

# CANAL building

716 N 34TH STREET | SEATTLE, WA 98103



**13,279 SF** of Office/Retail in Fremont, the center of the Universe

**NEWMARK**

**Daniel Seger**  
206-487-5163  
daniel.seger@nrmk.com

**Anne Marie Koehler**  
206-487-5167  
annemarie.koehler@nrmk.com

**Erika Koehler**  
206-487-5168  
erika.koehler@nrmk.com

# CANAL building

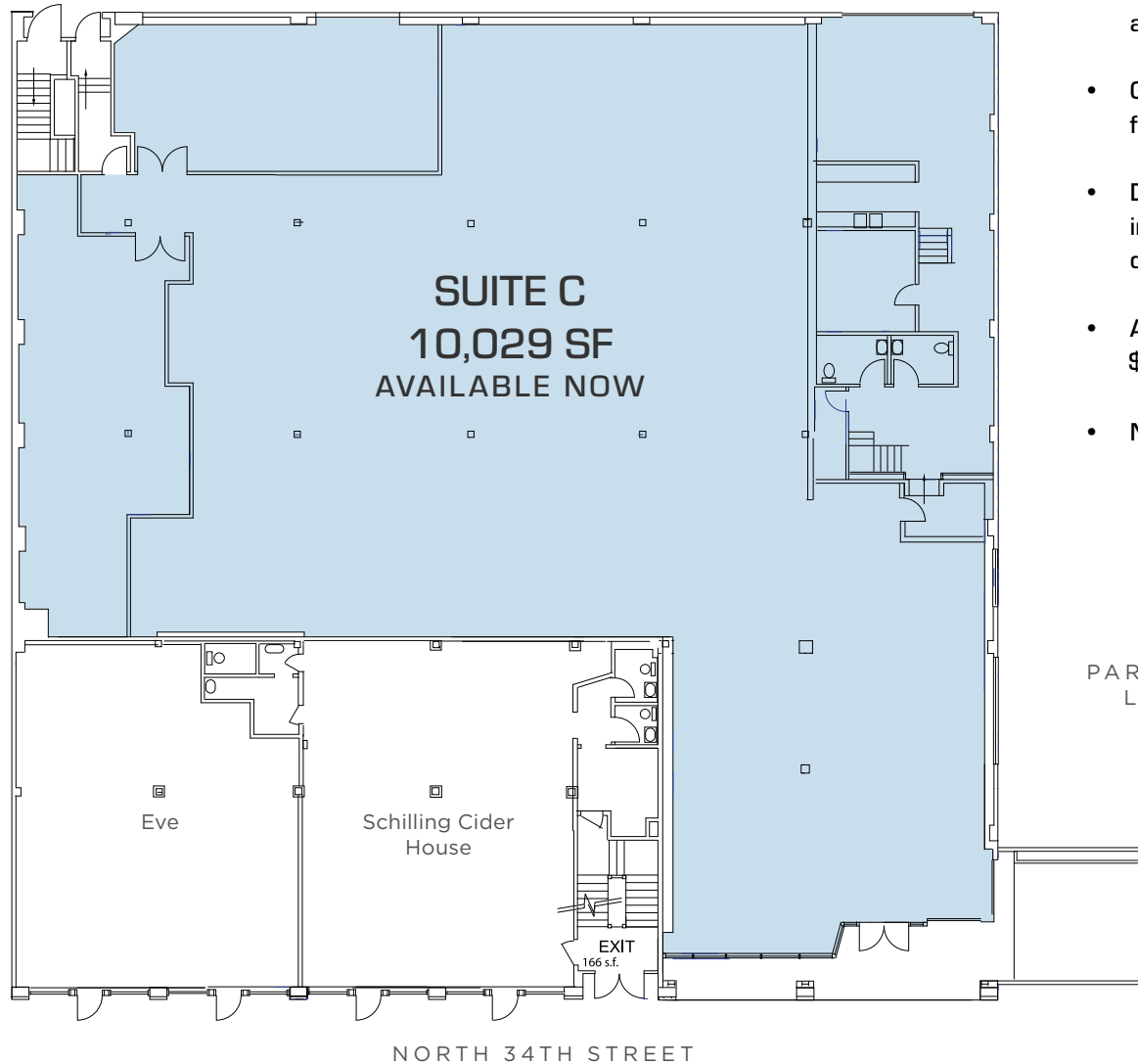
- 10,029 SF prime retail or ground floor office space and 3,250 SF of 2nd floor move in ready office space available in the heart of Fremont
- Ideal location for a specialty retail or creative office user. Available now.
- Fremont is home to over 5,000 employees with Tableau, Google, Brooks Running and Adobe as the major office tenants in Fremont's "Silicon Canal"
- Join the eclectic mix of established businesses including Milstead Coffee, PCC Natural Markets, Aesop, EVO, Fremont Brewing, Schilling Cider House and Brooks Running
- Building offers excellent signage opportunities as well as onsite parking available



Building Highlights



CLICK TO VIEW  
**VIRTUAL TOUR**

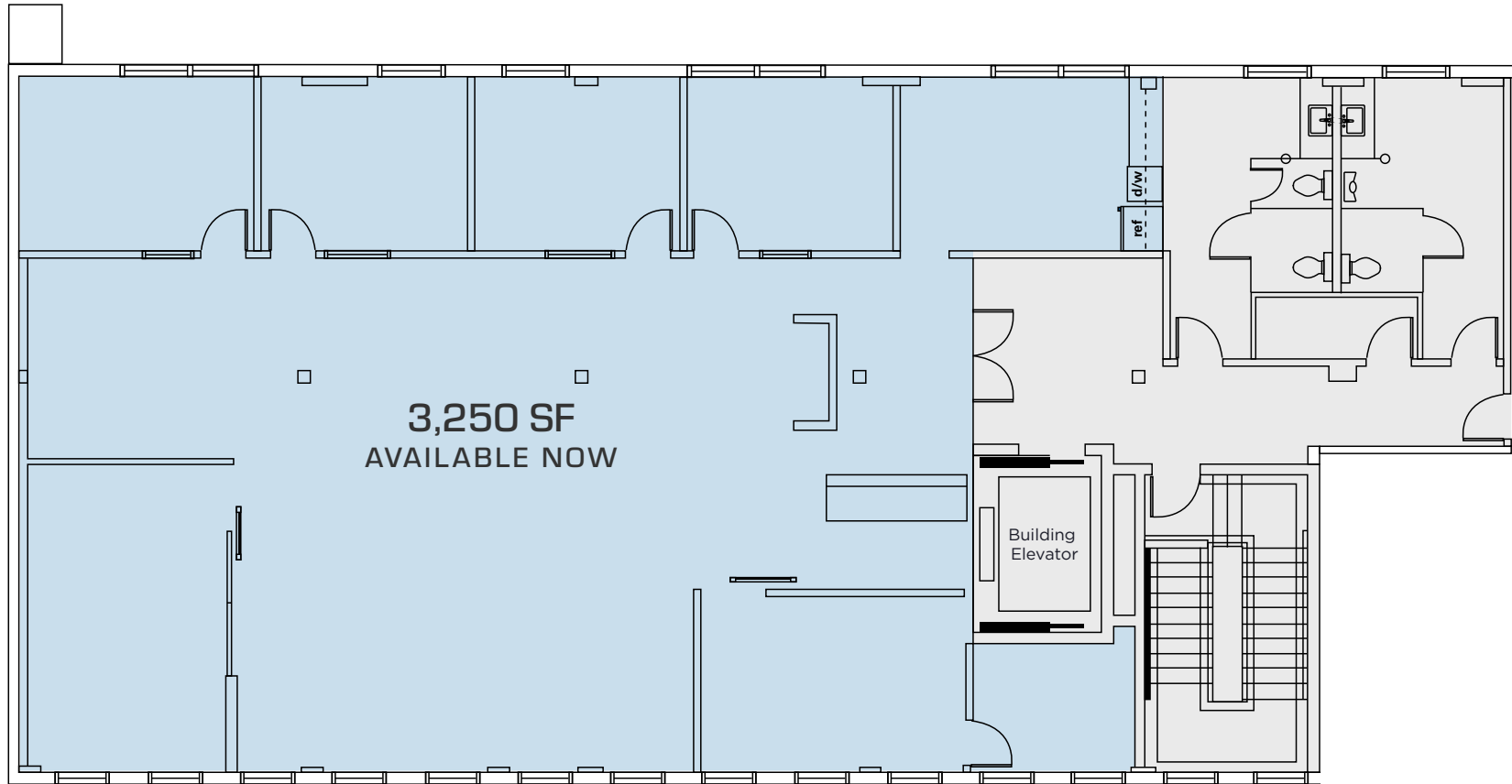


- 1st Floor Ceiling Heights:  
Minimum of 18' in the back  
and 20' in the front
- Garage roll up doors off of the  
front entrance
- Dedicated loading dock located  
in the rear of the space for  
deliveries / equipment
- Asking Rate:  
\$27-\$34 PSF + NNN
- NNN Estimate: \$8.75 PSF



Photo Gallery - 1st Floor





NORTH 34TH STREET

- Fully finished spec space with furniture available.
- Asking Rate: \$42.00 PSF, Full Service
- Available Now

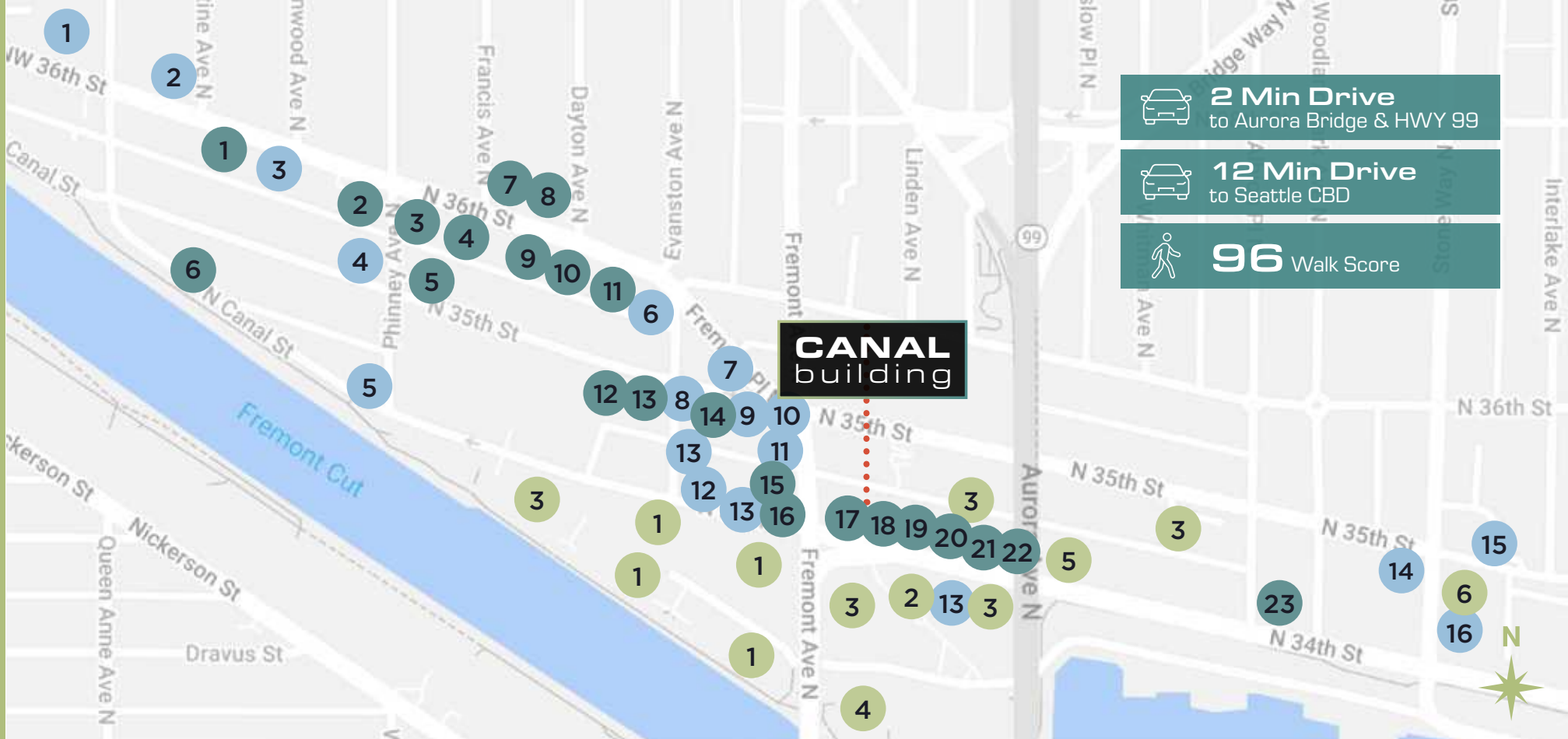
2nd Floor - Suite 201





# Neighborhood Tenant Map

Drive Time Demographics	5 min	10 min	15 min
Total Population	46,760	251,539	491,246
Daytime Population	49,176	349,212	693,799
Average HHI	\$190,476	\$175,721	\$168,886
Median Age	35.5	35.7	36.5



**2 Min Drive**  
to Aurora Bridge & HWY 99

**12 Min Drive**  
to Seattle CBD

**96** Walk Score

**CANAL**  
building

## Retail

- |                                     |                             |
|-------------------------------------|-----------------------------|
| 1 Wonderland Gear Exchange          | 13 PCC Community Market     |
| 2 Cripple Creek Backcountry Seattle | 14 ZoomCare                 |
| 3 Sealevel Hot Yoga                 | 15 Anytime Fitness          |
| 4 Free Range Cycles                 | 16 Davidson Custom Bicycles |
| 5 Cascade Bicycle Studio            |                             |
| 6 Habitude Salon                    |                             |
| 7 Show Pony                         |                             |
| 8 Burnt Sugar                       |                             |
| 9 Essenza                           |                             |
| 10 Portage Bay Goods                |                             |
| 11 Aesop                            |                             |
| 12 les amis                         |                             |

## Food & Beverage

- |                          |                          |
|--------------------------|--------------------------|
| 1 Petoskeys              | 13 The Barrel Thief      |
| 2 Add-A-Ball             | 14 El Camino             |
| 3 Revel                  | 15 MOD Pizza             |
| 4 Local Tide             | 16 Starbucks             |
| 5 Brouwer's Cafe         | 17 Eve Fremont           |
| 6 Mischief Distillery    | 18 Schilling Cider House |
| 7 Cafe Ladro             | 19 Tivoli                |
| 8 Norm's Kitchen & Bar   | 20 Evergreens            |
| 9 Fremont Coffee Company | 21 Cafe Turko            |
| 10 RASAI                 | 22 Milstead & Co         |
| 11 Nuna Ramen            | 23 Fremont Brewing       |
| 12 SWeL                  |                          |

## Employers

- |                             |
|-----------------------------|
| 1 Google                    |
| 2 Geocaching                |
| 3 Salesforce / Tableau      |
| 4 Adobe                     |
| 5 Schultz Family Foundation |
| 6 Brooks Running            |



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1420 5th Avenue, Suite 2600, Seattle

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