

NORTHEDGE

RETAIL FOR LEASE

SUITE 313 | 1621 North 34th Street, Seattle WA 98103



 BioMed Realty

WCCR
West Coast Commercial Realty

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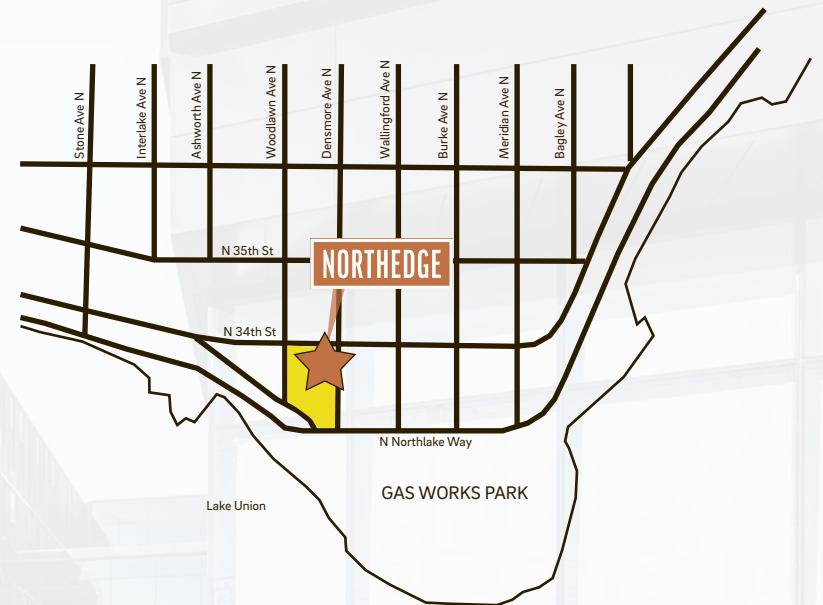
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NORTHEGE



THE OPPORTUNITY

NorthEdge is a 223,500 SF building located in the Fremont neighborhood of Seattle on Lake Union, encompassing the entire city block located directly across the street from Gas Works Park.



Rare vacancy available for lease next to popular restaurant, Pablo Y Pablo. Join award-winning restaurants, breweries, fitness centers and retail in the immediate area. On-site parking available.



ESTABLISHED INFILL LOCATION

Located within a 1-Mile Radius



174

Restaurants & Cafes



2

Major Grocers



98

Boutiques & Shops



DRIVE TIMES

to Highway 99 > 5 minutes

to Interstate 5 > 3 minutes

NORTHEGE



Interior Photograph - Suite 313 / Lobby



Steps away from Gas Works Park

DEMOGRAPHICS



AVG. HOUSEHOLD INCOME

1-Mile: \$158,471
2-Mile: \$145,966
3-Mile: \$147,256

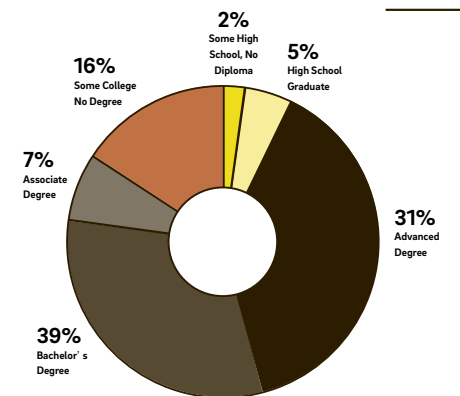


TOTAL POPULATION

1-Mile: 34,418
2-Mile: 159,219
3-Mile: 347,764



EDUCATIONAL ATTAINMENT



77%
of residents
within a 2-mile
radius have a
college degree

2 mile 2023 % of Population



TRAFFIC COUNTS

10,449

Vehicles per day

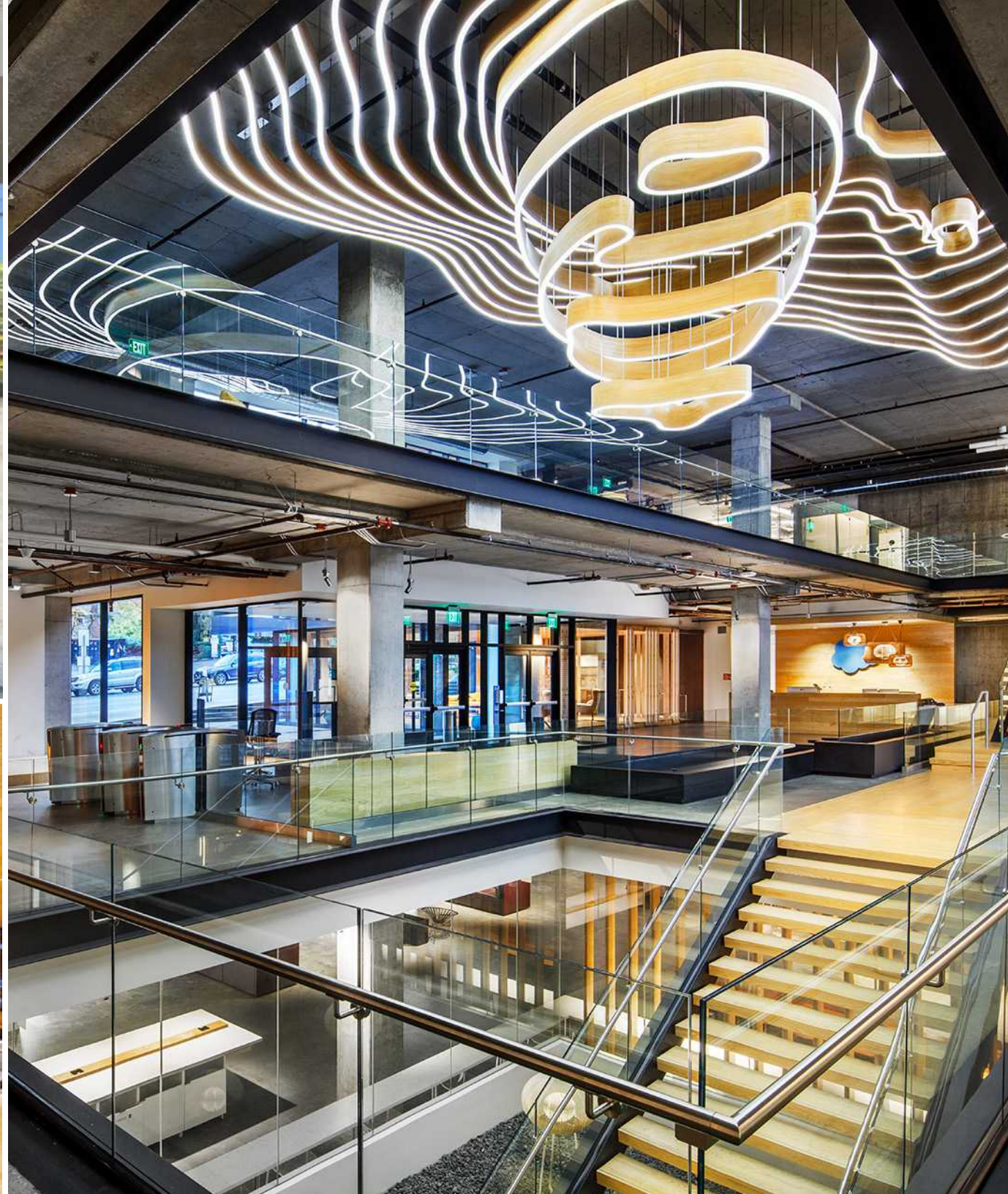
at N 34th Street and Burke Avenue NE
(0.11 miles from the property)

11,423

Vehicles per day

at Stone Way N and N 35th St
(0.27 miles from the property)

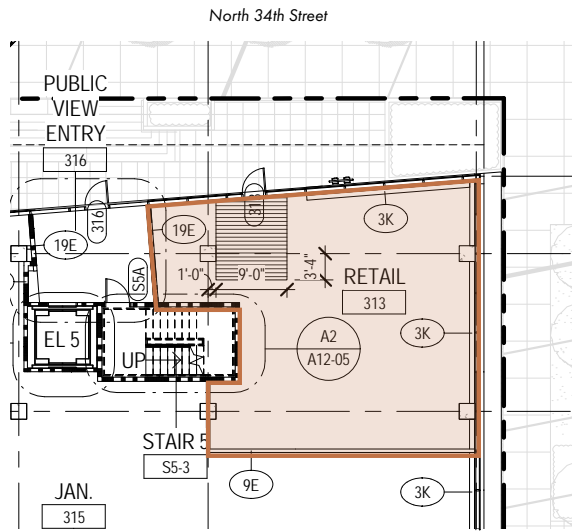
NORTHEDGE



NORTHEGE

RETAIL 313

1,266 SF AVAILABLE



FLOOR PLAN



NORTHEDGE

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LEASING INFORMATION

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A  BioMed Realty property

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