

10,402 SF office space available for lease

246 NICK

2 - 4 - 6 Nickerson St, Seattle, WA 98109



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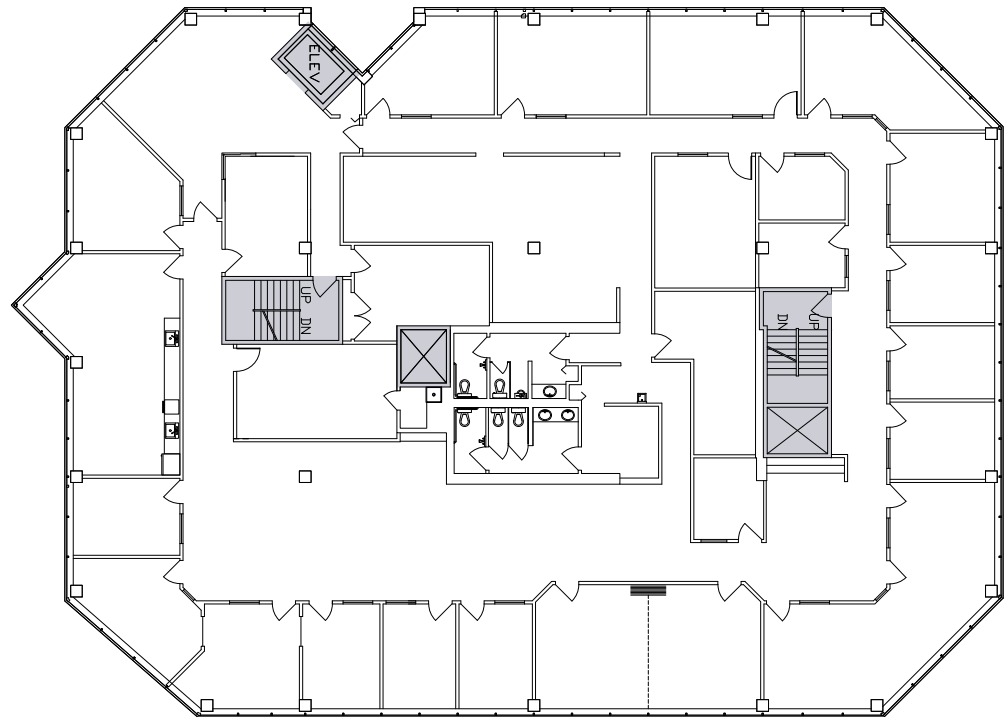
Property Highlights

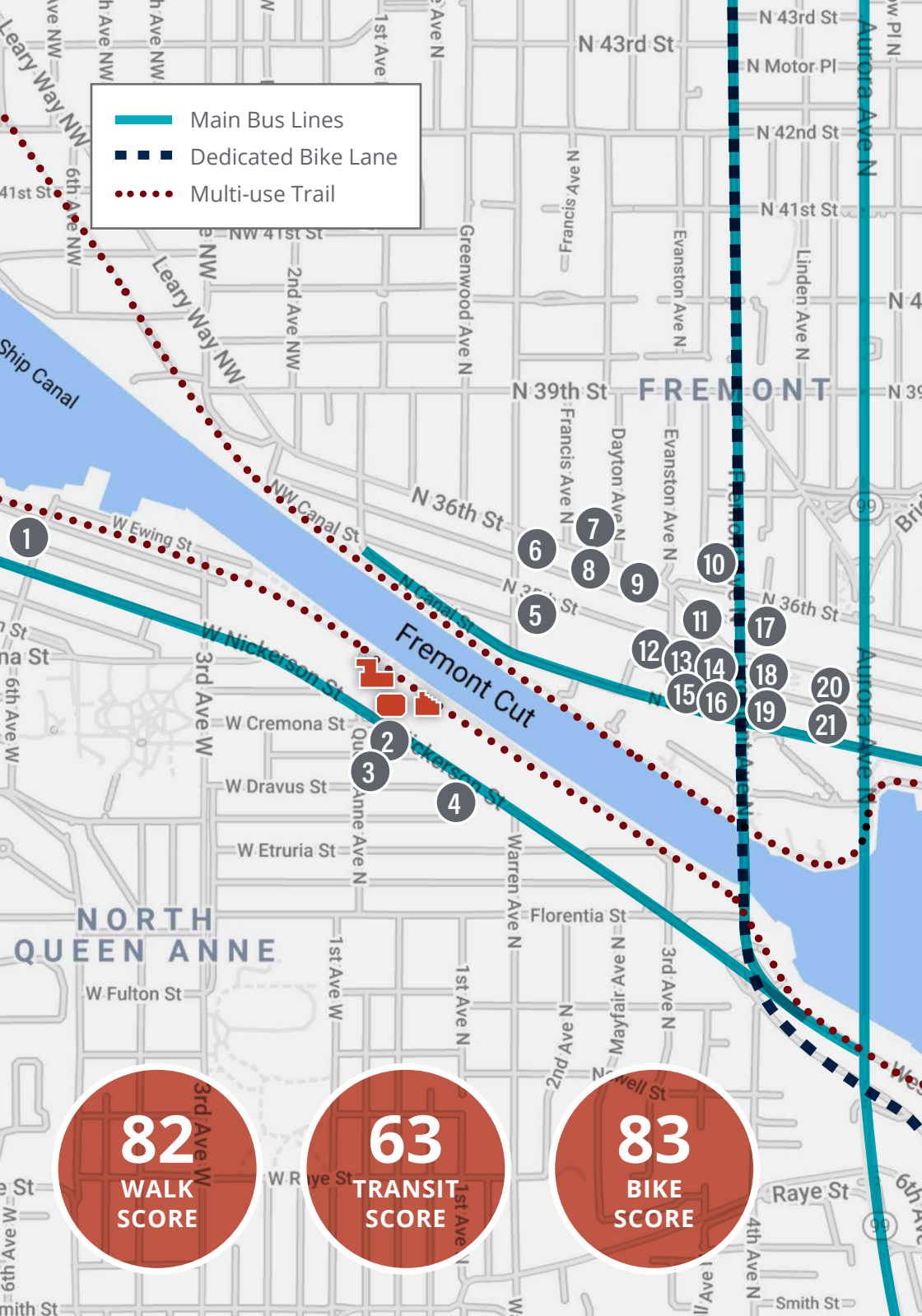
- Three-building campus fronting the Fremont Cut
- Renovated floor lobbies, restrooms, and waterfront plaza
- Improved exterior façade and signage
- Adjacent to the expansive Ship Canal Trail
- On-site amenities include abundant parking, bike storage, and showers
- Walking distance to downtown Fremont
- Easy access to South Lake Union and Ballard
- Unparalleled views of the canal



Available Space

Building	Floor	Suite	SF
4 Nickerson	4	400	10,402 RSF





Transportation & Amenities

1. Old Stove Brewing
2. Byen Bakeri, Thai Fusion, Botteco Brazil
3. Two Kick Coffee
4. 206 Burger Co., Zeek's Pizza
5. Theo Chocolate
6. Revel, Asian Brewing Seattle, Local Tide, Brouwer's Cafe, Kaosamai Thai
7. Caffe Ladro, Dragster Seattle, The Backdoor, Roxy's Diner, Norm's Kitchen & Bar
8. Fremont Coffee Co., Kwanjai Thai, rasai
9. Nuna Ramen, Bar House, Red Star Taco Bar
10. 19 GOLD Taiwanese, Shawn O'Donnell's Grill and Pub
11. Triangle Spirits, Made in House, Espresso to Go, Downtown Dog Lounge Bakery, Pel Meni Dumpling Tzar, Sinbad Express, Royal Grinders, B. Fuller's Mortar & Pestle, Kin Len Thai Night Bites
12. SWE, The Barrel Thief
13. El Camino
14. Fainting Goat Gelato, Jai Thai
15. PCC Community Market
16. MOD Pizza, Starbucks, Pho Than Bros
17. Ian's Pizza Fremont, Kamenkura Japanese Cuisine & Sushi
18. Palmi Korean Cuisine & Teriyaki, Lazy Cow Bakery, Lucky's Pho
19. Schilling Cider House
20. Just Burgers Fremont
21. Evergreen's, Milstead & Co., Cafe Turko

