

Ballard Place Condominiums

OFFICE FOR LEASE

1552 NW 56th Street
Seattle, WA 98107



TURN-KEY ORTHODONTIST / DENTAL / MEDICAL



Blake Taylor (206) 283-5212
www.wccommercialrealty.com

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West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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THE OPPORTUNITY

Turn-key dental orthodontist office for lease at the base of Ballard Place, which is a 173 unit residential condominium building located within blocks of Market Street, Ballard Public Library, Ballard Commons Park. Built-out in 2015, this space allows dental/medical operators to take advantage of existing infrastructure that includes reception/waiting room, x-ray, 3 orthopedic chairs, consultation room and staff break room. 3 dedicated garage covered parking stalls are available at additional monthly expense.



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Walker's Paradise
98 POINT WALK SCORE



Biker's Paradise
95 POINT BIKE SCORE



10,740.91 Population Density
within 1 mile



22,000+ vehicles per day at
NW Market St & 15th Ave NW

STRONG DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

1-Mile: \$135,314
3-Mile: \$147,269
5-Mile: \$140,899

TOTAL POPULATION

1-Mile: 33,854
3-Mile: 206,068
5-Mile: 445,317

TOTAL EMPLOYEES

1-Mile: 17,567
3-Mile: 81,635
5-Mile: 336,775



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Location:

- The main hub of human activity in Ballard occurs along Market Street and on Ballard Avenue providing walkable retail stores, cafes, restaurants, fancy bars with pricey cocktails, dive bars with strong house-pours and a plethora of craft breweries.
- Previous Orthodontist spent 10+ years operating in this space and recently retired.
- Recent apartment developments kitty corner to the space include Vitality on 17th Apartments (88 units), Valdok Apartments (178 units) and Valdok II Apartments (164 units).
- Ballard Place features 173 residential condominium units anchored by a synergetic mix of ground floor retail businesses that include Little Prague European Bakery, Grow Hair Salon and Blue Haven Medical Spa.



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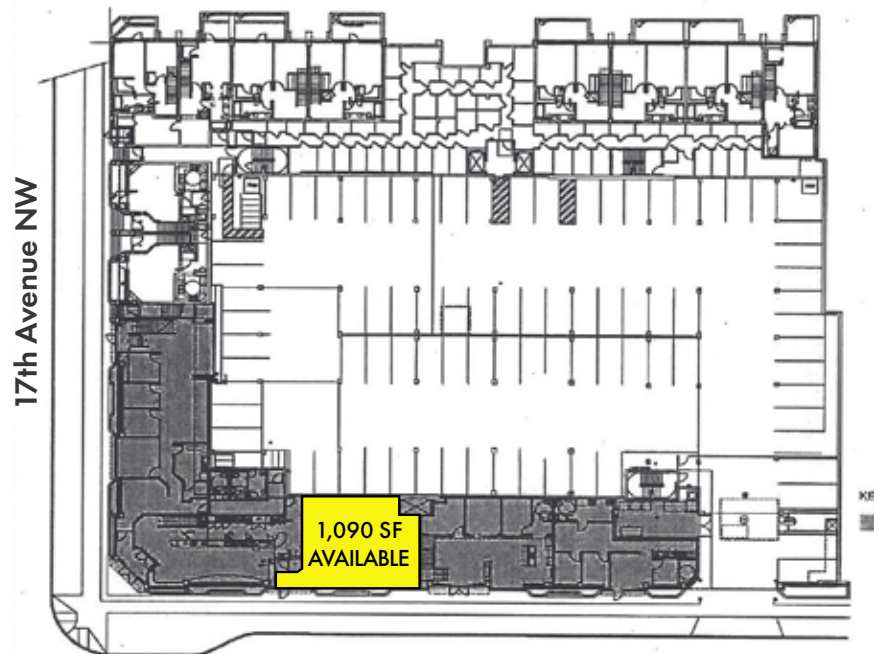
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1552 -
DENTAL/MEDICAL/OFFICE
1,090 SF TOTAL



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