

OFFICE FOR LEASE  
FREMONT VILLAGE SQUARE

3601 FREMONT AVENUE N, SEATTLE, WA 98103

FREMONT VILLAGE SQUARE

fremont  
animal hospital

For more information please contact:

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 GIBRALTAR  
INVESTMENT PROPERTY SOLUTIONS

3601 FREMONT AVENUE N, SEATTLE, WA 98103

## FREMONT VILLAGE SQUARE



### "THE CENTER OF THE UNIVERSE"

One of Seattle's most vibrant neighborhoods, Fremont, aka "Center of the Universe" is a hot spot for indie shops, first class restaurants and bars, trendy coffee shops and a large amount of public waterfront access. Strong pedestrian and vehicle traffic, synergistic Building co-tenants, and very close proximity to employment giants Tableau Software, Adobe Systems, Getty Images, and Brook's Headquarters make this an ideal location for a vibrant retailer.

### PROPERTY HIGHLIGHTS

- Office space on bustling Fremont Avenue, two blocks north of Fremont Bridge
- Building co-tenants include Shawn O'Donnell's Irish Pub, MTI Physical Therapy, Ancient Healing Arts, Fremont Dental, Fremont Animal Hospital, and Hilltop Children's Center
- Parking ratio of 1.2/1,000 SF in Building garage at \$225/month
- 8 minute drive to the University District, 12 minute drive to downtown Seattle
- Proximity to celebrated restaurants and an ever-growing variety of cafes and eateries
- Dedicated bike lanes to downtown Seattle and South Lake Union
- Easy access to major east-west and north-south arterials

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## FREMONT VILLAGE SQUARE



### AVAILABLE

| SUITE     | SIZE (SF) | NNN (EST. 2024) | BASE RENT     | DESCRIPTION  |
|-----------|-----------|-----------------|---------------|--|
| Suite 209 | 1,089 SF  | \$14.23         | \$32.00 SF/yr | Available November 1, 2024. Main-level suite features 4 private offices and shared deck with direct lobby access, common area restrooms. Ideal for massage therapy, physical therapy, psychologist, or general office. |
| Suite 309 | 3,582 SF  | \$14.23         | \$32.00 SF/yr | West-facing creative office features modern finishes, great natural light, large outdoor deck, and kitchen. Divisible to 1,408 SF / 2,174 SF.  |
| Suite 414 | 3,736 SF  | \$14.23         | \$32.00 SF/yr | Top floor, west-facing creative office. Light-filled space features open floorplan with 3 conference rooms, kitchen/break room, and in-suite ADA restroom.   |

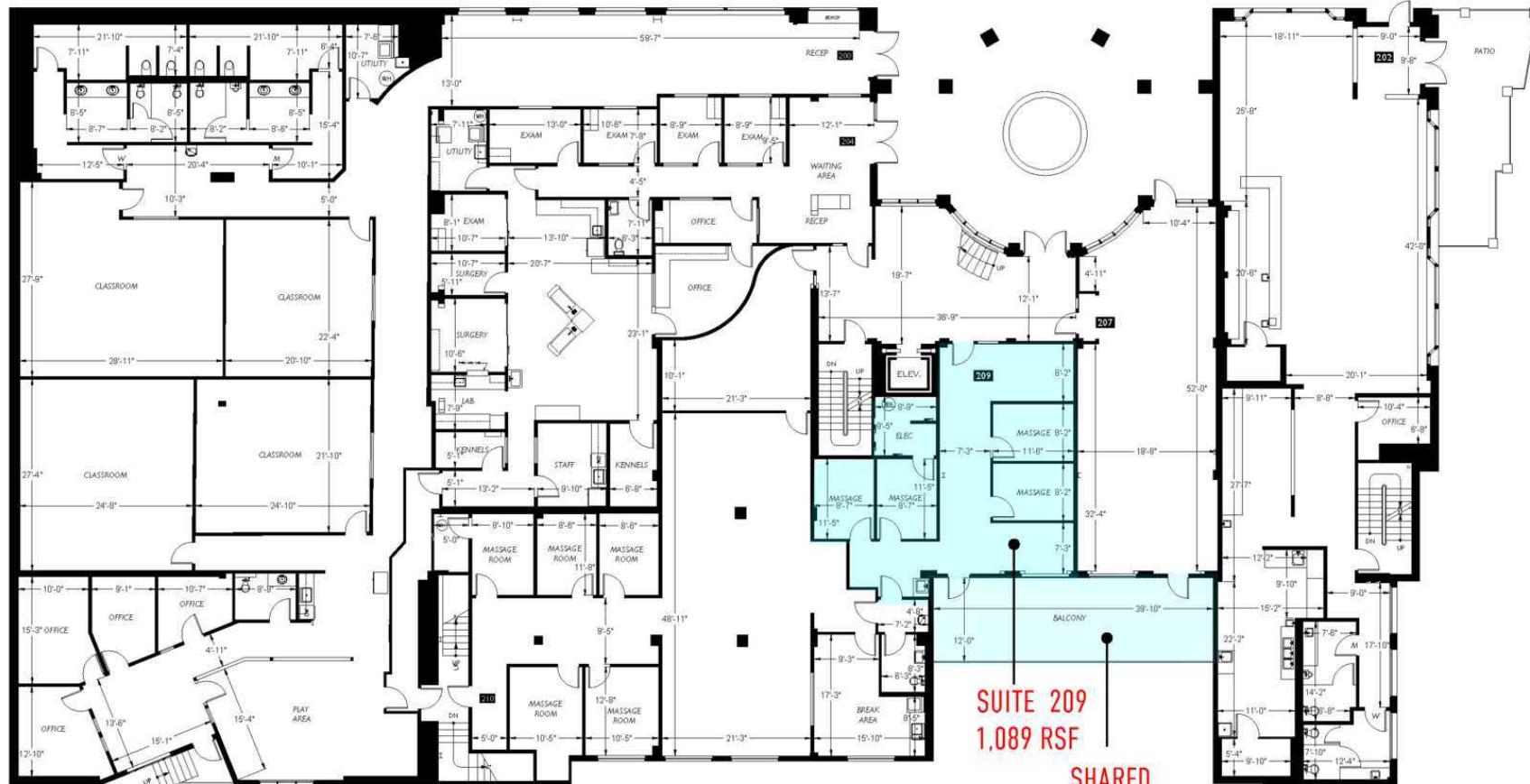
NNN includes water, sewer, trash and electricity.

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# FREMONT VILLAGE SQUARE



Adjacent Building



**SUITE 209**  
**1,089 RSF**

**SHARED  
DECK**

Adjacent Building

Adjacent Building

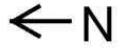
Alley



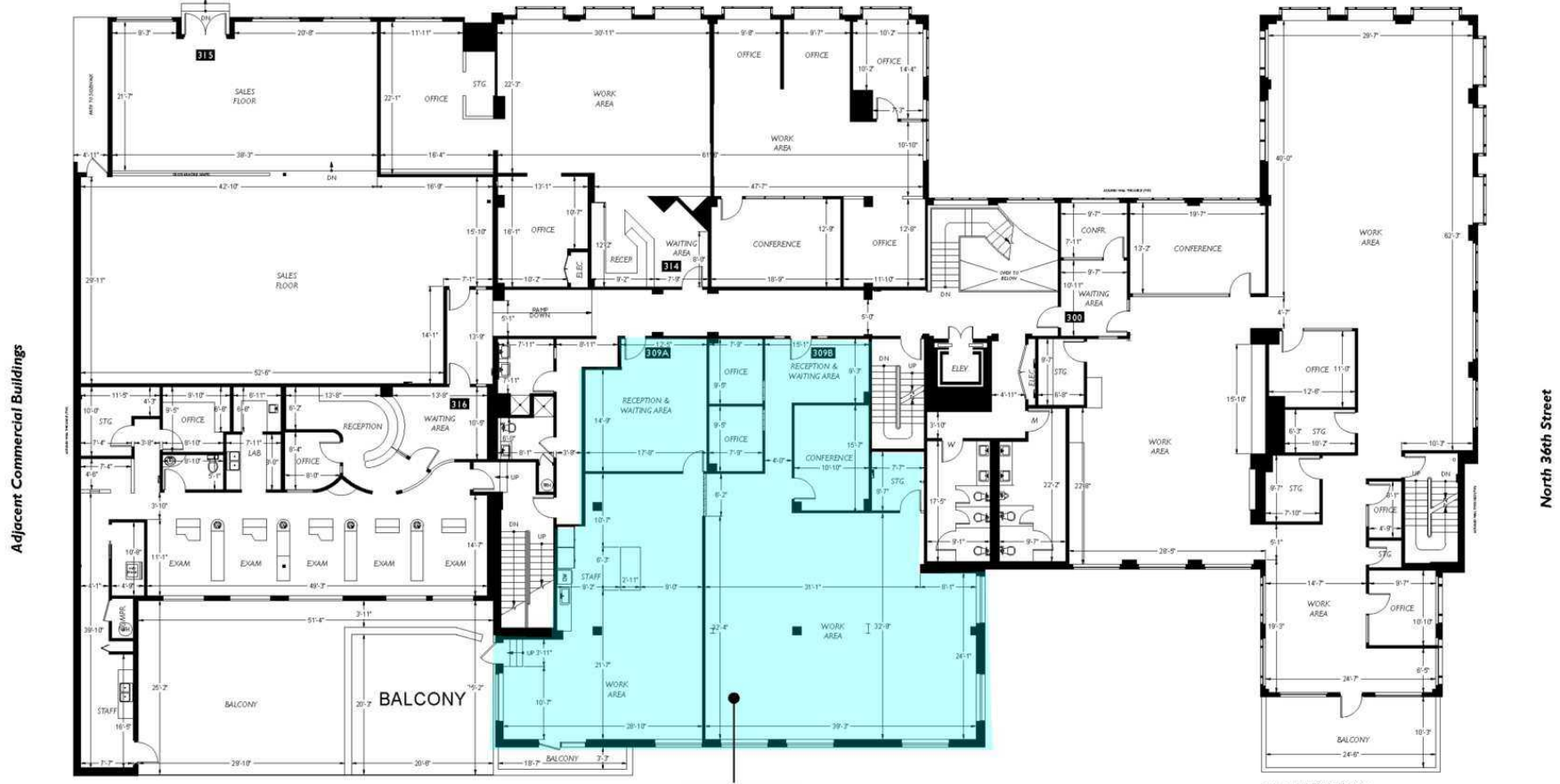
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# FREMONT VILLAGE SQUARE



Fremont Avenue North



North 36th Street

**SUITE 309**  
**3,582 RSF**

Alleyway



Scale: 1/16" = 1'-0"

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# FREMONT VILLAGE SQUARE



Fremont Avenue North

Adjacent Building

**SUITE 414**  
**3,736 RSF**



Adjacent Building

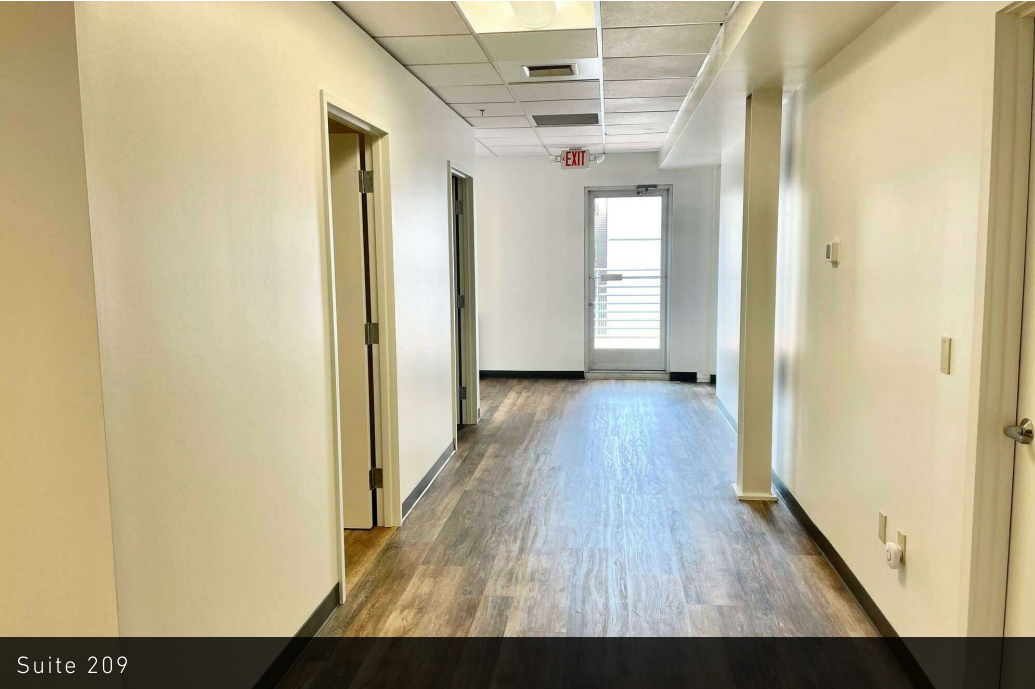
Alley



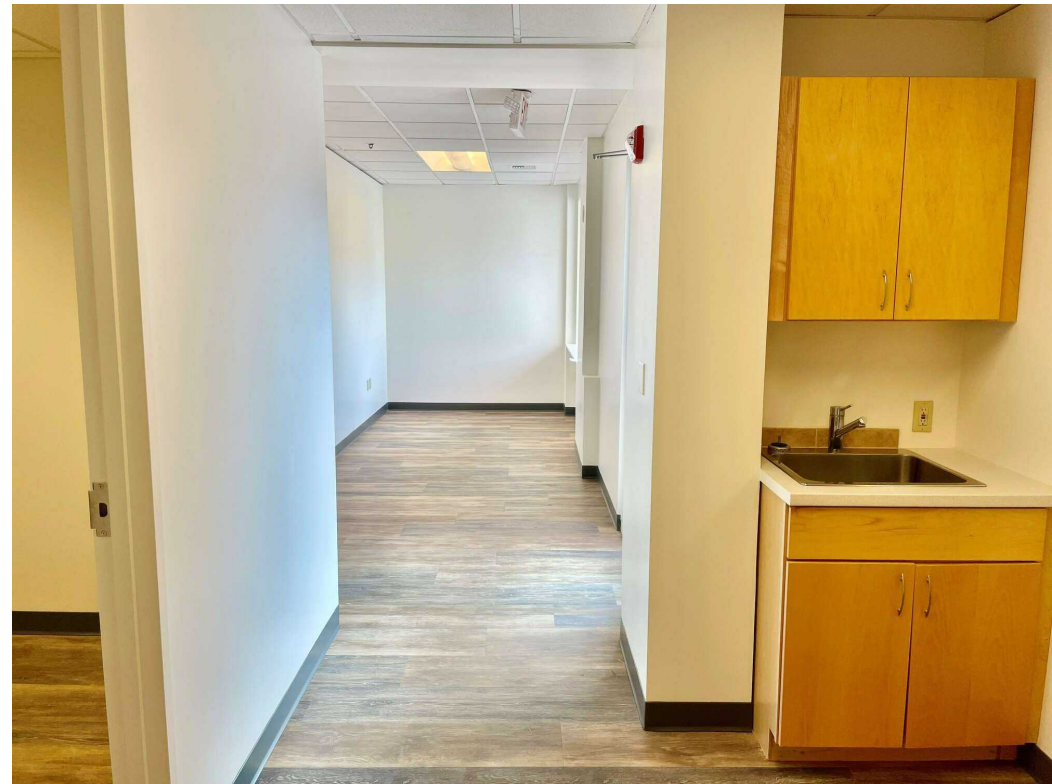
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FREMONT VILLAGE SQUARE



Suite 209



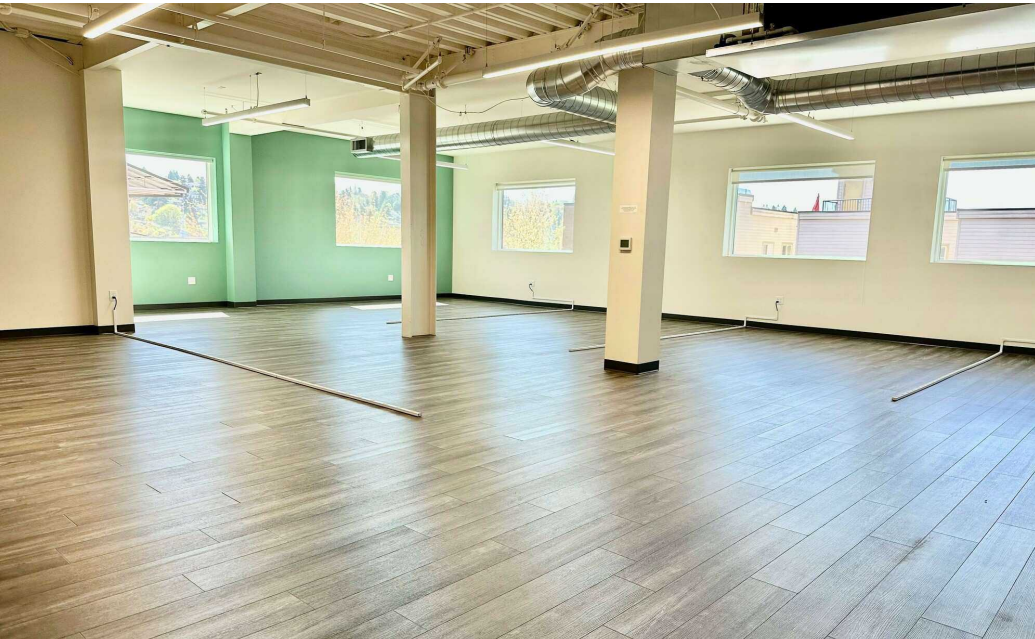
Suite 209



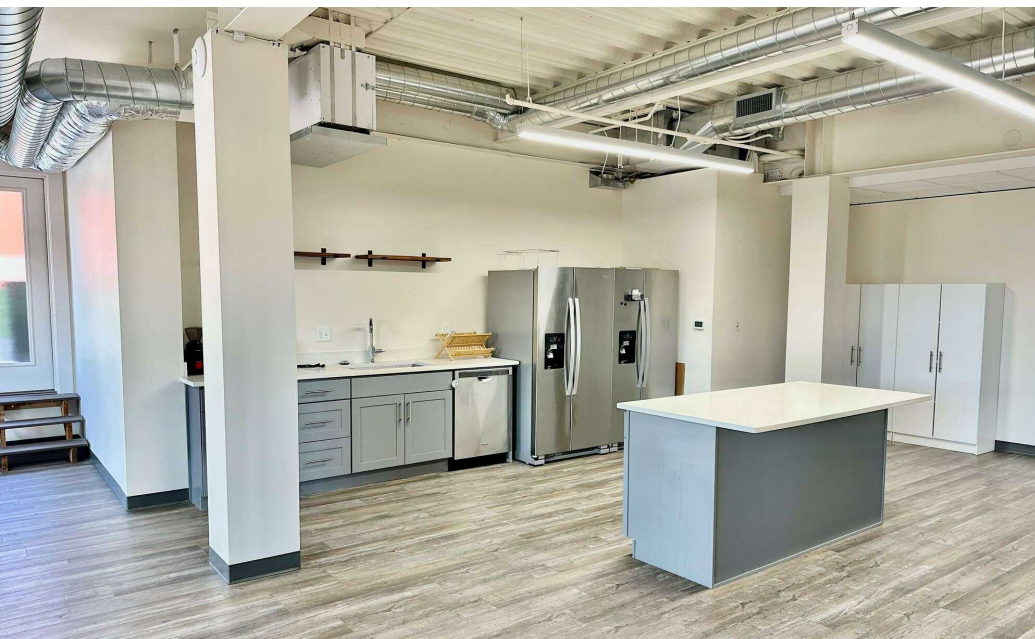
Suite 209

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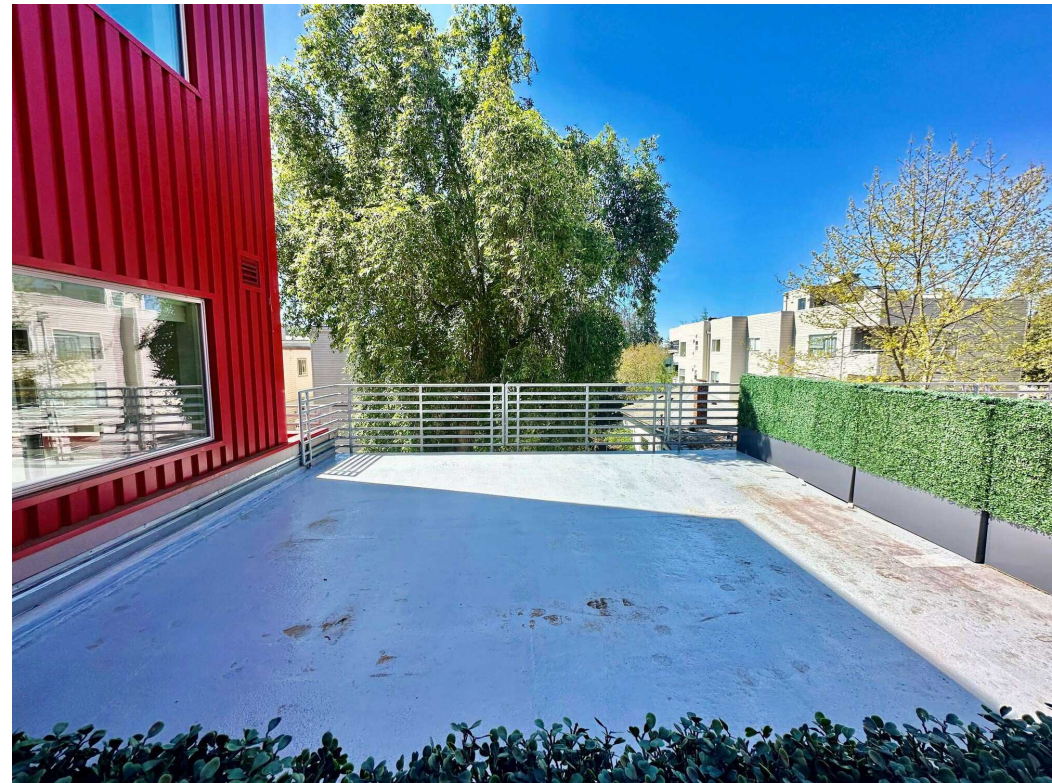
# FREMONT VILLAGE SQUARE



Suite 309



Suite 309 kitchen

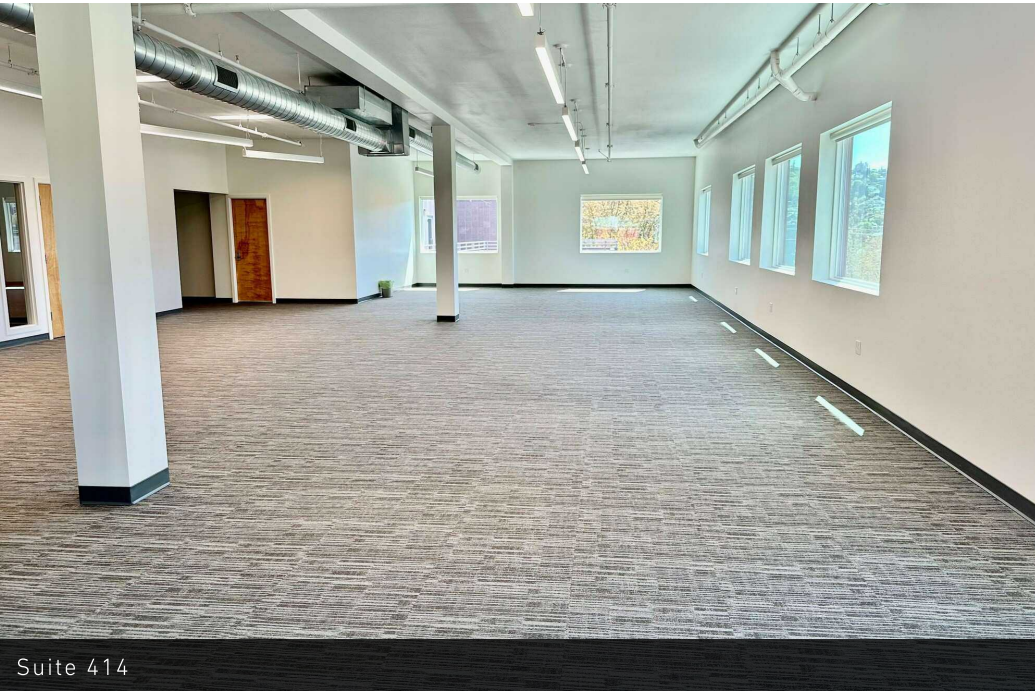


Suite 309 balcony



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FREMONT VILLAGE SQUARE



Suite 414



Suite 414



Suite 414 kitchen

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# FREMONT VILLAGE SQUARE



63

TRANSIT SCORE



98

WALK SCORE



82

BIKE SCORE



148,526

POPULATION



72,194

HOUSEHOLDS



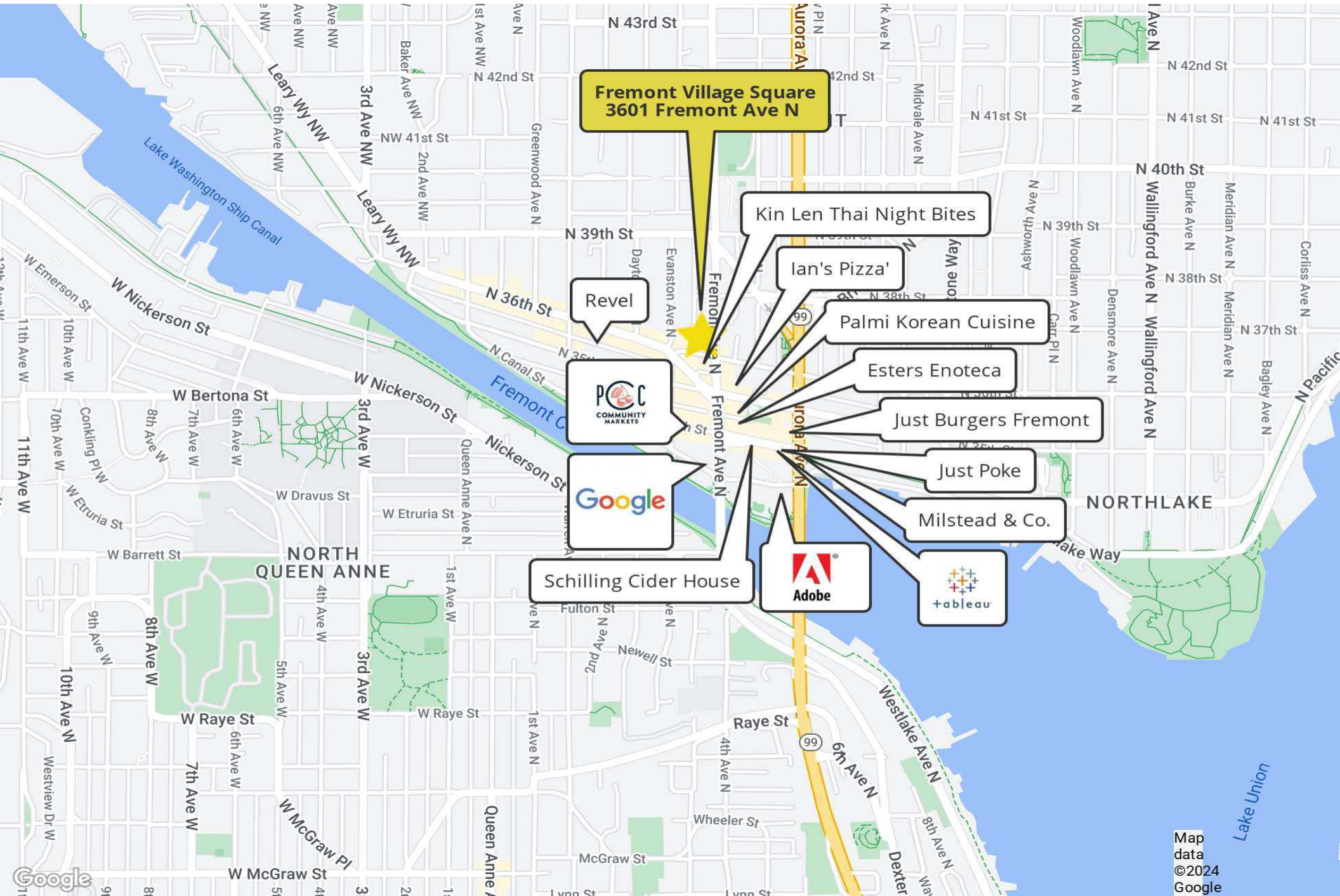
\$109,165

HOUSEHOLD INCOME

\* Estimated 2023 demographics based on a 2 mile radius

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# FREMONT VILLAGE SQUARE



**Fremont Village Square**  
3601 Fremont Ave N

Kin Len Thai Night Bites

Ian's Pizza'

Palmi Korean Cuisine

Esters Enoteca

Just Burgers Fremont

Just Poke

Milstead & Co.

Revel



Schilling Cider House

