



GIBRALTAR
INVESTMENT PROPERTY SOLUTIONS

Office/Retail Space
Portofino Building
3815 Woodland Park Ave, Suite 102
Fremont

FOR LEASE



For more information please contact:

Laura Miller

(206) 351.3573 | MOBILE
laura@gibraltarusa.com

GIBRALTAR, LLC | 1525 4TH AVE, SUITE 400 | SEATTLE, WA, 98101

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Overview

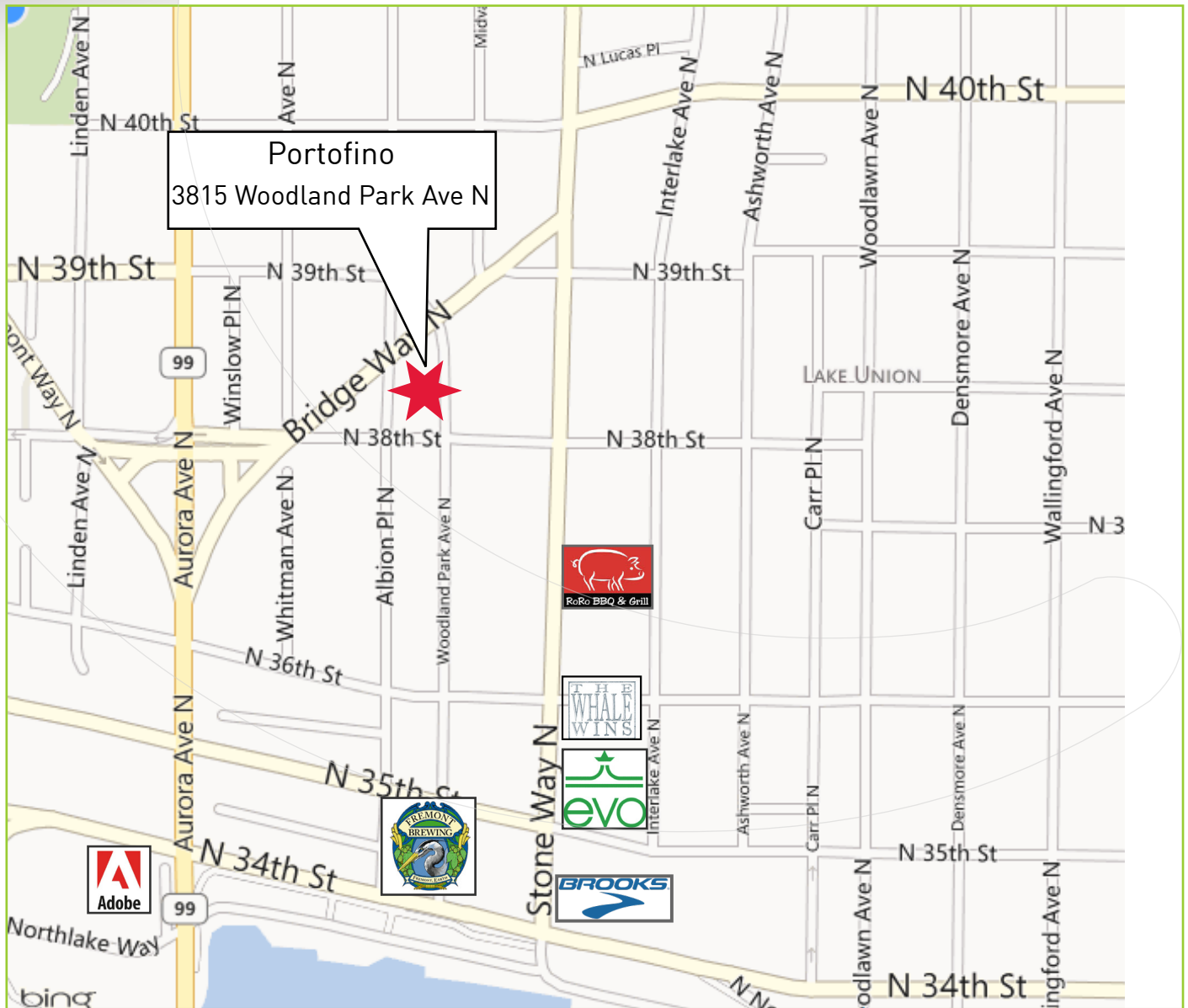
The Portofino is a beautiful, high-quality mixed-use building comprised of 2,839 SF of retail/office and 32 luxury apartments. It enjoys a prime location between the popular Wallingford and Fremont neighborhoods with easy access from Hwy 99, and blocks from the global headquarters for Brooks Shoes. Easy access to public transportation and fantastic neighborhood restaurants and amenities including EVO, Joule, The Whale Wins, Gasworks Park, the Burke-Gilman trail and Green Lake!

Highlights

- 1,421 Square Feet
- Convenient Fremont/Wallingford location one block from the flourishing Stone Way corridor, and easy access to public transportation and Hwy-99
- Current layout consists of 3 private offices, open work area, kitchenette, storage space, 2 private restrooms and HVAC
- Street-level space with great natural light
- Parking available in secure garage at \$95/month per stall
- 200 amp, 3-phase power
- Ideal for architect/design firm, law office, medi-spa or other service related use
- Available December 1, 2015
- Total Monthly Rental rate \$22.50/SF/YR + \$6.59/SF/NNN = \$3,444. Tenant pays all utilities.

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Demographics (2014)	1 mile	3 mile	5 mile
Daytime Population	28,520	244,724	398,430
Total Households	13,597	122,990	191,316
Average Household Income	\$67,295	\$71,993	\$72,322

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