

# 306 FAIRVIEW

OFFICE FOR LEASE  
FREE-STANDING BUILDING

306 Fairview Ave N, Seattle, WA 98109



For more information please contact:

LAURA MILLER

[laura@gibraltarusa.com](mailto:laura@gibraltarusa.com)

206.351.3573



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## FREE-STANDING OFFICE BUILDING



### LOCATION OVERVIEW

A rapidly evolving waterside neighborhood and home to employment giants Amazon, Facebook, Google, South Lake Union is known for the latest in both technology and culture. The lake itself lends a nautical flavor to the area, while a bevy of shops, bars, and restaurants make this a busy destination for locals and visitors alike. Surrounding neighborhood hotspots include El Grito Taqueria, Tommy Bahama Headquarters, Cascade Coffee Works, Lunchbox Lab, Bar Harbor, MBar, Cactus, and more!

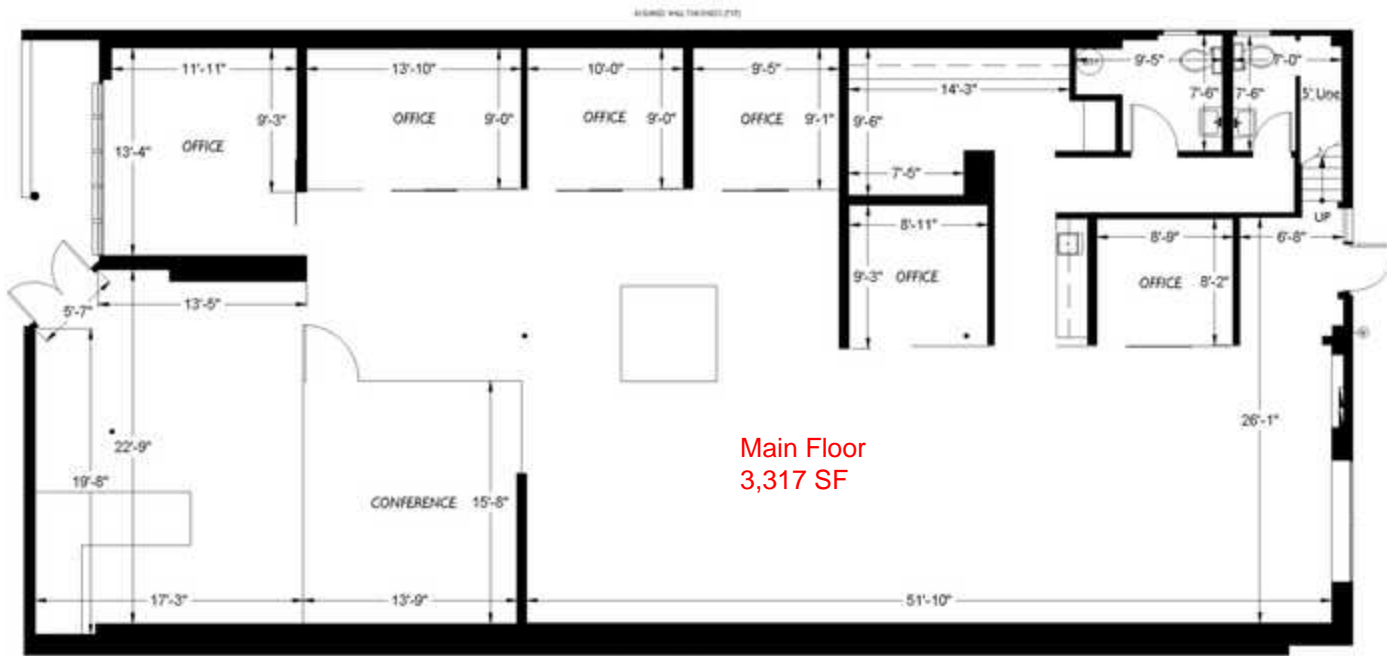
### HIGHLIGHTS

- Prime opportunity to lease office space in a two-story, free-standing building in the heart of the South Lake Union neighborhood of Seattle
- Cutting edge interior designed by E COBB ARCHITECTS, this sleek, modern space features soaring ceilings, polished concrete floors, and large skylights
- Two level space is comprised of a reception area, six private offices, large creative open work area, glass enclosed conference room, kitchenette, and two restrooms
- HVAC
- Unique roof-top deck
- Excellent signage opportunity
- Easy access to Interstate 5
- On-site parking for 5 vehicles
- 3,842 SF comprised of 3,317 SF main floor plus 525 SF second floor/mezzanine
- Available Now
- Rental Rate \$38/SF/YR plus estimated 2022 NNN \$9.85/SF. Tenant pays utilities.

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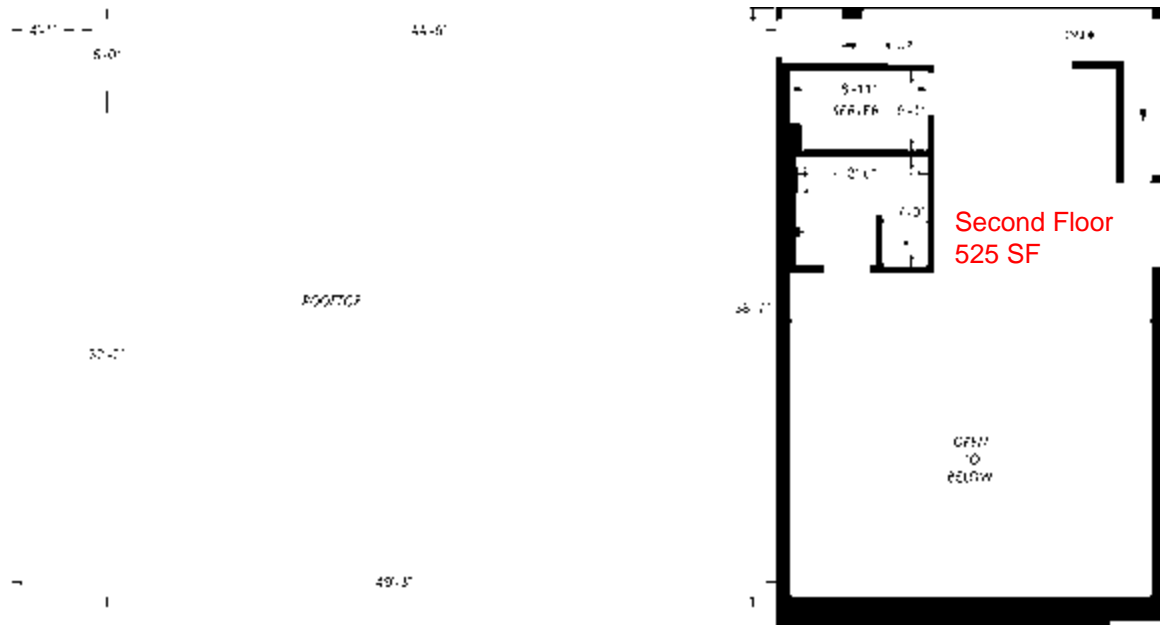
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Fairview Avenue North



Parking/Alley

Fairview Avenue North



Parking/Alley

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# FREE-STANDING OFFICE BUILDING



89

TRANSIT SCORE



99

WALK SCORE



85

BIKE SCORE

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