

FOR LEASE

# SHIP CANAL TRAIL

*Newly renovated building with secure access and  
unparalleled views of fremont ship canal*

180-192 NICKERSON ST

KIDDER.COM

**km** Kidder  
Mathews



## SHIP CANAL TRAIL



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, upgraded elevator cabs, new restrooms, and updated common areas with fresh paint, carpet and finishes*



SHIP CANAL TRAIL



OFFICE AVAILABILITY

180 Nickerson

SUITE 100A	5,578 RSF
SUITE 110	1,928 RSF
SUITE 303	2,951 RSF
SUITE 307*	2,302 RSF
SUITE 308*	896 RSF

192 Nickerson

SUITE 300	4,885 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.







## NEARBY AMENITIES

### RESTAURANTS & BARS

- 01 Old Stove Brewing
- 02 Byen Bakeri
- 03 Thai Fusion
- 04 Botteco Brazil
- 05 Two Kick Coffee
- 06 206 Burger Co
- 07 Theo Chocolate
- 08 Revel
- 09 Local Tide
- 10 Caffe Ladro
- 11 Fremont Coffee Co
- 12 Kwanji Thai
- 13 Nuna Ramen
- 14 Red Star Taco Bar
- 15 19 GOLD Taiwanese
- 16 Shawn O'Donnell's Grill & Pub
- 17 Pei Meni Dumpling Tzar
- 18 Royal Grinders
- 19 Mortar & Pestle
- 20 Kin Len
- 21 Schilling Cider House
- 22 Misted & Co

### SHOPPING & GROCERY

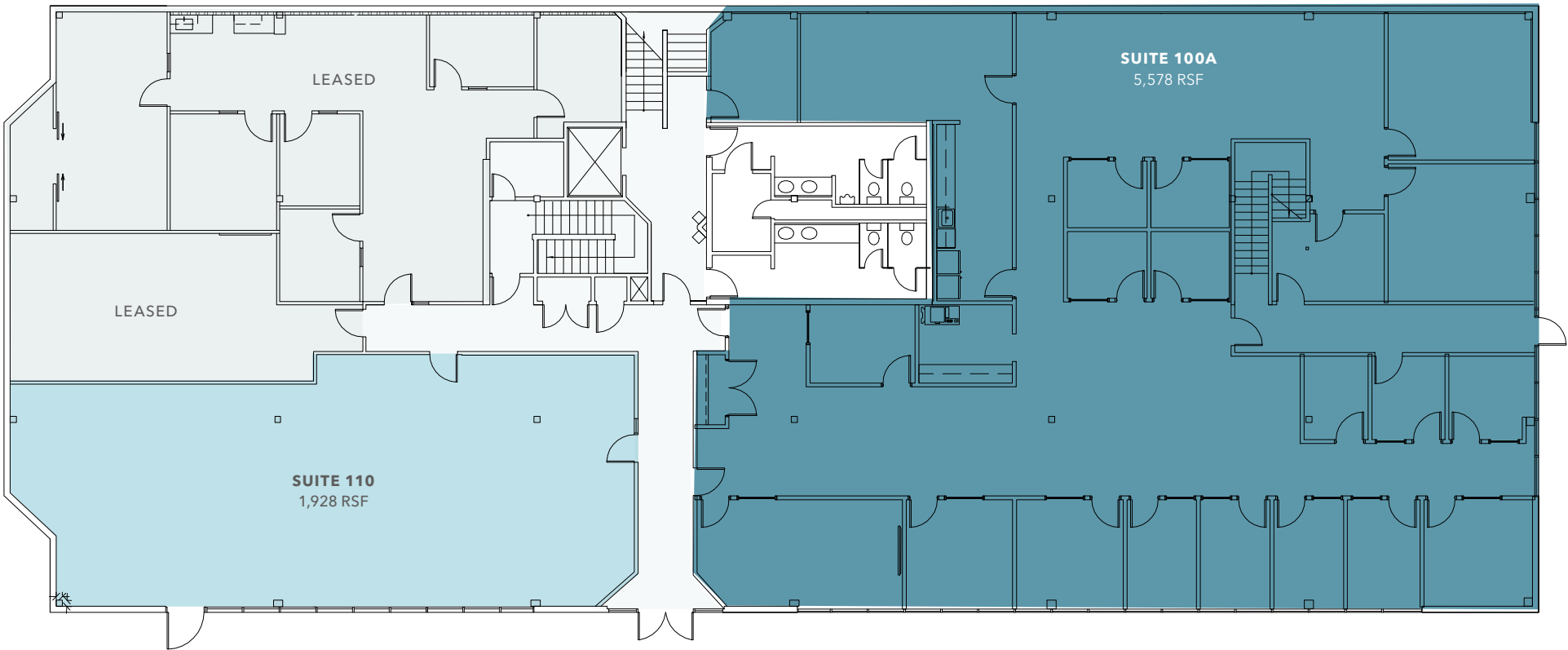
- 01 Blue Owl Workshop
- 02 Wondland Gear Exchange
- 03 Wright Brothers Cycle Works
- 04 Outsider Comics
- 05 Free Range Cycles
- 06 Juniper Flowers
- 07 PCC Community Market
- 08 Fremont Vintage Mall
- 09 Olympic Jewelry
- 10 Show Pony
- 11 Jive Time Records
- 12 Ophelia's Books

### RECREATION & PARKS

- 01 David Rodgers Park
- 02 Ship Canal Trail
- 03 Fremont Canal Park
- 04 AB Ernst Park
- 05 Trolls Knoll Park
- 06 BF Day Playground

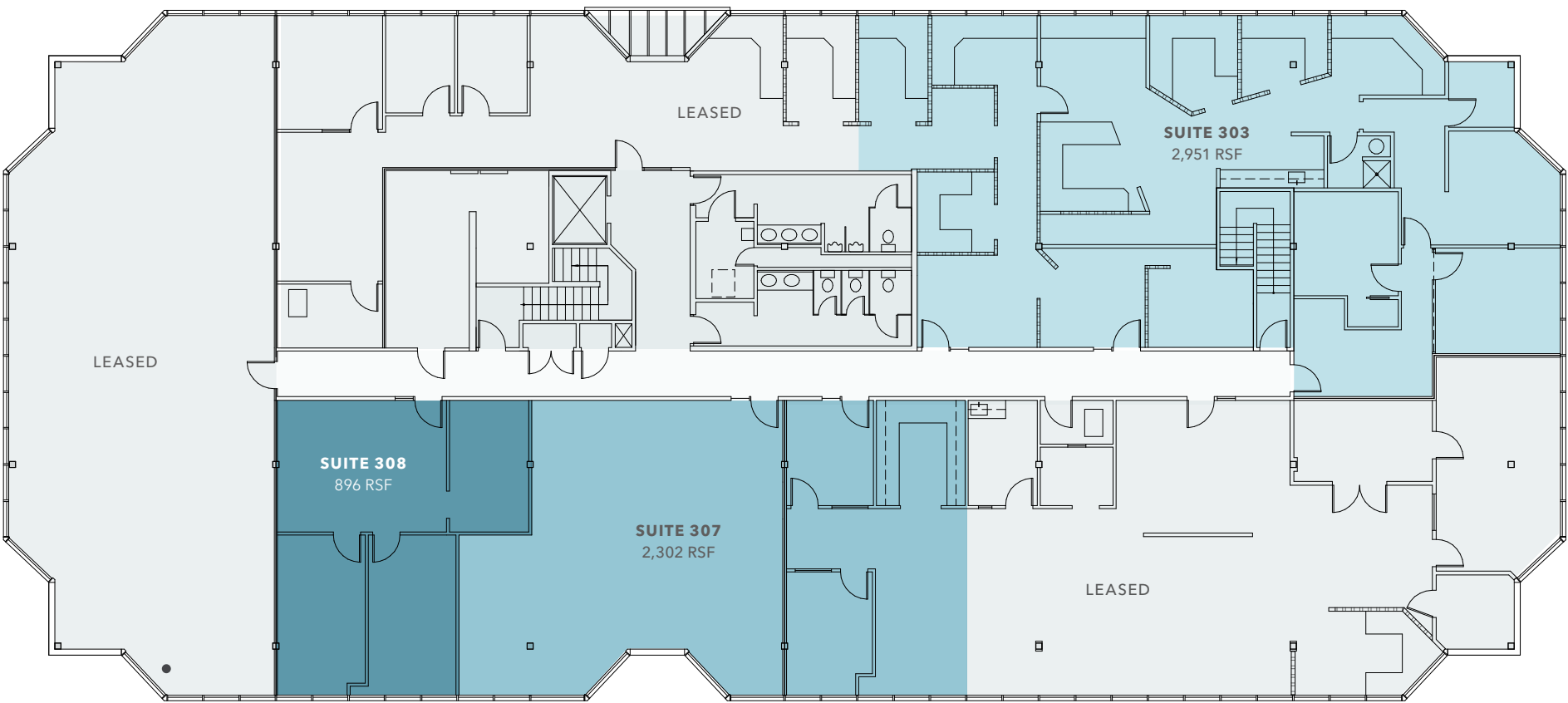
# 180 NICKERSON - FIRST FLOOR

7,506 RSF AVAILABLE



# 180 NICKERSON - THIRD FLOOR

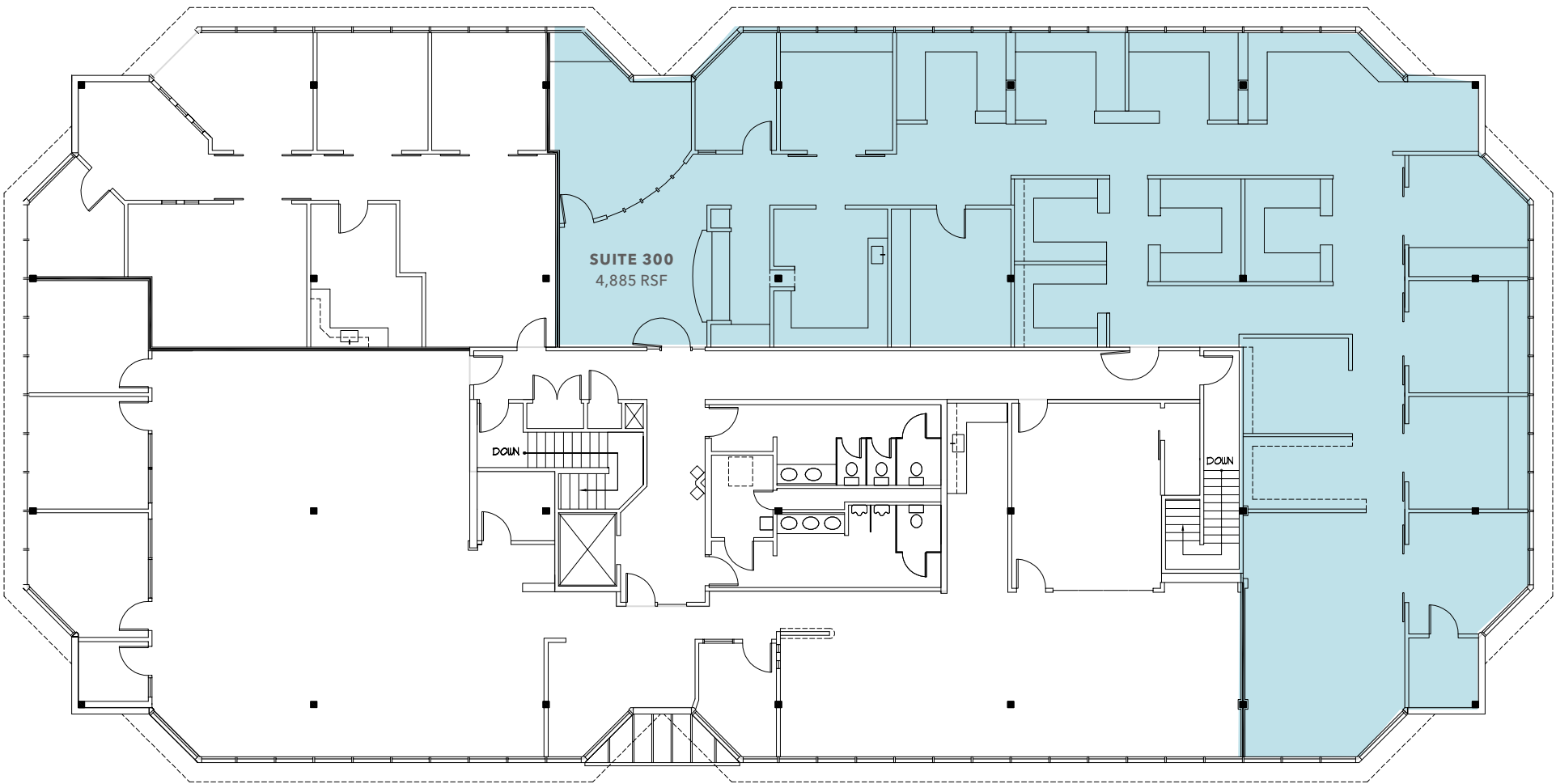
6,149 RSF AVAILABLE





# 192 NICKERSON - THIRD FLOOR

4,885 RSF AVAILABLE





## SHIP CANAL TRAIL

---

*For more information on  
this property, please contact*

DAVID GURRY  
206.931.6474  
david.gurry@kidder.com

DAN DAHL  
206.650.6154  
dan.dahl@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

