. D'Ambrosia Gelato
49. Cupcake Royal

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