

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



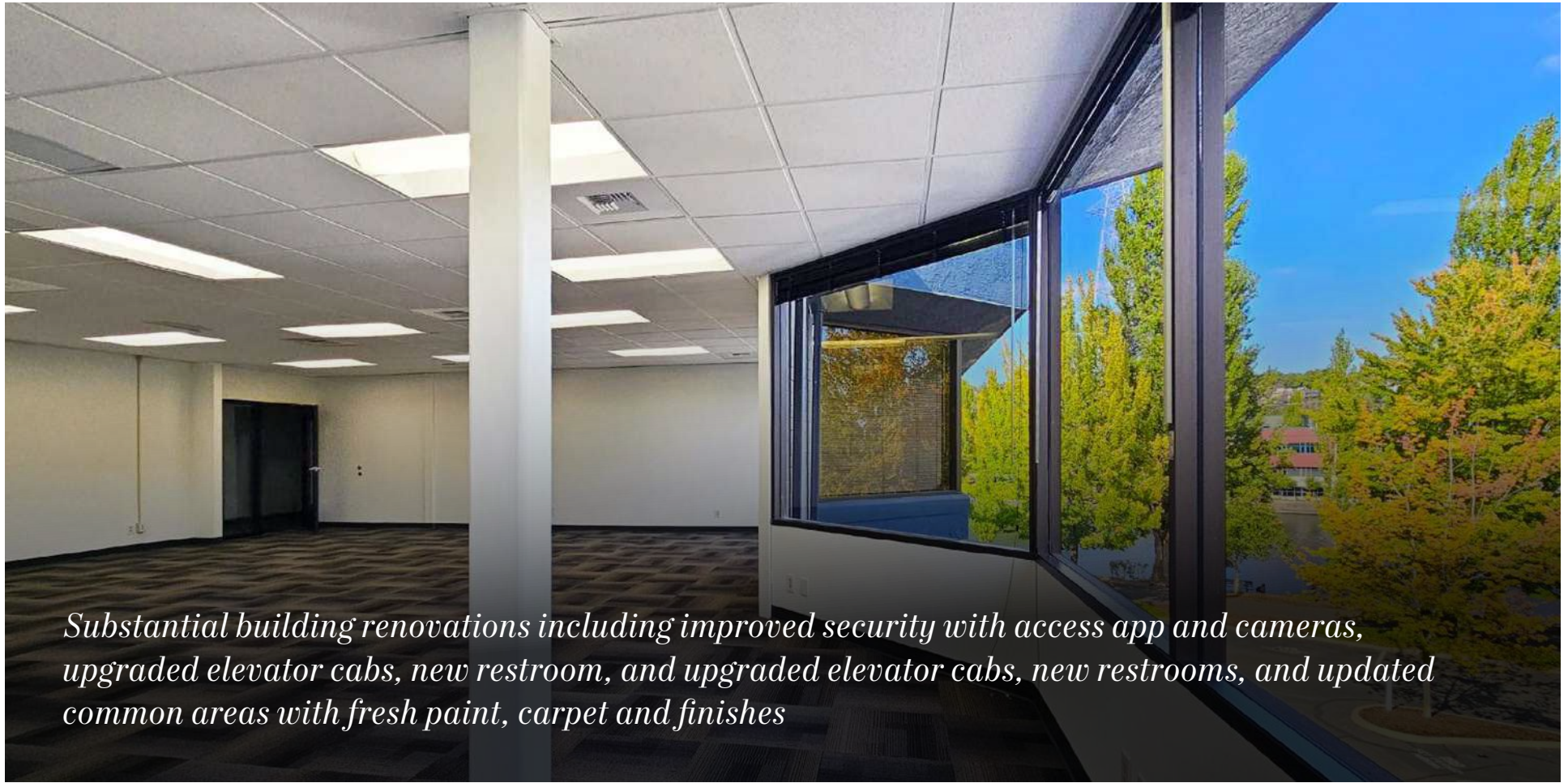
18' FROM SHIP  
CANAL TRAIL & 35'  
FROM WATER WITH  
UNPARALLELED  
VIEWS



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 100A	5,578 RSF
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

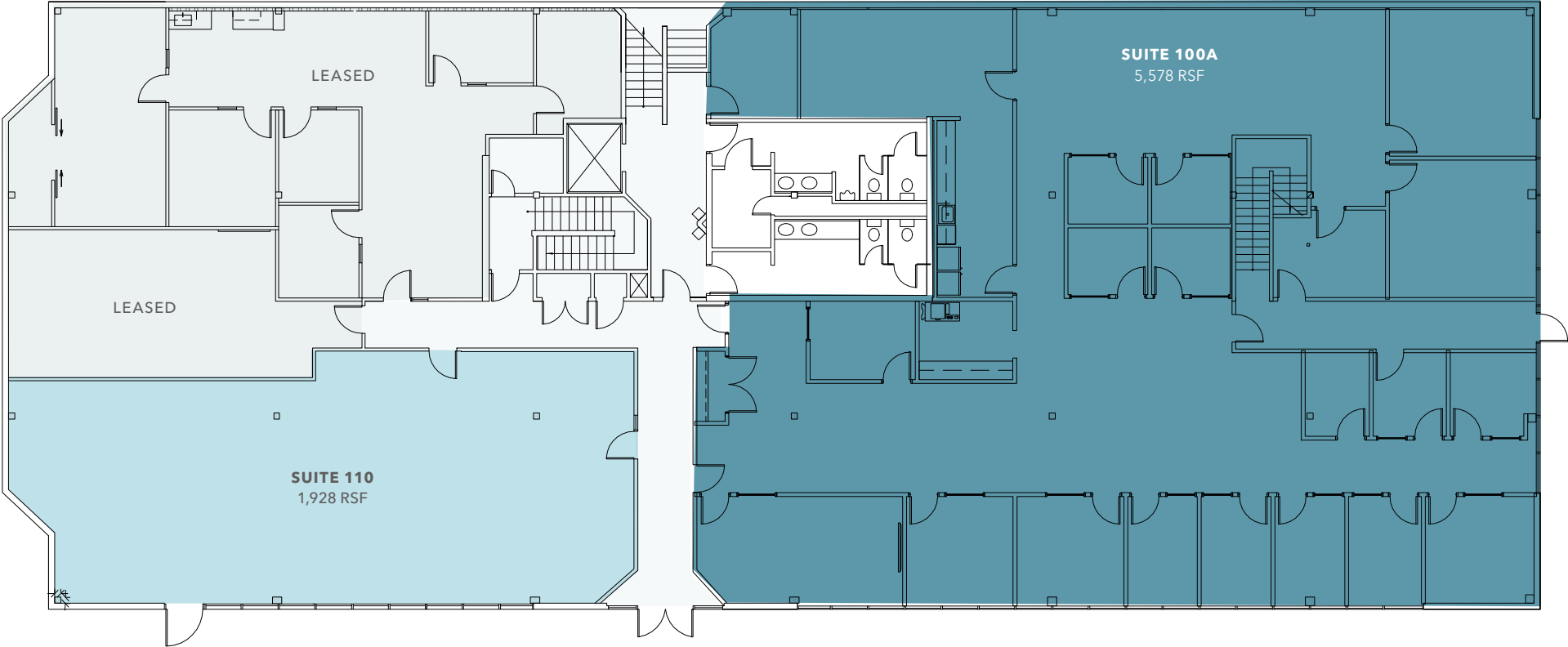
*The Ship Canal Building enjoys remarkable proximity to some of the world's biggest companies.*

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.



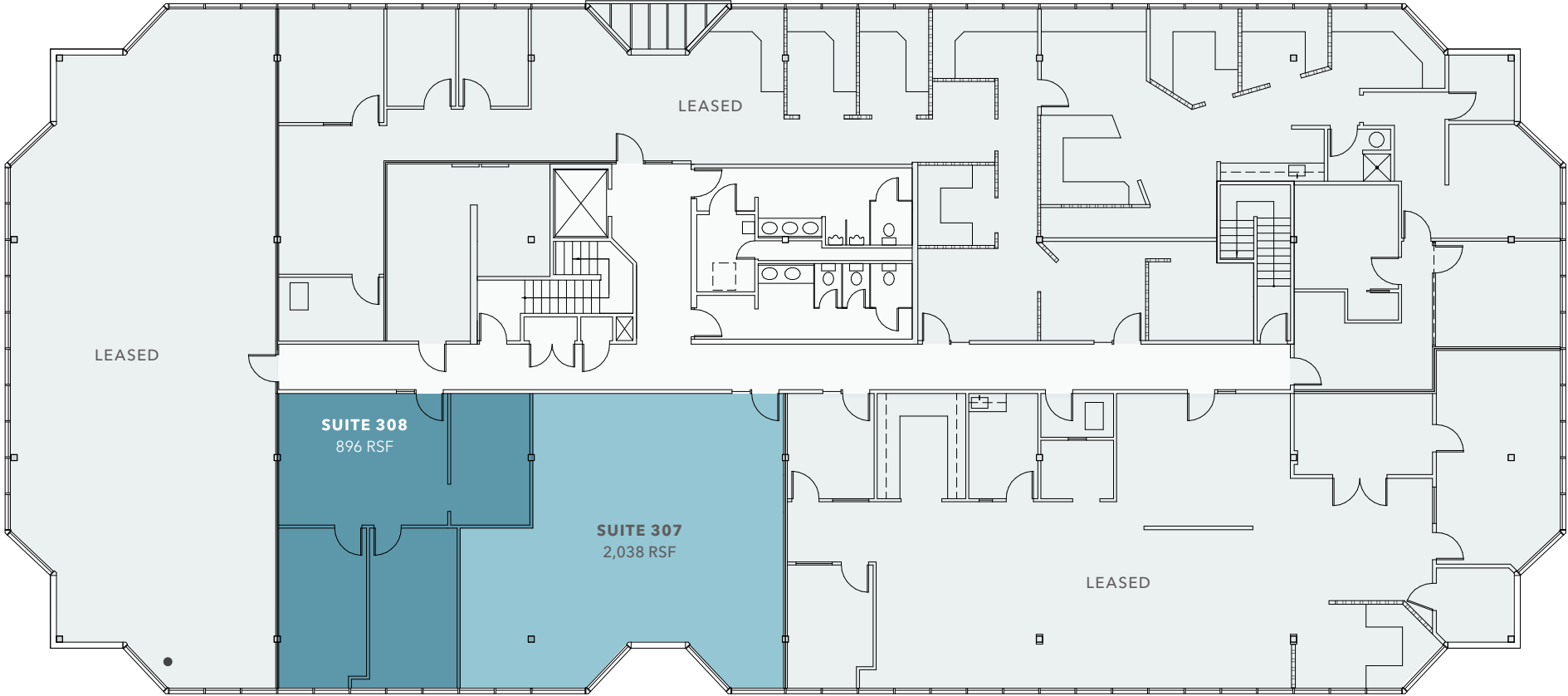
# FIRST FLOOR

7,506 RSF AVAILABLE



# THIRD FLOOR

2,934 RSF AVAILABLE





## SHIP CANAL TRAIL

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*For more information on  
this property, please contact*

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