

AVAILABLE NOW | 900 NORTH 34TH STREET, SEATTLE, WA

# WATERSHED FREMONT

RETAIL & RESTAURANT SPACE FOR LEASE



FOR MORE INFORMATION PLEASE CONTACT:

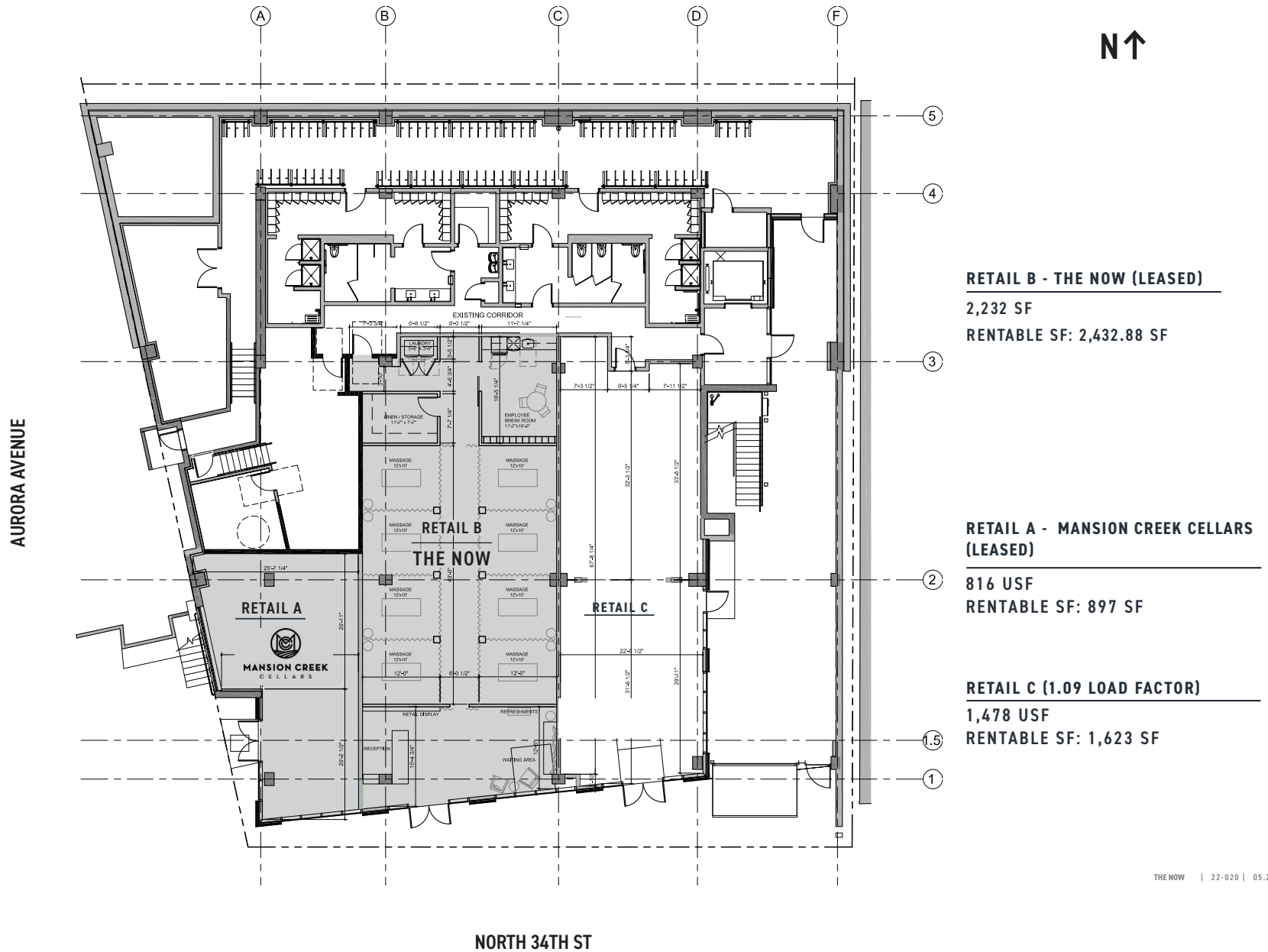
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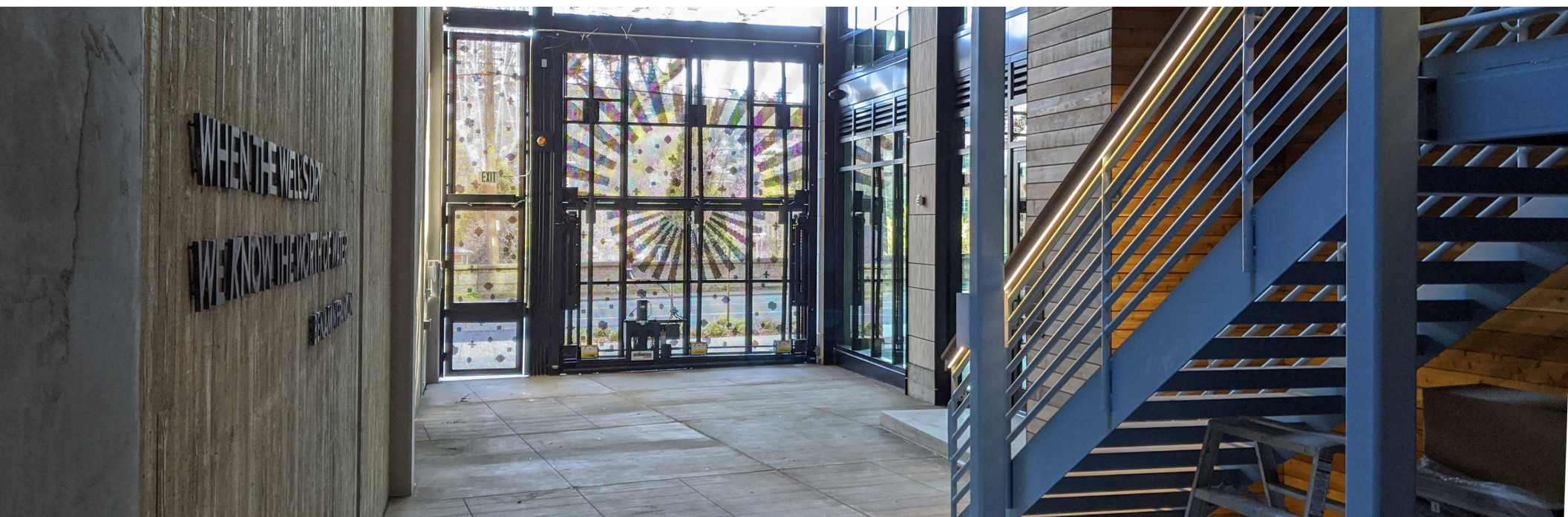
## PROJECT OVERVIEW

- One of the city's most beloved neighborhoods, Fremont has grown with its recent tech neighbors without budging on character. A haven for hip bars, the Pacific Northwest's restaurant scene, and off-kilter neighborhood festivals, Fremont's laid back waterside locale cuts an attractive stomping ground for culture-loving tenants.
- The Watershed Building will be one of the city's most sustainable buildings intended for high-tech use, showcasing cutting-edge design and seamless integration into Seattle's vibrant Fremont neighborhood.
- The Watershed Project is a 7 story office/retail project totaling to 66,541 SF.
- Watershed is the only commercial building currently available developed under the Seattle's Living Building Pilot Program.
- The project sits 20 yards from the Burke-Gilman Trail and within walking distance of the Fremont Troll.
- Outdoor Atrium and sidewalk seating available.
- Surrounding businesses include Tableau, Fremont Brewing, MiiR, Evvo, and Brooks Headquarters.

**96**  
WALK  
SCORE

**99**  
BIKE  
SCORE

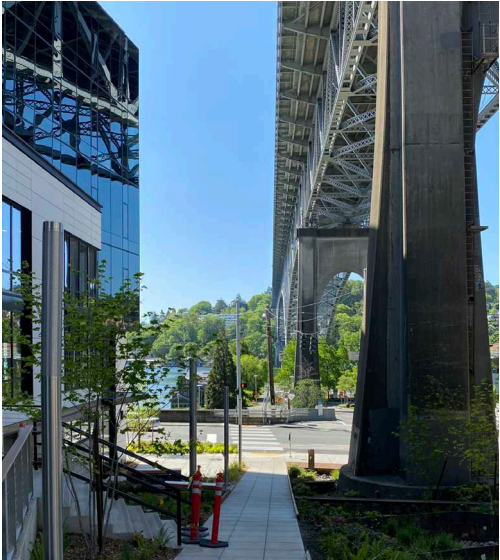




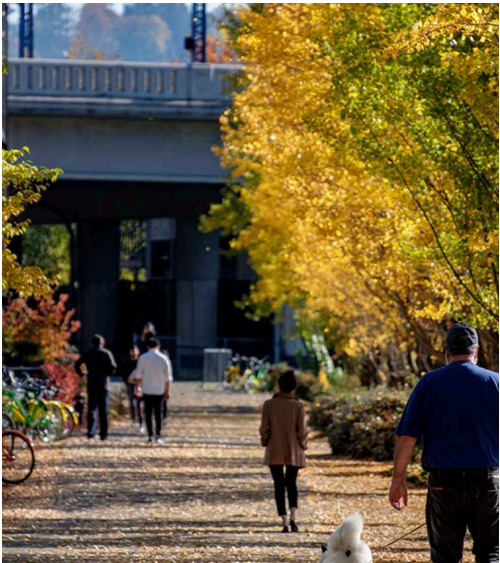
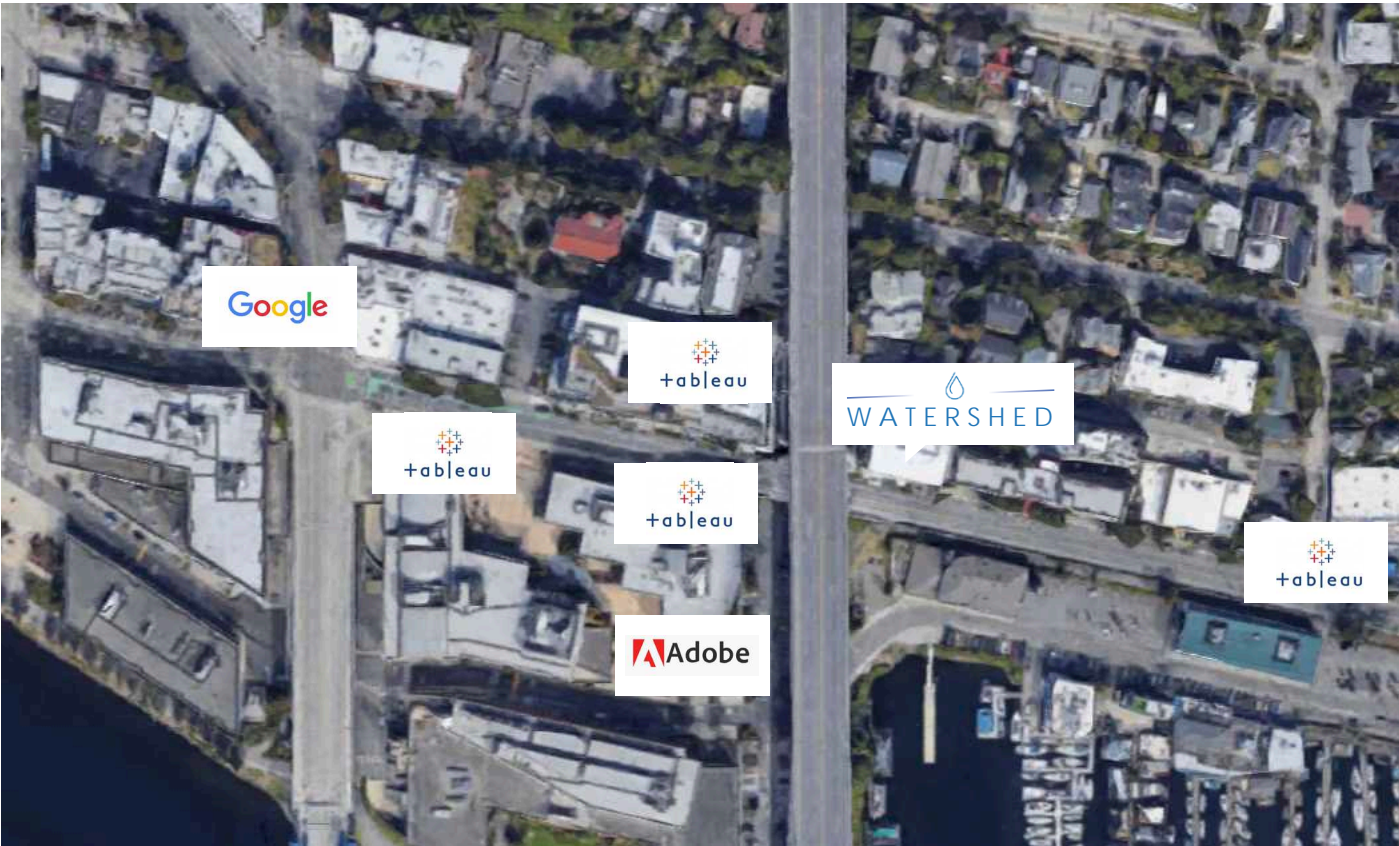
## AVAILABLE RETAIL

SUITE	TENANT	USF	RSF	NNN RATE EST. 2024	LEASE RATE	DESCRIPTION
Retail A	Mansion Creek Cellars (Leased)		897 RSF			Corner suite, 13'2" ceilings, large storefront windows and patio seating
Retail B	The Now (Leased)		2,432.88 RSF			13'2" ceilings, common area bathrooms.
Retail C	Available	1,478 USF	1,623 RSF	\$15.89/SF	\$35.00 SF/Year	Type 1 hood shaft, 13'2" ceilings, large storefront, patio seating and common area bathrooms









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