

FOR LEASE

## FREMONT PROFESSIONAL CENTER

753 N 35TH STREET, SEATTLE, WA 98103



### OFFERING SUMMARY

Available SF:	180 - 1,123 SF
Lease Rate:	\$550.00 - 2,950.00 per month (Gross)
Lot Size:	9,464 SF
Year Built:	1931
Building Size:	13,948 SF
Renovated:	1995
Zoning:	NC39-75 (M1)
Market:	Seattle
Submarket:	Fremont

### PROPERTY OVERVIEW

Individual Offices with shared waiting rooms, common kitchenettes, elevator served.

### PROPERTY HIGHLIGHTS

- Great Location
- Rare Individual Office Space
- Third Floor Balconies
- Perfect for Counselors, Therapist, Individual CPAs, Attorneys, etc.
- 97 Walk Score



DAVID HALL, CCIM, CPM CANDIDATE  
206.381.3883 x107  
david@corecommercialproperties.com

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## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	180 - 1,123 SF	Lease Rate:	\$550.00 - \$2,950.00 per month

## AVAILABLE SPACES

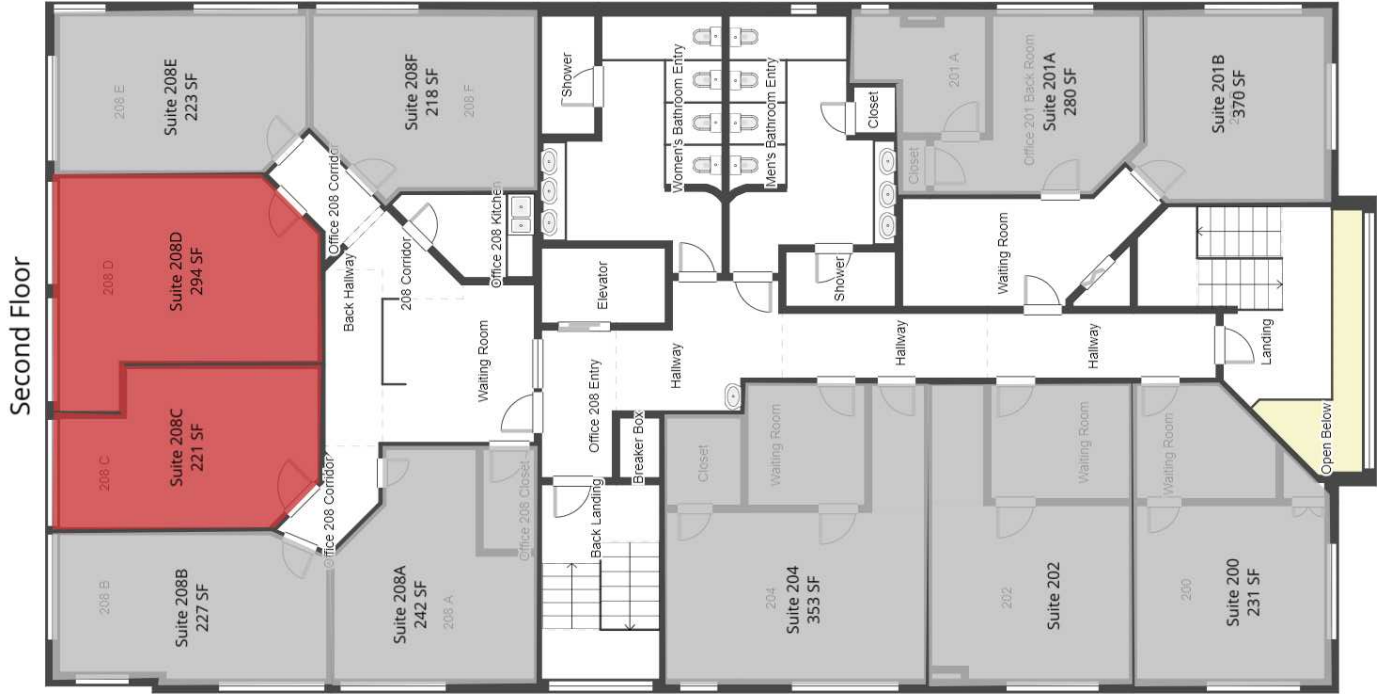
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 101A	Available	180 SF	Gross	\$800 per month	Individual Office with shared waiting area.
Suite 105	Available	239 SF	Gross	\$850 per month	Individual Office with shared waiting area.



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## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 208D	Available	294 SF	Gross	\$900 per month	Large Individual Office with shared waiting area and kitchenette.
Suite 208C	Available	221 SF	Gross	\$900 per month	Individual Office with shared waiting area.



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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 308	Available	379 SF	Gross	\$975 per month	Corner Office with lots of windows and west facing balcony.
Suite 307	Available	188 SF	Gross	\$550 per month	Single office with shared waiting room and balcony.
Suite 311	Available	1,123 SF	Gross	\$2,950 per month	Long western window line with balcony, shared waiting room and kitchenette.



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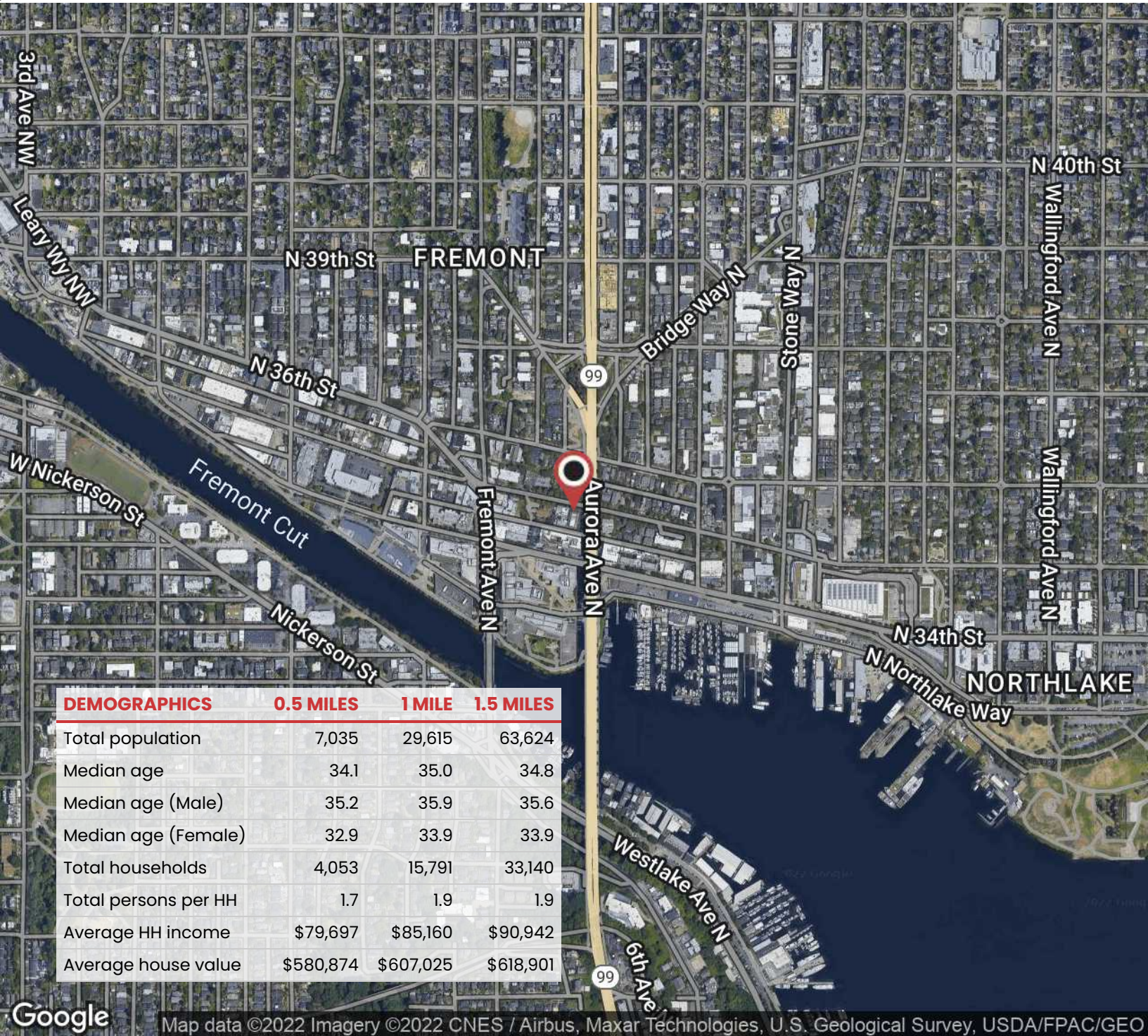






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DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total population	7,035	29,615	63,624
Median age	34.1	35.0	34.8
Median age (Male)	35.2	35.9	35.6
Median age (Female)	32.9	33.9	33.9
Total households	4,053	15,791	33,140
Total persons per HH	1.7	1.9	1.9
Average HH income	\$79,697	\$85,160	\$90,942
Average house value	\$580,874	\$607,025	\$618,901

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