

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, 19 Gold Taiwanese Restaurant, 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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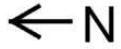
AVAILABLE

SUITE	SIZE (SF)	NNN (EST. 2026)	BASE RENT	DESCRIPTION
Suite 309	3,582 SF	\$15.18	\$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 414	3,736 SF	\$15.18	\$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.

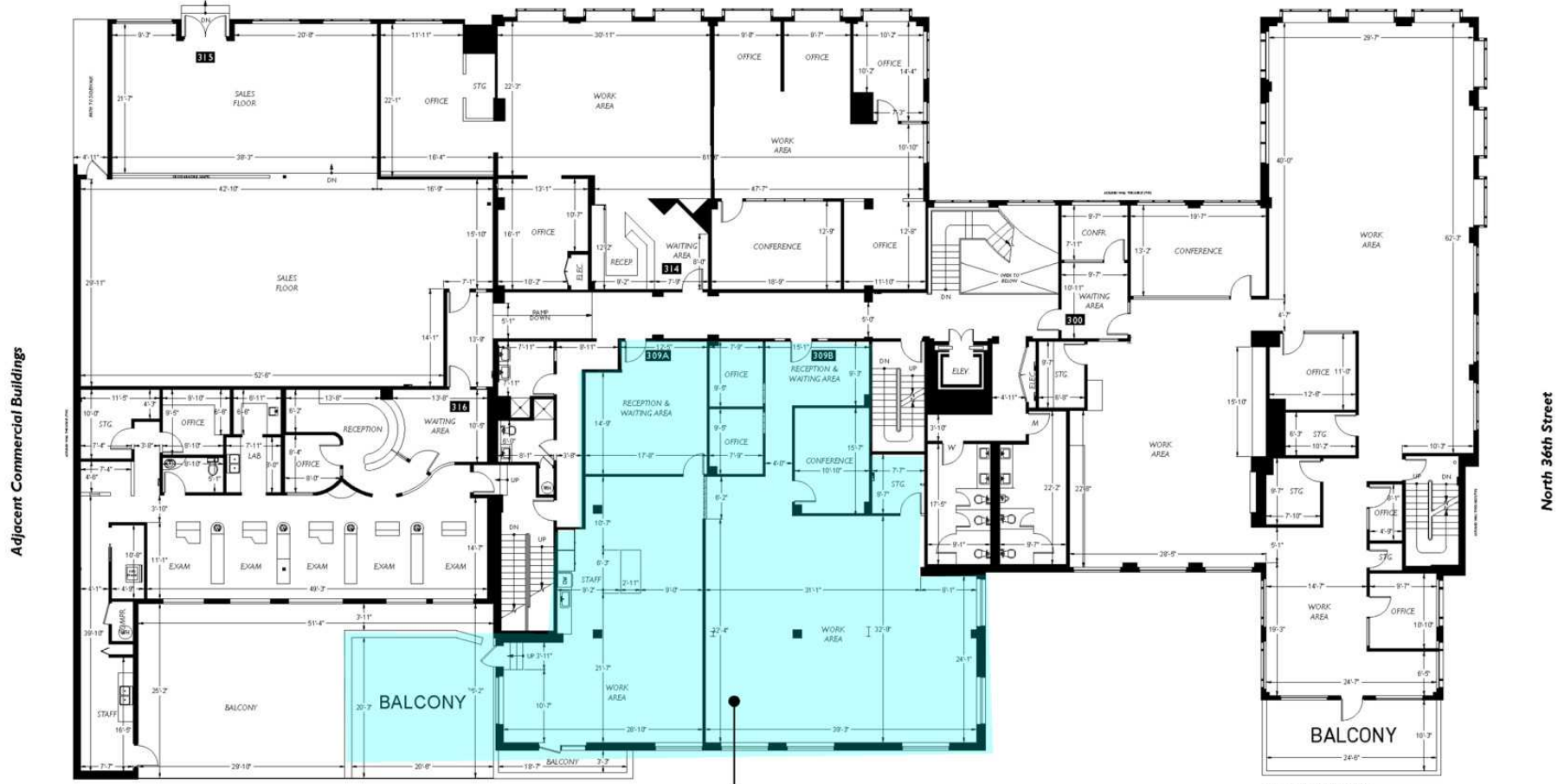
NNN includes water, sewer, trash and electricity. Tenant pays for in-suite janitorial service.
Internet: CenturyLink and Comcast (both providers offer fiber in the Building).

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Fremont Avenue North



North 36th Street

Adjacent Commercial Buildings

SUITE 309
3,582 RSF

Alleyway

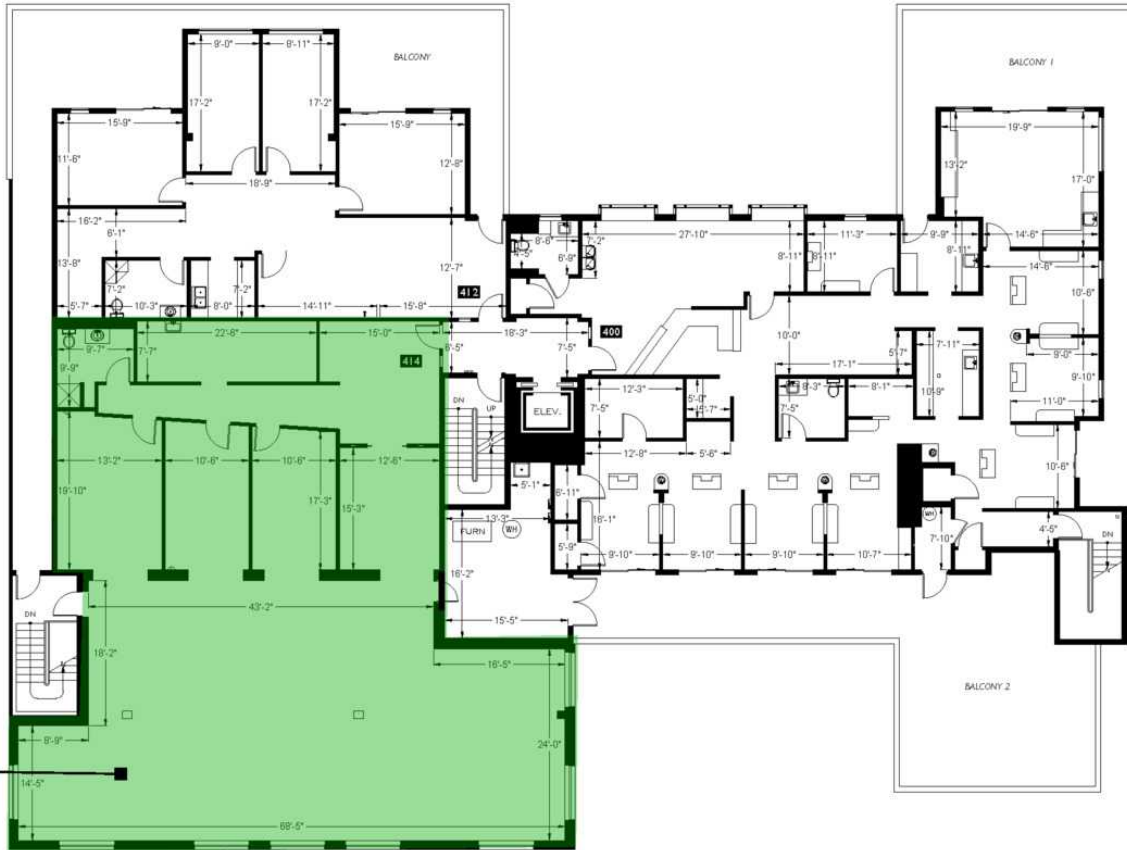


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Fremont Avenue North

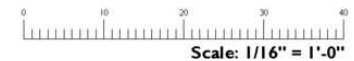


SUITE 414
3,736 RSF

Adjacent Building

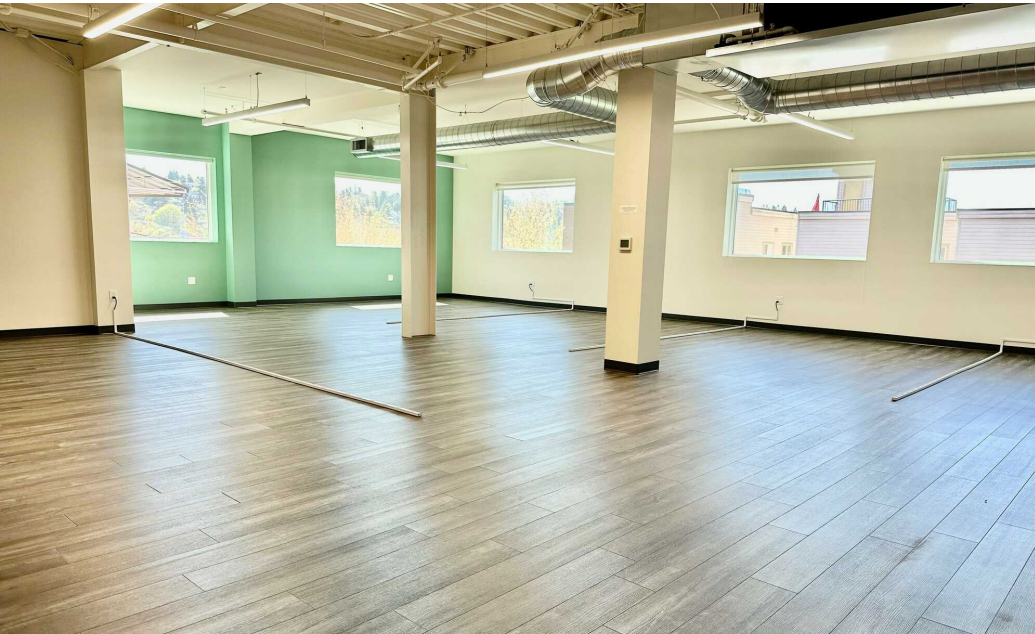
Adjacent Building

Alley

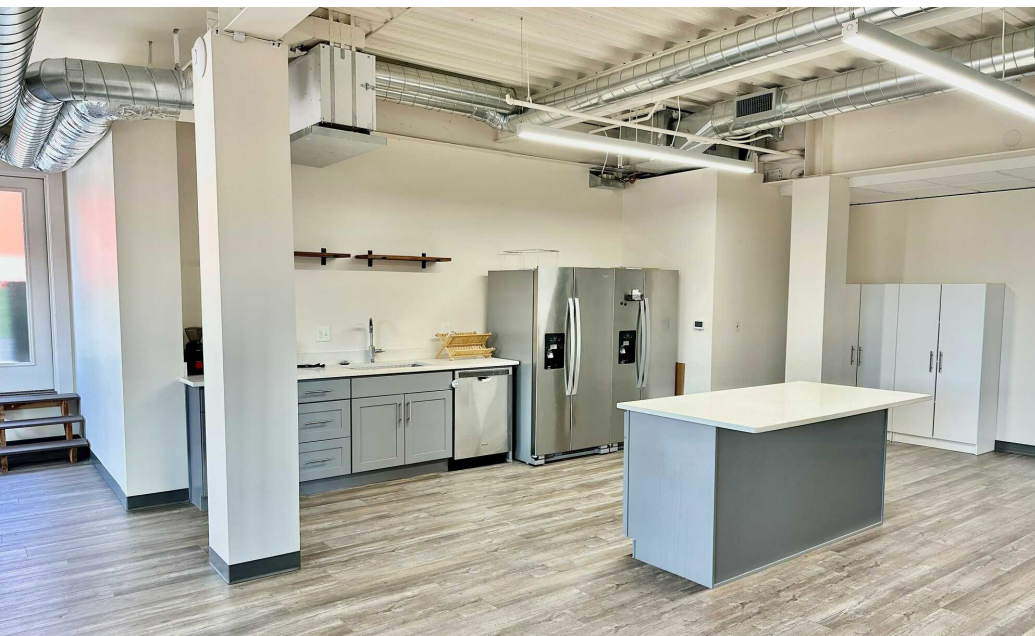


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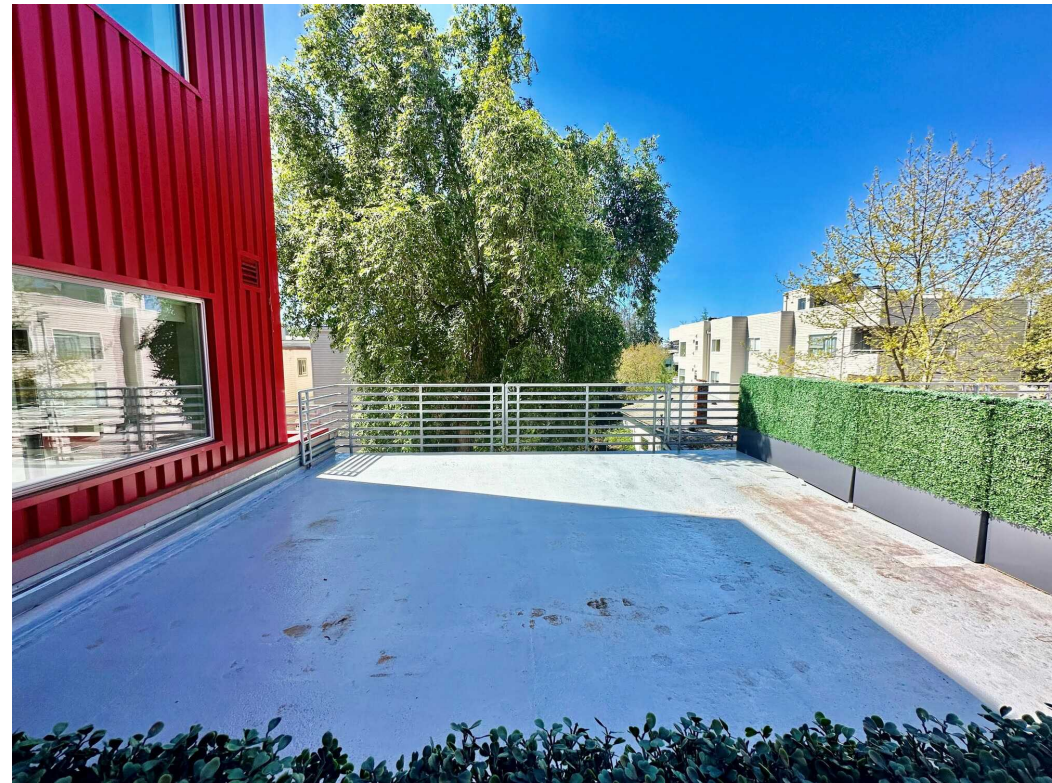
FREMONT VILLAGE SQUARE



Suite 309



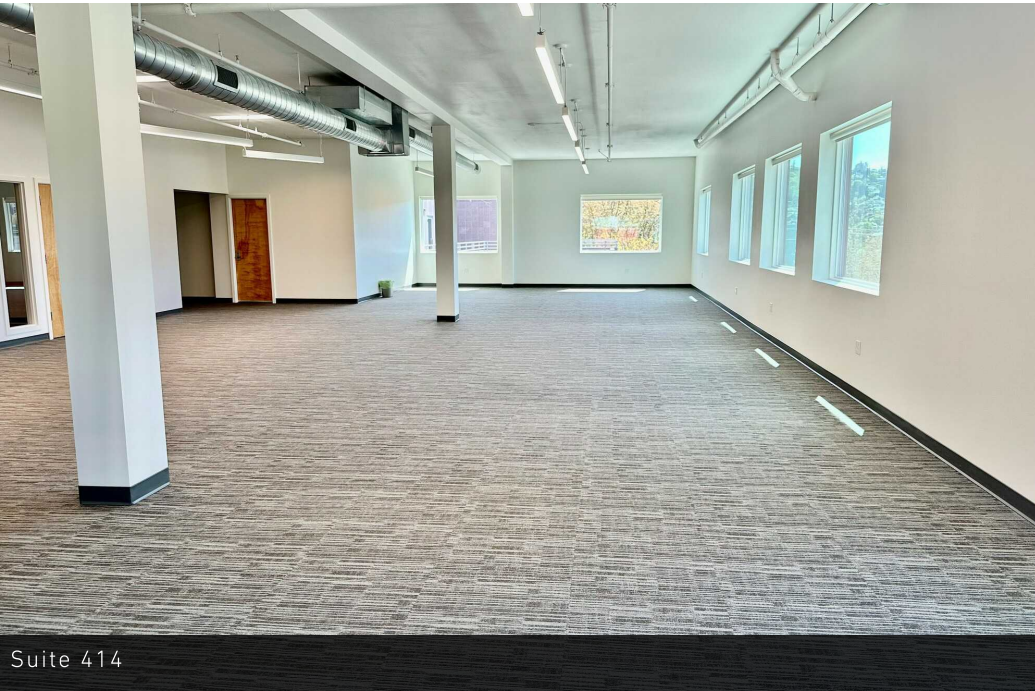
Suite 309 Kitchenette



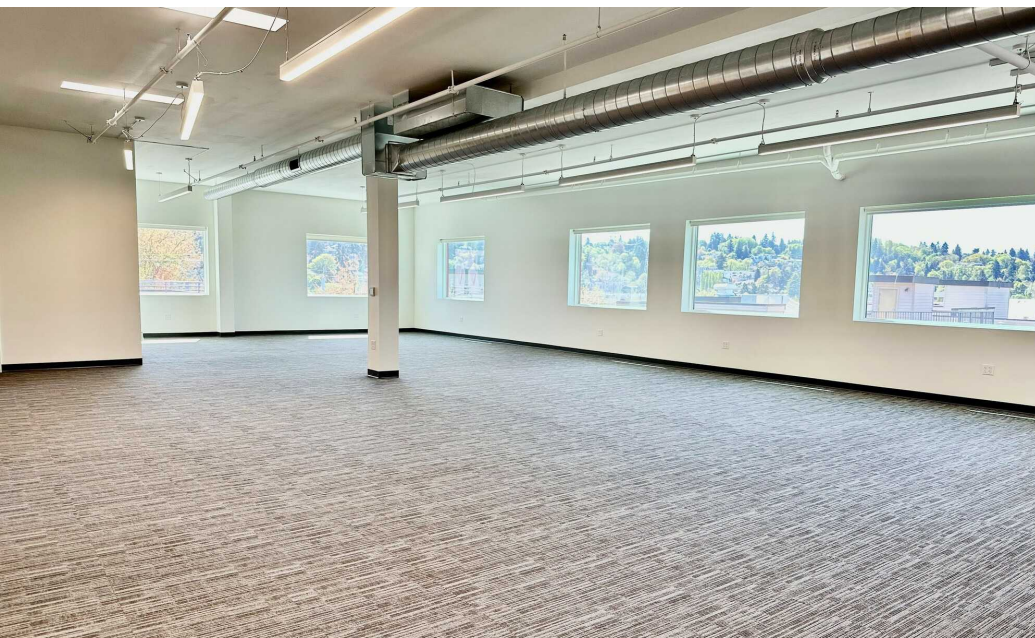
Suite 309 Balcony

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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 2025 demographics based on a 2 mile radius

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