

OFFICE FOR LEASE  
FREMONT VILLAGE SQUARE

3601 FREMONT AVENUE N, SEATTLE, WA 98103



For more information please contact:

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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 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



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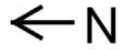
AVAILABLE

| SUITE     | SIZE (SF) | NNN (EST. 2025) | BASE RENT     | DESCRIPTION  |
|-----------|-----------|-----------------|---------------|--|
| Suite 309 | 3,582 SF  | \$14.34         | \$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  | \$14.34         | \$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  | \$14.34         | \$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. Tenant pays for in-suite janitorial service.  
Internet: CenturyLink and Comcast (both providers offer fiber in the Building).

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Adjacent Commercial Buildings

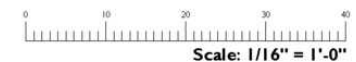
Fremont Avenue North

North 36th Street



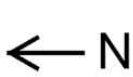
SUITE 309  
3,582 RSF

Alleyway



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FREMONT VILLAGE SQUARE



Fremont Avenue North

Adjacent Building

Adjacent Building

SUITE 412  
1,652 RSF

SUITE 414  
3,736 RSF



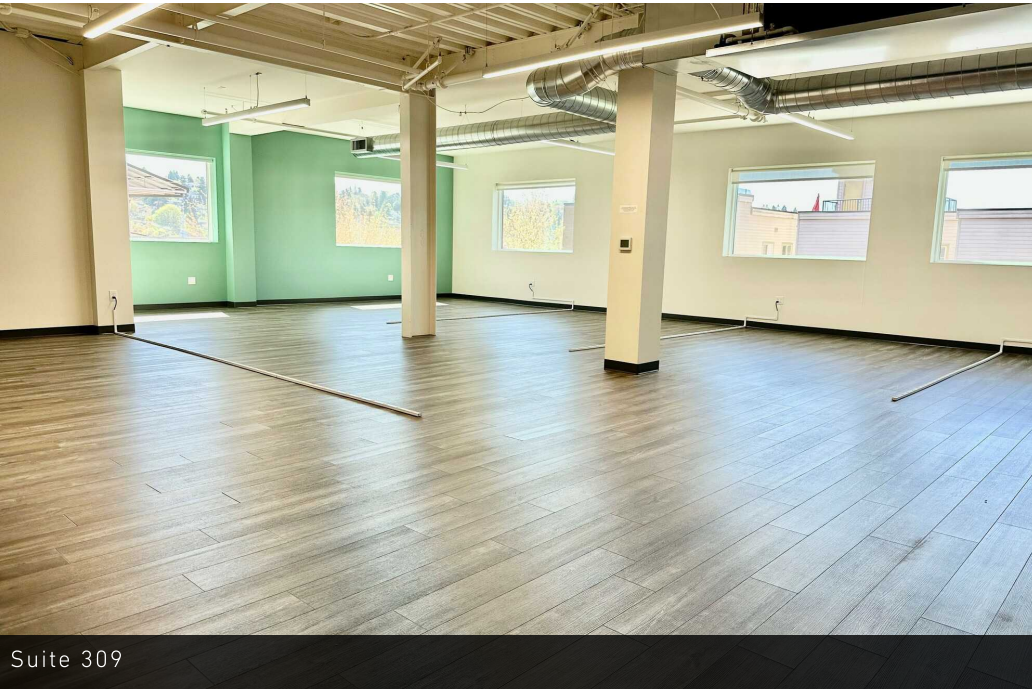
Alley



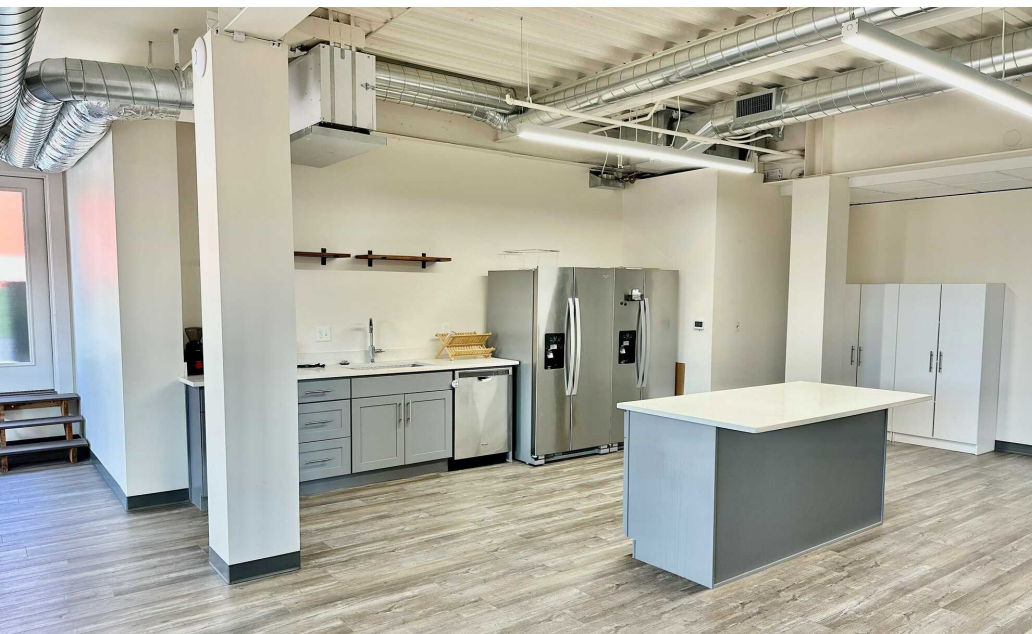


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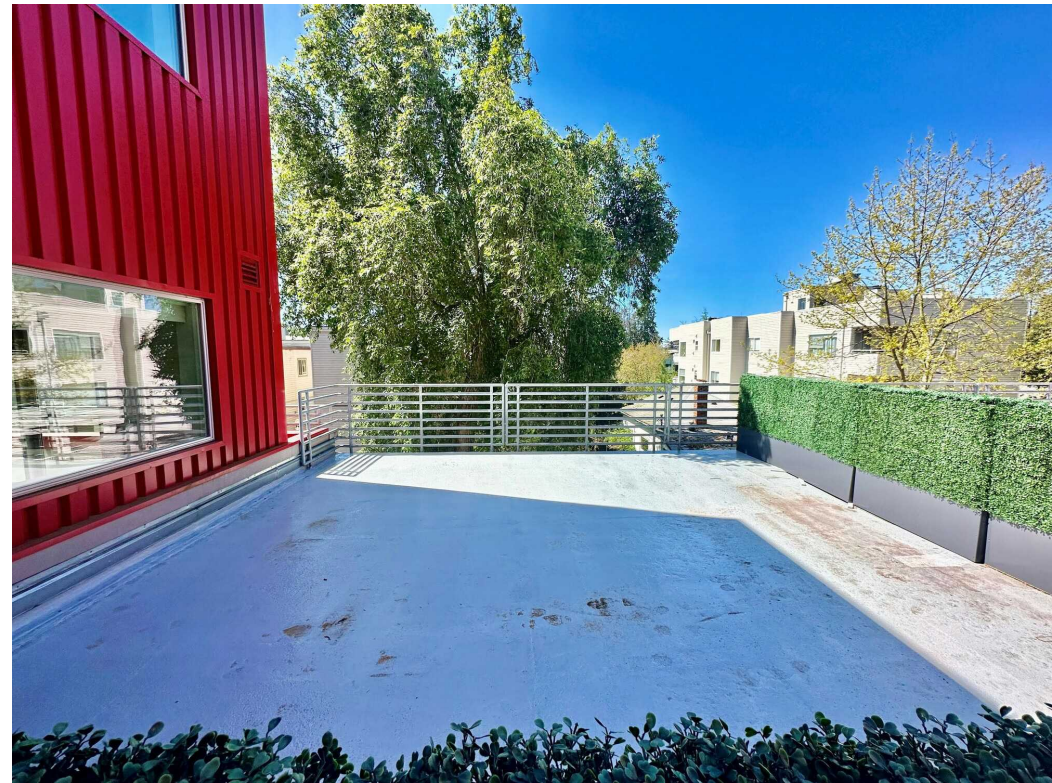
## FREMONT VILLAGE SQUARE



Suite 309



Suite 309 Kitchenette

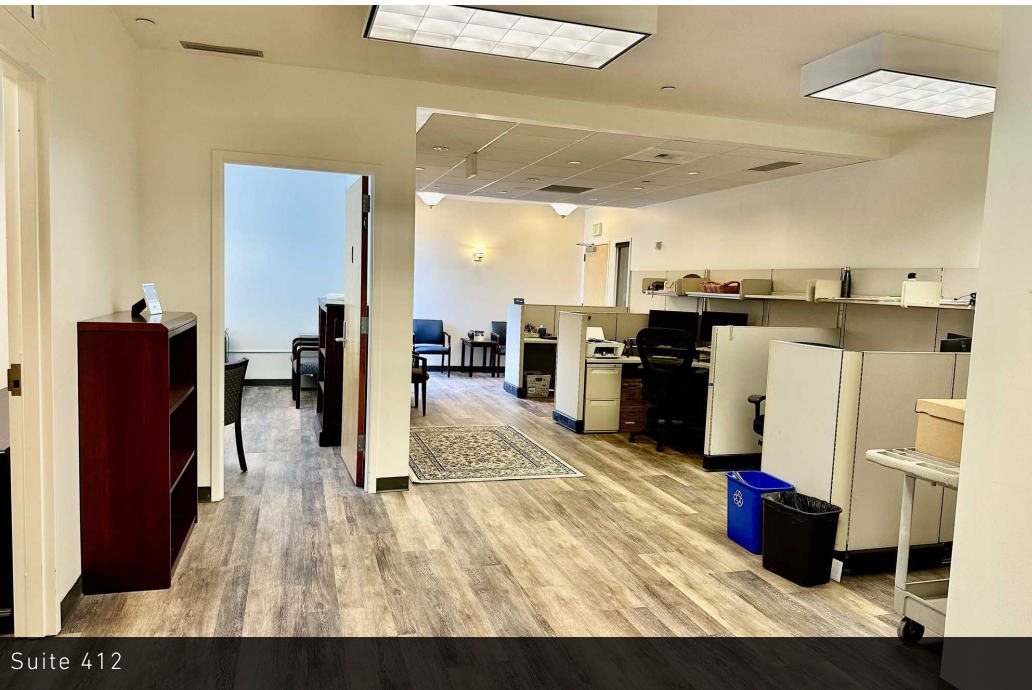


Suite 309 Balcony

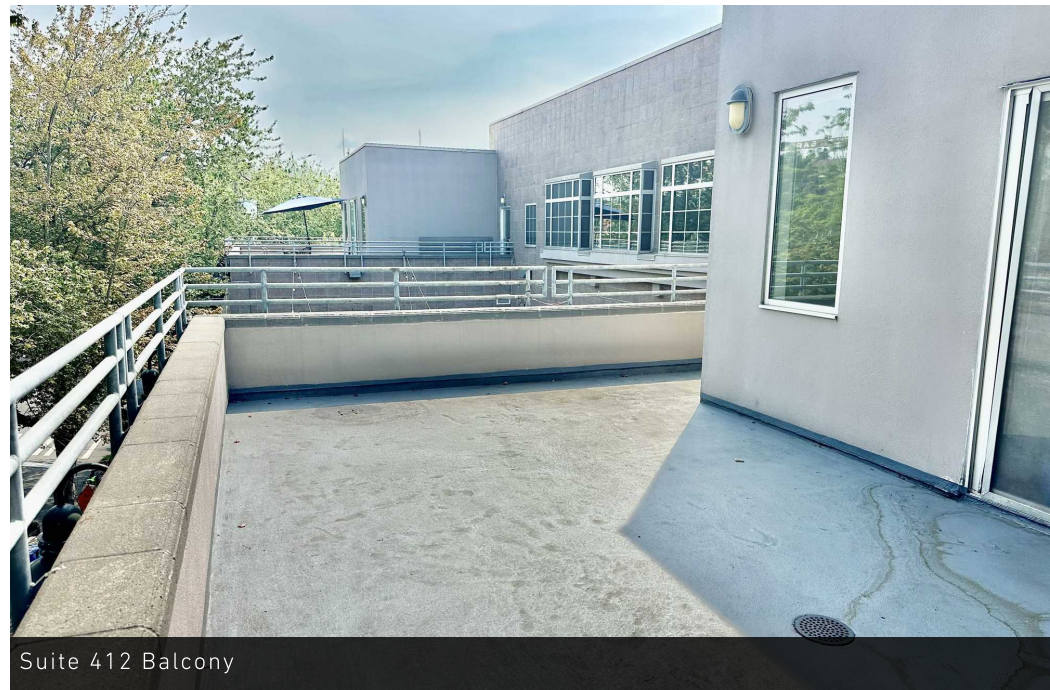


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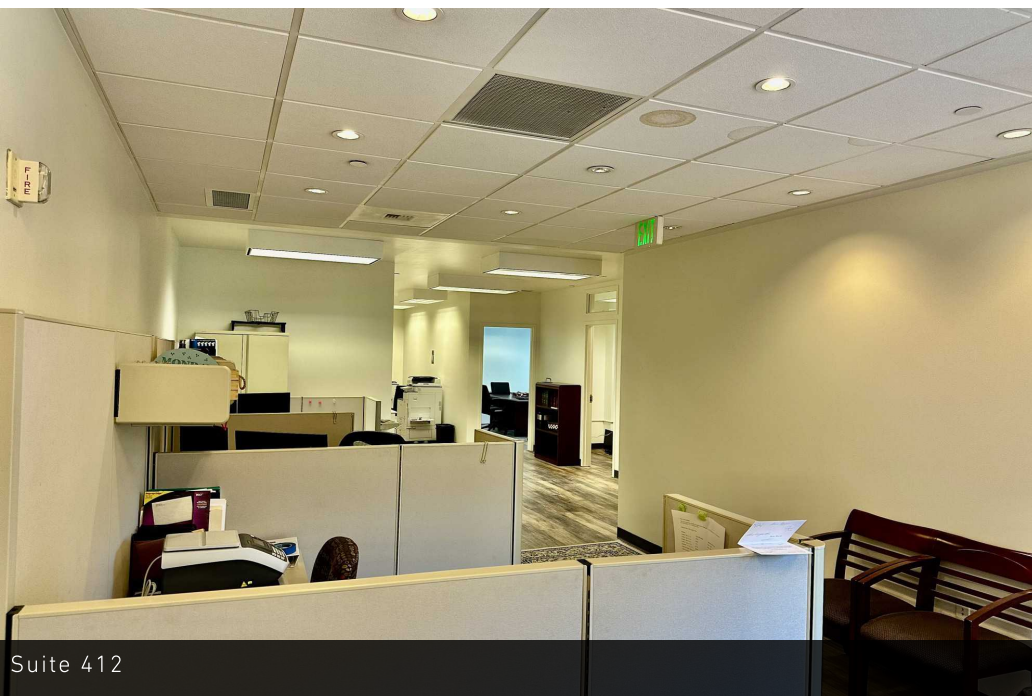
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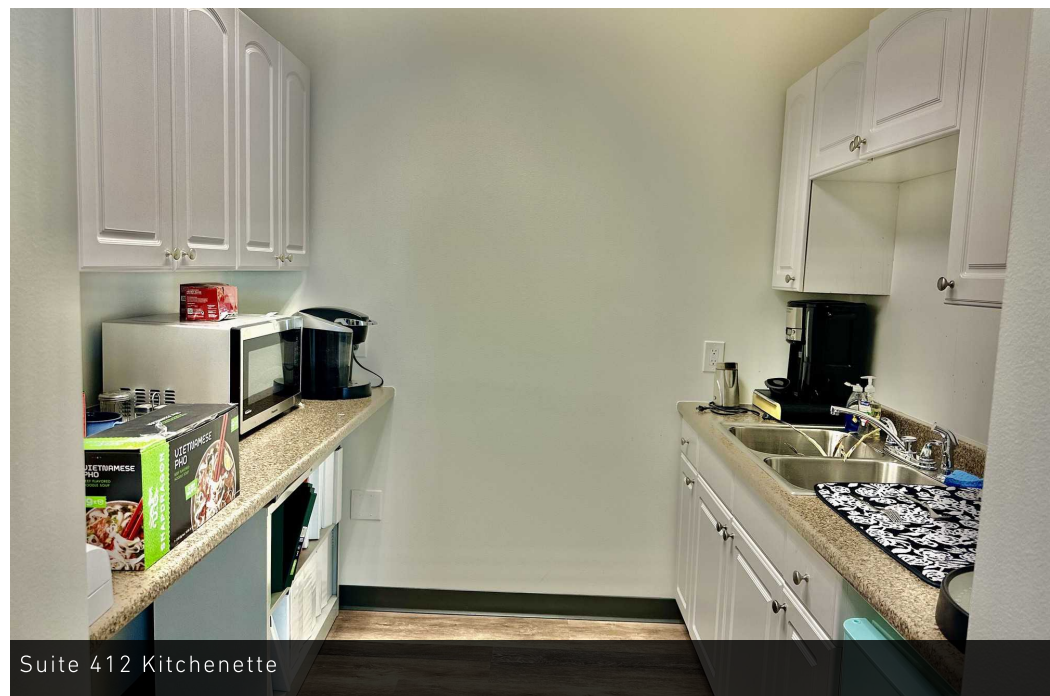
Suite 412



Suite 412 Balcony



Suite 412

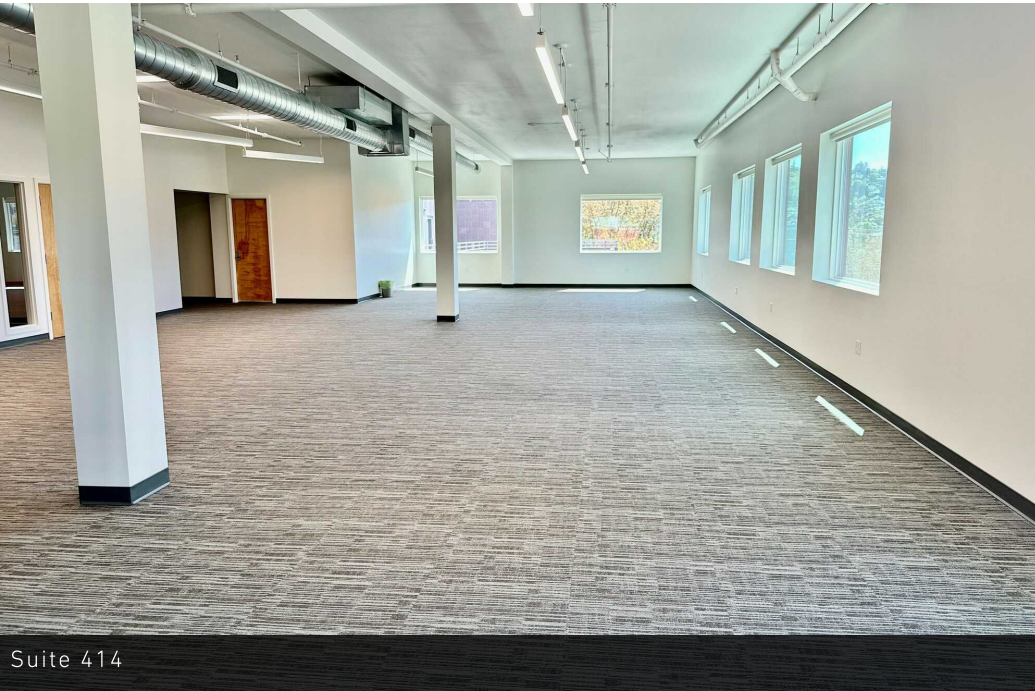


Suite 412 Kitchenette

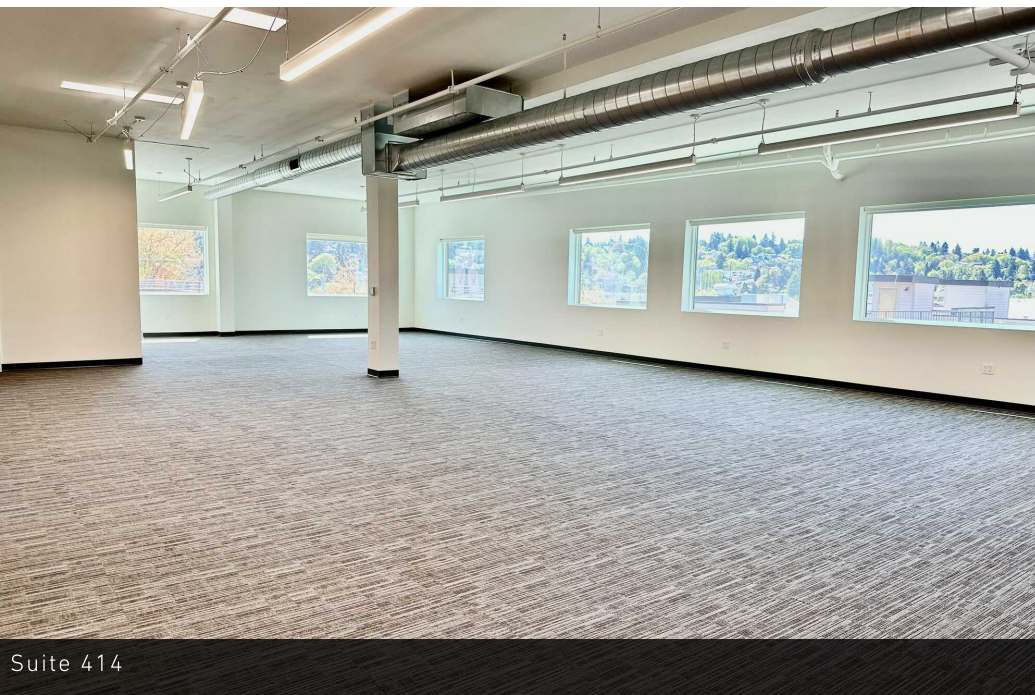


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## FREMONT VILLAGE SQUARE



Suite 414



Suite 414



Suite 414 Kitchenette



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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 2024 demographics based on a 2 mile radius



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