

OFFICE FOR LEASE
FREMONT VILLAGE SQUARE

3601 FREMONT AVENUE N, SEATTLE, WA 98103



For more information please contact:

LAURA MILLER
laura@gibraltarus.com
206.351.3573



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 surface lot or below Building at \$225/month/pass
- 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
- **Suite 300: Furniture package included**

3601 FREMONT AVENUE N, SEATTLE, WA 98103

FREMONT VILLAGE SQUARE



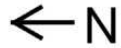
AVAILABLE

SUITE	SIZE (SF)	NNN (EST. 2025)	BASE RENT	DESCRIPTION
Suite 300	4,640 SF	\$14.00	\$28.00 SF/yr	Available November 1, 2025. Furniture package included. 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	\$14.00	\$26.00 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 412	1,652 SF	\$14.00	\$26.00 SF/yr	Top floor, northeast-facing office space comprised of 3 private offices and conference room, large 1,048 sq ft private wraparound deck, kitchen, and in-suite ADA restroom and shower.
Suite 414	3,736 SF	\$14.00	\$26.00 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.
Internet: CenturyLink and Comcast (both providers offer fiber in the Building).

3601 FREMONT AVENUE N, SEATTLE, WA 98103

FREMONT VILLAGE SQUARE



Adjacent Commercial Buildings

Fremont Avenue North

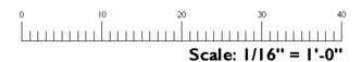
North 36th Street

Alleyway



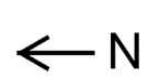
SUITE 309
3,582 RSF

SUITE 300
4,640 RSF



3601 FREMONT AVENUE N, SEATTLE, WA 98103

FREMONT VILLAGE SQUARE



Fremont Avenue North

Adjacent Building

Adjacent Building

SUITE 412
1,652 RSF

SUITE 414
3,736 RSF

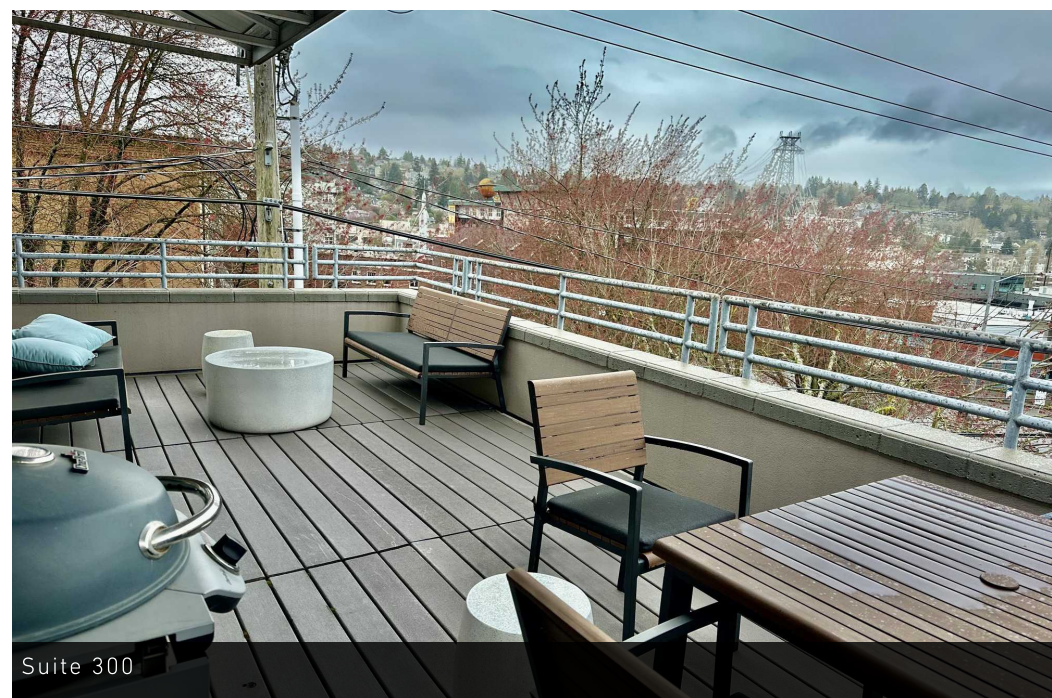
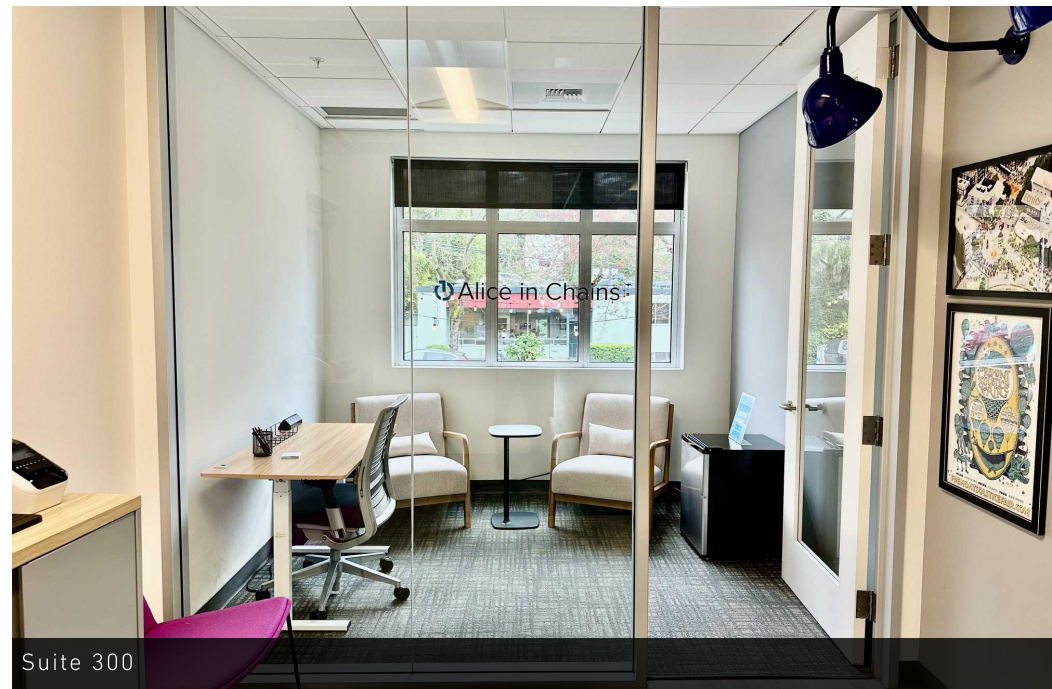
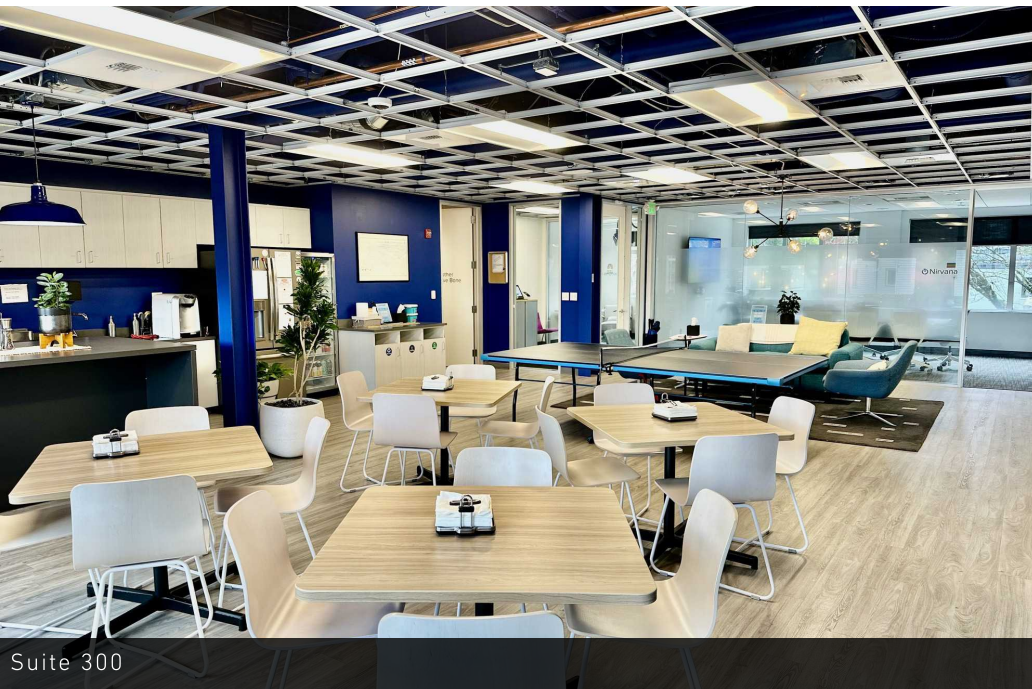


Alley



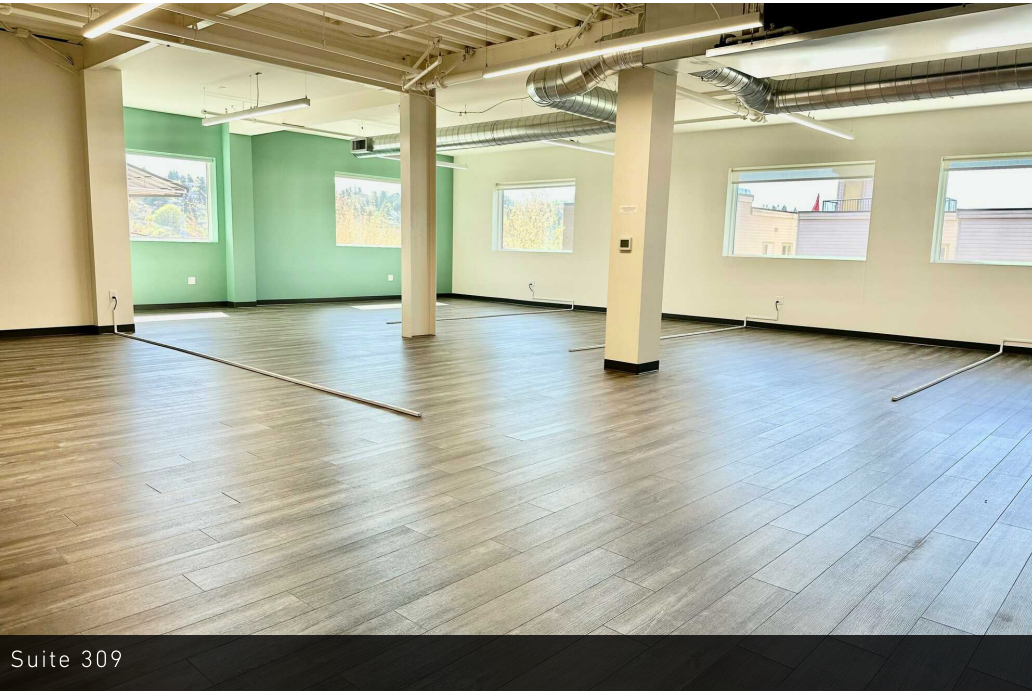
3601 FREMONT AVENUE N, SEATTLE, WA 98103

FREMONT VILLAGE SQUARE

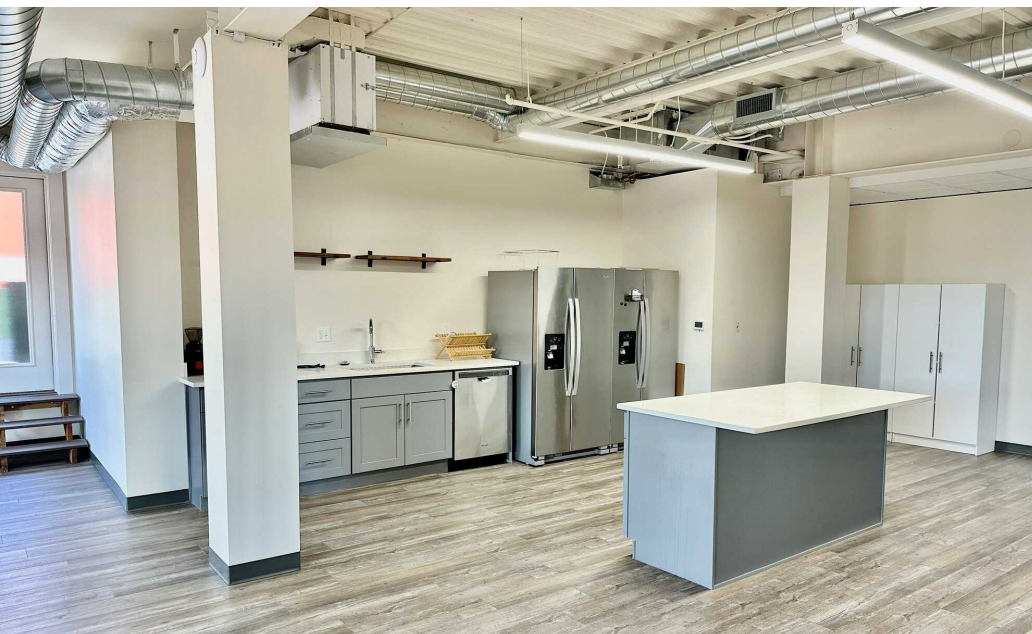


3601 FREMONT AVENUE N, SEATTLE, WA 98103

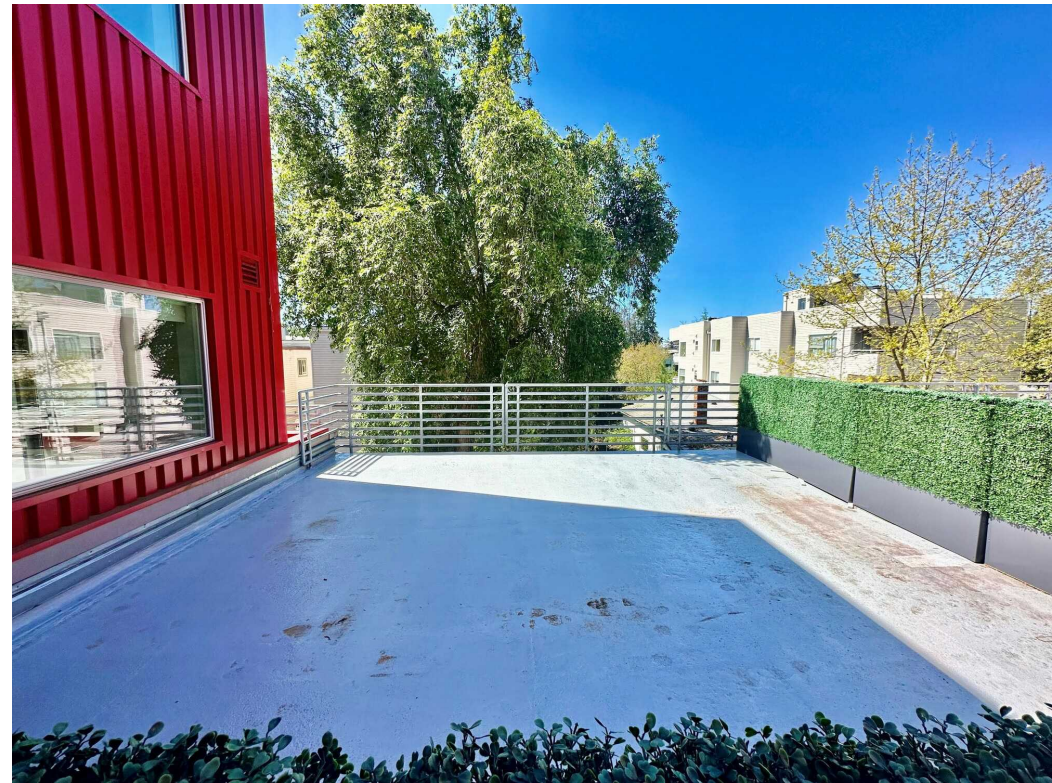
FREMONT VILLAGE SQUARE



Suite 309



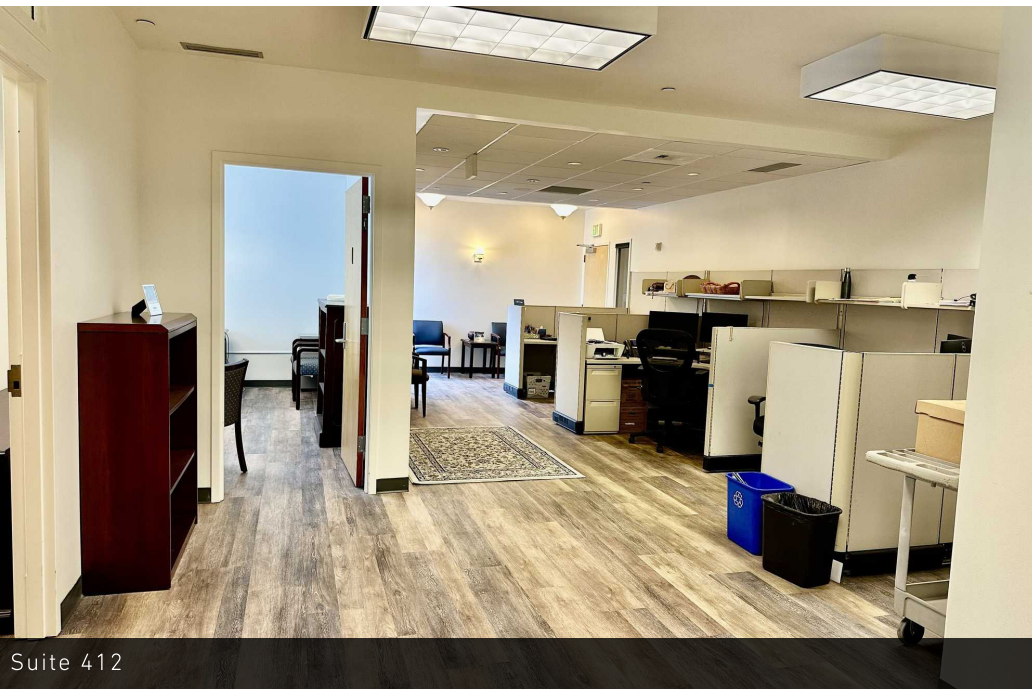
Suite 309 kitchen



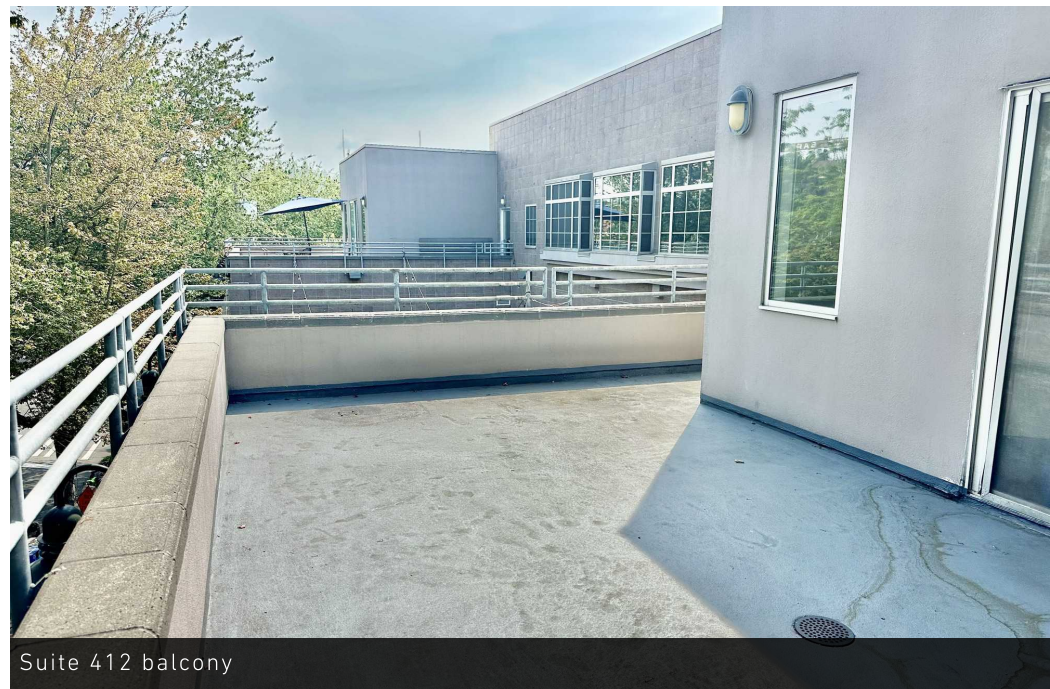
Suite 309 balcony

3601 FREMONT AVENUE N, SEATTLE, WA 98103

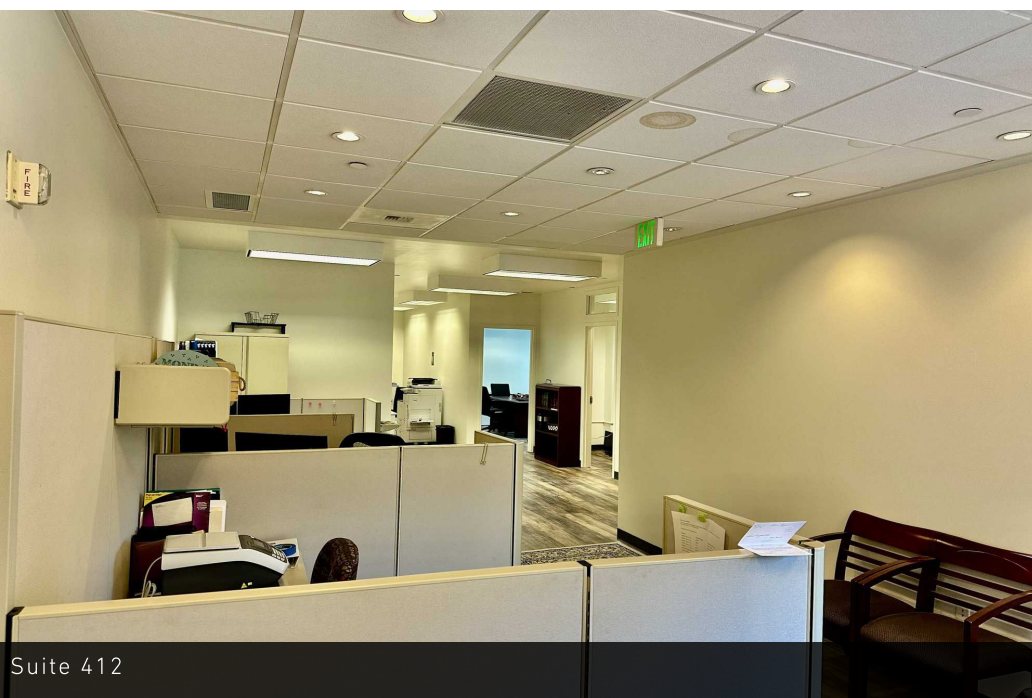
FREMONT VILLAGE SQUARE



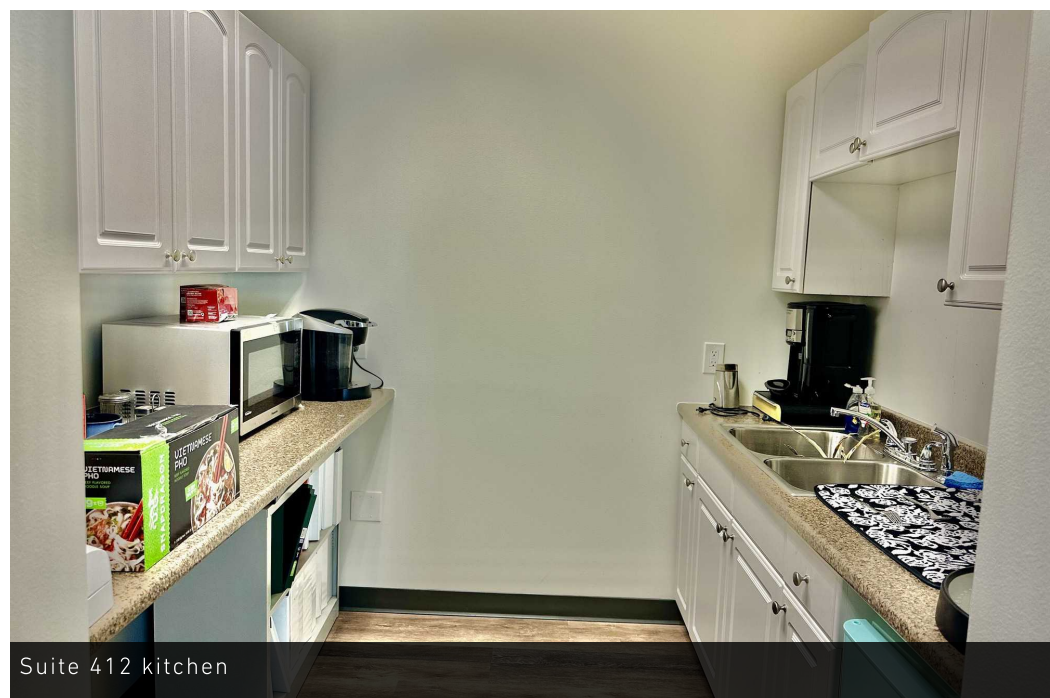
Suite 412



Suite 412 balcony



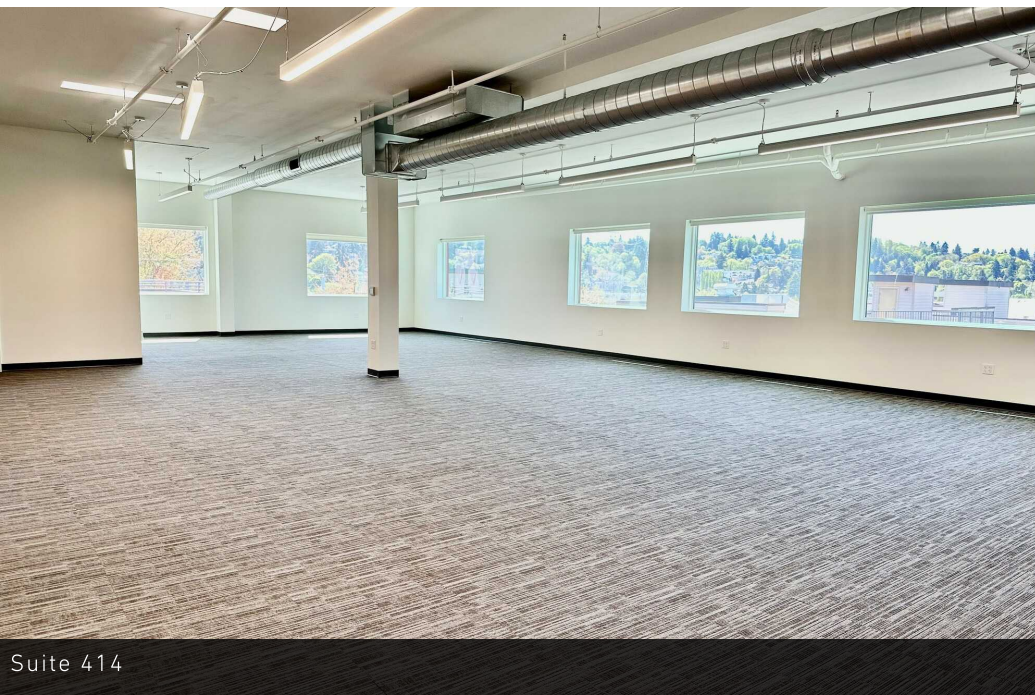
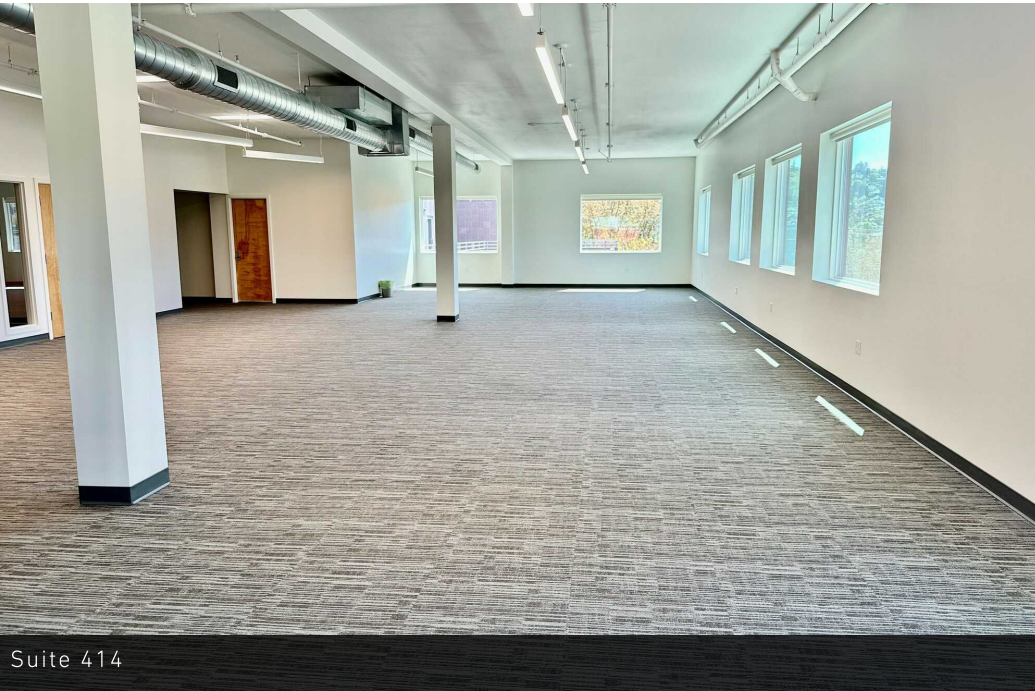
Suite 412



Suite 412 kitchen

3601 FREMONT AVENUE N, SEATTLE, WA 98103

FREMONT VILLAGE SQUARE



3601 FREMONT AVENUE N, SEATTLE, WA 98103

FREMONT VILLAGE SQUARE



63

TRANSIT SCORE



98

WALK SCORE



82

BIKE SCORE



148,526

POPULATION



72,194

HOUSEHOLDS



\$109,165

HOUSEHOLD INCOME

* Estimated 2024 demographics based on a 2 mile radius

3601 FREMONT AVENUE N, SEATTLE, WA 98103

FREMONT VILLAGE SQUARE

