

FOR LEASE

246 NICK

2-4-6 NICKERSON ST
SEATTLE, WA



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Mathews



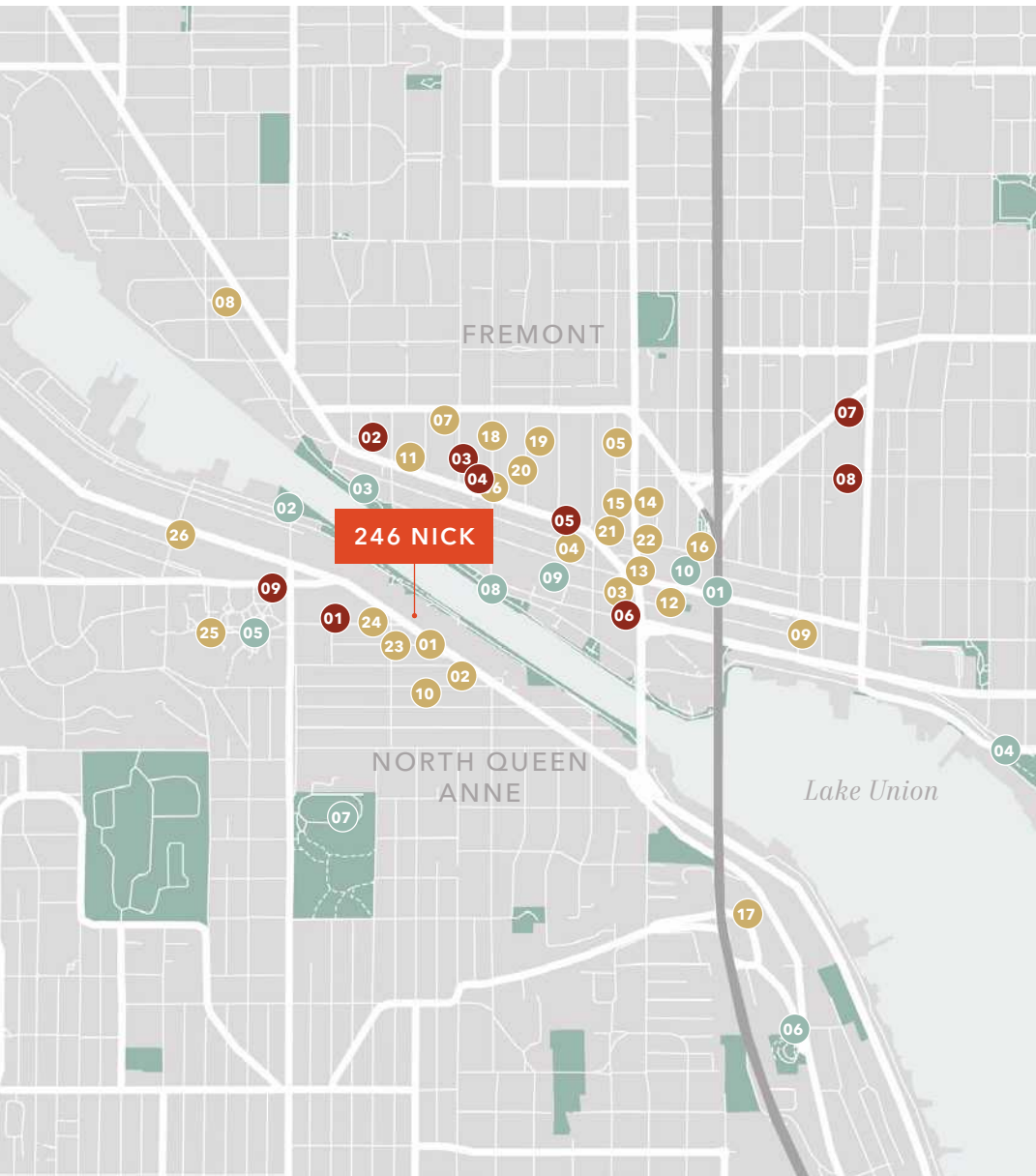
Excellent Fremont location with unparalleled views of the canal

PROPERTY HIGHLIGHTS

- Three-building campus fronting the Ship Canal
- Renovated floor lobbies, restrooms, and waterfront plaza
- Improved exterior facade and signage
- Adjacent to the expansive Ship Canal Trail
- On-site amenities include abundant parking, bike storage, and showers
- Walking distance to Fremont
- Easy access to South Lake Union and Ballard
- Bike Score of 83 and Walk Score of 77

AVAILABILITIES

Building	Suite	Size	Floor Plan
2 Nick	3rd Floor	8,042 SF	View Floor Plan
4 Nick	4th Floor	10,929 SF	View Floor Plan
6 Nick	1-3	19,508 SF	View Floor Plan



EAT + DRINK

- 01 Thai Fusion Restaurant
- 02 206 Burger Company
- 03 Jai Thai
- 04 Red Star Taco Bar
- 05 Molly Garden
- 06 Local Tide
- 07 The George & Dragon Pub
- 08 Seattle Biscuit Company
- 09 Fremont Brewing
- 10 Zeeks Pizza
- 11 Theo Chocolate
- 12 Schilling Cider House
- 13 Lucky Pho
- 14 Ian's Pizza Fremont
- 15 Soul
- 16 Just Burgers
- 17 Canlis
- 18 Kaosamai Thai
- 19 Roxy Diner
- 20 Norm's Kitchen & Bar
- 21 Made in House
- 22 Kamakura Japanese
- 23 Byen Bakeri
- 24 Botteco Brazil
- 25 Einstein Bro Bagels
- 26 Old Stove Brewing

CAFFEINE

- 01 Two Kick Coffee
- 02 Cafe Con Todo
- 03 Caffe Ladro
- 04 Fremont Coffee Company
- 05 Espresso To Go
- 06 Milstead & Co
- 07 Eltana
- 08 Aroom Coffee
- 09 Academic Perks

ATTRACTIONS

- 01 Fremont Troll
- 02 West Wing Mini Park
- 03 Fremont Canal Park
- 04 Gas Works Park
- 05 Seattle Pacific University
- 06 Thomas C Wales Park
- 07 David Rodgers Park
- 08 Fremont Dinosaurs
- 09 The Fremont Rocket
- 10 Troll Knoll Park

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