

OFFICE FOR LEASE  
FREMONT VILLAGE SQUARE

3601 FREMONT AVENUE N, SEATTLE, WA 98103

BONUS RENT:  
50% REDUCED  
RENT FOR 6  
MONTHS (MIN  
3-YEAR  
TERM)

FREMONT VILLAGE SQUARE

fremont  
animal hospital

For more information please contact:

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 GIBALTAR  
INVESTMENT PROPERTY SOLUTIONS

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## 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



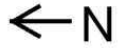
### AVAILABLE

SUITE	SIZE (SF)	NNN (EST. 2024)	BASE RENT	DESCRIPTION
Suite 300	4,064 SF	\$14.23	\$33.00 SF/yr	Available November 1, 2025. Modern and light-filled office with kitchen and large, west-facing outdoor deck. Mix of wide open floor plan, conference room, and 7 private offices.
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



Fremont Avenue North



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

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# FREMONT VILLAGE SQUARE



Fremont Avenue North

Adjacent Building

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



Adjacent Building

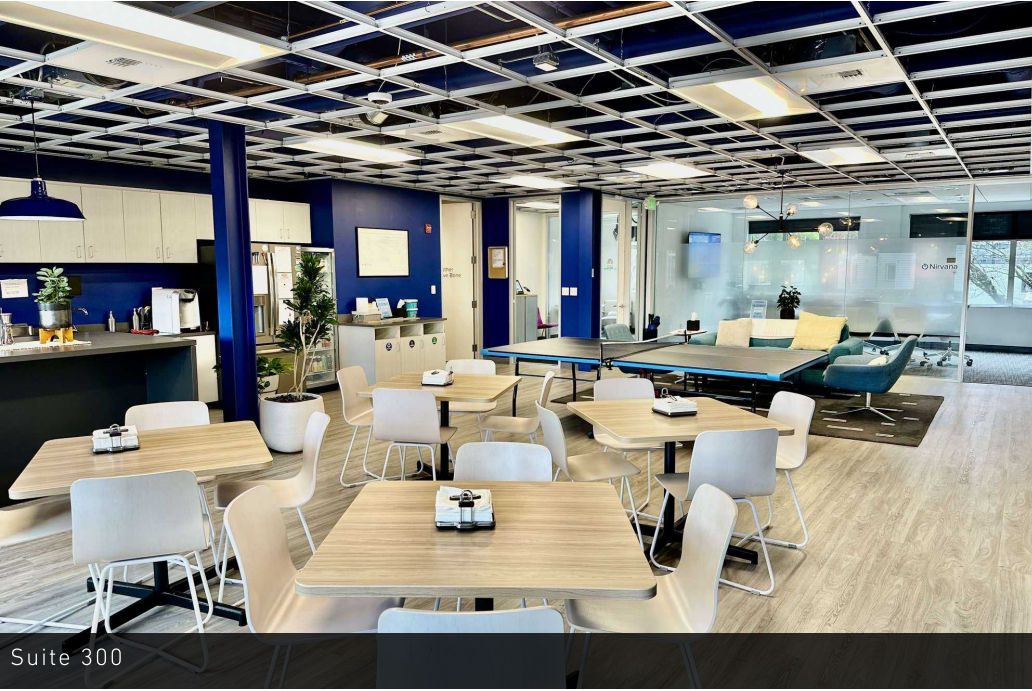
Alley



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

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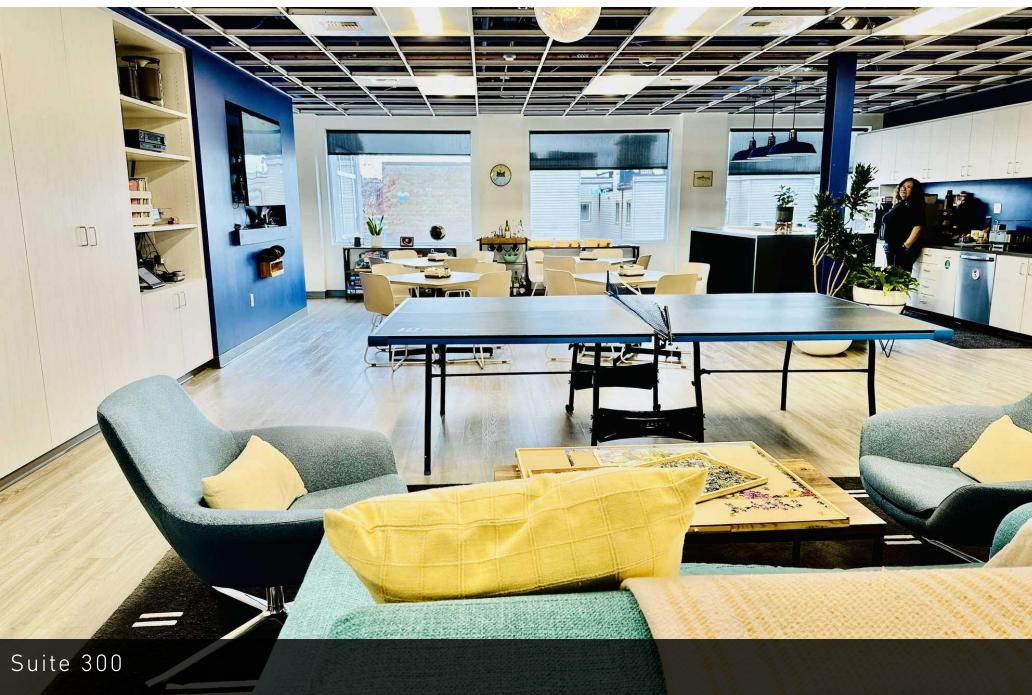
# FREMONT VILLAGE SQUARE



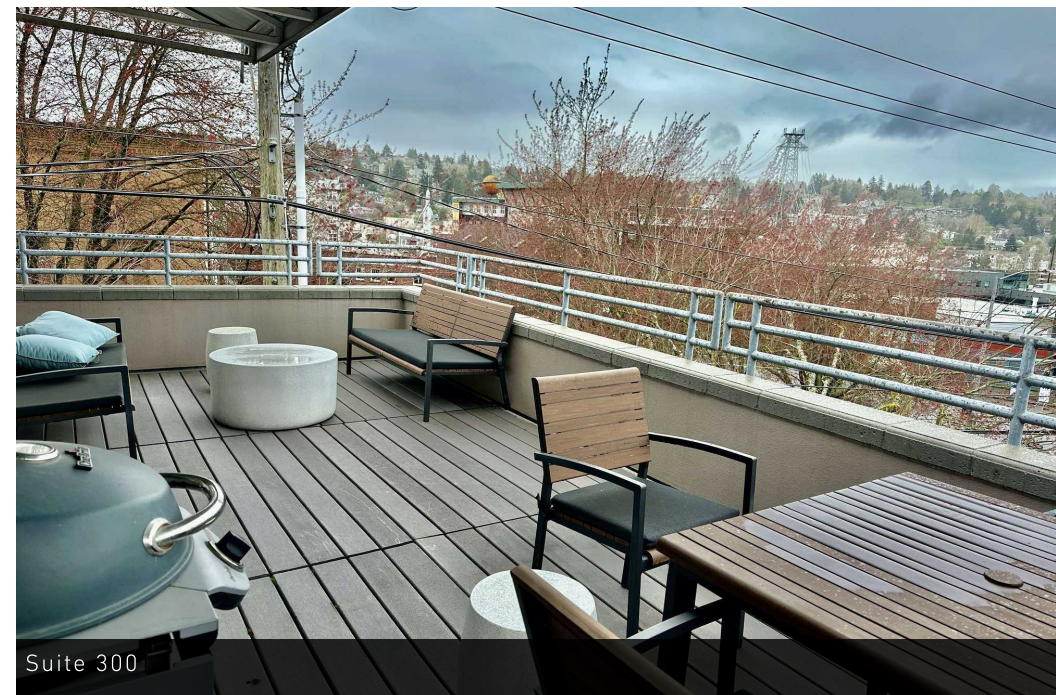
Suite 300



Suite 300



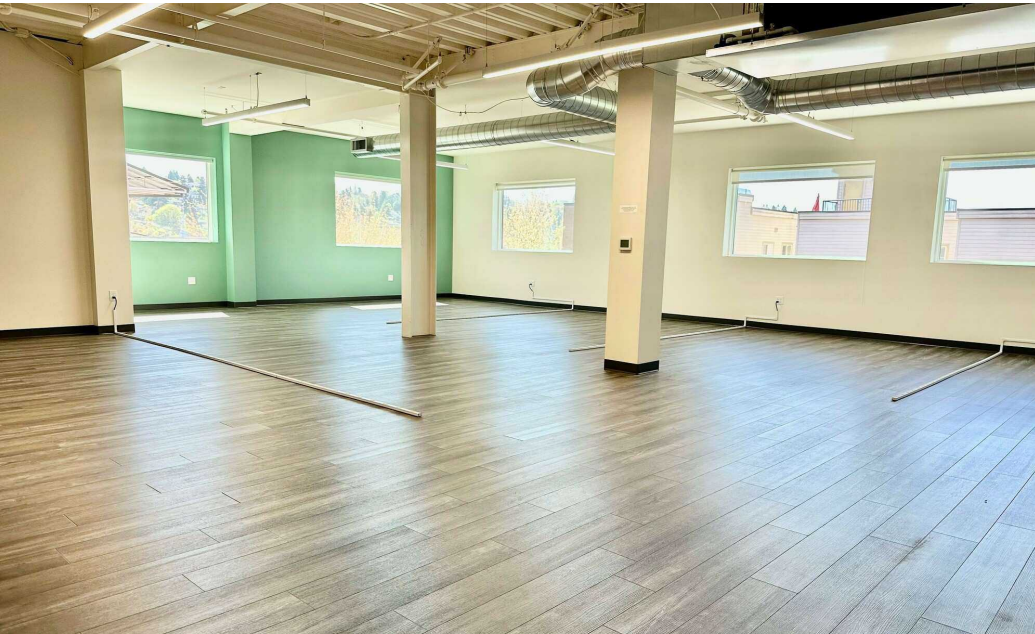
Suite 300



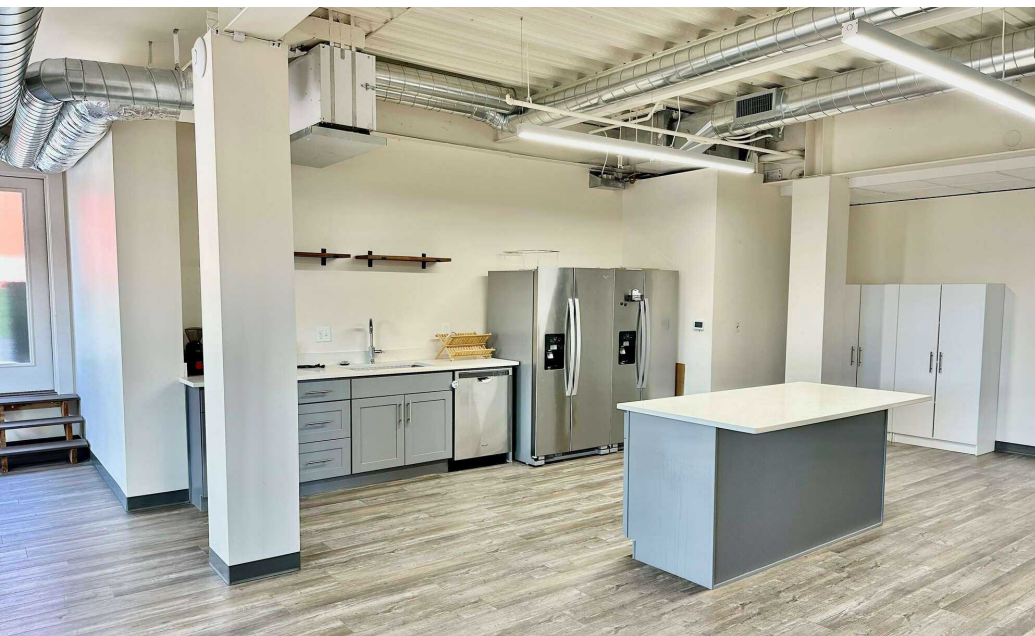
Suite 300

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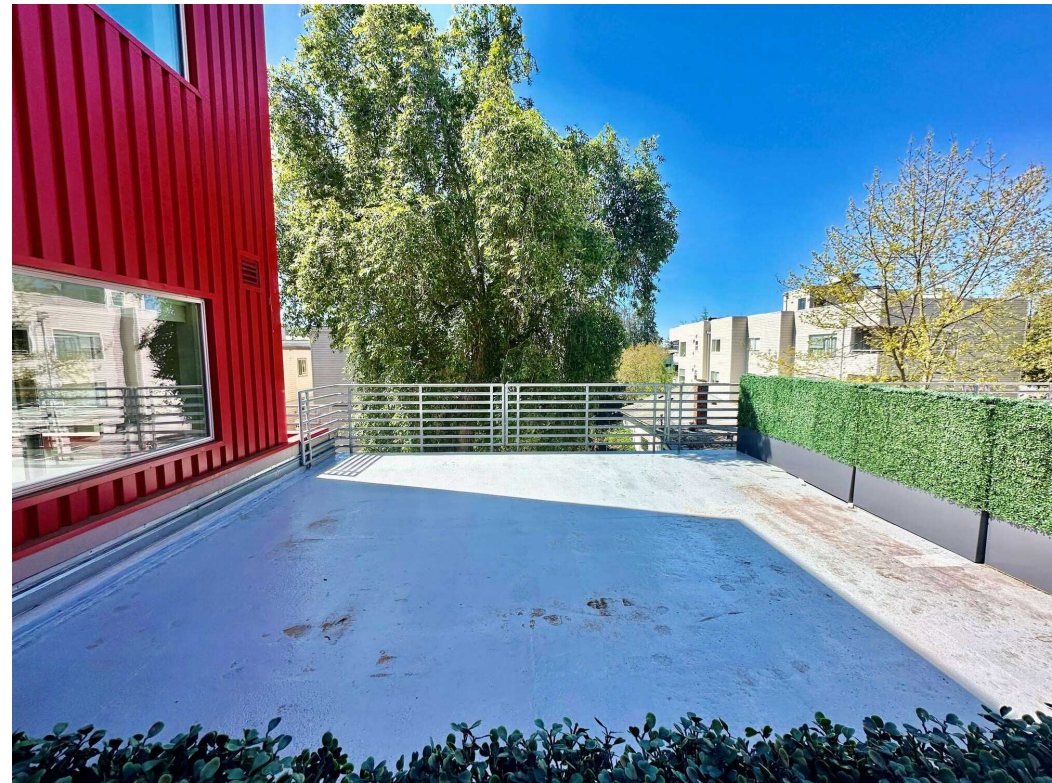
# FREMONT VILLAGE SQUARE



Suite 309



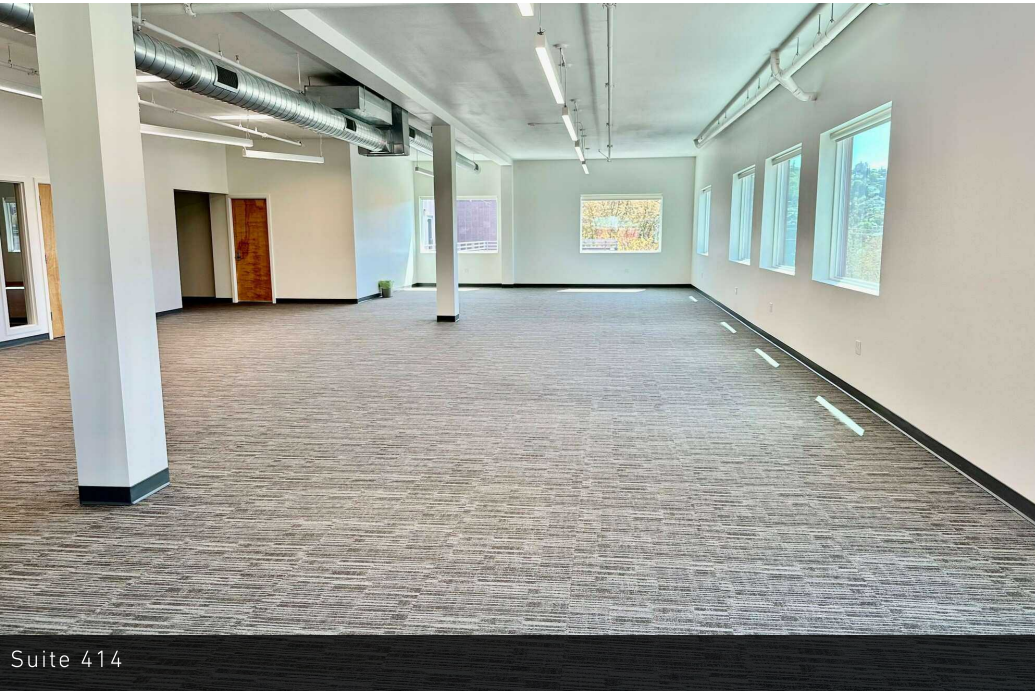
Suite 309 kitchen



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



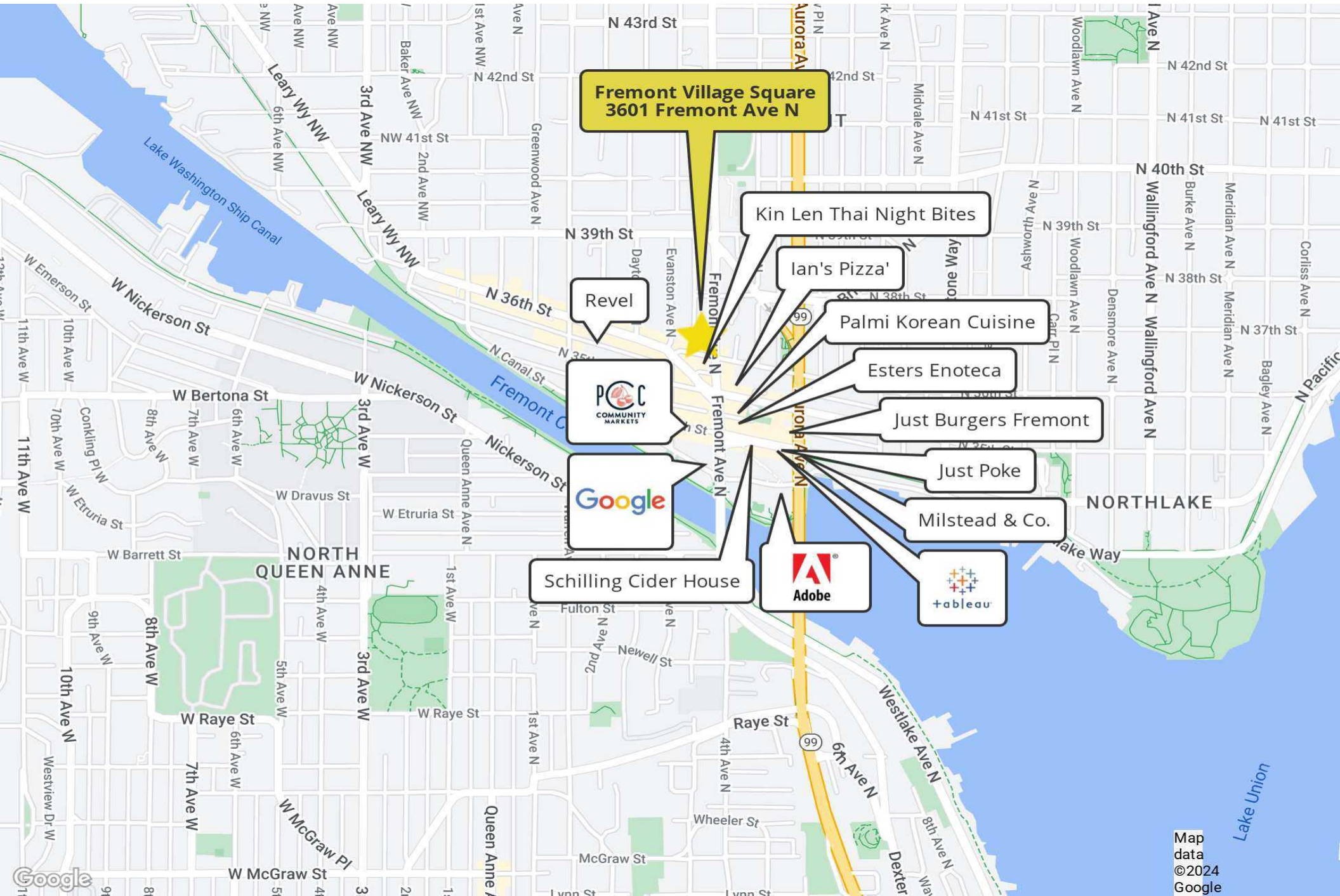
\$109,165

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

