

# THE MILLWRIGHT

318 NICKERSON



REAL RETAIL

# FREMONT



# THE PROJECT

The Millwright is a new construction 60-unit apartment building located at the south end of the iconic Fremont Bridge. Completed mid-2025, the project offers proximity to high-income, dense residential neighborhoods, tech employers and all of the attractions of Fremont. The thoughtfully designed retail spaces open onto an inviting and beautifully landscaped pedestrian courtyard. The garage features 13 retail parking spaces.

FREMONTO



## DINO HEDGE & CUTTING EDGE



# THE NEIGHBORHOOD

**\$168K**

AVERAGE HHI

**347K**

POPULATION

**94**

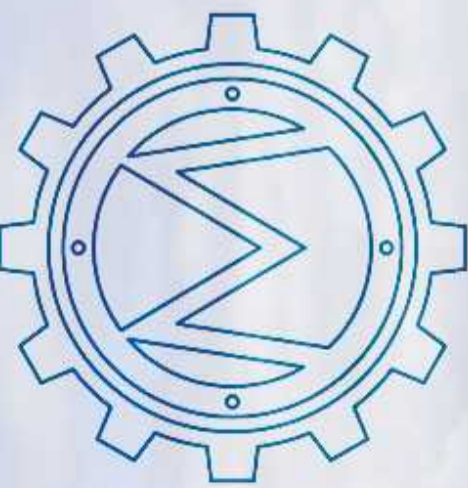
WALK SCORE

10-Min Drive Time

Fremont, the self-proclaimed **Center of the Universe**, blends tech employers with quirky festivals, a thriving restaurant scene, water views, miles of trails, and dense high income residential, to create one of Seattle's most vibrant and beloved neighborhoods.

FREMONT, FOR A FAMOUS BRIDGE AND A FROSTY BEER

FREMONT



# THE AREA

TACOS & TROLLS | STATUES & STORIES



Seattle Pacific UNIVERSITY

3,315 STUDENTS

QUEEN ANNE BOWL & PLAYFIELD

MT. PLEASANT

MAYFAIR PARK

CANLIS



GEORGE & DRAGON

N 36TH STREET

GUITAR BAR

LTD

revel

FREMONT STUDIOS

theo

LW Medicine

ROYAL GRINDERS

EL CAMINO

Aesop

N 34TH STREET

Google



NICKERSON ST

ZEEKS PIZZA

FREMONT CUT

20,462 CPD

18,809 CPD



17,593 CPD

4,907 CPD

61,023 CPD

FREMONT AVE N

FREMONT TROLL

AURORA AVE N

LAKE WA ROWING CLUB

WOODLAND PARK AVE N

TAVOLATA

STONE WAY N

Emerald City Athletics

Eltana



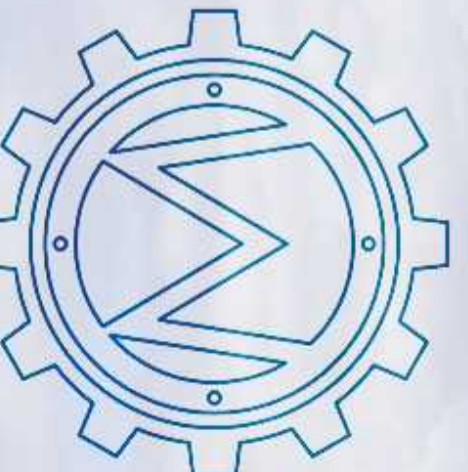
BROOKS

NEW SEATTLE TRANSFER CENTER

ESSENTIAL BAKERY

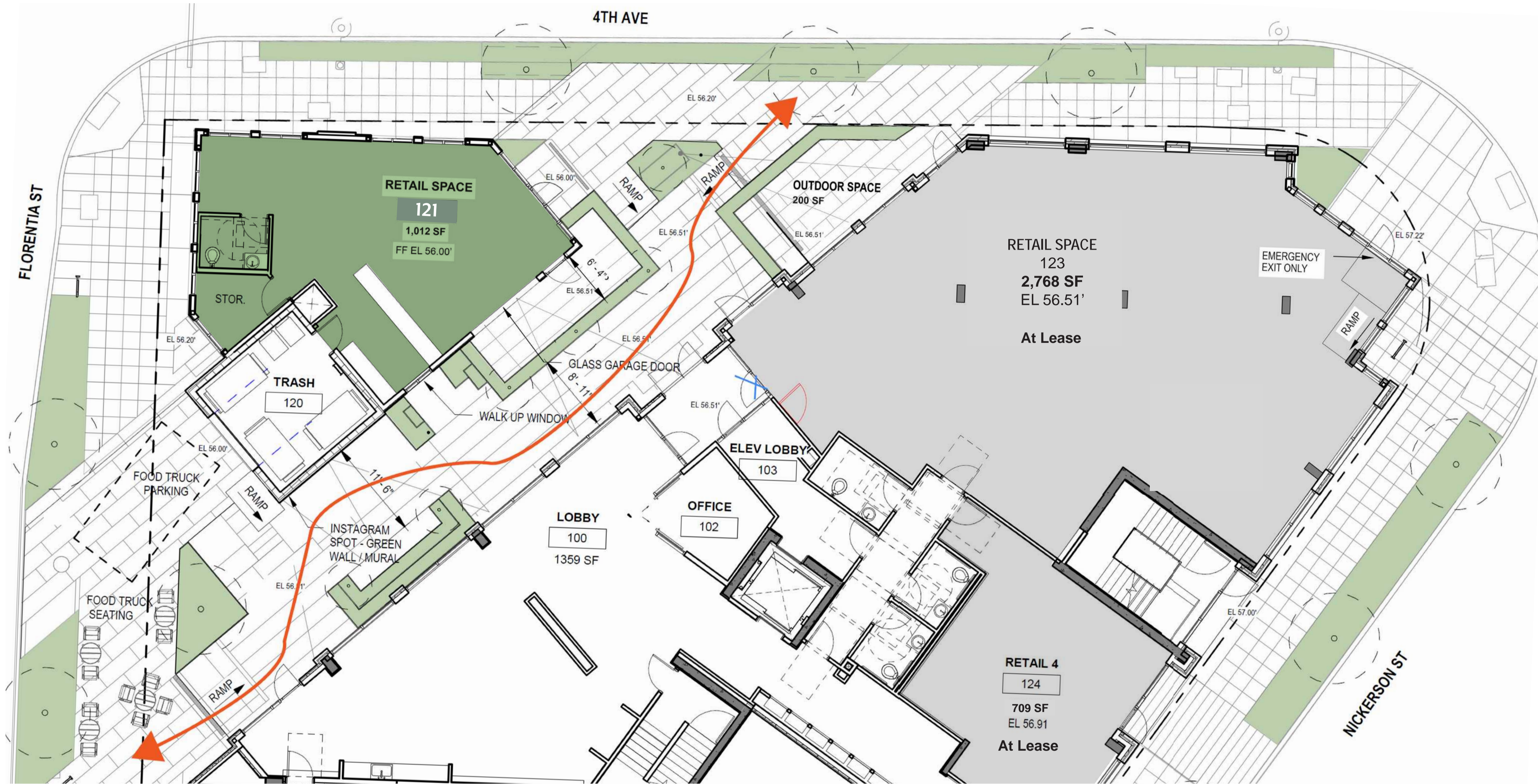
BURKE GILMAN

DIVERS INSTITUTE OF TECHNOLOGY

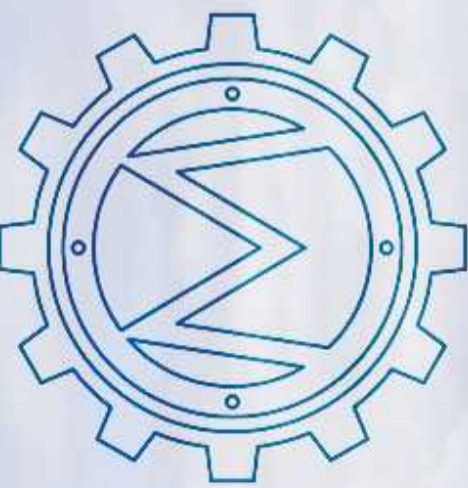


FREMONT

# THE OPPORTUNITY



FREMONT

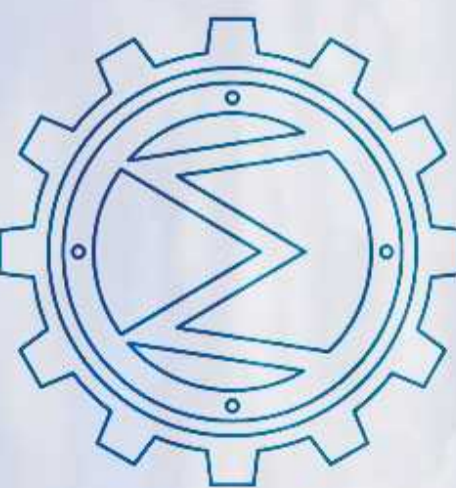


SUITE	SF	NNN	RENT	DESCRIPTION
RETAIL 121	1,012 SF	TBD	PLEASE CALL	Highly visible standalone retail building featuring an outdoor space and windows on 3 sides.

# RETAIL 121



FREMONT



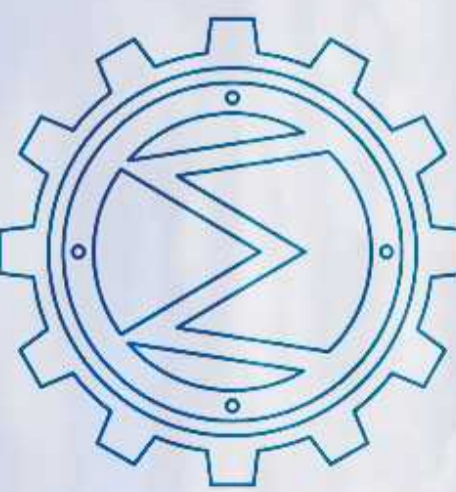
Highly visible standalone retail building featuring windows on 3 sides.

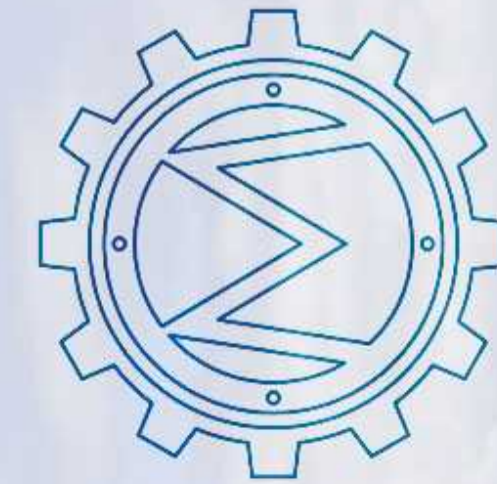
# RETAIL 121



## SUITE DETAILS

- Size 1,012 SF
- 4th Ave Storefront 49'
- Ceiling Height 11' 4"
- Outdoor Patio 126 SF
- Exterior signage on 4th Ave + Florentia
- Extensive windows and abundant natural light
- Direct access to trash room
- Garage features 13 retail parking spaces
- Available immediately





**REAL RETAIL** THE MILLWRIGHT

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