

OFFICE FOR LEASE  
FREMONT VILLAGE SQUARE

3601 FREMONT AVENUE N, SEATTLE, WA 98103

50% REDUCED  
RENT YEAR 1

FREMONT VILLAGE SQUARE

GALAXY RUNE

GALAXY RUNE

For more information please contact:

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 **GIBALTAR**  
INVESTMENT PROPERTY SOLUTIONS

3601 FREMONT AVENUE N, SEATTLE, WA 98103

## FREMONT VILLAGE SQUARE



### "THE CENTER OF THE UNIVERSE"

One of Seattle's most vibrant neighborhoods, Fremont, aka "Center of the Universe" is a hot spot for indie shops, first class restaurants and bars, trendy coffee shops and a large amount of public waterfront access. Strong pedestrian and vehicle traffic, synergistic Building co-tenants, and very close proximity to employment giants Tableau Software, Adobe Systems, Getty Images, and Brook's Headquarters make this an ideal location for a vibrant retailer.

### PROPERTY HIGHLIGHTS

- Office space on bustling Fremont Avenue, two blocks north of Fremont Bridge
- Building co-tenants include Shawn O'Donnel's Irish Pub, MTI Physical Therapy, Ancient Healing Arts, Fremont Dental, Fremont Animal Hospital, and Hilltop Children's Center
- Parking ratio of 1.2/1,000 SF in Building garage at \$225/month
- 8 minute drive to the University District, 12 minute drive to downtown Seattle
- Proximity to celebrated restaurants and an ever-growing variety of cafes and eateries
- Dedicated bike lanes to downtown Seattle and South Lake Union
- Easy access to major east-west and north-south arterials



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## FREMONT VILLAGE SQUARE



### AVAILABLE

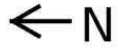
SUITE	SIZE (SF)	NNN (EST. 2023)	BASE RENT	DESCRIPTION
Suite 309 combined	3,582 SF	\$14.23	\$35.00 SF/yr*	West-facing creative office features modern finishes, great natural light, large outdoor deck, and kitchen.
Suite 309A	1,585 SF	\$14.23	\$35.00/SF/yr*	West-facing creative office features great natural light, modern finishes, large open work area, and conference room.
Suite 309B	1,997 SF	\$14.23	\$35.00/SF/yr*	West-facing creative office features modern finishes, large outdoor deck, and kitchen.
Suite 312	1,370 SF	\$14.23	\$32.65 SF/yr*	East-facing office features great natural light and open floor plan with conference room.
Suite 414	3,736 SF	\$14.23	\$35.00 SF/yr*	Top floor, west-facing creative office. Light-filled space features open floorplan with 3 conference rooms, kitchen/break room, and in-suite ADA restroom.

NNN includes water, sewer, trash and electricity.

\* BASE RENT DISCOUNTED 50% OFF LISTED RATES DURING THE FIRST YEAR

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# FREMONT VILLAGE SQUARE



Fremont Avenue North

SUITE 312  
1,370 SF

SUITE 309  
3,582 SF

SUITE 309A  
1,585 SF

SUITE 309B  
1,997 SF

Alleyway

North 36th Street

PROPOSED WALL



Scale: 1/16" = 1'-0"

Adjacent Commercial Buildings



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# FREMONT VILLAGE SQUARE



Fremont Avenue North

SUITE 414  
3,736 SF



Adjacent Building

Adjacent Building

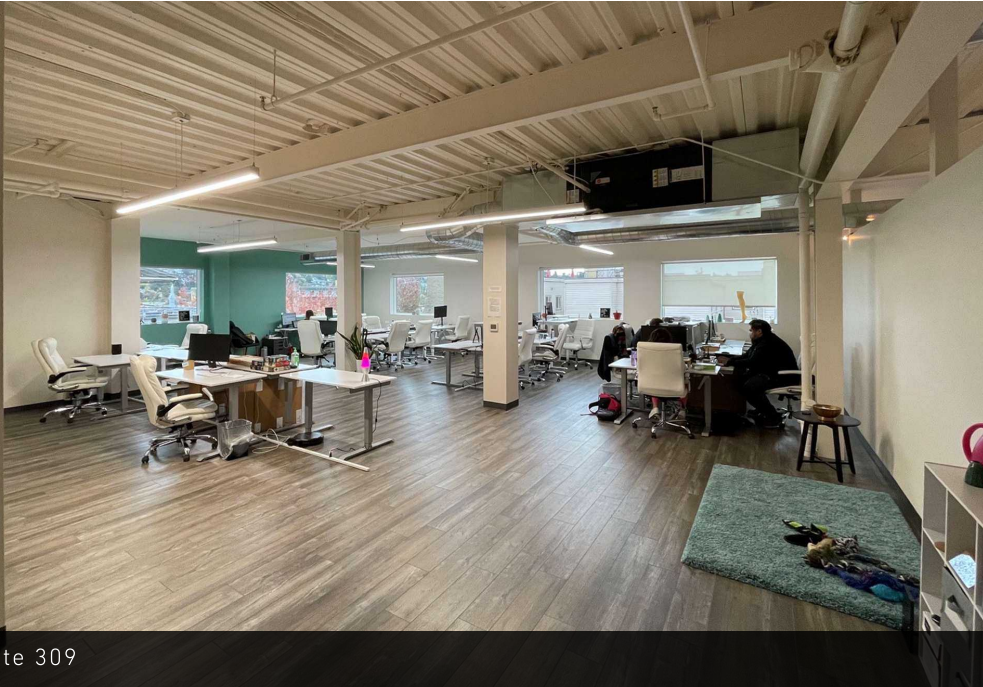
Alley



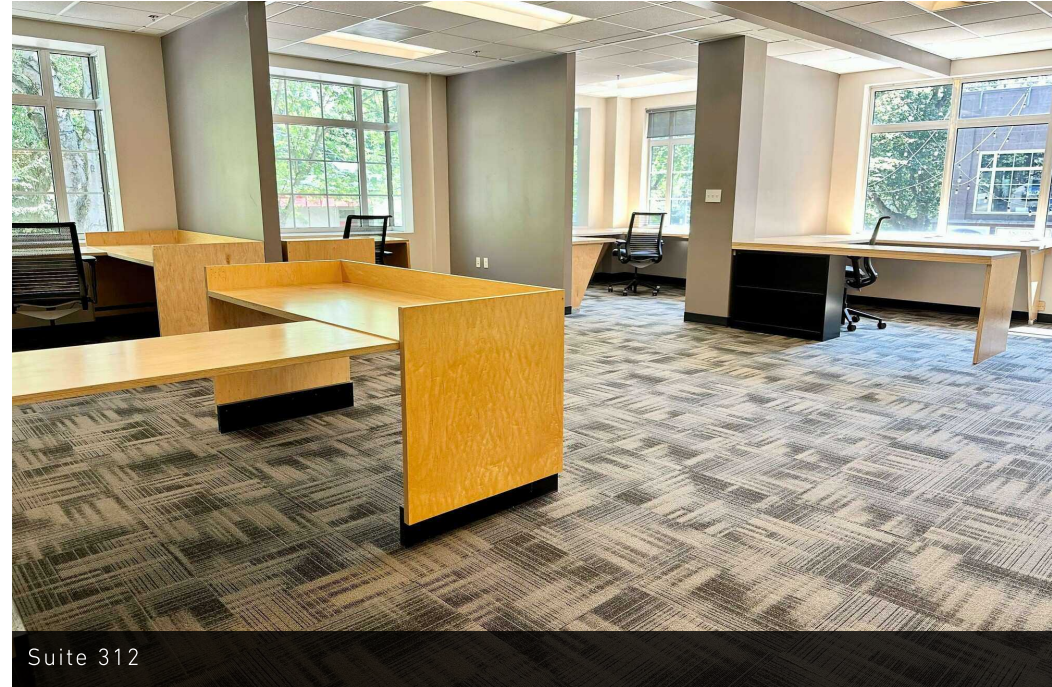
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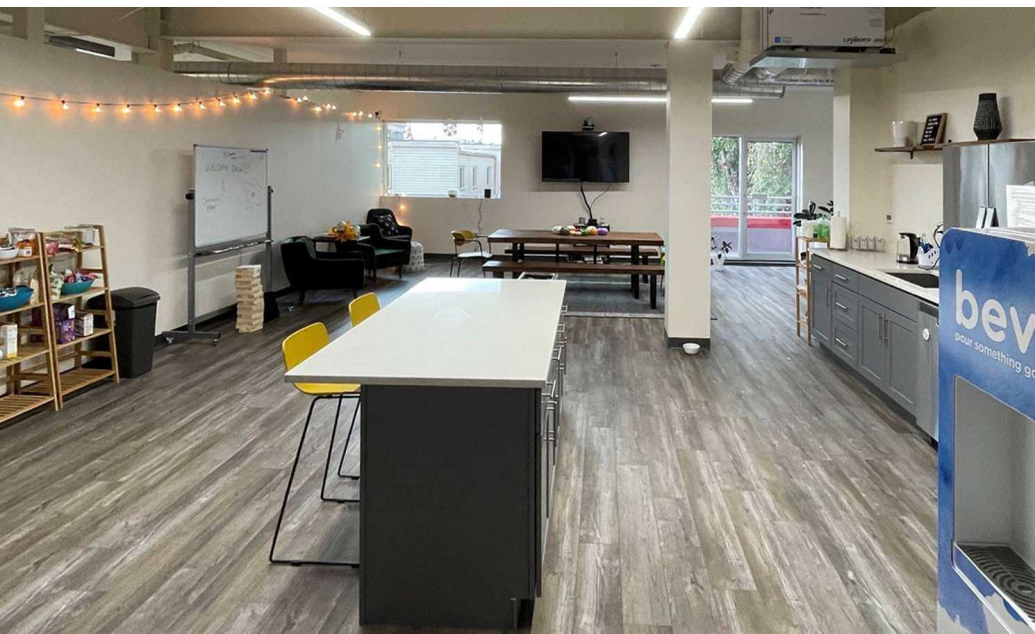
# FREMONT VILLAGE SQUARE



Suite 309



Suite 312



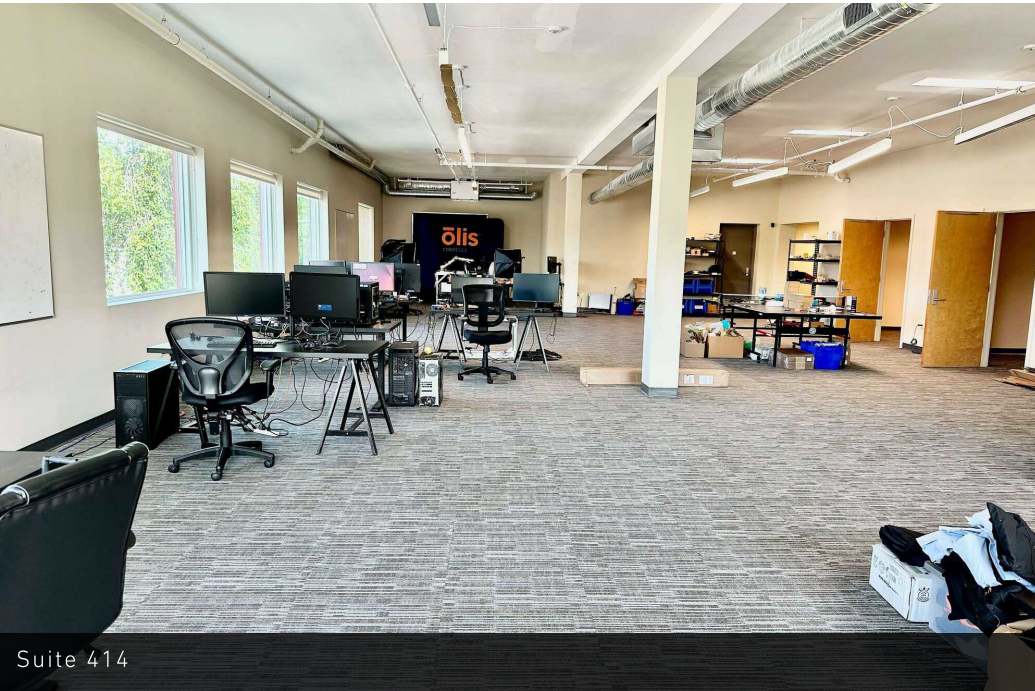
Suite 309



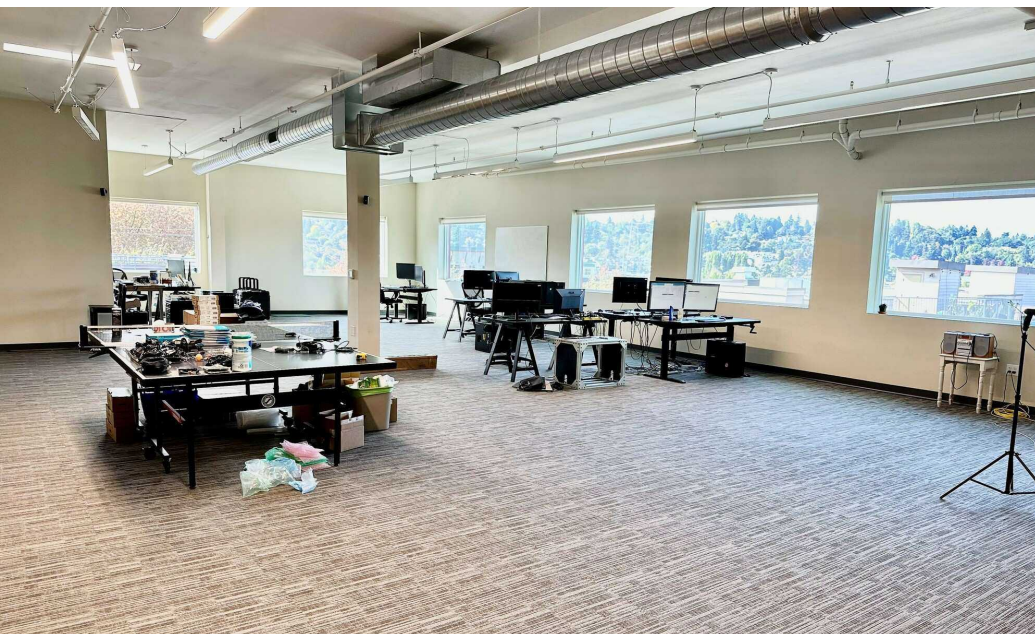
Suite 312

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# FREMONT VILLAGE SQUARE



Suite 414



Suite 414



Suite 414

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# FREMONT VILLAGE SQUARE



**63**

TRANSIT SCORE



**98**

WALK SCORE



**82**

BIKE SCORE



**148,526**

POPULATION



**72,194**

HOUSEHOLDS



**\$109,165**

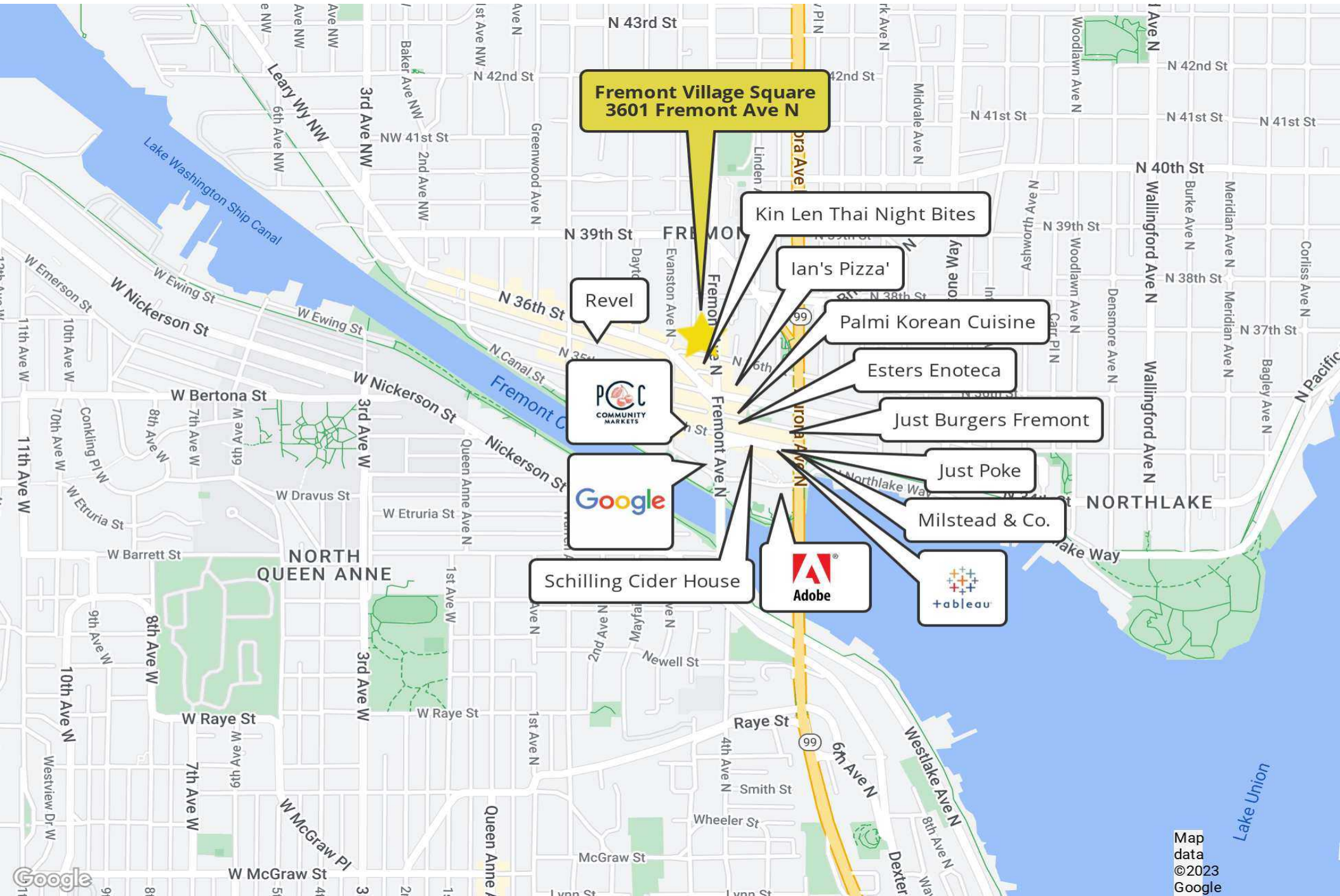
HOUSEHOLD INCOME

\* Estimated 2023 demographics based on a 2 mile radius



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# FREMONT VILLAGE SQUARE



**Fremont Village Square  
3601 Fremont Ave N**

Kin Len Thai Night Bites

Ian's Pizza'

Palmi Korean Cuisine

Esters Enoteca

Just Burgers Fremont

Just Poke

Milstead & Co.

Revel



Schilling Cider House



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