

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, 51,639 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, 51,639 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**



**LOCKER ROOMS
& SHOWERS**



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

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.

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





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
20,676 SF

4TH FLOOR
VACANT
2,331 SF

3RD FLOOR
VACANT
18,345 SF

2ND FLOOR
VACANT
3,598 - 16,378 SF

1ST FLOOR
LEASED
12,098 SF



310 FLORENTIA STREET



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



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