

MIXED USE OFFICE SPACE FOR LEASE

## WHERE WORK **MEETS WONDER**

fremontcrossingseattle.com







# 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

New 4-story, 51,639 SF mixed-use office building



### 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

### 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.



#### STELLAR VIEWS OF FREMONT CUT



LOCKER ROOMS & SHOWERS



CAMPUS ENVIRONMENT WITH GREENSPACE, COURTYARD AND ROOF DECK



#### 47 SECURE PARKING SPACES, AND BIKE STORAGE



SURROUNDED BY FREMONT RETAIL AMENITIES

## 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 lan'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



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**

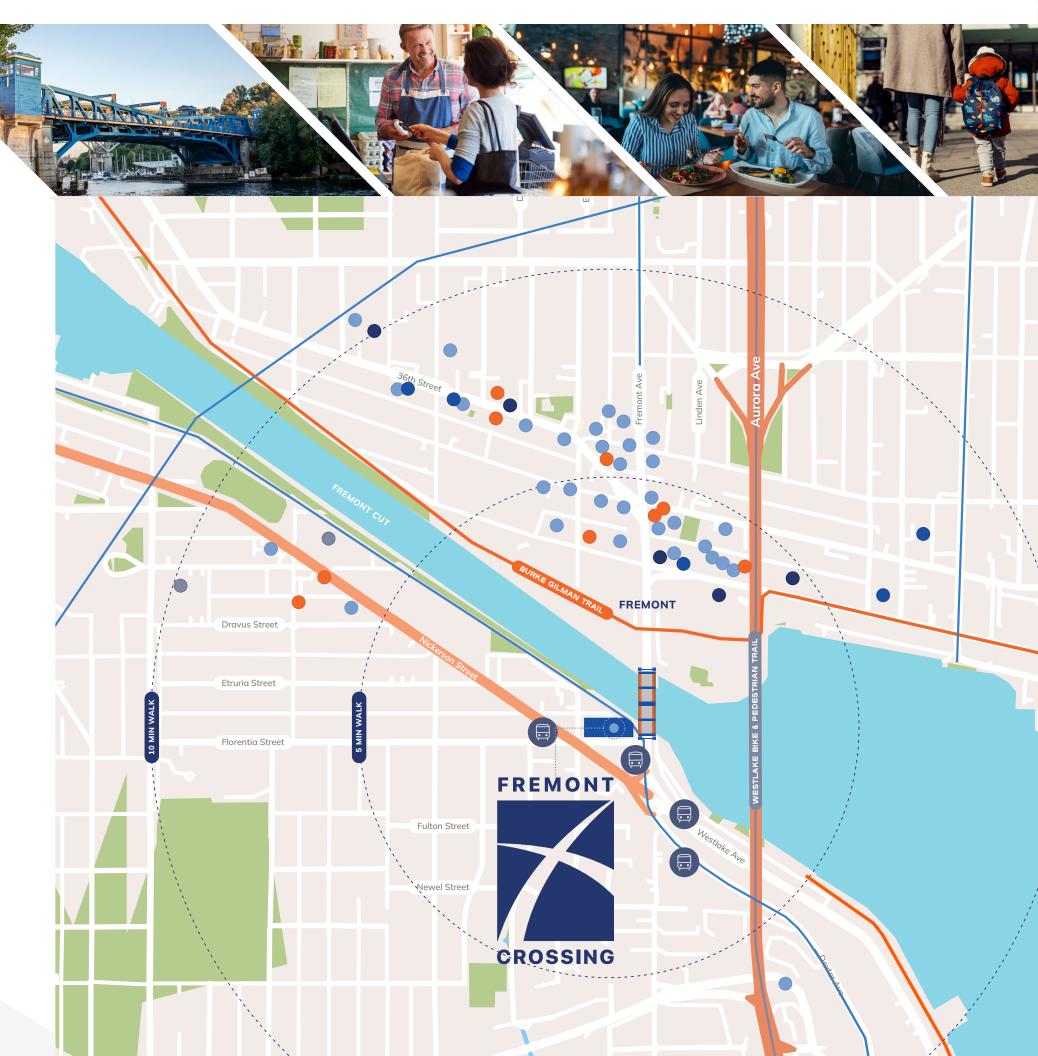
Fremont Brewing's UBG Figurehead Stone Way Aslan Brewing Seattle Outlander Brewery and Pub Schilling Cider House



Anytime Fitness Flow Fitness Fremont Health Club NW Fitness Project Cambio Fitness

#### CHILDCARE

Hilltop Children's Center North Queen Anne Child Care





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GASWORKS PARK Former plant turned scenic picnic spot.





# 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.

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FREMONT BREWING craft brewery.



FREMONT TROLL Lurks under the Aurora Bridge.

#### PCC COMMUNITY MARKET Local co-op & organic grocery store

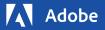


#### ANCHORED BY















### 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.



**310 FLORENTIA STREET** 



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