

SHIP CANAL TRAIL

192 NICKERSON ST
SUITE #305 | SEATTLE

NEWMARK

4,454 RSF

AVAILABLE FOR SUBLEASE NOW

Location

Ship Canal Trail located at 180-192 Nickerson Street in Seattle. The project consists of two, 3-story boutique office buildings located on the water along the Ship Canal Trail. The site offers unparalleled views of the ship canal, walking distance to Fremont, the Center of the Universe, and close proximity to South Lake Union, Interbay, Queen Anne and Ballard.

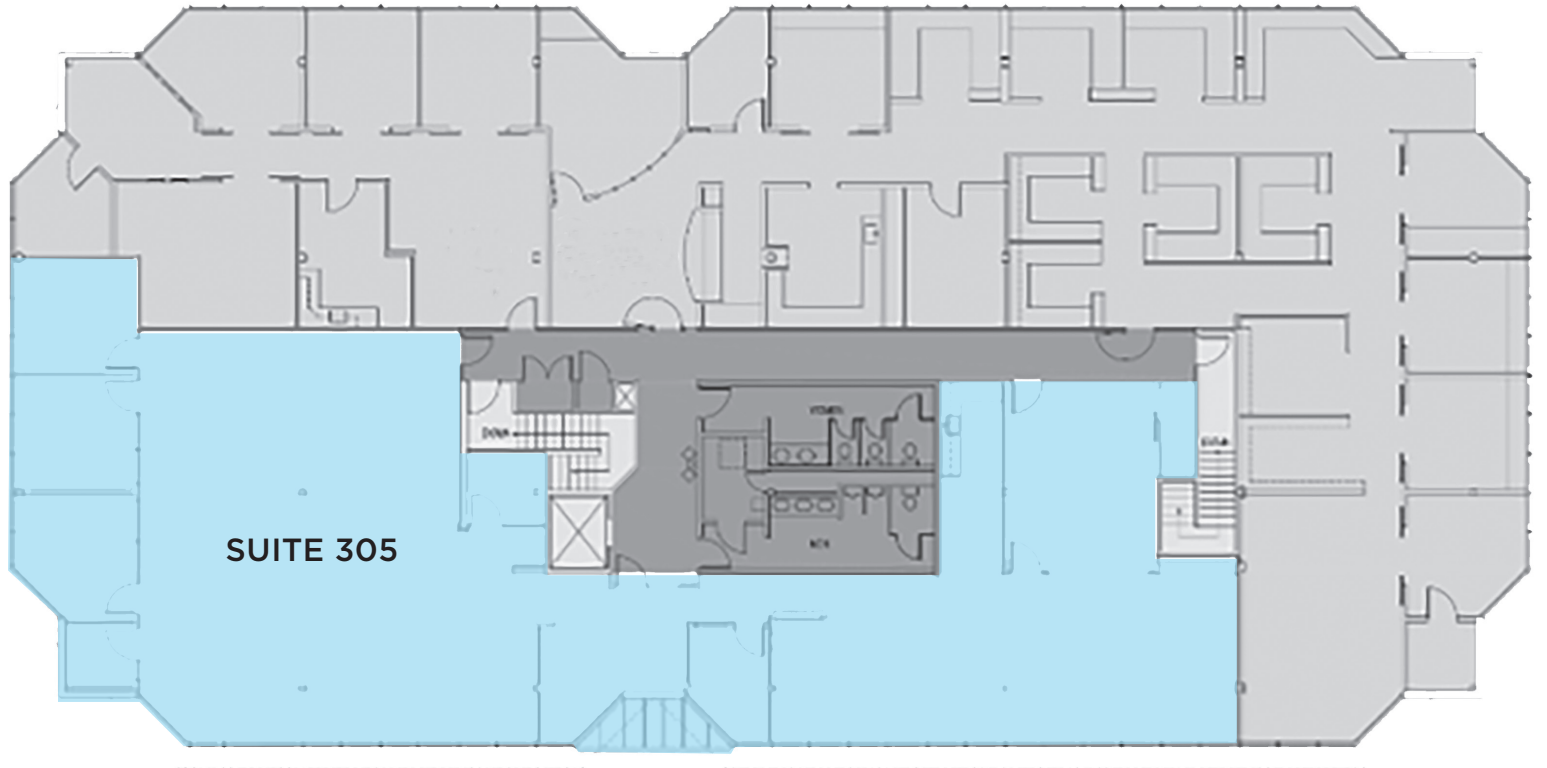


Sublease Features

- Plug and Play 4,454 RSF office sublease opportunity available immediately
- Short Term Sublease: Master lease expires March 31, 2026 or longer term available through Landlord
- Walking distance to approximately 40 restaurants
- Abundance of free parking
- Directly adjacent to the Ship Canal Trail



Floor Plan

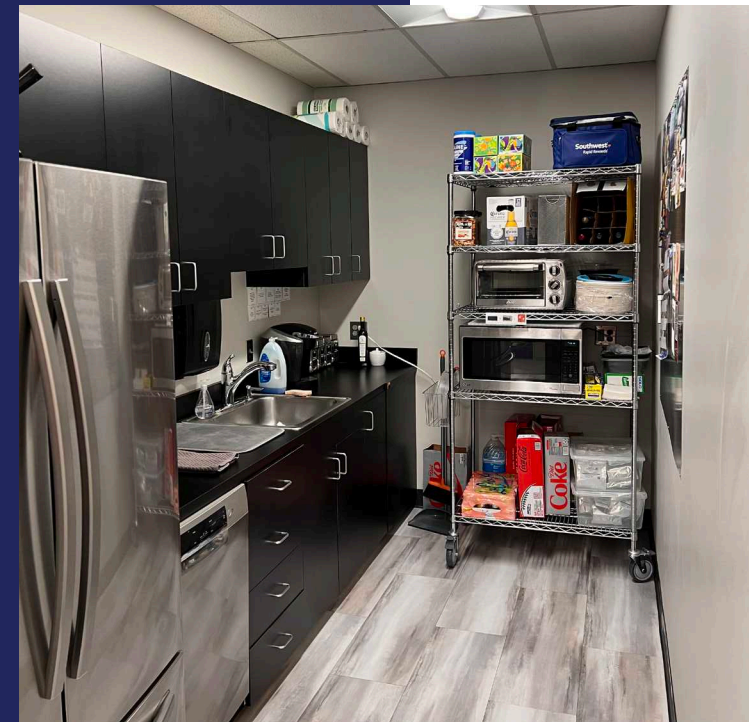
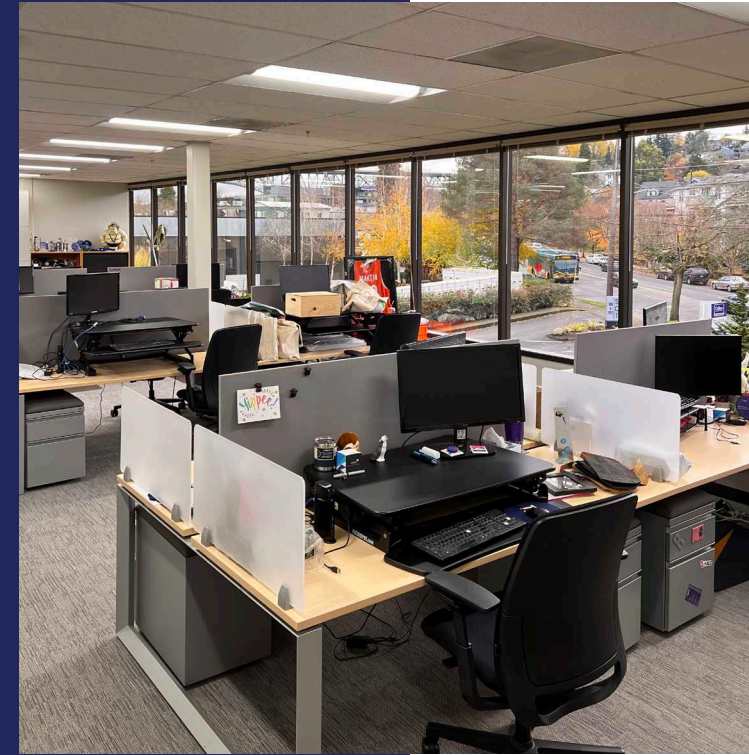


SUITE 305
4,454 RSF

ASKING RATE:
\$22.00 PSF / YR + NNN

NNN ESTIMATE:
\$12.97 PSF / YR





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