

316 FLORENTIA
STREET, SEATTLE



MIXED USE OFFICE SPACE FOR LEASE

WHERE WORK MEETS WONDER

fremontcrossingseattle.com



HAL Real Estate





FREMONT CROSSING

Fremont Crossing is a unique 2-building open-air campus located at the gateway to Seattle's vibrant Fremont neighborhood. It combines a new 4-story, 51,646 SF mixed-use office building by SKB Architects with the renovated 9,724 SF Bleitz Building. The campus offers modern amenities, flexible workspaces, and employee-focused design, featuring views of Lake Union and the Fremont Bridge.

2 BUILDING CAMPUS

1 New 4-story,
51,646 SF
mixed-use
office building

2 Bleitz Building,
9,724 SF

THE OPPORTUNITY

PRIME LOCATION

Near public transit, bike lanes, and major roads

MODERN DESIGN

Flexible floor plans and outdoor spaces for collaboration

ON-SITE AMENITIES

Courtyards, rooftop terrace, parking, and bike facilities

SIGNAGE OPPORTUNITY

Visible from Fremont, the Fremont Bridge, and the Aurora Bridge

TECH-FRIENDLY NEIGHBORHOOD

Home to companies like Google, Salesforce, Adobe, and NVIDIA

HIGHLY-WALKABLE NEIGHBORHOOD

Walk score of 95 - close to restaurants, cafes, and retail, including PCC Natural Grocery Store



**SURROUNDED BY
FREMONT RETAIL
AMENITIES**

**STELLAR VIEWS
OF FREMONT CUT**



**47 SECURE
PARKING SPACES,
AND BIKE STORAGE**

SPACES FOR COLLABORATION AND RELAXATION

Featuring multiple outdoor areas including courtyards, an open seating area with landscaping, and a massive rooftop terrace with views of the Fremont Bridge and Lake Union.

**LOCKER ROOMS
& SHOWERS**



**CAMPUS ENVIRONMENT
WITH GREENSPACE,
COURTYARD AND
ROOF DECK**

THE NEIGHBORHOOD



GASTRONOMIC GETAWAYS

206 Burger Co.
Red Star Taco Bar
Kin Len Thai Night Bites
Local Tide
Pho Than Brothers
Lucky's Pho
Kayava
Tivoli
Just Poke Fremont
Evergreens
Cafe Turko
Just Burgers Fremont
Esters Enoteca
Sun Teriyaki
Jai Thai Restaurant
El Camino
Dreamland Bar & Diner
The Barrel Thief
SWeL Restaurant
El Camino
Made in House
Ian's Pizza Fremont
Kirei Poke
Kamakura Japanese Cuisine
Pel Meni Dumpling Tzar
Royal Grinders
Shawn O'Donnell's
19 Gold Taiwanese Restaurant
Nuna Ramen
Kaosamai Thai Restaurant
LTD Bar and Grill
The George & Dragon Pub
Canlis
Botteco Brazil
The Dock Sports Bar & Grill

SIP, BITE & SHOP

Two Kick Coffee
Byen Bakeri
Milstead & Co.
CrackleMi Café & Catering
Lazy Cow Bakery
Espresso To Go
Fremont Coffee Company
Caffe Ladro - Fremont
PCC Community Markets

BREW HOUSES

Fremont Brewing's UBG
Figurehead Stone Way
Aslan Brewing Seattle
Outlander Brewery and Pub
Schilling Cider House

POWER PLAYGROUND

Anytime Fitness
Flow Fitness
Fremont Health Club
NW Fitness Project
Cambio Fitness

CHILDCARE

Hilltop Children's Center
North Queen Anne Child Care





DISCOVER FREMONT

Seattle's self-proclaimed "Center of the Universe" is a quirky neighborhood where art meets innovation. Home to iconic sculptures like the Troll, bustling markets, and a thriving food scene, this eclectic area offers a perfect blend of whimsy and urban charm. From vibrant street art to tech-savvy inhabitants, it embodies Seattle's creative spirit, inviting visitors to explore unique attractions and experience offbeat culture firsthand.



GASWORKS PARK
Former plant turned scenic picnic spot.



FREMONT TROLL
Lurks under the Aurora Bridge.

FREMONT SUNDAY MARKET
Weekly European-style bazaar.



FREMONT BREWING
Local award-winning craft brewery.

PCC COMMUNITY MARKET
Local co-op & organic grocery store



ANCHORED BY

Google

salesforce

nvidia

Adobe

geocaching

schultz family foundation®



FLEXIBLE FLOOR PLANS

NEW CONSTRUCTION

FLOOR-TO-CEILING
WINDOWS

FULLY LEASED
9,724 SF



WATER AND LAKE VIEWS

316 FLORENTIA
STREET

LET THE SPACE
FIT YOUR WORK,
NOT THE OTHER
WAY AROUND

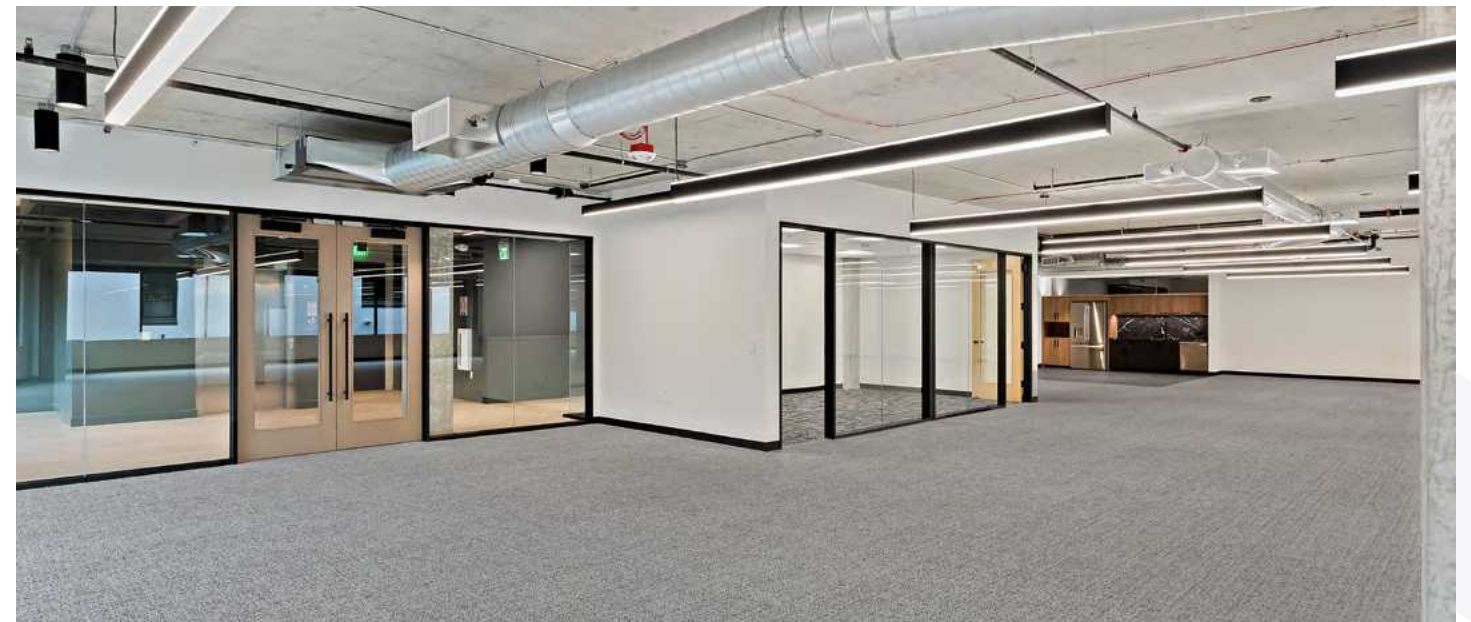
Available suites provide flexibility to accommodate users of various sizes and provide expansion opportunities.

COMBINED 20,668 SF	4TH FLOOR VACANT 2,357 SF	•.....
	3RD FLOOR VACANT 18,331 SF	•.....
	2ND FLOOR VACANT 5,379 - 7,507 SF	•.....
	1ST FLOOR LEASED	•.....



310 FLORENTIA STREET

SUITE 200



SUITE 210





SUITE 220



BROKER CONTACT

TIM JONES
+1 206 971 7011
tim.jones@jll.com

JAKE BOS
+1 425 974 4086
jake.bos@jll.com

BAILEY HALLIS
+1 206 777 5203
bailey.hicks@jll.com



HAL Real Estate



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.