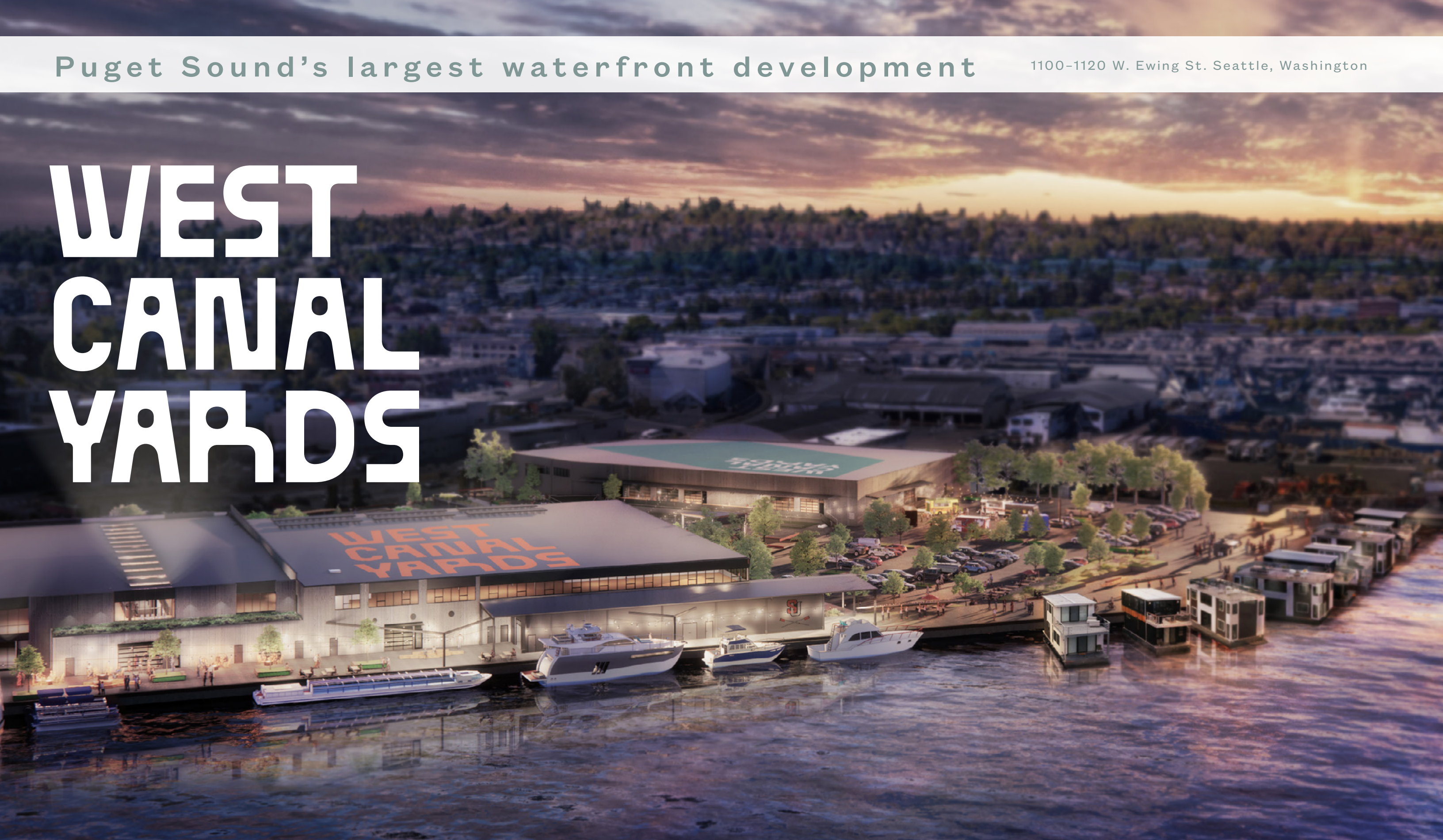


Puget Sound's largest waterfront development

1100-1120 W. Ewing St. Seattle, Washington

WEST CANAL YARDS



CBRE

For more information, visit westcanalyards.com

A unique opportunity situated in the heart of Seattle's historic marine district, this central waterway site caters to those looking to create their own corner of Seattle from artisans & merchants to those in the commercial & recreational boating and marine industries



1100 BUILDING
132,565 RSF

1120 BUILDING
48,526 SF



-  Ship Canal
-  Fisherman's Terminal
-  Ballard Blocks
-  Seattle Pacific University
-  Interbay Golf Center
-  Future Light Rail Stops

13
Minutes
to UW

15
Minutes
to Downtown

12
Minutes
to South Lake Union

At the intersection of some of Seattle's most **dense and vibrant** neighborhoods, West Canal Yards connects communities -- creating a destination for not only a synergistic mixture of tenants, but for the public. This is your place.

SITE FEATURES



- 334,000 SF revitalized waterfront site
- Fully glazed roll-up doors
- Abundant natural light strengthened by vaulted ceiling, large windows and skylights
- 300+ surface parking stalls with additional street parking

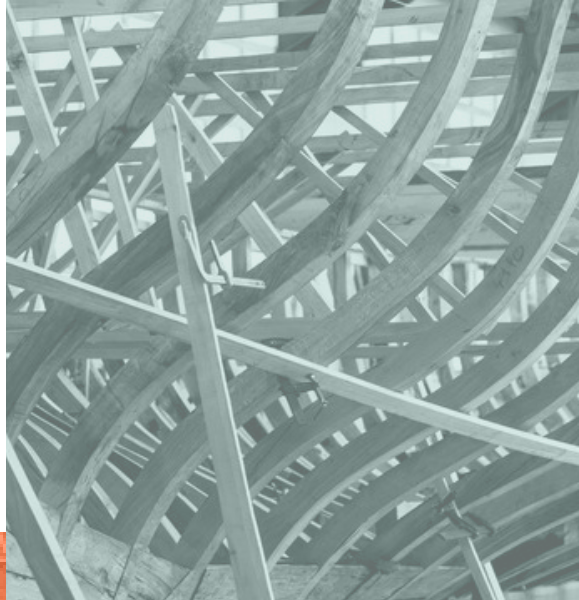
We honor the industrial nature of the site and buildings, the weather worn boats, and the beauty in surfacing what has been here all along.



- Brewery Tasting Room
- Fitness Center
- Showers & Lockers
- Conference Room
- Kitchen & Lounge
- Bike Boulevard



ON SITE AMENITIES



West Canal Yards is where visitors play alongside the industrious history of Seattle's working waterways.

Located on the southern bank of the Ship Canal, this former fish cannery is a little off the beaten path

- it's wide open and nothing is off-limits.



Shared fitness center



Locker rooms & showers



Daily Food Trucks



Conference room



Community events



Community kitchen

1100 Building Ground Floor

Space Features: abundant natural light, high ceilings, and interior and/or exterior roll-up doors.

SUITE	RSF
110	3,721
111	2,776
112	2,656
113	3,471
114	3,269
115	4,749
116	4,043
118	9,088
160	Traver Gallery
162	2,579
163	2,236
164	3,346
165	1,171
170	3,744
172	3,158
173	MangoInk
174	3,213
175	568



1100 Building **Second Floor**

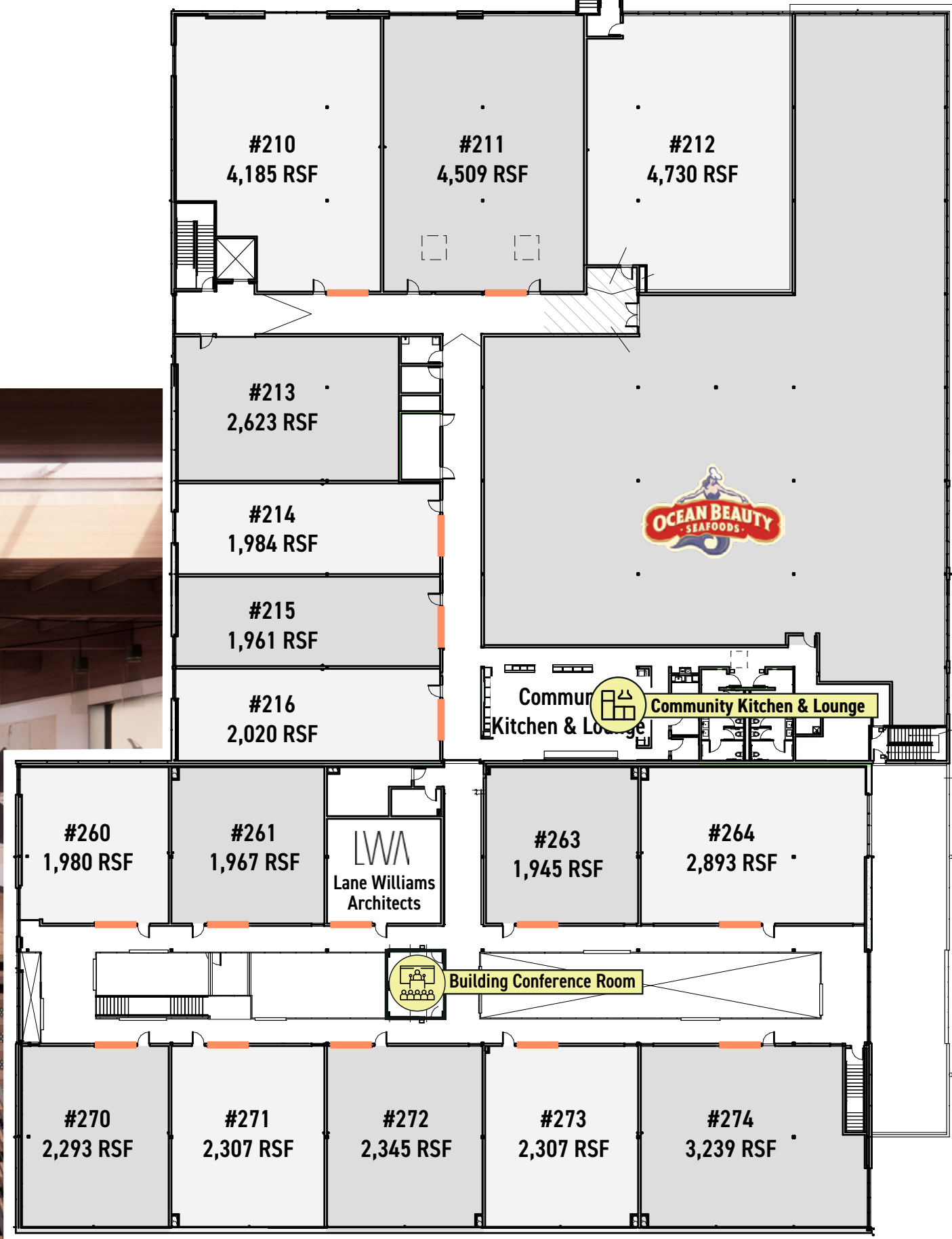
Space Features: abundant natural light, high ceilings, and interior and/or exterior roll-up doors.



SUITE	RSF
210	4,185
211	4,509
212	4,730
213	2,623
214	1,984
215	1,961
216	2,020
260	1,980
261	1,967
262	Lane Williams Architects
263	1,945
264	2,893
270	2,293
271	2,307
272	2,345
273	2,307
274	3,239

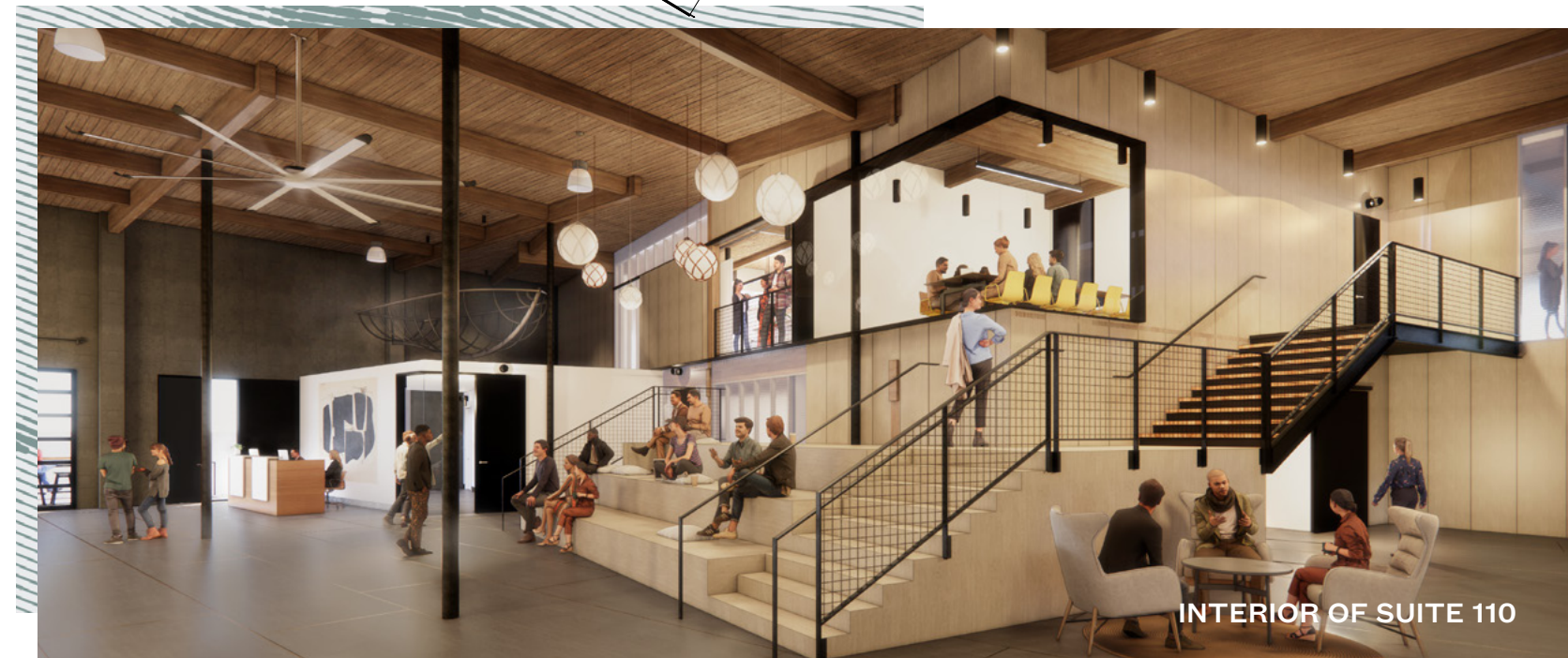
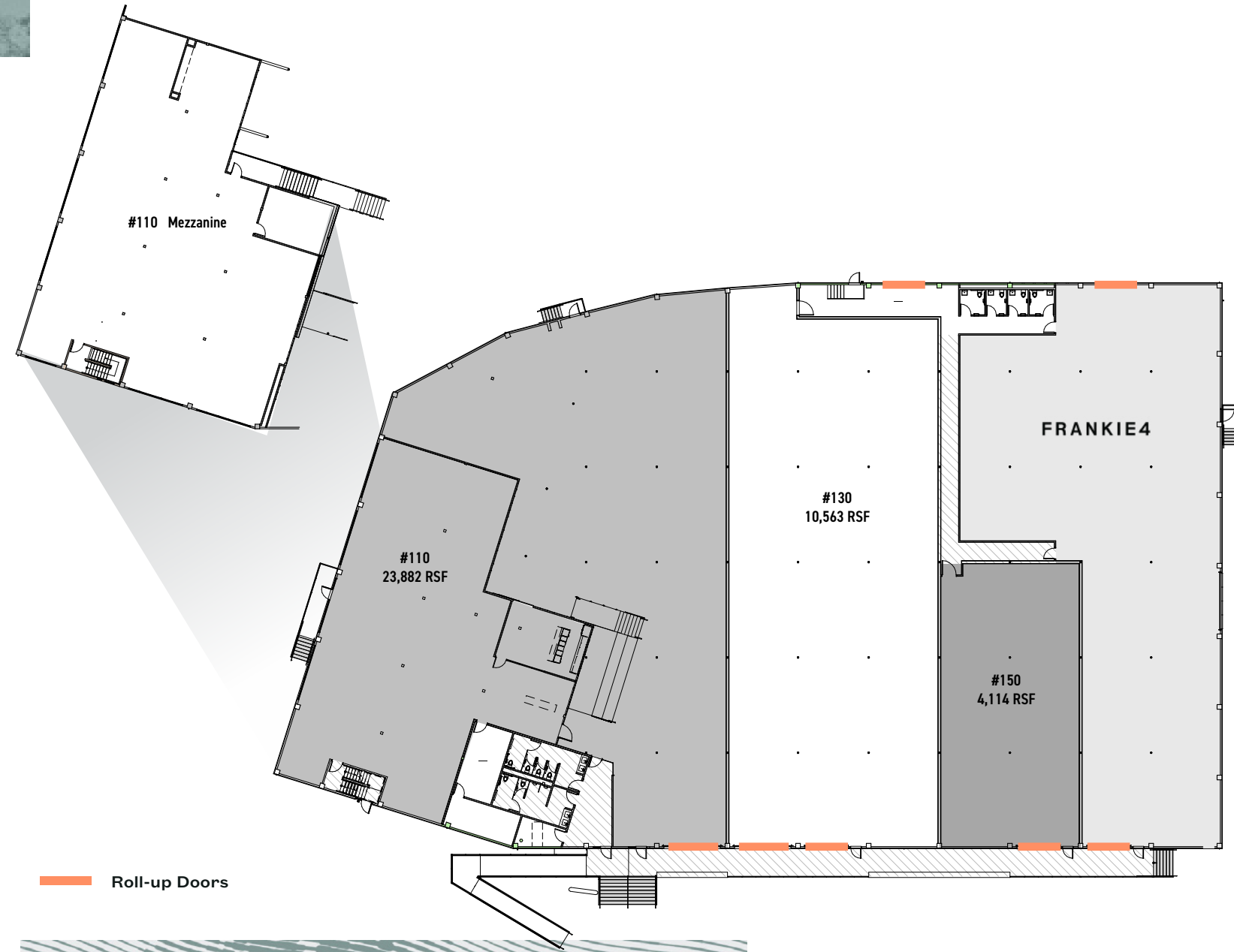
 Community Lounge & Kitchen
  Building Conference Room

 Roll-up Doors



1120 Building

SUITE	SF	SPACE FEATURES
110 / 120	23,882	<ul style="list-style-type: none"> Includes 2-story office space with unique steel and stadium seating connecting mezzanine to open floor Conference room and break room Floor to ceiling glass separates ground floor of creative office to open floor Dedicated roll-up door along raised patio
130	10,563	<ul style="list-style-type: none"> 20' clear height Direct access to raised patio 2 dedicated roll-up doors
140	9,966	<ul style="list-style-type: none"> LEASED FRANKIE4
150	4,114	<ul style="list-style-type: none"> • 21' clear height • Direct access to raised patio • 1 dedicated roll-up door



WEST CANAL YARDS

Local Amenities



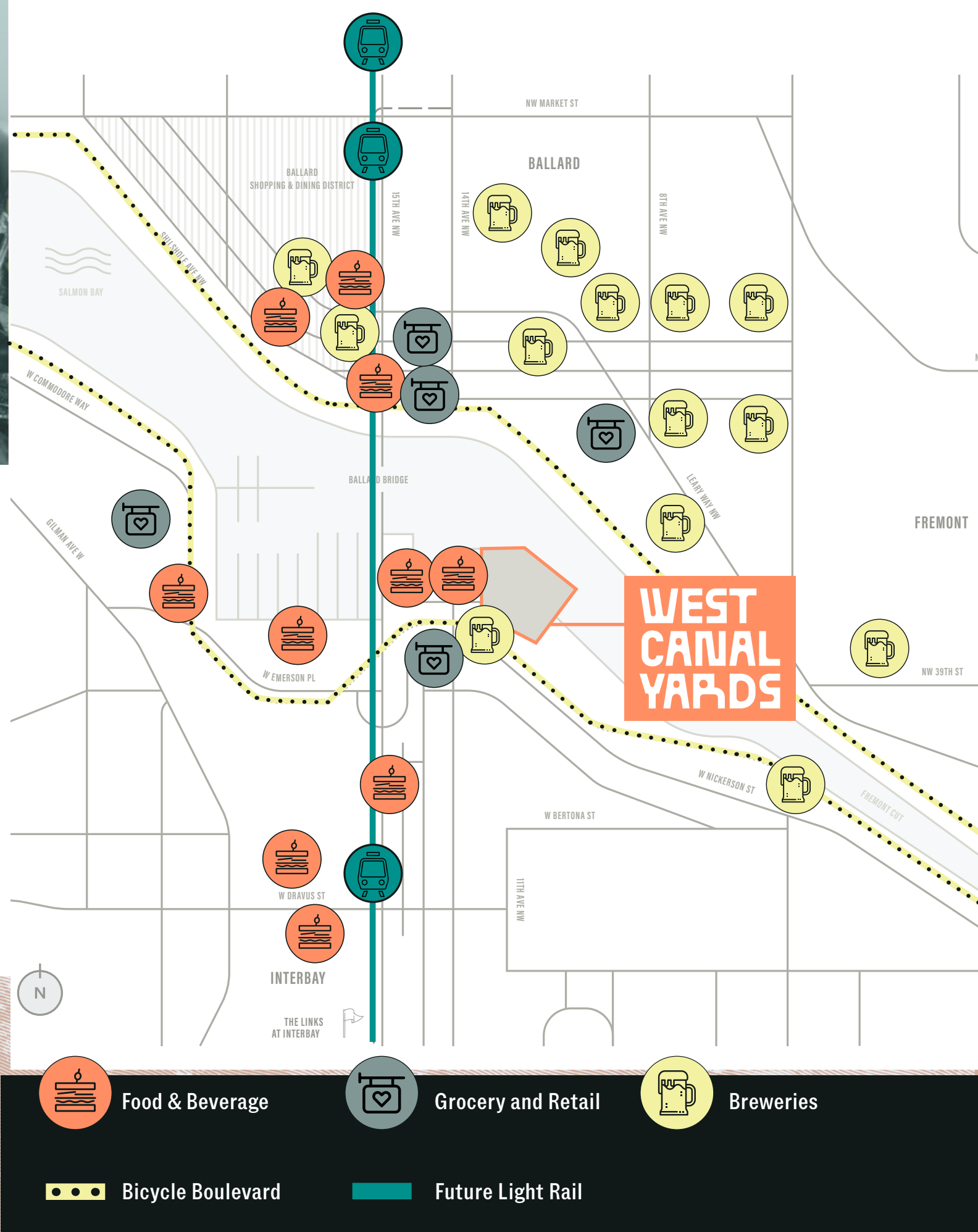
93
Riders Score
with Direct access to Burke Gilman Trail



12+
Breweries
(5 minute drive)



Ballard Shopping & Restaurants
(5 minute drive)



WEST CANAL YARDS

PUGET SOUND'S LARGEST
WATERFRONT DEVELOPMENT
AVAILABLE JANUARY 2025



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