

711 N 35TH STREET, SUITE 707 A+B, SEATTLE, WA

# FREMONT COURT

OFFICE SPACE FOR LEASE



FOR MORE INFORMATION PLEASE CONTACT:

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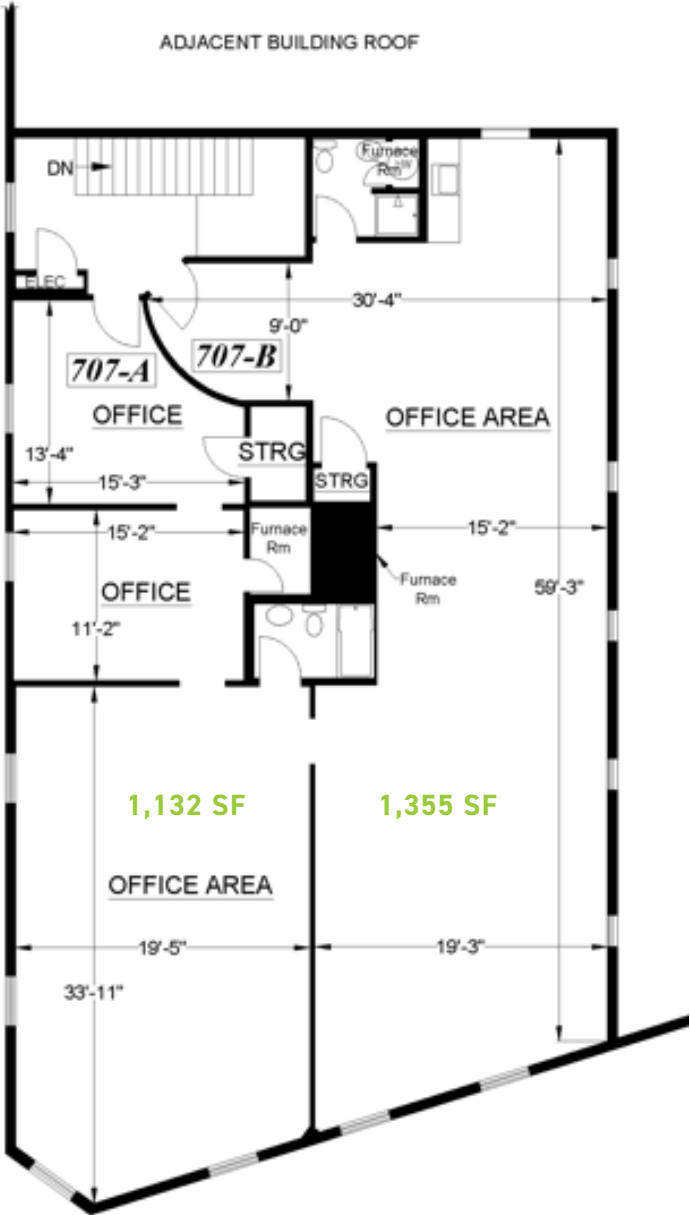




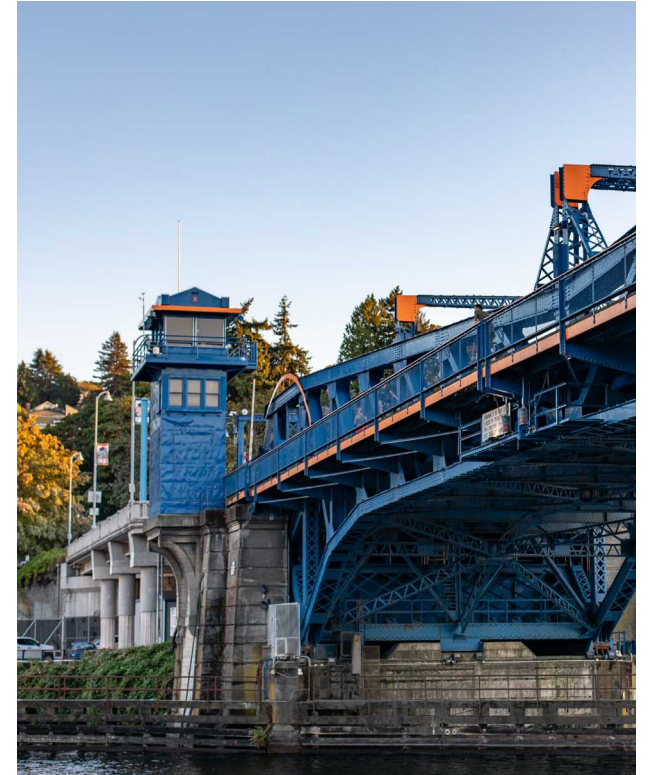
## HIGHLIGHTS

- Available now – rare opportunity to lease creative office space in the hub of Fremont
- Unique, light-filled second floor, corner spaces feature kitchenette, in-suite restrooms, wood floors and abundant windows
- Each unit (A&B) has a separate gas powered furnace (no HVAC)
- 2,487 SF (divisible to 1,132 SF)
- Rental Rate: \$16.50/SF plus NNN \$8.00 (2024 Estimate) = \$5,078 per month. NNN includes Water/Sewer and Garbage.









## FREMONT

Freewheeling and fun, the Fremont neighborhood offers funky finds for all ages and lifestyles. Charming café's, friendly boutiques, and lively music venues give these neighborhoods perennial flair, as well as boasting home to employment giants Adobe, Google, Tableau Software, PCC Markets and more.

### DEMOGRAPHICS

<b>POPULATION</b>	<b>138,118</b>
<b>TOTAL HOUSEHOLDS</b>	<b>68,650</b>
<b>AVERAGE HH INCOME</b>	<b>\$143,372</b>

\* 2023 DEMOGRAPHICS BASED ON A 2-MILE RADIUS

**98**  
WALK  
SCORE

**92**  
BIKE  
SCORE

