



# FREMONT

LAKE UNION CENTER



KILROY

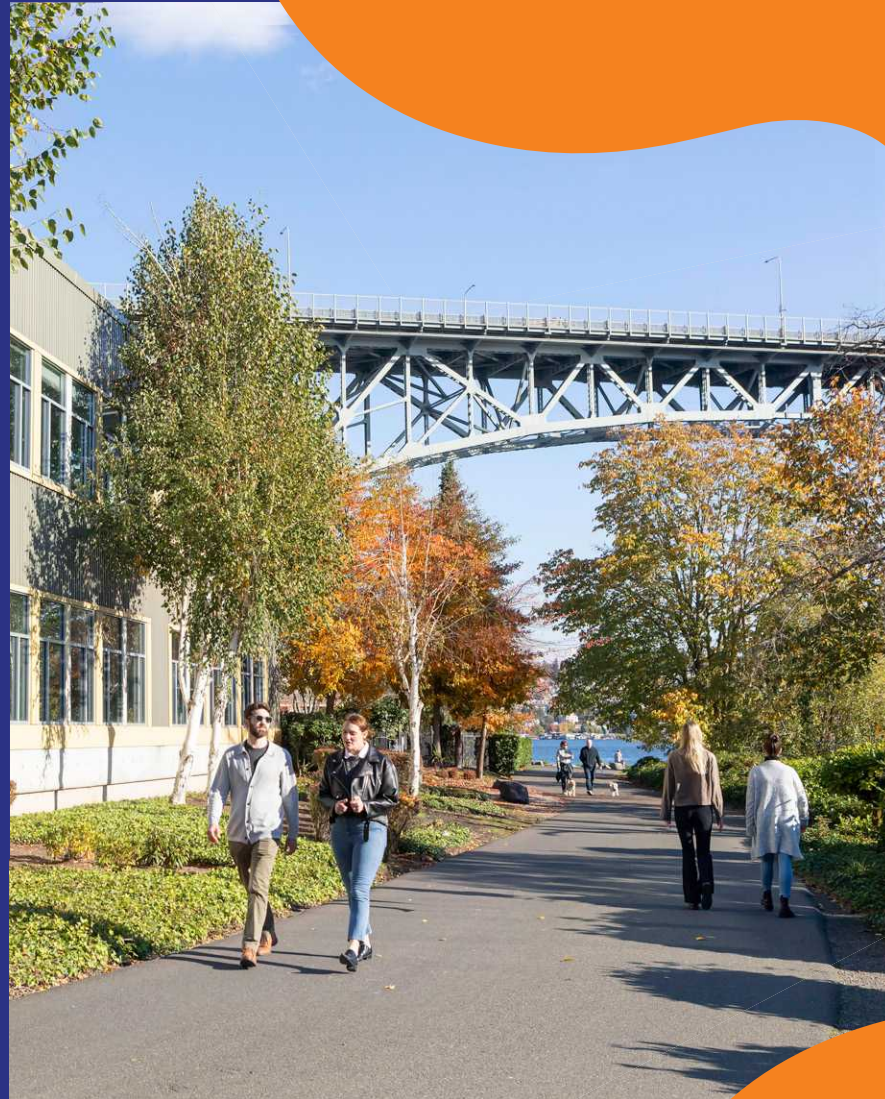
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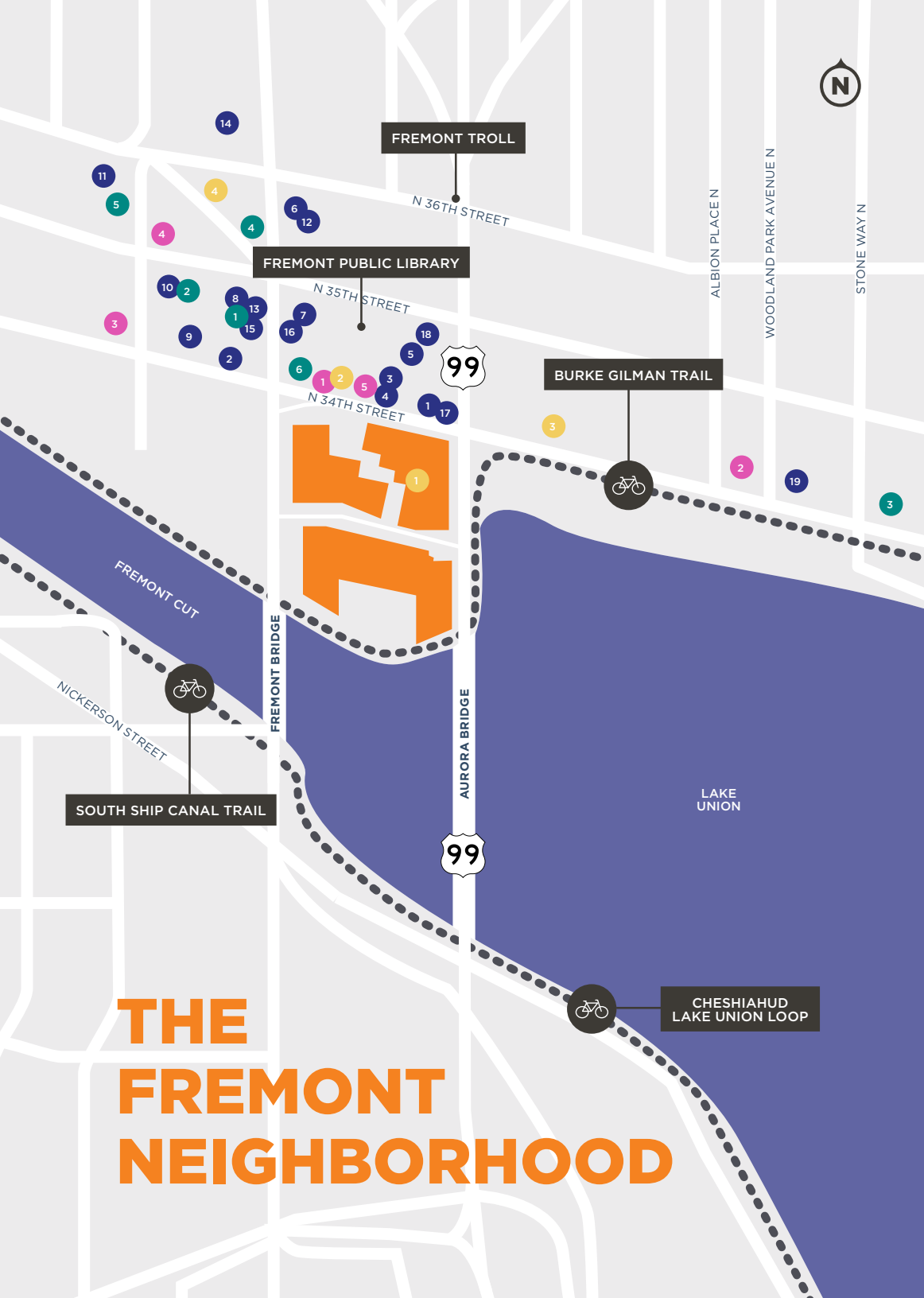
# THE CENTER OF IT ALL.

Welcome to Fremont Lake Union Center, where work meets leisure in Seattle's vibrant Fremont neighborhood — affectionately known as “The Center of the Universe.” Infamous for its eclectic shops, renowned eateries, and thriving arts scene (home to the iconic Fremont Troll), this neighborhood offers a dynamic atmosphere that's as unique as the city itself.

Fremont Lake Union Center provides a true “live-work-play” environment, where you can start your day in Fremont and stay well into the evening. Take a break during your workday with a stroll, bike ride, or paddleboarding session by beautiful Lake Union, just steps from your office. With an abundance of nearby restaurants and bars, you'll always find something to enjoy, no matter the time.

Experience a workplace unlike any other at Fremont Lake Union Center.





# THE FREMONT NEIGHBORHOOD



## FOOD

- 1 Cafe Turko
- 2 DIY Tea Lab
- 3 Evergreens
- 4 Tivoli
- 5 Just Burgers
- 6 Kamakura Japanese
- 7 CrackleMi Cafe
- 8 Simply Desserts
- 9 PCC
- 10 El Camino
- 11 Red Star Taco Bar
- 12 Conduit Coffee Co
- 13 Jai Thai
- 14 Shawn O'Donnell's Grill & Pub
- 15 Fainting Goat Gelato
- 16 Esters Enoteca
- 17 Milstead & Co Coffee
- 18 Brownies & Bites Bakery
- 19 The Dock Sports Bar & Grill

## DRINKS

- 1 Schilling Cider House
- 2 Fremont Brewing
- 3 Dreamland Bar
- 4 Triangle Spirits
- 5 Postale

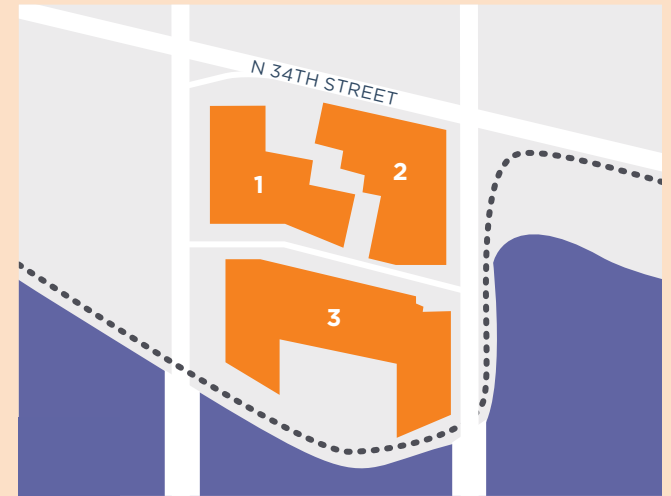
## FITNESS

- 1 Anytime Fitness
- 2 Flow Fitness
- 3 Fremont Health Club
- 4 Maven A Yoga Studio

## SHOPPING

- 1 Fremont Vintage Market
- 2 Pipe and Row
- 3 Brooks Running Store
- 4 Show Pony
- 5 The Sweet Spa and Boutique
- 6 Dusty Strings Music

# THE OPPORTUNITY



## 1 PLAZA 701 N 34th St

### AVAILABILITIES

Suite 230	6,841 RSF	↓
Suite 250	31,409 RSF	↓ 📷
Suite 200 (230+250 combined)	38,250 RSF	↓
Suite 300	40,043 RSF	↓ 📷
Floors 2+3	78,293 RSF	↓
Suite 450	11,319 RSF	↓

## 2 LAKEVIEW 837 N 34th St

## 3 WATERFRONT 801 N 34th St

# THE AMENITIES



Outdoor plaza for unique employee connection and events



Spectacular views of Lake Union and the Fremont Cut



Refreshed building lobbies to welcome you in



Onsite fitness center so you can stay active inside and outside



Secure bike storage, lockers & showers for a worry-free commute



Above-market parking ratio at 2.3/1,000

# ABOUT KILROY

## THE KILROY EXPERIENCE— REDEFINING PLACES FOR NEW WORK

Kilroy Realty is a leading West Coast real estate company focused on creating sustainable, high-quality workplaces that support tenant well-being and contribute positively to the environment and community.

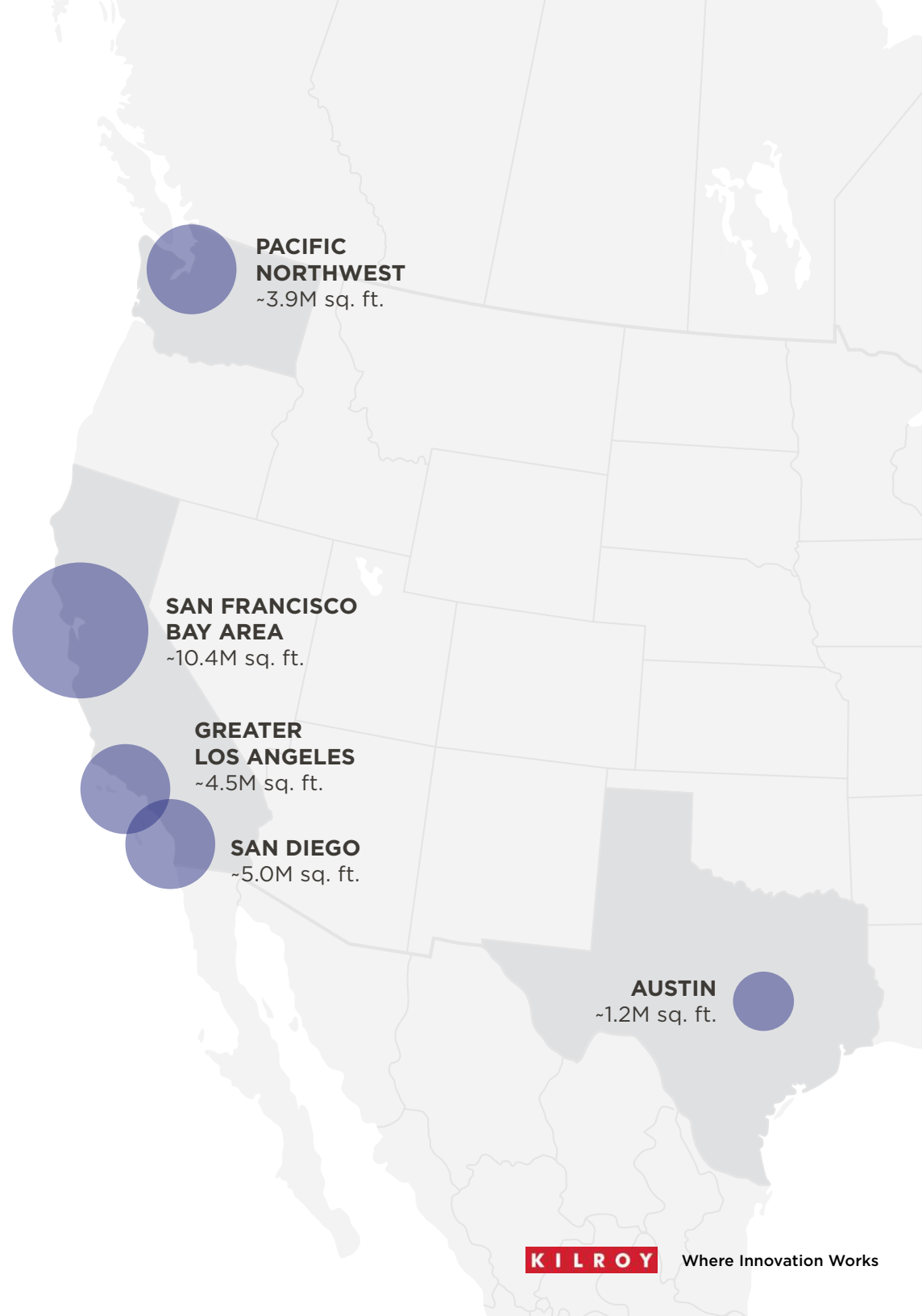
### SUSTAINABLE, INNOVATIVE DESIGN

- Kilroy properties emphasize sustainable design and practices, aligning with tenants' environmental goals.
- Buildings feature top-tier amenities, along with retail, public art, and community spaces, creating dynamic environments for work and leisure.

**Learn more:** [kilroyrealty.com/sustainability](https://kilroyrealty.com/sustainability)

### TENANT-FOCUSED MANAGEMENT

- Kilroy's property management approach includes sustainability-focused programs and proactive support to enhance tenants' experience.
- Workspaces are designed to promote employee well-being and foster a sense of community, making them attractive to companies in tech, media, life sciences, and other innovative industries.



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**GREG INGLIN**  
+1 206 292 6128  
greg.inglin@cbre.com

**DAVID ABBOTT**  
+1 206 292 6133  
david.abbott@cbre.com

**LAURA FORD**  
+1 206 292 6120  
laura.ford@cbre.com



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**KILROY**

kilroyrealty.com



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