

# SHIP CANAL TRAIL

180-192 Nickerson St

Newly Renovated Building  
with Secure Access and  
Unparalleled Views of  
Fremont Ship Canal



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Owned and managed by:



HessCallahanGrey Group



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## Property Highlights



**Substantial building renovations** include improved security with access app and cameras, upgraded elevator cabs, new restrooms, and updated common areas with fresh paint, carpet, and finishes



**Secure Access** with Brivo Mobile Pass app



**Parking** ratio at 1.6/1,000 SF



18' from the **Ship Canal Trail** and 35' from the water with unparalleled **views of the ship canal**



**10,000 SF park** adjacent to the property for tenants to enjoy



Walking distance to **downtown Fremont** and **Easy access** to South Lake Union, and Ballard



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Suite 304

## Current Availabilities

180 Nickerson St

Suite 110	1,928 RSF	<a href="#">Virtual Tour</a>
Suite 304	2,381 RSF	
Suite 307	1,172 RSF	
Suite 308 *	896 RSF	
Suite 309	3,165 RSF	
304+307+308+309	7,614 RSF	

\* only available as part of larger block of space



Suite 110



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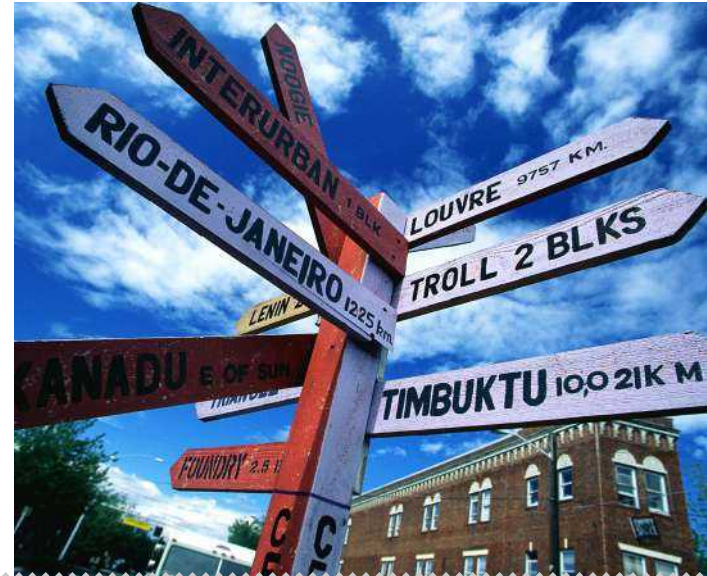
## “The Center of the Universe”

Fremont rightfully earns this title thanks to its prime location within the vibrant city of Seattle. Nestled just north of Downtown, Fremont enjoys a central position that connects seamlessly with various Seattle neighborhoods. Here, you'll discover a bustling hub of indie boutiques, top-notch dining establishments, trendy coffee shops, and a wealth of public waterfront access. With dedicated bike lanes facilitating a swift journey to downtown Seattle and South Lake Union, as well as easy access to major east-west and north-south thoroughfares, Fremont offers both convenience and a vibrant urban lifestyle.

**8 MINS**  
to South  
Lake Union

**15 MINS**  
to Seattle  
CBD

**25 MINS**  
to Bellevue  
CBD

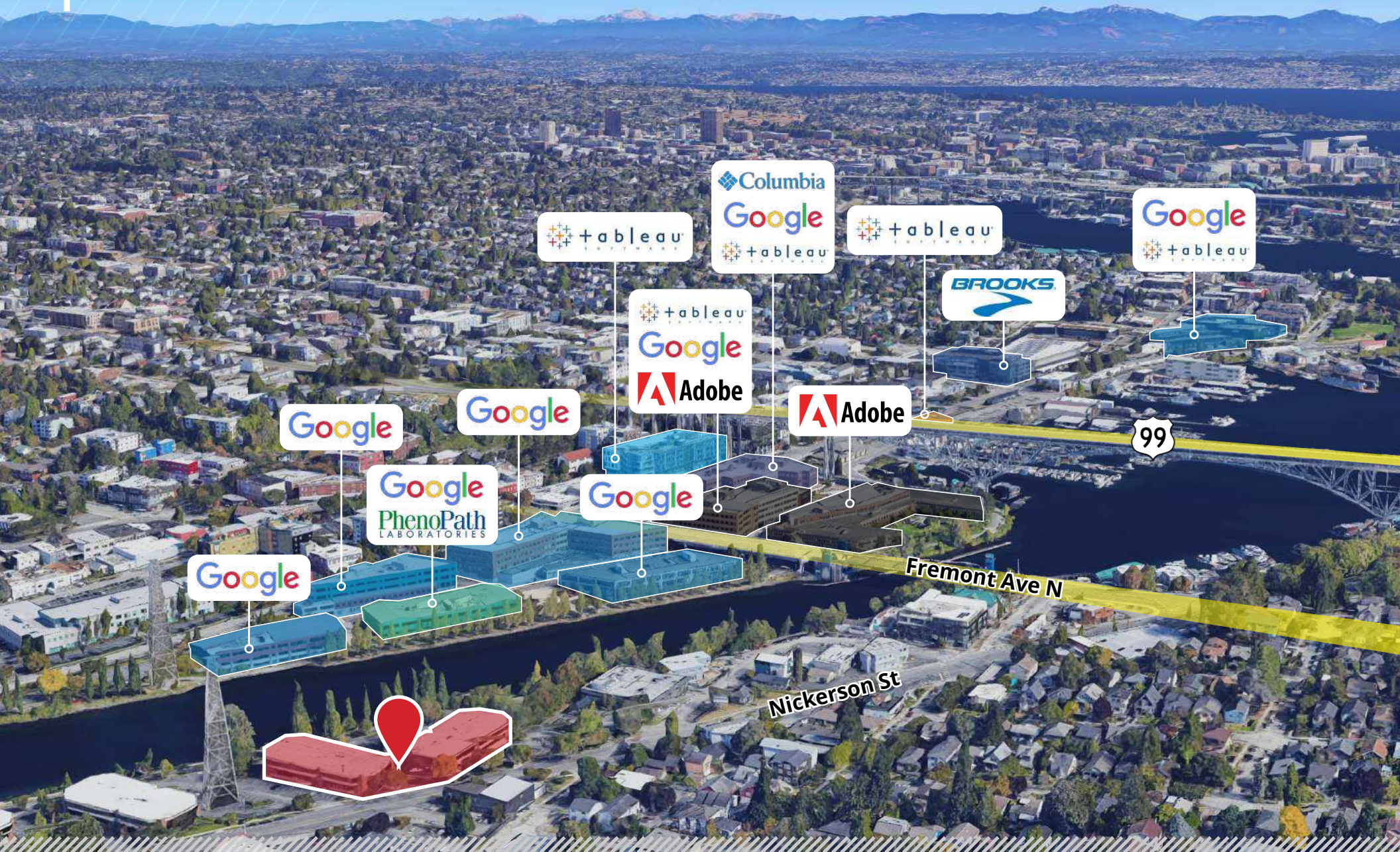




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## Proximity to World-Class Companies

The Ship Canal Trail Buildings enjoys remarkable proximity to some of the world's biggest companies. Within just a few miles, you'll find major players like Google, Facebook, and Adobe, all easily accessible for a convenient commute, placing you in the heart of Seattle's vibrant tech scene, where innovation and networking opportunities thrive.



tableau

Columbia  
Google  
tableau

tableau

Google  
tableau

BROOKS

tableau  
Google  
Adobe

Adobe

Google

Google

Google  
PhenoPath  
LABORATORIES

Google

Google

Fremont Ave N

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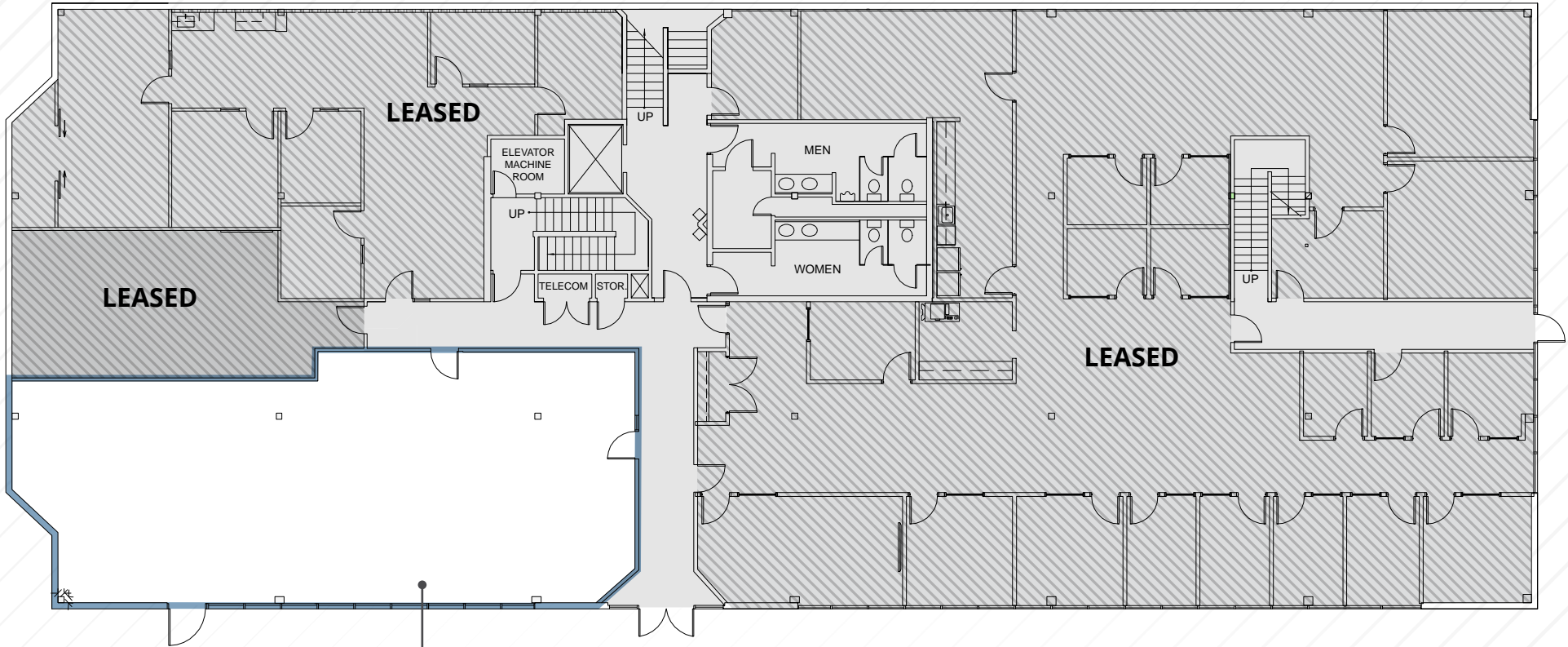
Nickerson St



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## Floor 1

1,928 RSF Available



**Suite 110**  
1,928 RSF

[Virtual Tour](#)



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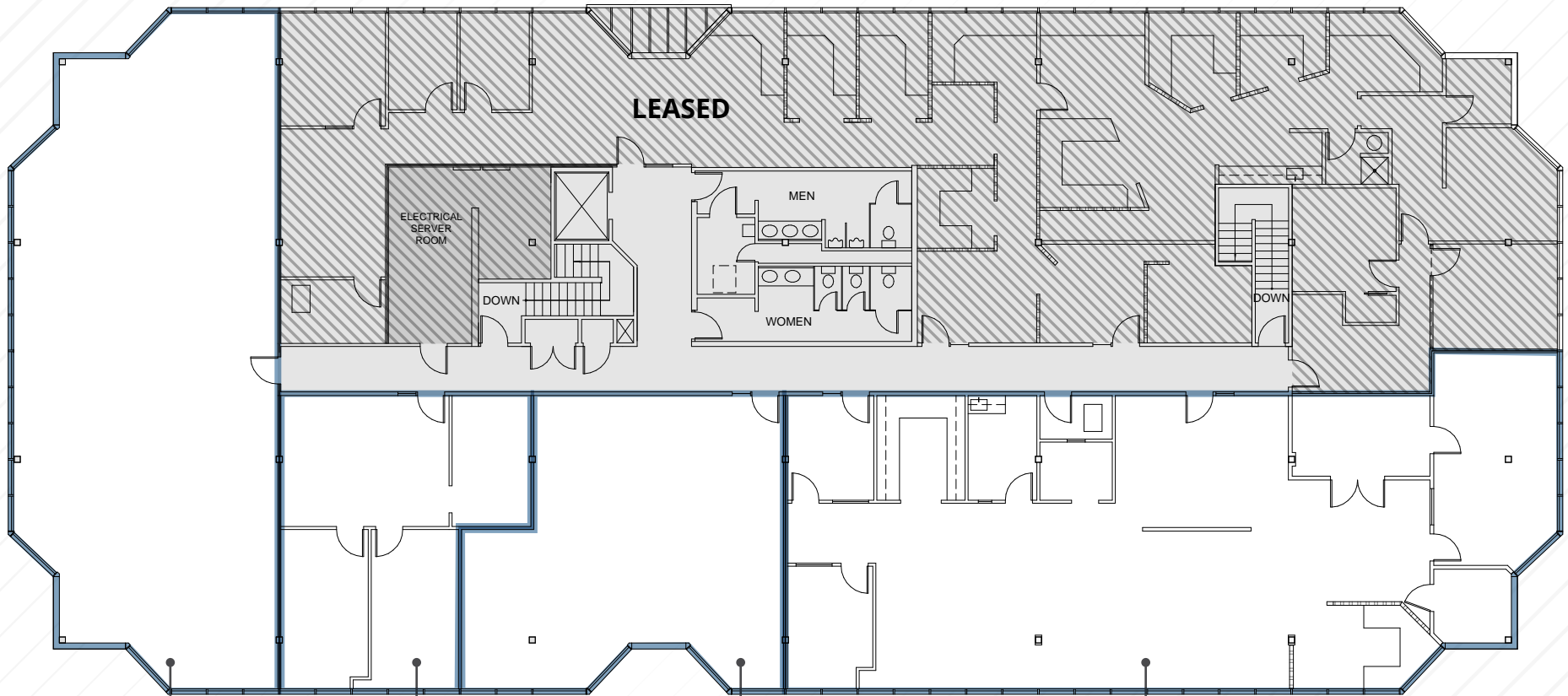
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# Floor 3

7,614 RSF Available



**Suite 304**  
2,381 RSF

**Suite 308\***  
896 RSF

*\*only available as part of larger block of space*

**Suite 307**  
1,172 RSF

**Suite 309**  
3,165 RSF



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