

FOR LEASE

# SHIP CANAL TRAIL

*Newly renovated building with secure access and unparalleled views of fremont ship canal*

180-192 NICKERSON ST

KIDDER.COM

 **Kidder  
Mathews**

# SHIP CANAL TRAIL



SECURE ACCESS  
WITH BRIVO  
MOBILE PASS APP  
& 1.6/1,000 SF  
PARKING RATIO



18' FROM SHIP  
CANAL TRAIL & 35'  
FROM WATER WITH  
UNPARALLELED  
VIEWS



10,000 SF PARK  
ADJACENT TO  
THE PROPERTY  
FOR TENANTS  
TO ENJOY



WALKING  
DISTANCE TO  
FREMONT & EASY  
ACCESS TO SLU &  
BALLARD



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

# SHIP CANAL TRAIL



## OFFICE AVAILABILITY

SUITE 110 1,928 RSF

SUITE 304 3,165 RSF

SUITE 307 1,172 RSF

SUITE 308\* 896 RSF

SUITE 309 2,381 RSF

304 + 307 + 308 + 309 7,614 RSF

\*Only available as part of larger block of space





# “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 UNI

*15 MINS*

TO SEATTLE CBD

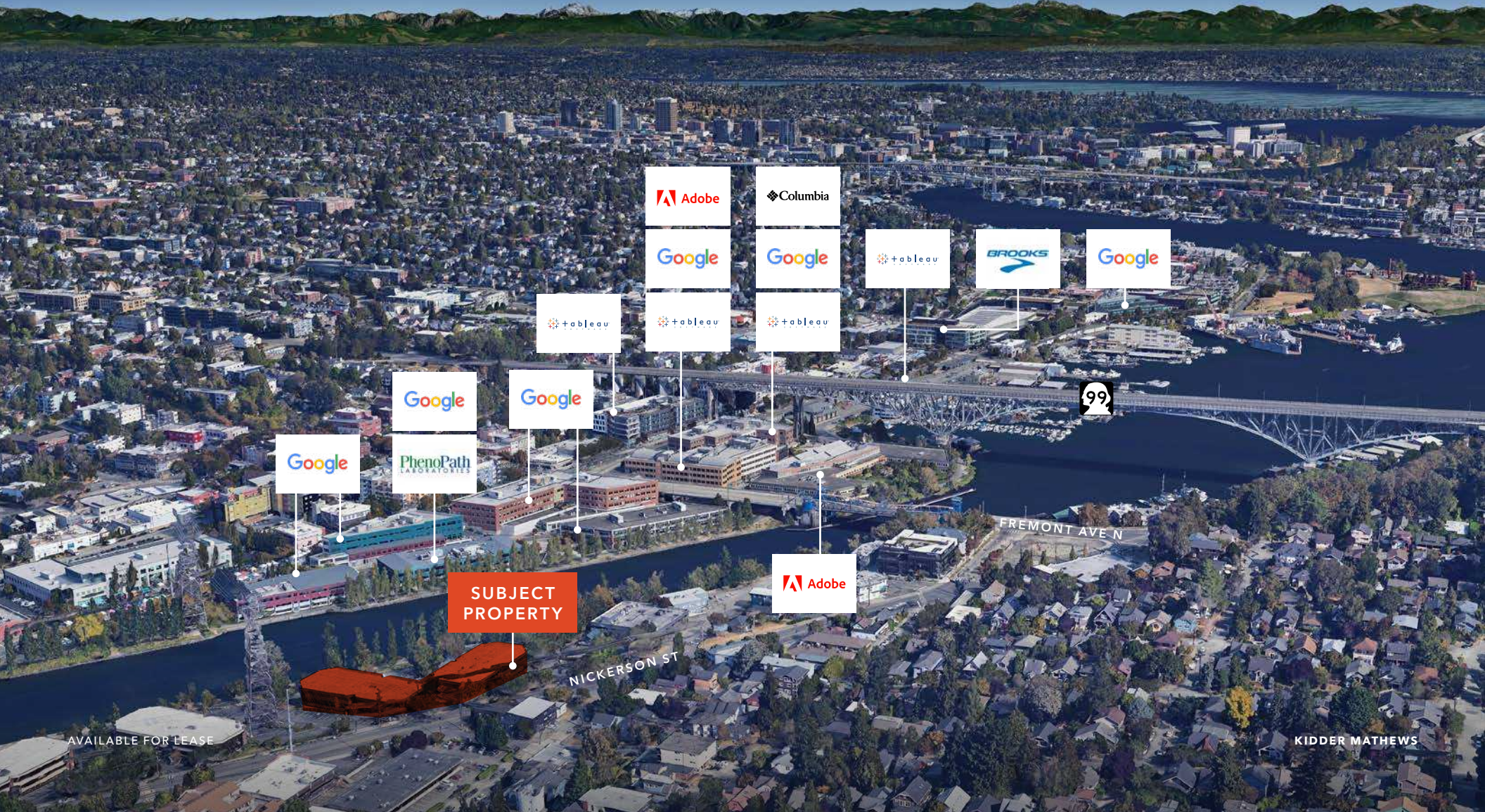
*25 MINS*

TO BELLEVUE CBD

# PROXIMITY TO WORLD-CLASS COMPANIES

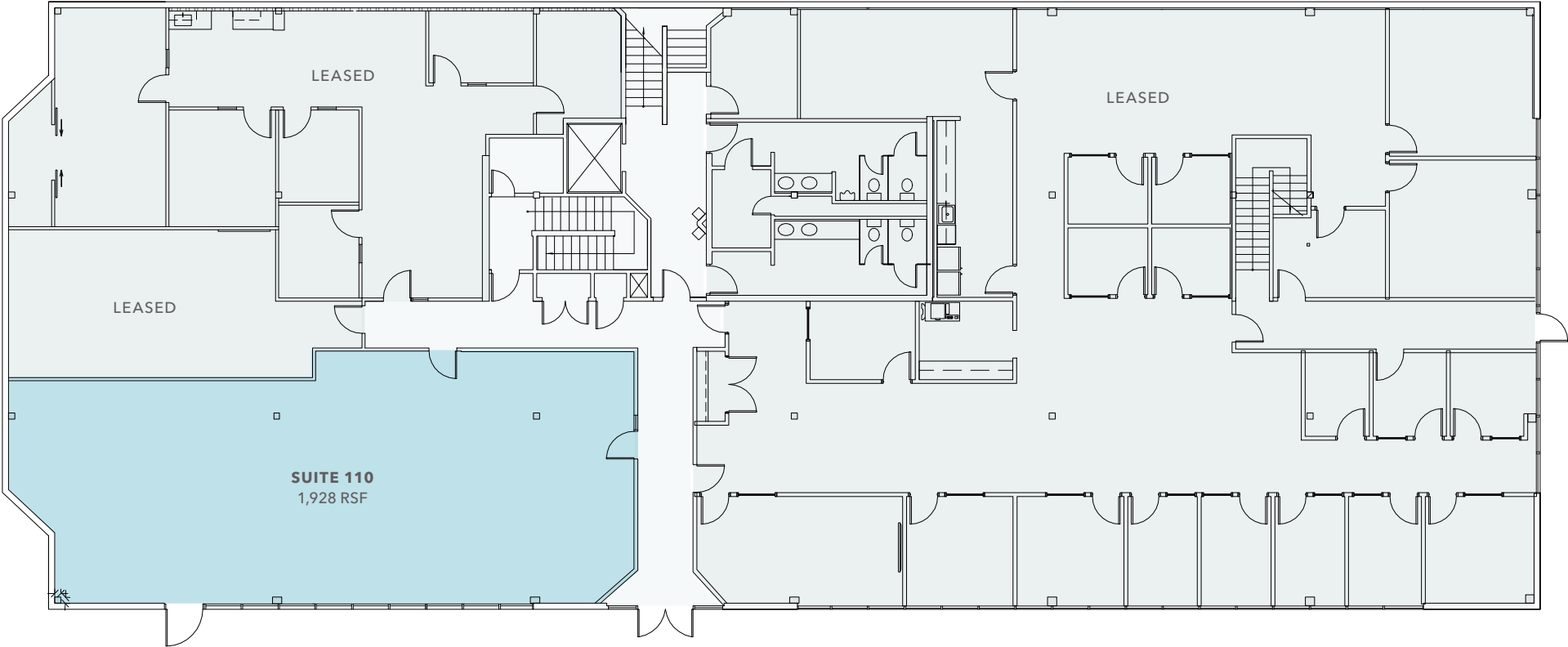
*The Ship Canal Building enjoys remarkable proximity to some of the world's biggest companies.*

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.



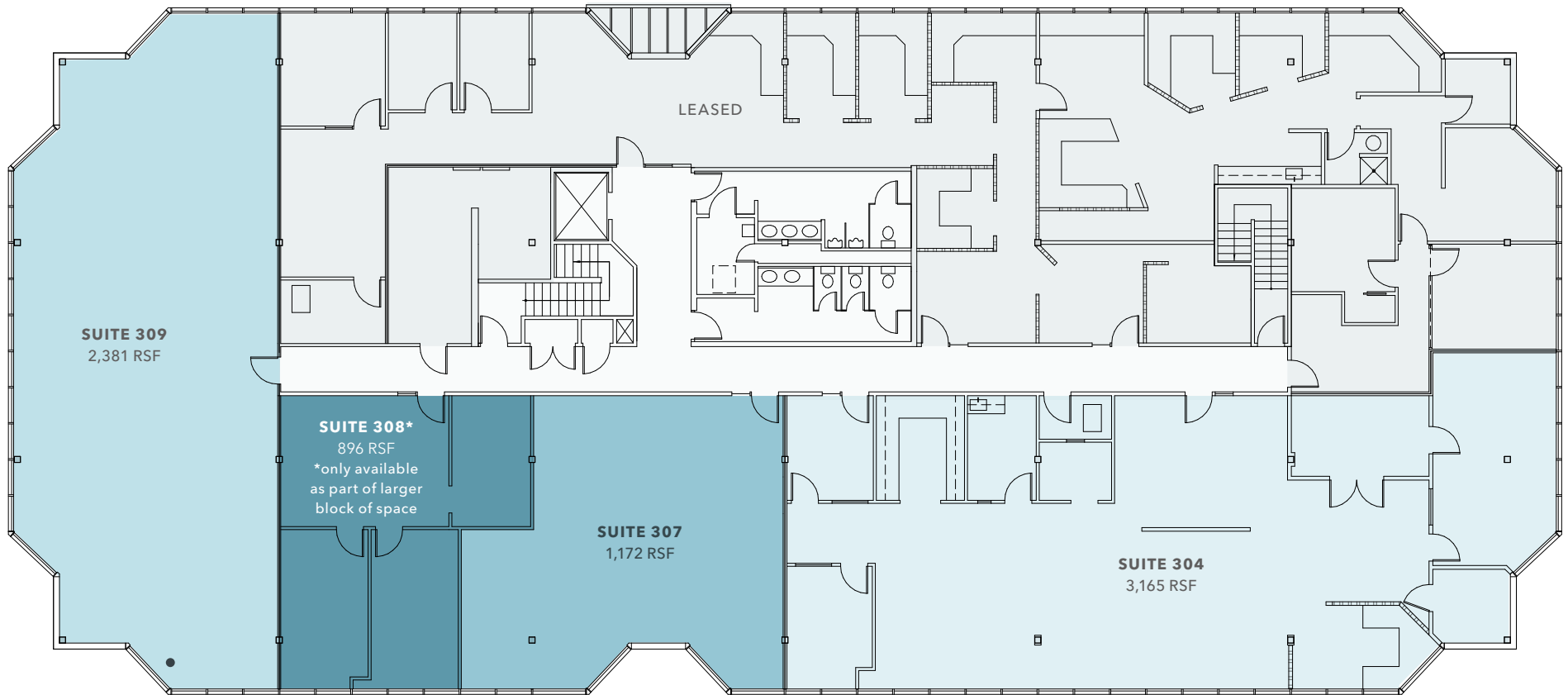
# FIRST FLOOR

1,928 RSF AVAILABLE



# THIRD FLOOR

7,614 RSF AVAILABLE





## SHIP CANAL TRAIL

---

*For more information on  
this property, please contact*

DAVID GURRY  
206.931.6474  
david.gurry@kidder.com

DAN DAHL  
206.650.6154  
dan.dahl@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

