

A SEATTLE LANDMARK

3400

*Phinney Ave*

SEATTLE, WA

MIXED USE SPACE IN THE HEART  
OF FREMONT WITH PRODUCTION AND RETAIL

13,800+ SF

DEMISABLE TO 3,500 SF

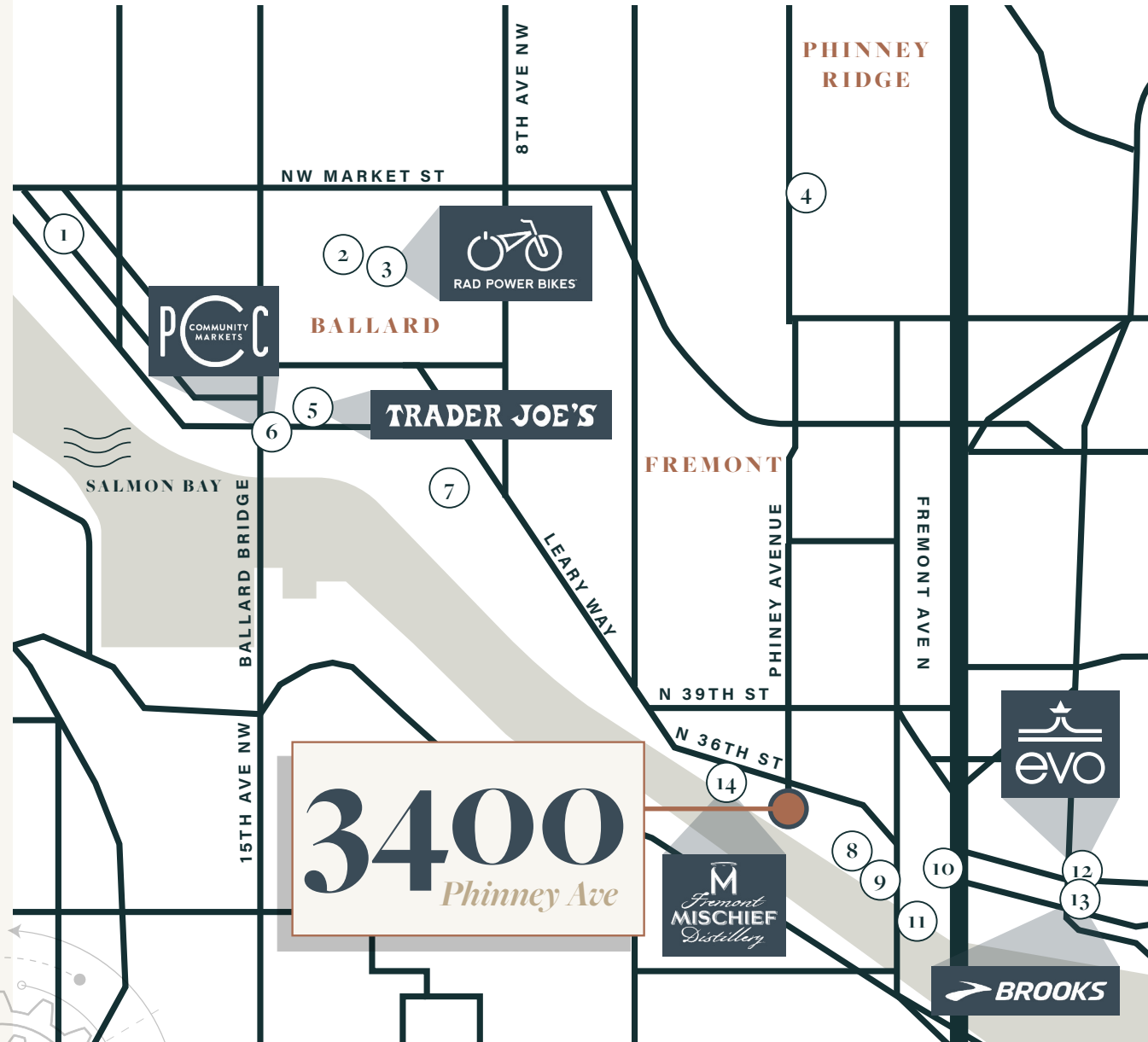


CBRE

# Fremont

*The center of the universe*

- 1 BALLARD FARMERS MARKET
- 2 BALLARD BREWING DISTRICT
- 3 RAD POWER BIKES
- 4 WOODLAND PARK ZOO
- 5 TRADER JOES
- 6 PCC
- 7 FRED MEYER
- 8 FREMONT SUNDAY FARMERS MARKET
- 9 GOOGLE
- 10 TABLEAU
- 11 ADOBE
- 12 EVO
- 13 BROOKS SPORTS
- 14 MISCHIEF DISTILLERY



# Site Plan

13,807 SF

16'

\*CONCEPTUAL DEMISING SCENARIO

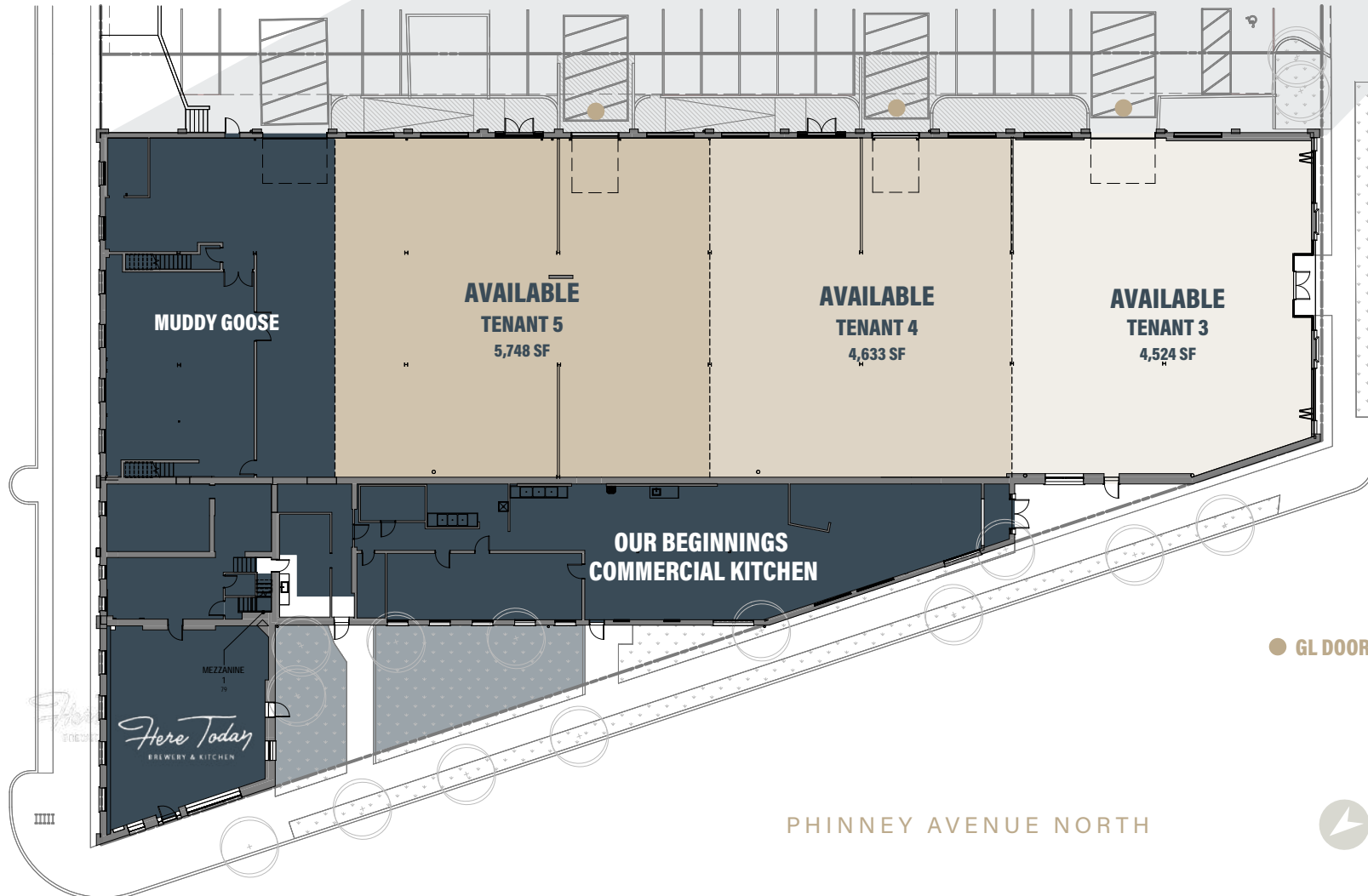
CLEAR HEIGHT

SUITES CAN BE MODIFIED AND / OR COMBINED



PARKING

NORTH 35TH STREET



● GL DOOR

PHINNEY AVENUE NORTH



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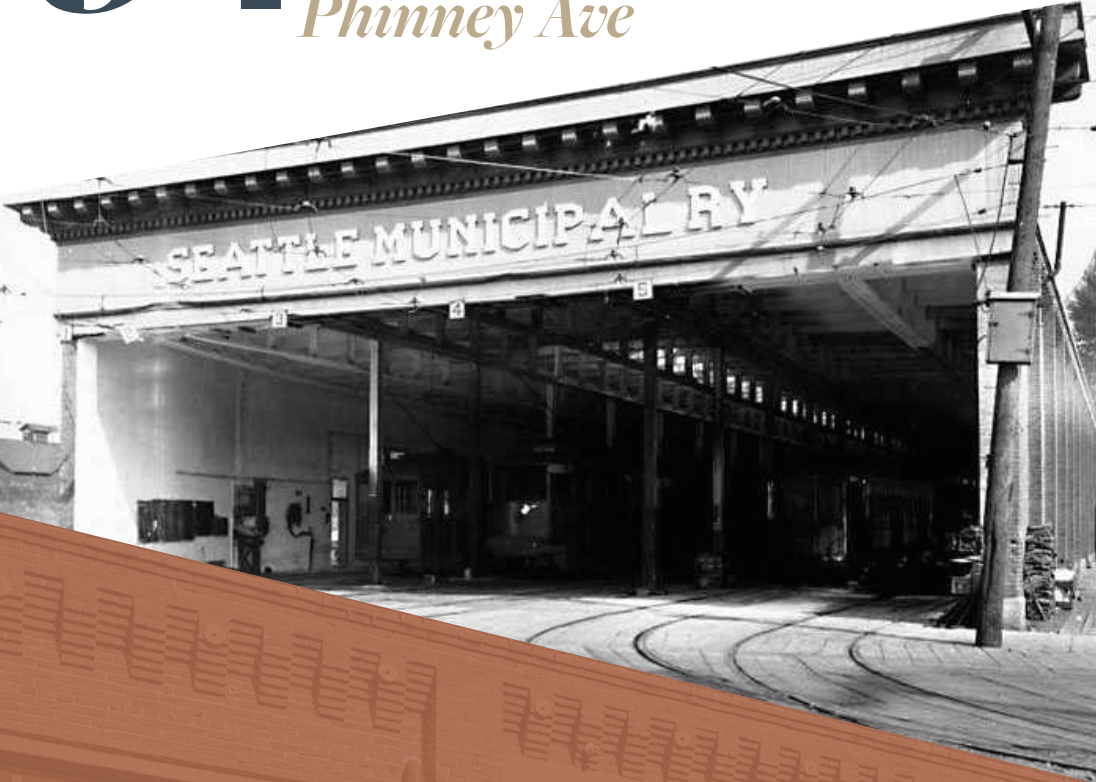
**DIRECT ACCESS TO  
THE BURKE-GILMAN TRAIL**

**WALK SCORE**  
**92**

**BIKE SCORE**  
**99**

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