

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**



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



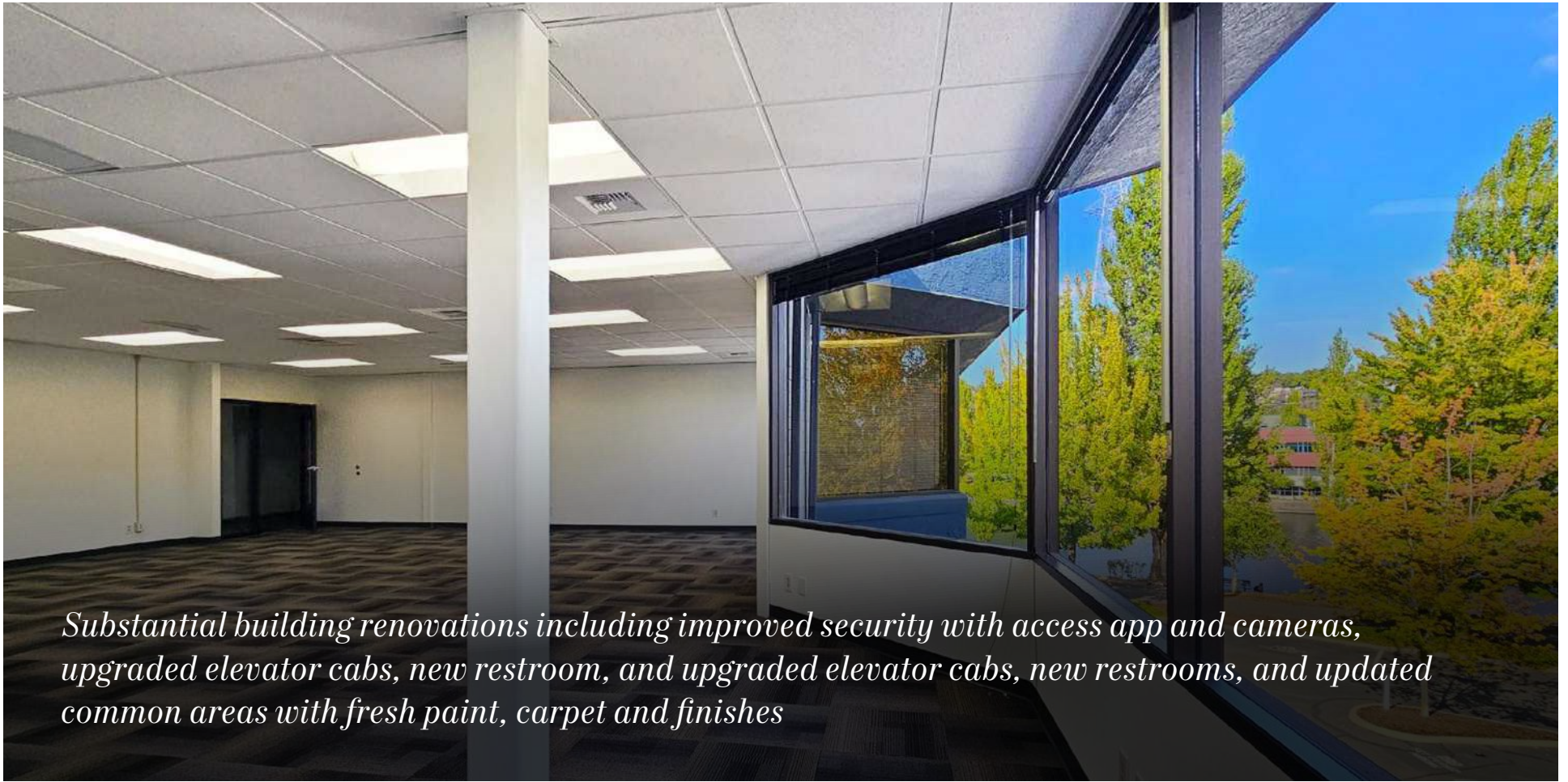
18' FROM SHIP
CANAL TRAIL & 35'
FROM WATER WITH
UNPARALLELED
VIEWS



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 307*	2,038 RSF
SUITE 308*	896 RSF

*Contiguous





“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

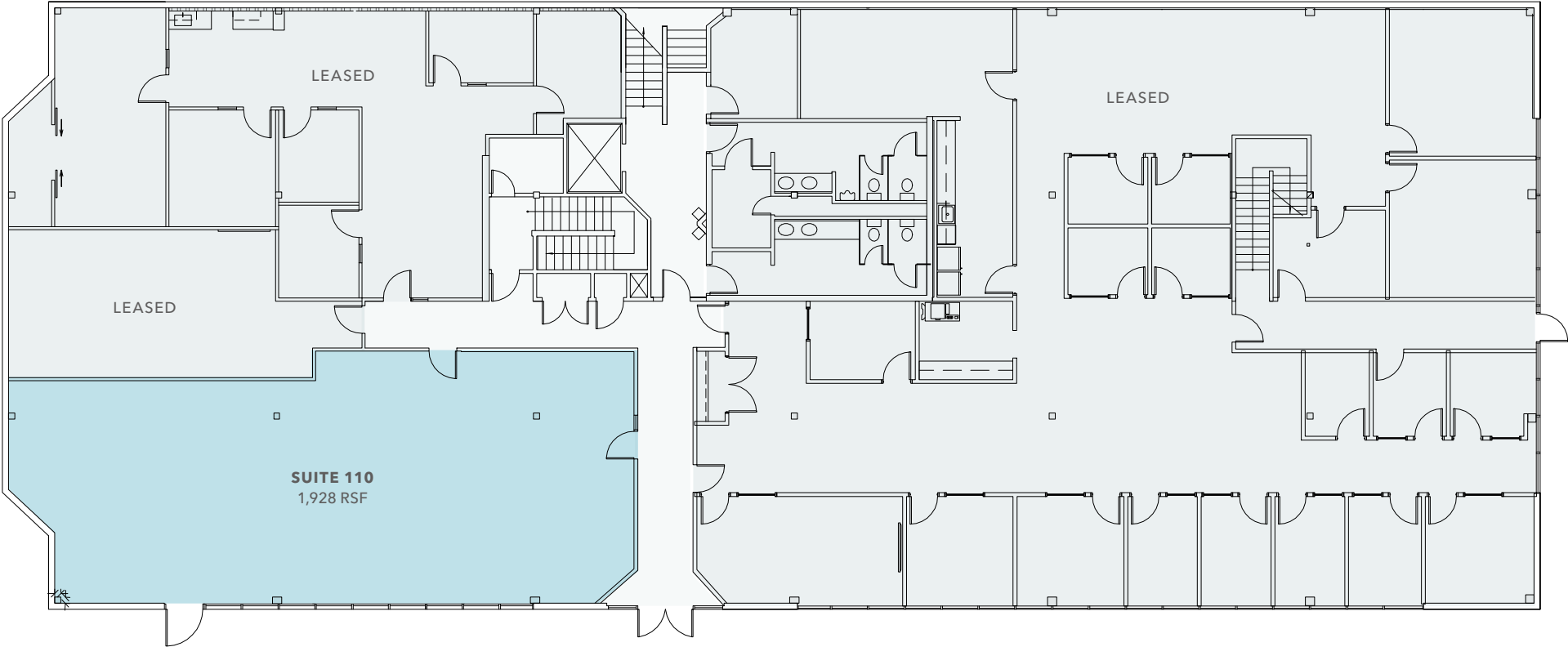
The Ship Canal Building enjoys remarkable proximity to some of the world's biggest companies.

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.



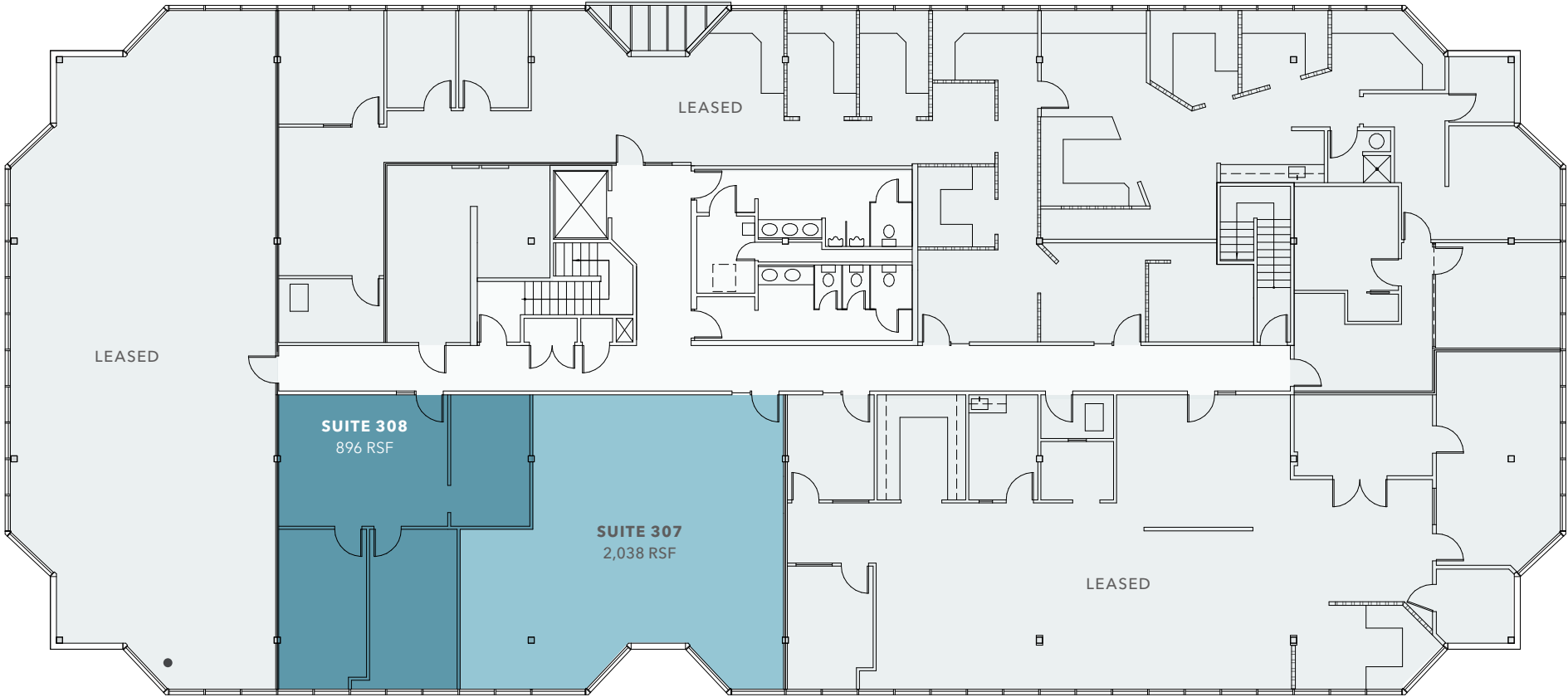
FIRST FLOOR

1,928 RSF AVAILABLE



THIRD FLOOR

7,614 RSF AVAILABLE





SHIP CANAL TRAIL

*For more information on
this property, please contact*

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