



114 NW CANAL STREET, SEATTLE, WA 98107

INSPIRED WORKSPACE ON THE SHIP CANAL IN SEATTLE'S FREMONT NEIGHBORHOOD

An incredible workplace sits on a quiet lane along the Fremont Canal, just a step from the Burke Gilman Trail. With a short walk to the heart of Fremont, and close access to Downtown, this well-designed building features abundant natural light with amazing unobstructable water views from every floor.





DESIGNED TO NURTURE INNOVATION, COLLABORATION AND CULTURE

An open floorplan is punctuated with conference rooms, hospitality areas and modular meeting areas, encouraging collaboration and serendipitous work encounters. Designed to accommodate teams and projects, along with productive quiet zones, the space flexes to the needs of a business and its workers. Ground-floor retail frontage along the Burke Gilman Trail offers additional flexibility for mixed-use potential.



LOCATED AT THE CENTER OF THE UNIVERSE

Fremont is Seattle's most vibrant, quirky village immediately north of Lake Union and Downtown. Locally acclaimed as "The Center of the Universe" it's a community celebrated for its annual Fremont Solstice Parade, thrumming festivals, home-grown sculpture scene and diverse restaurants. Home to Brooks Running, Adobe, Evo (and a Troll), this neighborhood attracts interesting companies doing inspired work. With an outdoor deck immediately adjacent to The Burke and scenic waterfront park, 114 NW Canal is a space that earns the commute.





AN OASIS IN THE CITY

Unobstructed views from every level offer scenic overlooks of The Fremont Canal. Embrace the quintessential Seattle experience: Enjoy the passing of collegiate rowing crews, float planes soaring towards the San Juans, boats cruising to the Locks, birds nesting in the trees, cyclists zipping by on the trail.

CREATIVE CULTURE

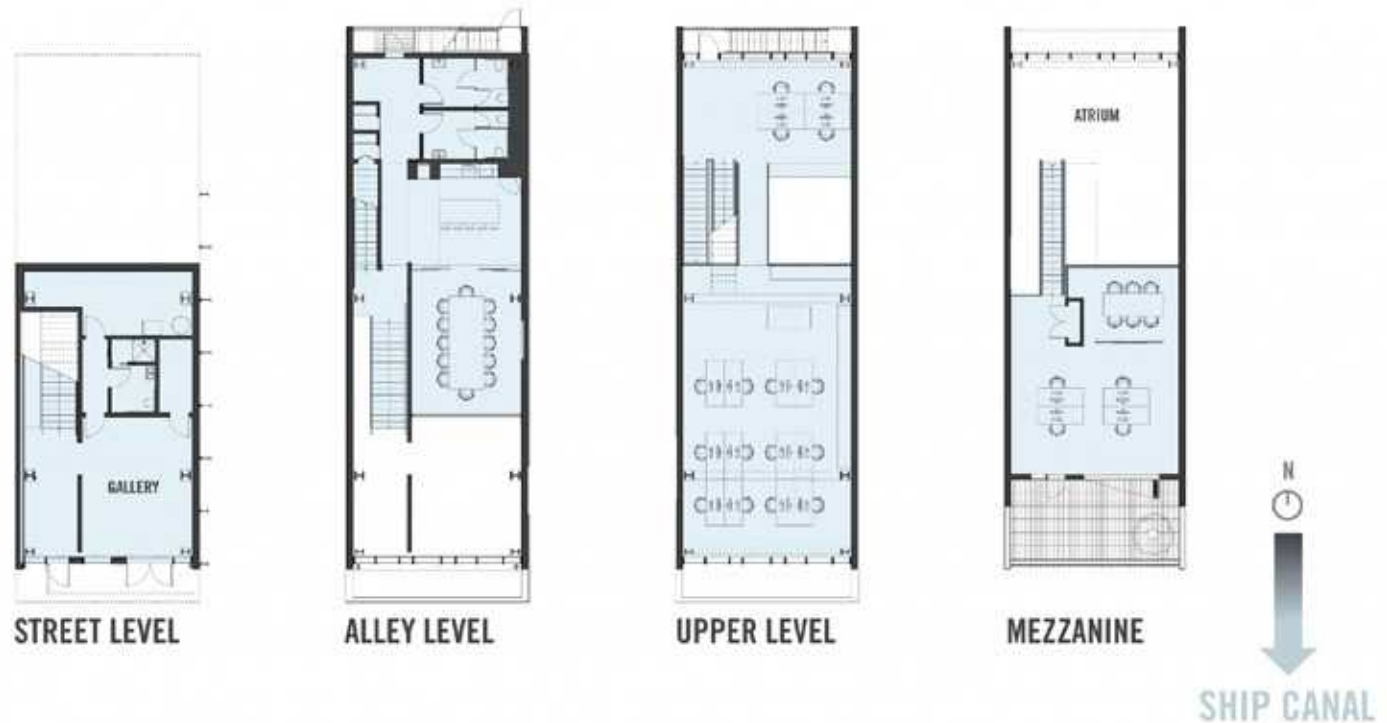
Unobstructed views from every level offer scenic overlooks of The Fremont Canal. Embrace the quintessential Seattle experience: Enjoy the passing of collegiate rowing crews, float planes soaring towards the San Juans, boats cruising to the Locks, birds nesting in the trees, cyclists zipping by on the trail.





BEAUTY IN THE DETAILS

Built in 2017 with energy efficiency in mind, the light-filled building occupies 4,950 SF along 30ft of waterfront real estate.



FORGED STEEL MOMENT FRAMES RISE OUT OF A MONOLITHIC CONCRETE BASE WITH AN INTEGRATED STREET-FRONT AWNING. EUROPEAN WOOD-CLAD WINDOWS ADD WARMTH AND MAXIMIZE VIEWS TO THE SHIP CANAL THROUGH VAST PANES OF UNINTERRUPTED GLASS.



CREATIVITY & COLLABORATION

This space was intentionally designed for high-value modern workers, the character of innovation, the demands of productivity, and the evolving nature of work. Open, flexible workplace invites collaborative teams and projects. zipping by on the trail.

THE POWER OF WOW

Great workplaces can better serve, attract and retain valuable employees. They also create a forum for positive client experiences. Often they signal the intention of an organization to be special and different.

Designed to inspire, a 30-foot-tall central atrium with oversized skylight brings the outdoors in. Wide, cascading concrete stairs provide for a dramatic, processional entry. 16' floor-to-ceiling wood-clad windows bring warmth and natural light to every floor and workspace.





MODERN WORK/LIFE

To earn the commute, a shared workplace has to be substantially better than a hybrid/home alternative. Here culture, community, food, nature, health, revelry, art, comfort and wellness are woven into the fabric of a space and its neighborhood surrounds.



THE ENVIRONMENT

- 1 Designed in 2017 by award-winning Heliotrope Architects
- 1 4,950 SF over 4 floors
- 1 Soaring, high-performance wood-window curtain walls frame both ends of the building, from German maker Unilux
- 1 Full kitchen with two refrigerators & dishwasher
- 1 Two glass-enclosed conference rooms
- 1 Full-height magnetic wall boards in conference rooms and other public spaces to host large projects and promote collaboration
- 1 Four private phone rooms (two movable)
- 1 Centrally located for easy access. One block to transit. Extremely bike-friendly. Ten minutes to Downtown.



EMPLOYEE EXPERIENCE

- 1 Rooftop deck overlooking the Ship Canal and Burke Gilman Trail, with 4-panel cantina doors opening the entire top floor to the deck
- 1 Workout friendly, with shower and indoor bike rack
- 1 Kitchen island lunch seating
- 1 EV charging and 3 dedicated parking spaces, plus free all-day street parking
- 1 Plenty of dining and coffee options in short walking distance
- 1 High quality Infant-Pre-K childcare in neighboring property





BUILDING SYSTEMS

- 1 4 storage / utility closets
- 1 3 restrooms, one with a shower
- 1 Radiant floor heat
- 1 Forced air A/C
- 1 Extremely energy-efficient with low utility bills
- 1 Fiber optic internet with Gigabit speeds (1,000 MbPS up and down)
- 1 Magnetic locks and security system with remote monitoring/access
- 1 Software-controlled lighting
- 1 Cat-6 network cable throughout, with single access point in ground-floor data closet





114 NW CANAL STREET,
SEATTLE, WA 98107

Tiffini Connell
(206) 854-1925

tiffini@wccommercialrealty.com

Avery Connell
(206) 475-9367

avery@wccommericalrealty.com

Madeline Stutz
(206) 475-9367

madelines@wccommercialrealty.com



DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

WCCR

West Coast Commercial Realty

(206) 283-5212

www.wccommercialrealty.com

