

711 N 35TH STREET, SEATTLE, WA

FREMONT COURT

OFFICE SPACE FOR LEASE



FOR MORE INFORMATION PLEASE CONTACT:

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HIGHLIGHTS

- Available now - rare opportunity to lease creative office space in the hub of the vibrant Fremont neighborhood
- Exceptional location surrounded by creative energy, walkable amenities, and easy access to major transit routes
- Steps from Fremont's iconic landmarks including the Fremont Troll, Google campus, and Burke-Gilman Trail
- Building is undergoing substantial exterior improvements/renovations to be completed fall/winter 2025
- Character filled office spaces feature wood floors, abundant windows and great natural light
- Each unit has a separate gas powered furnace and A/C



AVAILABLE OFFICE

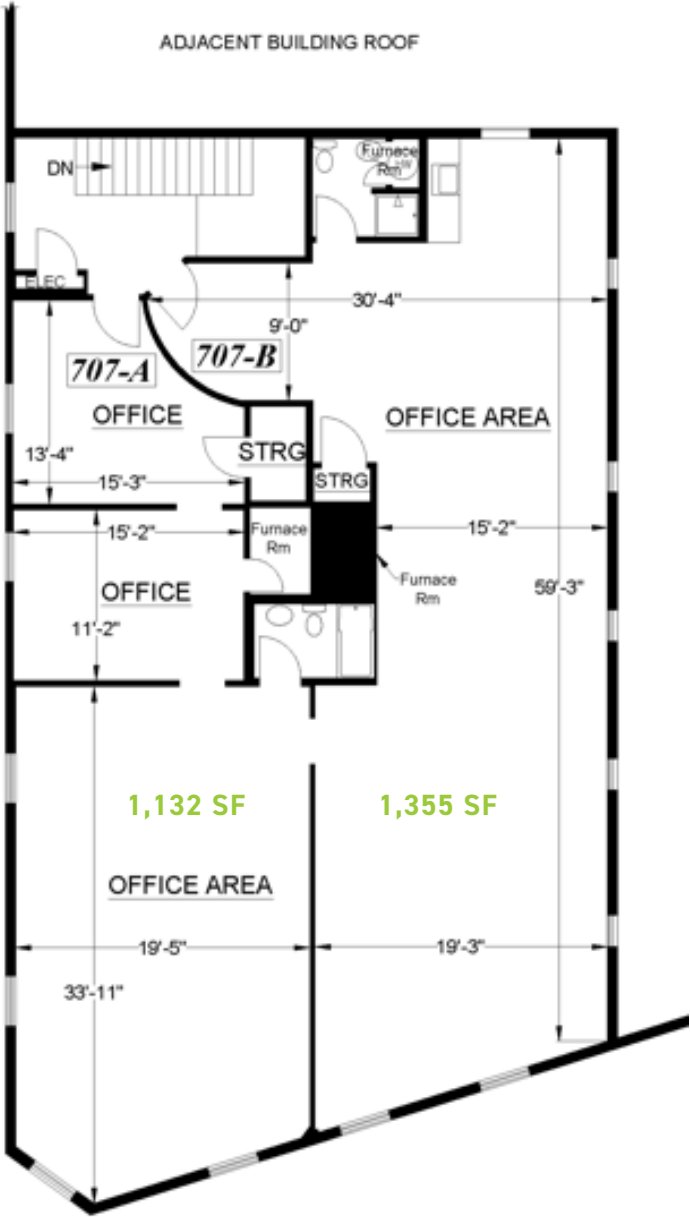
SUITE	SIZE	LEASE RATE	NNN	DESCRIPTION
707 A+B	2,487 SF (divisible to 1,132 SF)	\$16.50/SF	\$6.50 NNN	Unique, light-filled second floor corner space featuring kitchenette, in-suite restrooms, wood floors and abundant windows.

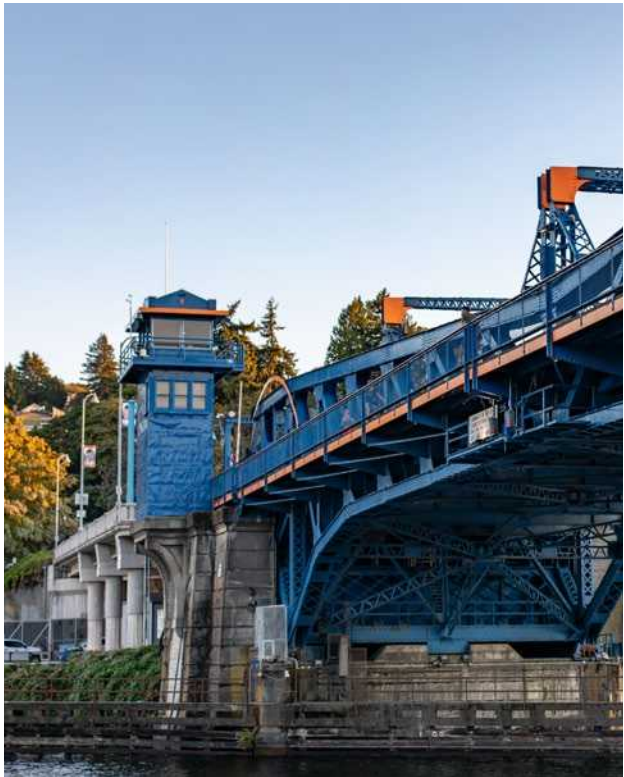
*NNN includes garbage, recycling, compost

PLANNED BUILDING RENOVATIONS



SUITE 707 A+B





FREMONT

Freewheeling and fun, the Fremont neighborhood offers funky finds for all ages and lifestyles. Charming café's, friendly boutiques, and lively music venues give these neighborhoods perennial flair, as well as boasting home to employment giants Adobe, Google, Tableau Software, PCC Markets and more.

DEMOGRAPHICS

POPULATION	143,329
TOTAL HOUSEHOLDS	71,407
AVERAGE HH INCOME	\$148,148

* 2024 DEMOGRAPHICS BASED ON A 2-MILE RADIUS

98
WALK
SCORE

92
BIKE
SCORE

