



THE VALHALLA

5304 Ballard Ave NW, Seattle WA 98107

Expected completion: September, 2016

RETAIL SPACES

**NEW RETAIL SPACE
IN OLD BALLARD.**



www.BallardSpace.com

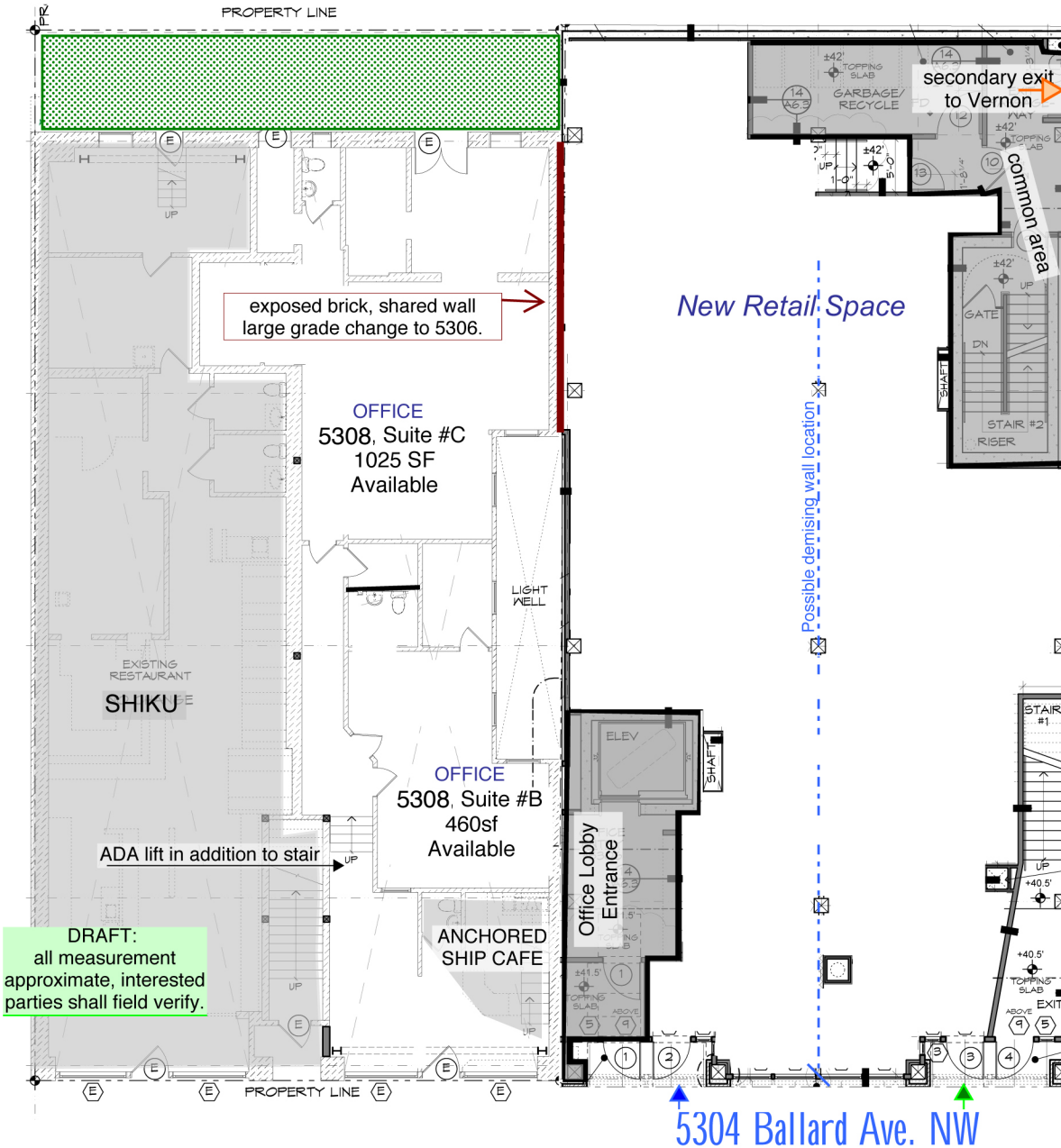
Ragan Peck cell: 917-622-1720 | land: 206-784-9268 | raganpeck@gmail.com



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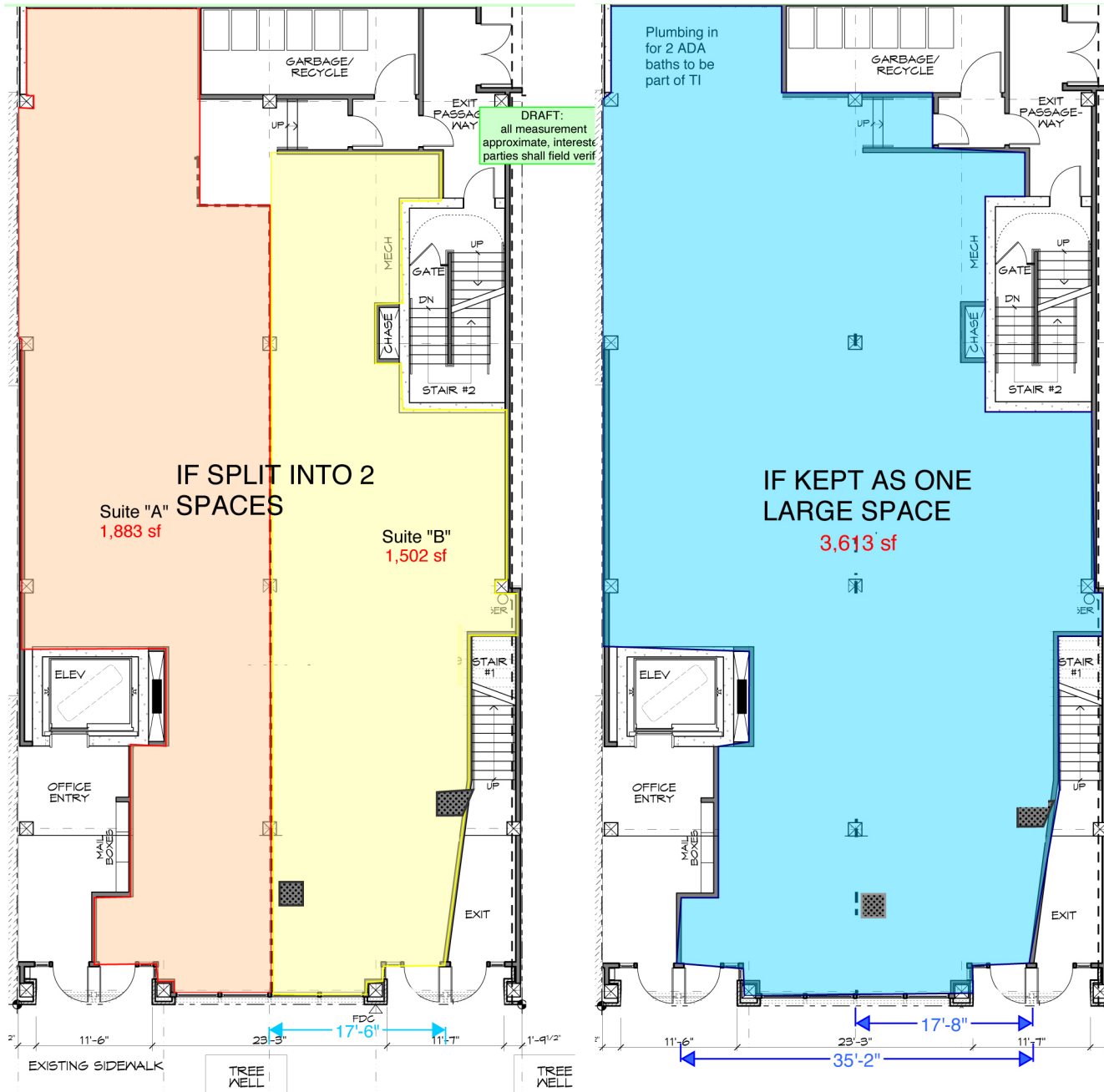
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POSSIBLE DEMISING OPTIONS

NEW Retail Space in Ballard

- + Entire retail level: 3,613 SF
- + Full retail frontage: 35'2"
- + Demising options vary slightly depending on user, but would go along the column line. Some concepts attached.
- + Expected completion C.O. September 13, 2016
- + The Spaces are ready for tenant's TI's to start now.
- + Duct in place for future restaurant TI.
- + Basement of building is rentable storage for tenants.

UTILITY SERVICES for each retail space:

- + Gas: Separately metered 1 1/4" gas line. line stubbed into space.
- + Electrical: Separately metered 400 AMP, 3Phase service.
- + Tel/Data/Comm: Century Link demark in building and stubbed into space
- + Cable: Comcast demark in building.
- + Trash/Recycle/Compost: Common trash room in building.
- + Water sub-metered and water/sewer lines stubbed in.

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