

FOR SALE

THE KRESS BUILDING

Heart of Ballard Commercial Building



WESTLAKE
ASSOCIATES

KRESS

PAPER

OPEN

POWER 173
177
10
HITS 55

\$70,000

ATM

AVAILABLE
CALL
206.428.9902

2220 NW MARKET STREET
SEATTLE, WA 98107

THE KRESS BUILDING

2220 NW MARKET STREET
SEATTLE, WA 98107

Premier Multi-Tenant, Mixed-Use, Owner-User & Investment Opportunity.

The Kress Building presents a unique opportunity to acquire a substantial mixed-use commercial property in Seattle's Ballard neighborhood. The property offers flexibility for an owner-user, multi-tenant investment, or combination of both, with two storefronts providing additional leasing and occupancy opportunities.

OFFERING PRICE: **\$5,300,000**

LOT SIZE: **10,000 SF / 0.23 Acres**

GROSS BUILDING AREA: **21,951 SF**

NET RENTABLE AREA: **15,344 SF**

ZONING: **NC3P-75 (M), City of Seattle**

ASSESSED VALUE: **\$4,936,900**
(2027 King County Assessed Value)



YEAR BUILT	1927	HVAC:	Electric
EFFECTIVE YEAR BUILT:	1975	FIRE SPRINKLERS:	Yes
CONSTRUCTION:	Masonry	ELEVATORS:	Yes
ROOF:	Flat	PARKING:	Surface Parking



INVESTMENT SUMMARY

PREMIER BALLARD MIXED-USE OPPORTUNITY

Positioned in the heart of Ballard's commercial core, 2220 NW Market Street offers a rare opportunity to acquire a prominent property in one of Seattle's most walkable and actively evolving neighborhoods. Located just one block from the year-round Ballard Farmers Market, the property benefits from exceptional pedestrian and bicycle accessibility.

INVESTMENT HIGHLIGHTS

- Historic Kress Building in the Heart of Ballard Location
- Building Has Flexible Use Potential - Perfect for Boutique Retail, Professional Offices, Creative Studios, Recording Setups, Services, & General Office
- High Visibility NW Market Street Frontage
- Proximity to Neighborhood Amenities
- Located just one block from the year-round Ballard Farmers Market
- NC3P-65 Zoning
- Walk Score: 97 - Walker's Paradise
- Bike Score: 96 - Biker's Paradise



FLOOR PLAN | MAIN LEVEL

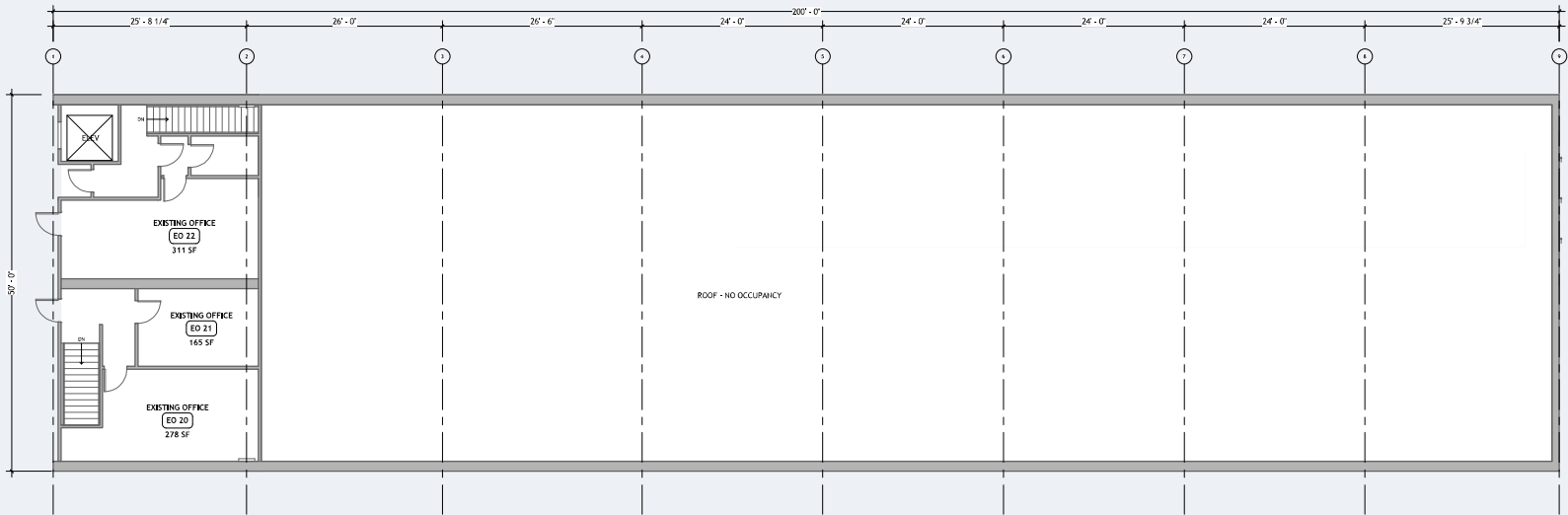
FLOOR PLAN LEGEND

- EXISTING FRAMED WALL TO REMAIN
- ELEMENTS TO BE REMOVED
- HIDDEN ELEMENT
- OVERHEAD ELEMENT
- AREA OF WORK

PLAN NOTES

- ALL CONDITIONS ARE BASED ON ON SITE OBSERVATION OR HISTORICAL DOCUMENTS SOURCED FROM BUILDING OWNER
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO CONSTRUCTION
- CONTRACTOR TO MAINTAIN FIRE RESISTANCE RATING OF ALL WALLS ENCLOSING EXISTG LOBBIES, STAIRWAYS, UTILITY CLOSETS, AND SHAFTS. WHERE PLANS DENOTE REMOVAL OF FIRE RESISTIVE ENCLOSURE, NEW CONSTRUCTION MUST MAINTAIN THE EXISTING RATING.

KEYNOTES



1 56TH STREET LEVEL
1/8" = 1'-0"



D3 ARCHITECT
DESIGN & STRATEG
4631 S AUSTIN STREET SEATTLE, WA 98148 | 212.203.8646 | sam@D3architect.com



THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTION
APPROVED
Subject to Terms and Conditions
03/02/2022

**THE KRESS
BUILDING T.I.**
2220 NW MARKET ST
SEATTLE, WA 98107

BUILDING PERMIT
1/25/22

EXISTING
PLANS

FLOOR PLAN | BASEMENT

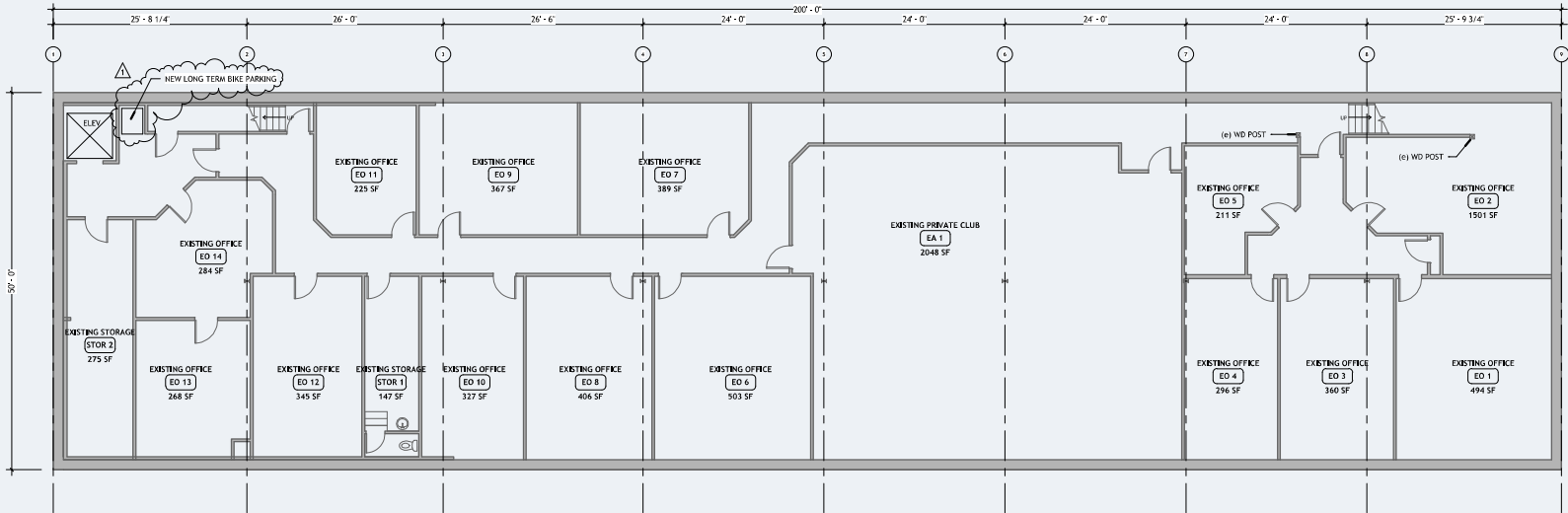
FLOOR PLAN LEGEND

- EXISTING FRAMED WALL TO REMAIN
- ELEMENTS TO BE REMOVED
- HIDDEN ELEMENT
- OVERHEAD ELEMENT
- AREA OF WORK

PLAN NOTES

- ALL CONDITIONS ARE BASED ON ON SITE OBSERVATION OR HISTORICAL DOCUMENTS SOURCED FROM BUILDING OWNER.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO CONSTRUCTION.
- CONTRACTOR TO MAINTAIN FIRE RESISTANCE RATING OF ALL WALLS ENCLOSING EXISTG LOBBIES, STAIRWAYS, UTILITY CLOSETS, AND SHAFTS. WHERE PLANS DENOTE REMOVAL OF FIRE RESISTIVE ENCLOSURE, NEW CONSTRUCTION MUST MAINTAIN THE EXISTING RATING.

KEYNOTES



1 EXISTING BASEMENT
1/8" = 1'-0"



D3 ARCHITECT
DESIGN & STRATEGIC

403 S JAY STREET SEATTLE, WA 98108 | 212.203.8646 | sam@dn3.com



THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
03/02/2022

THE KRESS
BUILDING T.I.

2220 NW MARKET ST
SEATTLE, WA 98107

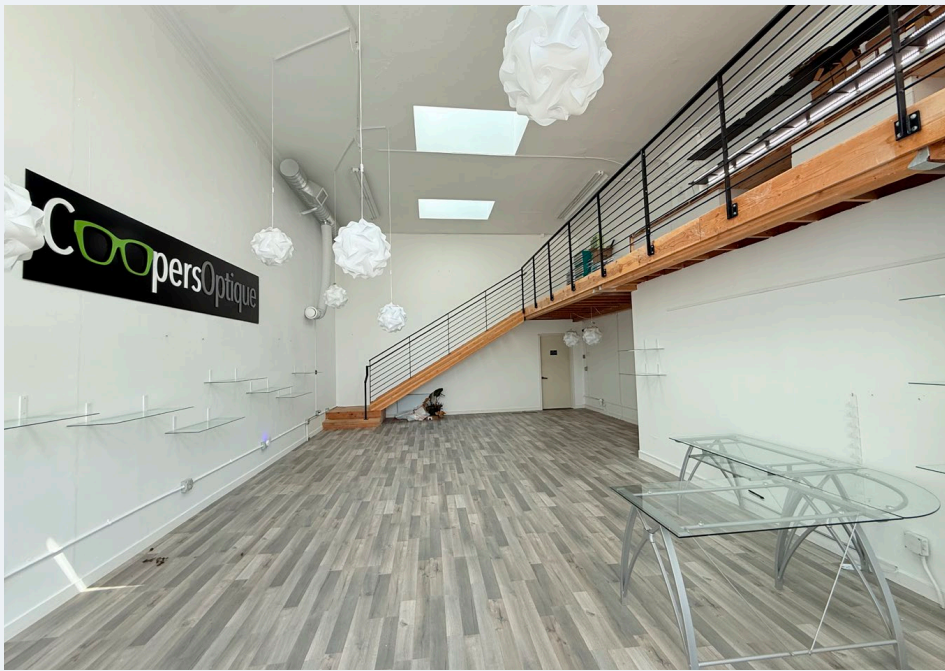
BUILDING PERMIT
1/25/22

EXISTING
PLANS

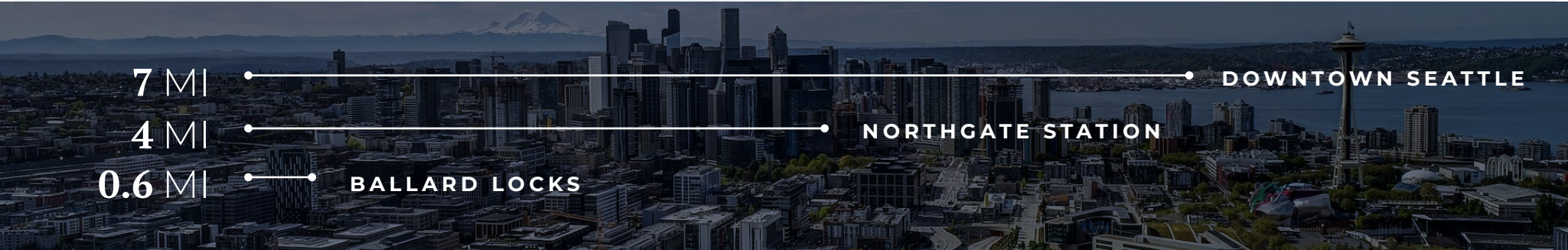
PHOTOS



PHOTOS



SITE AMENITIES & DEMOGRAPHICS



SCHOOLS & SERVICES

- Ballard High School
- Ballard Pool
- Fire Station 18
- Swedish Hospital
- Salmon Bay K-8 School
- Salmon Bay Park
- Loyal Heights Playfield
- Woodland Park & Zoo
- West Woodland Elementary
- Gilman Playground



SHOPPING

- Safeway
- Town & Country Market
- Trader Joe's
- PCC Community Market
- QFC
- Goodwill
- Grocery Outlet
- Metropolitan Market
- Fred Meyer
- Scandinavian Specialties



FOOD & DRINK

- Un Bien
- Lacuadra Tacos
- Pho Vietnam
- Thunderbird Tavern
- Tangerine Thai
- Tarasco Restaurant
- A Lamb's Quandry
- Delancey
- The Pantry
- Mabel
- Rosellini's Fine Cakes
- Cafe Munir
- Larsen's Bakery
- Sopranos Pizza & Pasta
- The Barking Dog Alehouse
- Umami Ballard
- Blazing Grill
- El Camion
- MIGAKU

POPULATION	1 - MILE	3 - MILE	5 - MILE
Total Population	37,799	249,061	491,663
Growth 2024 - 2029 (est.)	2.55%	1.01%	1.59%
Median Age	39.7	37.8	38.5

HOUSEHOLDS & INCOME	1 - MILE	3 - MILE	5 - MILE
Total Households	19,071	114,679	239,861
Median HH Income	\$115,830	\$113,778	\$110,807
Renter Occupied Housing	58.13%	55.28%	59.99%



BALLARD

Ballard is one of Seattle's most sought-after areas, a small, maritime-based neighborhood; tucked away in an inlet on the Pacific coast. The neighborhood has been booming in recent years - known for being a hip waterfront neighborhood with trendy restaurants, shops, bars and craft breweries centered on historic Ballard Avenue. Boasting an almost perfect Walk Score of 98, the location is ideal for a vast array of future residents, with many transit options nearby.

Historically, Ballard is the traditional center of Seattle's Scandinavian seafaring community, who were drawn to the area for its salmon fishing opportunities. In recent years, the proportion of Scandinavian residents have decreased over the years, but the neighborhood is still proud of its heritage. Ballard is home to the National Nordic Museum, which celebrates both the community of Ballard and the local Scandinavian history. Each year the community celebrates the Ballard Seafood Fest and Norwegian Constitution Day.

Ballard's exceptional location is surrounded by water and its rich maritime history has transformed the neighborhood into a diverse recreation destination. Major neighborhood attractions include Fisherman's Terminal and the Ballard Locks, which link the Puget Sound with Lake Union and Lake Washington. Beach fans benefit from Ballard's proximity to Golden Gardens, an 87-acre beach-front park off the Puget Sound. Hailed as one of the most beautiful beaches in the northwest, Golden Gardens offers stunning views of the Puget Sound and Olympic Mountains.

Ballard is a great combination of low-density, quiet leafy streets, high-density living, a bustling Old Town center plus some great outdoor spaces. Restaurant highlights include handcrafted pizza, grilled meats, made-to-order tortillas, Italian classics, and great seafood. The industrial district has become Seattle's hotbed for craft beer, locally known as the Ballard Brewery District. There are among a dozen or so breweries within easy walking distance of one another. On Sundays, Ballard Avenue transforms into Ballard Farmers Market, where vendors sell Washington-made produce and crafts.



BROKER CONTACT

EXCLUSIVELY LISTED BY:

TYLER LITTLE

BROKER

P 206.428.9902

tyler.little@westlakeassociates.com

MATTHEW LITTLE

PRINCIPAL | BROKER

P 206.505.9422

little@westlakeassociates.com

Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 50-year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

PROUD MEMBERS OF:

- + **COMMERCIAL BROKERS ASSOCIATION (CBA)**
- + **NORTHWEST MULTIPLE LISTING SERVICES (NWMLS)**
- + **LOOPNET NATIONAL LISTING SERVICES**
- + **COSTAR COMMERCIAL REAL ESTATE DATA & NATIONAL LISTING**
- + **COMMERCIAL REAL ESTATE EXCHANGE, INC. (CREXI)**
- + **WASHINGTON STATE REALTORS ASSOCIATION (WSMA)**



**WESTLAKE
ASSOCIATES**

**1200 WESTLAKE AVENUE N, SUITE 310
SEATTLE, WASHINGTON 98109**

©2026 WESTLAKE ASSOCIATES, INC.

DISCLAIMER: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, and numbers are approximate. Parties must verify the information and bear all risk for any inaccuracies.