

OFFICE FOR LEASE
FREMONT VILLAGE SQUARE

3601 FREMONT AVENUE N, SEATTLE, WA 98103

50% REDUCED
RENT YEAR 1

FREMONT VILLAGE SQUARE

GALAXY RUNE

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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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AVAILABLE

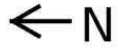
| SUITE | SIZE (SF) | NNN (EST. 2023) | BASE RENT | DESCRIPTION |
|--------------------|-----------|-----------------|----------------|--|
| Suite 309 combined | 3,582 SF | \$14.23 | \$35.00 SF/yr* | West-facing creative office features modern finishes, great natural light, large outdoor deck, and kitchen. |
| 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

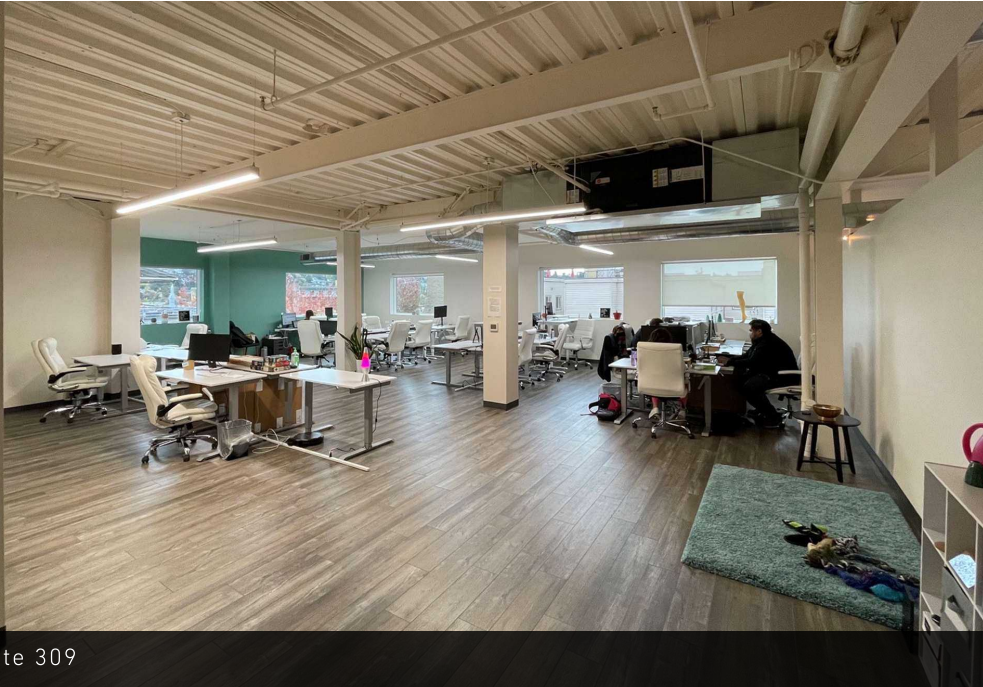
Alley



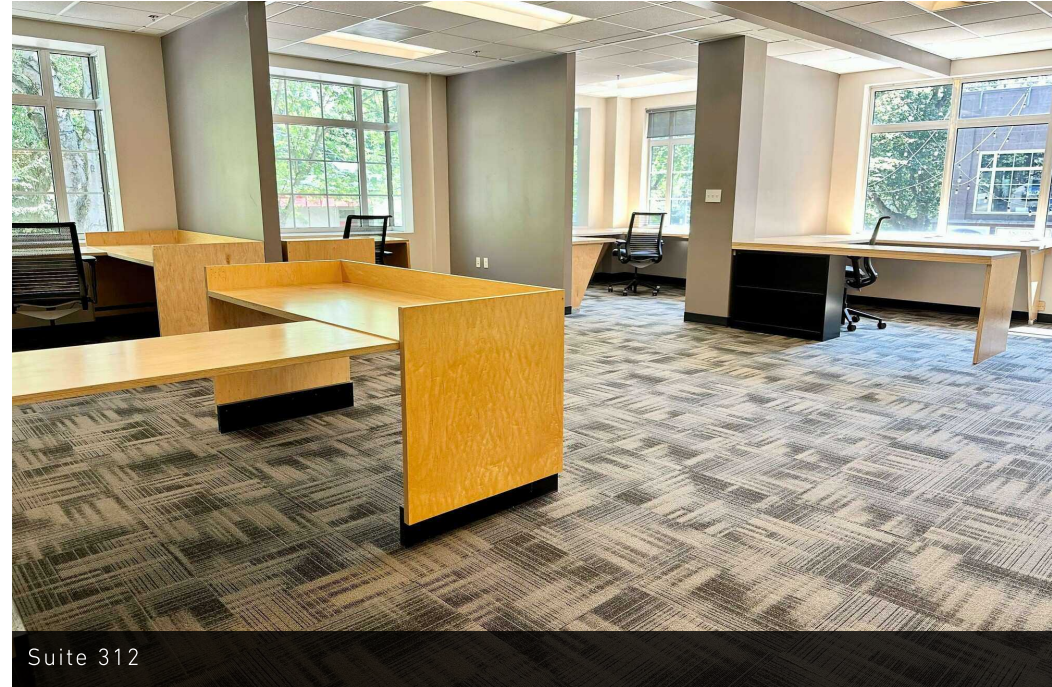
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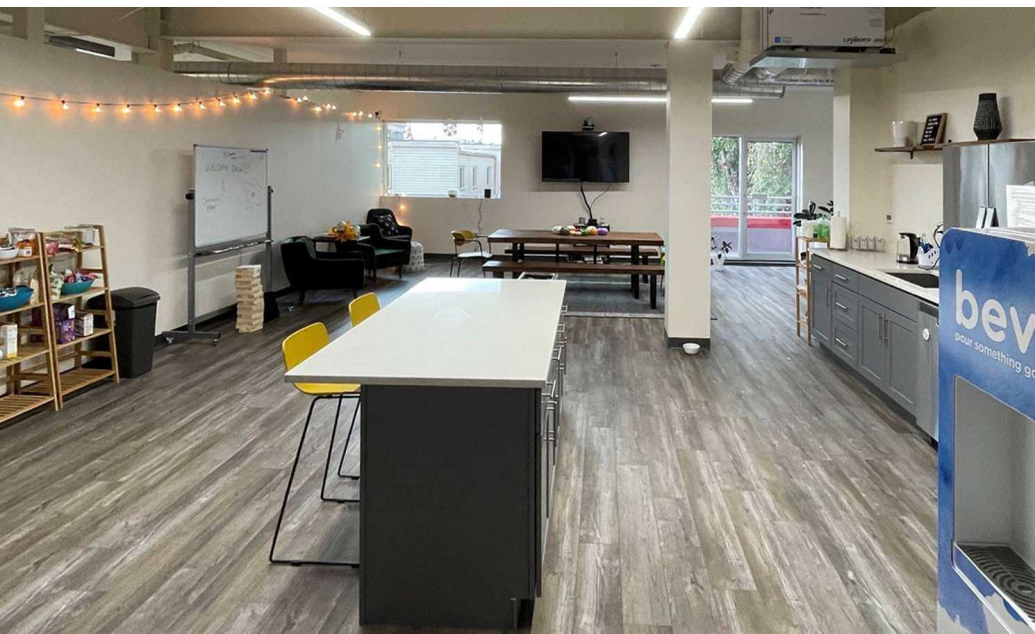
FREMONT VILLAGE SQUARE



Suite 309



Suite 312



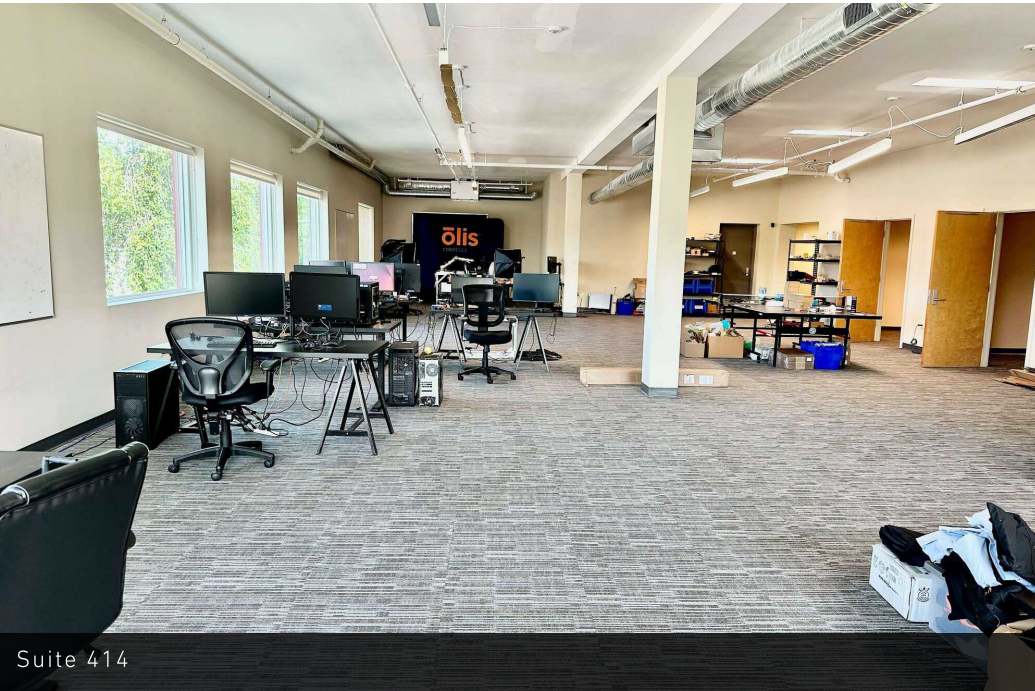
Suite 309



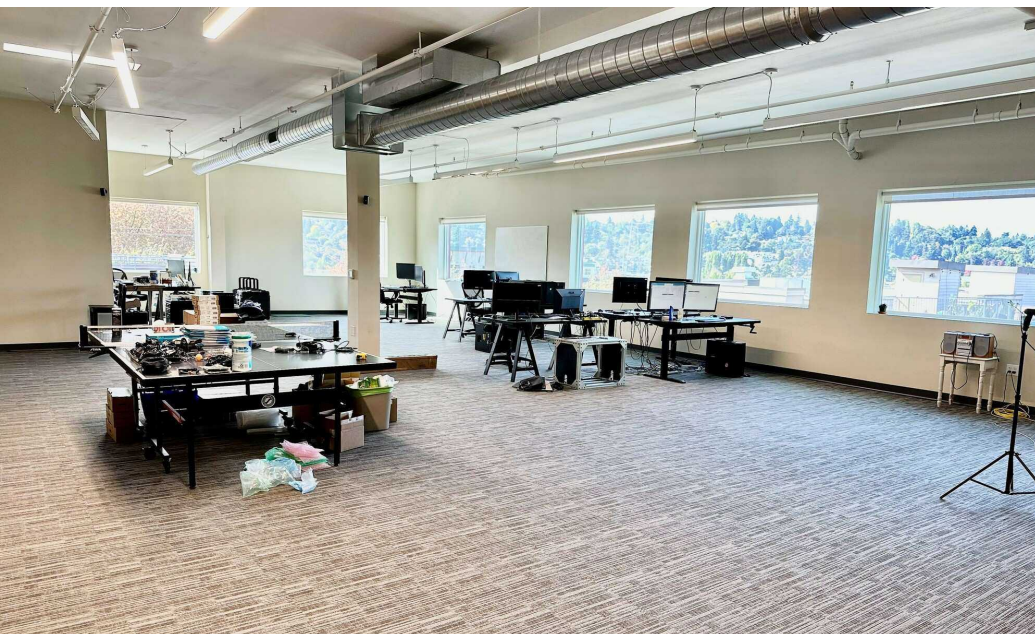
Suite 312

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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



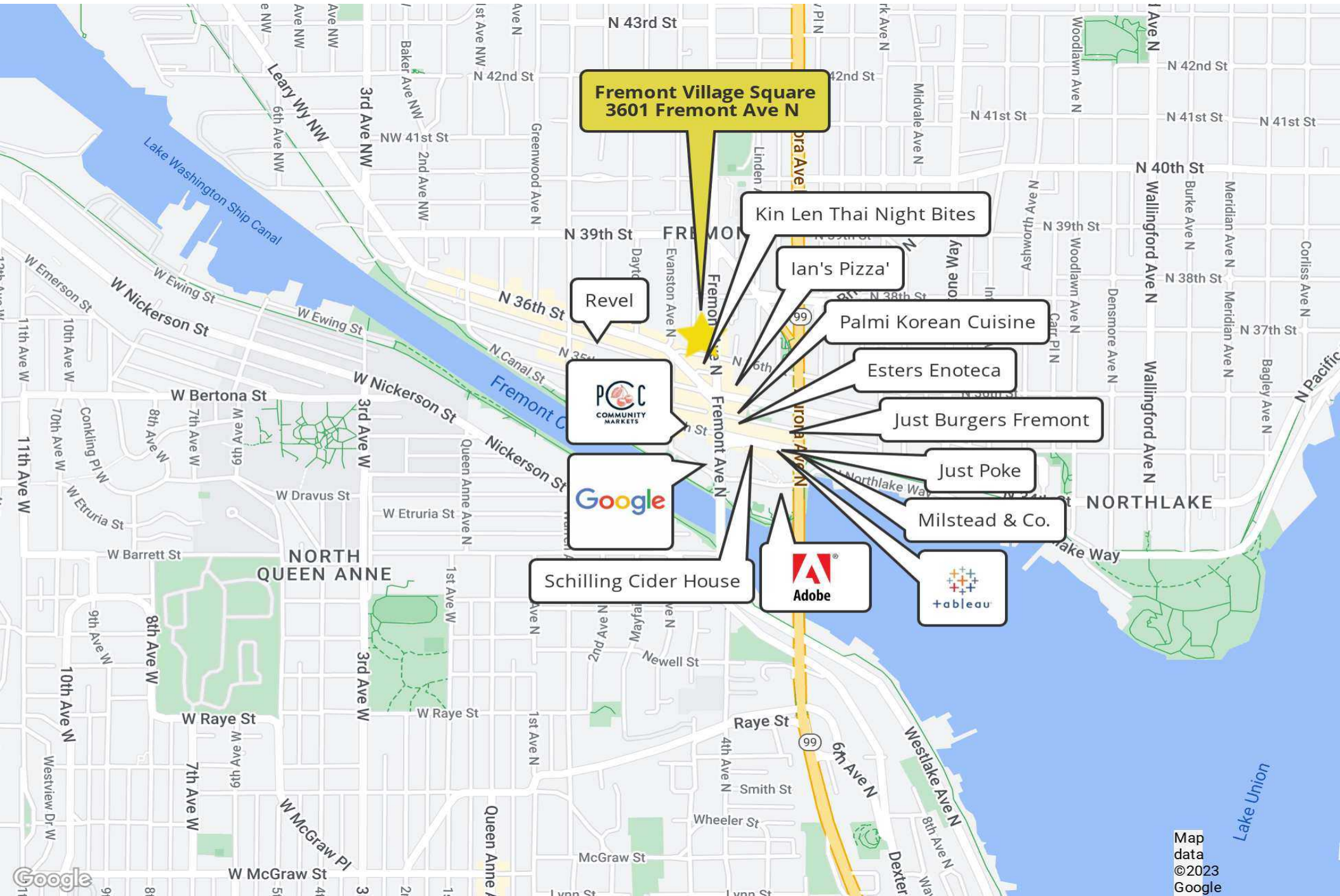
\$109,165

HOUSEHOLD INCOME

* Estimated 2023 demographics based on a 2 mile radius

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**Fremont Village Square
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



Map data
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Google