

Fremont Crossing

*An Open-Air Micro-Hub Campus
designed for the post COVID-19 World*

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AVAILABLE NOW

**316 FLORENTIA STREET
SEATTLE, WA 98109**

FREMONTCROSSINGSEATTLE.COM

NEWMARK



The striking, newly designed SKB Architects 4-story, 51,639 SF mixed-use office building partially wraps around the iconic 9,724 SF fully renovated Bleitz Building.

▶ DRONE VIDEO

- Walking distance to PCC Natural & Organic Grocery Store and the many retail amenities of Fremont
- Immediate access to Burke Gilman Trail and Protected Westlake Bike & Pedestrian Trail
- 34 underground secure parking stalls and 13 exterior parking spaces
- One block to mass transit
- Bike storage with showers/locker rooms
- Campus environment



DOWNTOWN FREMONT

Activated outdoor plazas

Rooftop deck

Open green space and seating area

Water views of Lake Union

Exterior signage opportunity

Exterior parking

FREMONT BRIDGE



*There are no limits to
Fremont Crossing's
accessibility, with
scenic bike paths
for commuters, and
public transit just
steps away*

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- Dedicated bike lanes on both sides of the Fremont Cut waterway, providing an enjoyable morning and evening ride
- 1 minute walk from the nearest bus stop
- 2 minute drive to the Aurora Bridge and Highway 99
- 7 minute walk to public boat moorage
- 10 minute, flat bike ride to South Lake Union



The area adjacent to the Fremont Bridge is experiencing tremendous growth. Catalyzing development around the south end of the bridge (North Queen Anne Hill), will help to focus the growth that will inevitably occur.

– Kyle Gaffney, co-founder of SKB Architects / co-designer of Fremont Crossing



Already a haven for tech, but still on the rise.

Fremont has benefited from the Seattle-region tech tenant explosion, with Google taking notice and square footage as far back as 2006. Adobe, Tableau and Geogaching.com are all names on the long list of high profile tech tenants synonymous with this well-established but still growing neighborhood.

The Fremont Rocket, a symbol of the community, speaks to the creativity and ingenuity that helped to dub Fremont the “Center of the Universe”, an idea that both tenants and their talent draw inspiration from.

Tech is not alone in Fremont, however. Life sciences, an industry with a very strong future, is moving in as well, with Lumen Biosciences making their headquarters here.

New Building

▶ 3rd Floor / Penthouse	20,676 RSF
▶ 2nd Floor	7,041 - 18,865 RSF
▶ 1st Floor	12,098 RSF
TOTAL	51,639 RSF

▶ [CLICK TO VIEW VIRTUAL TOURS](#)

Bleitz Building

3rd Floor / Penthouse	LEASED
2nd Floor	LEASED
1st Floor	LEASED
TOTAL	FULLY LEASED



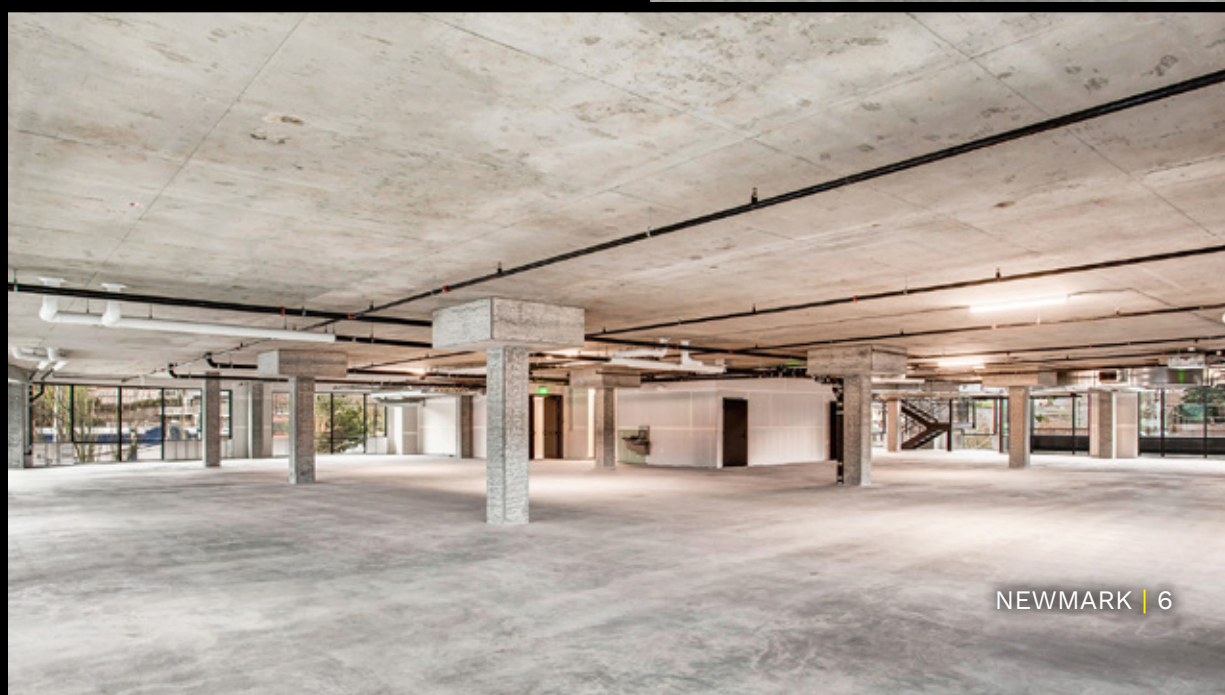
Embracing the Post COVID-19 Era

While Fremont Crossing's two buildings are in close proximity to each other for easy collaboration and community, the hub itself features an open area atmosphere and walkways, perfectly situated to embrace the future office environment:

- Features a mid-rise configuration with two internal stairs (Allows for ground to roof walk-up access and could be programed as one-way system up/down)
- Small, highly flexible floorplates allow demising options that promote social distancing.
- Multiple, small amenity spaces and outdoor areas allows flow without promoting large gatherings
- Flexible amenity programming- moveable seating, etc
- Fresh air/operable windows in the Bleitz Building
- HVAC protocols including fresh air flushing daily before work hours
- Private individual bathrooms

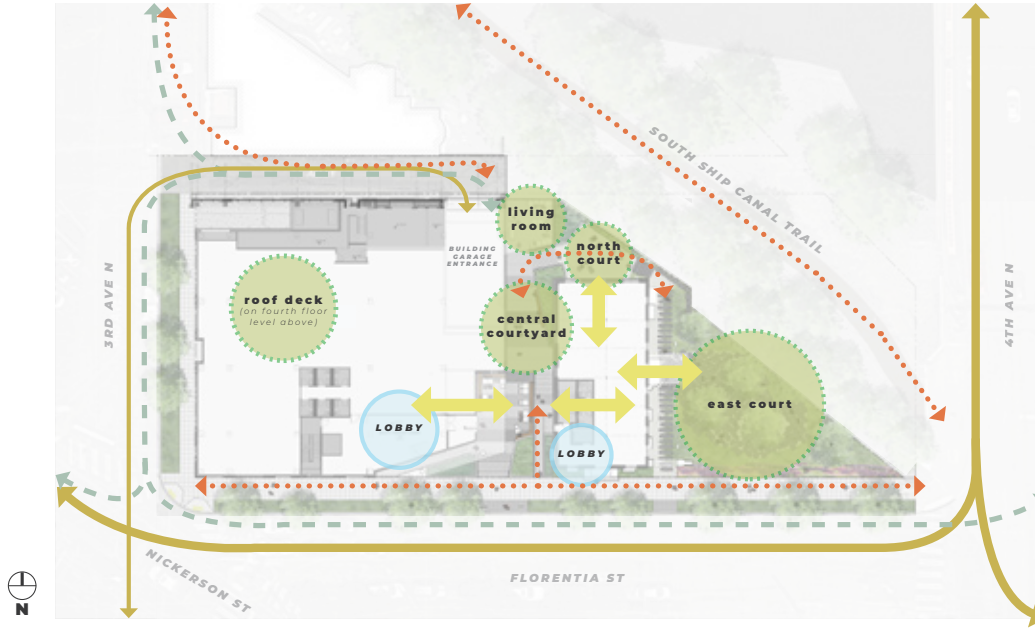


WEST COURTYARD



Flexible Density for Social Distancing

-  AUTOMOBILE
-  PEDESTRIAN
-  BICYCLE



Transformable Fluid Space // Sample Hypothetical Plan

- Features a Wellness Center at its core, an open and inviting Courtyard area, upon first entering
- 87 to 160 Workstations for maximum employee consideration
- 10 Offices
- 5 Conference Rooms
- 3 Phone Rooms
- 2 Open Collaboration Areas



A Wealth of On-Site Amenities

Tenant talent commuting into Fremont Crossing will have a vibrant surrounding neighborhood nearby for their needs but also won't need to leave the campus if they prefer to take a break or socialize on-site.

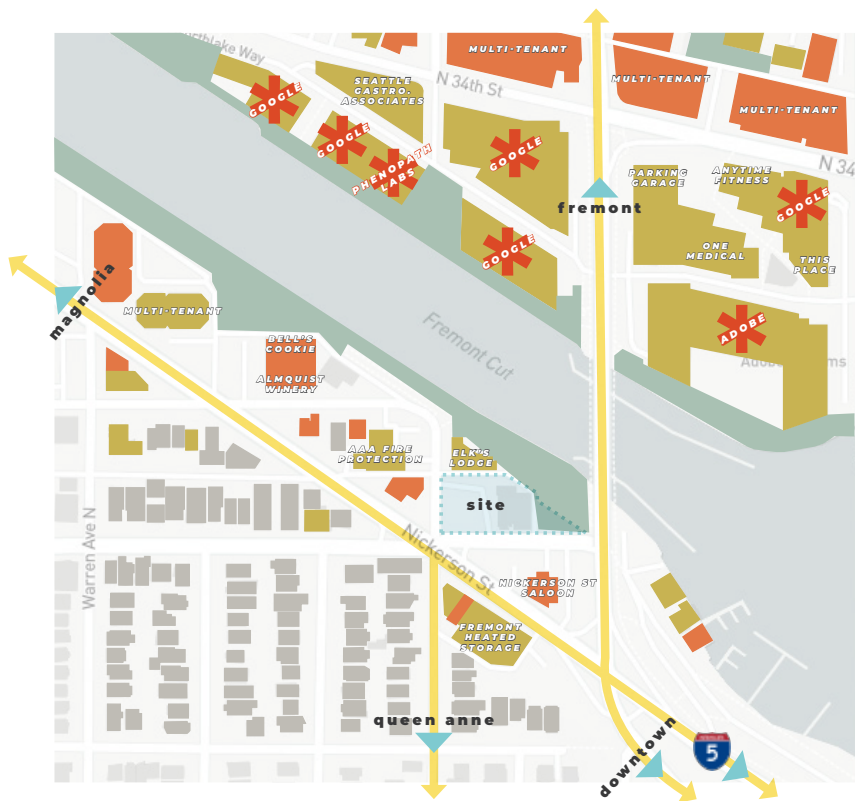
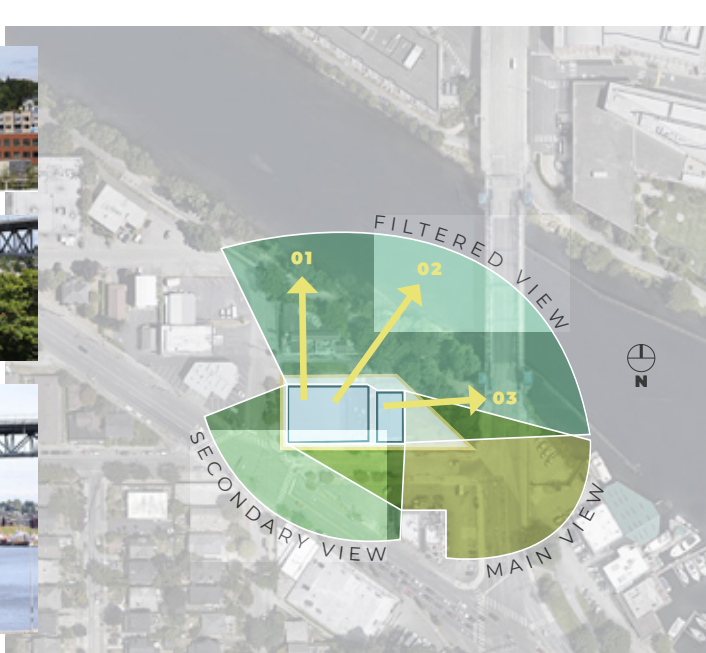
- To the east of the Bleitz Building lies an open seating area, adorned with seasonal landscaping
- Two courtyard areas provide ample amenity space between the two buildings and behind the Bleitz Building
- On the roof of the new building, a rooftop terrace with dazzling views of the Fremont Bridge and Lake Union
- Abundant parking, 47 spaces in all, and bike storage are the perfect complement for commuters
- Showers and locker rooms provide a space to start the day after exploring the Burke Gilman Trail or the Protected Westlake Bike & Pedestrian Trail



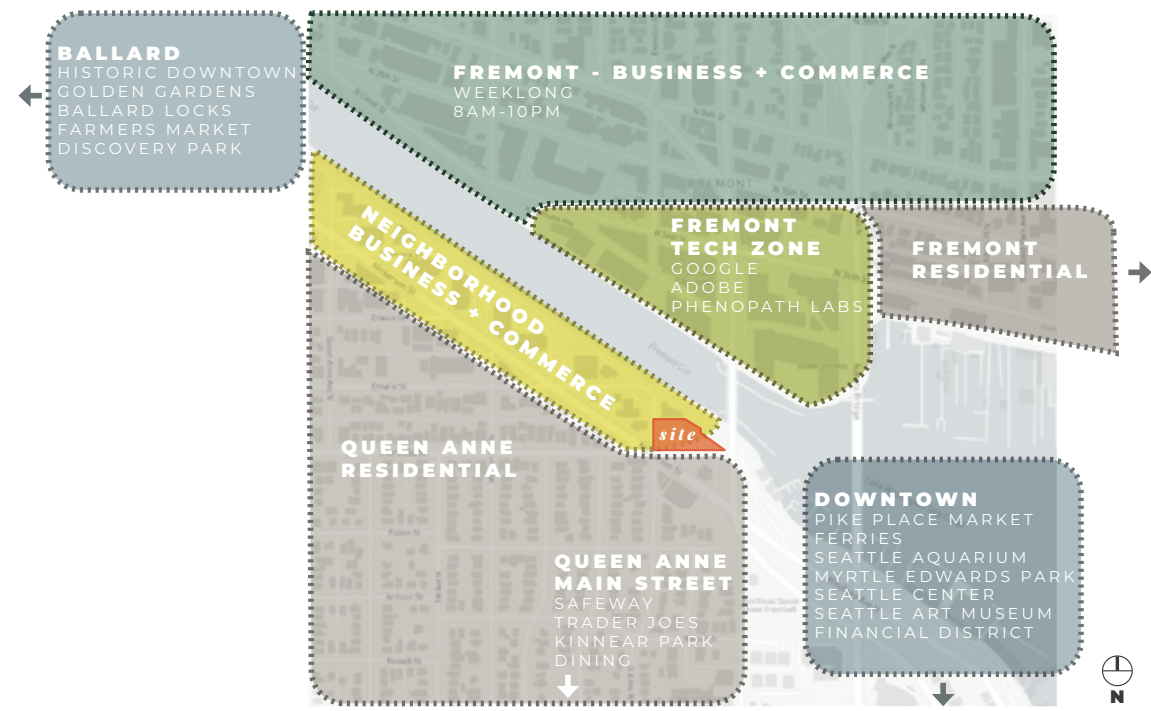
EAST YARD VIEW



A Mindful and Natural Flow, Within the Hub and to the Greater Neighborhood

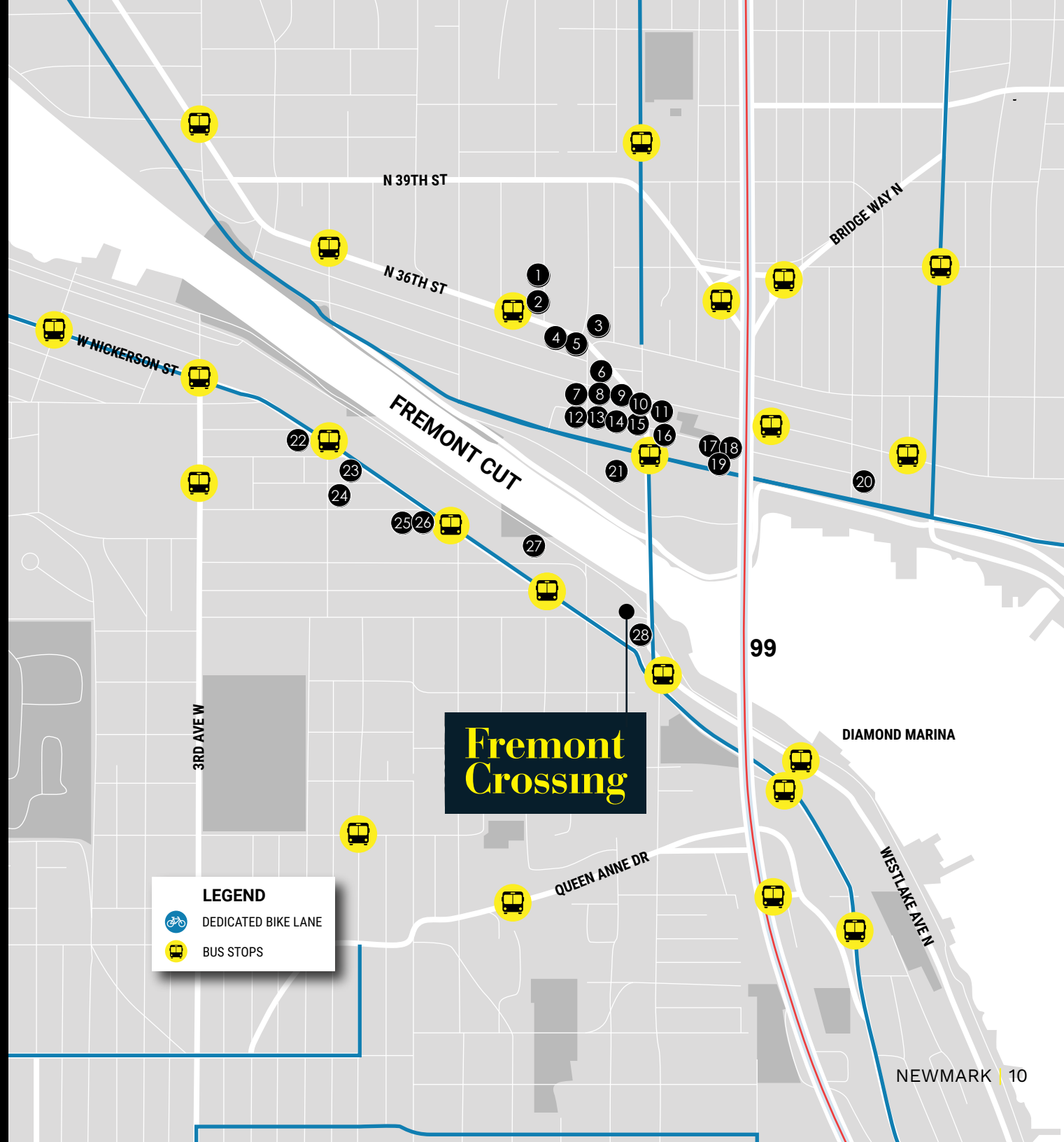


■ RETAIL
 ■ BUSINESS
 ■ PUBLIC/GREEN
 ■ RESI/MULTIFAMILY



Amenities // Transportation

1. Norm's Eatery
2. Ballroom
3. FedEx Office
4. Nuna Ramen
5. Red Star Taco Bar
6. High Dive
7. Triangle Spirits
8. The Barrel Thief
9. El Camino
10. Portage Bay Goods
11. Jai Thai Restaurant
12. Agrodolce
13. Red Door
14. PCC Community Markets
15. Zoom Care
16. Starbucks
17. MOD Pizza
18. Chase
19. Schilling Cider House
20. The Masonry Fremont
21. Evergreens Salad
22. Milstead & Co
23. Verve Bowls
24. Fremont Brewing
25. Key Bank
26. Curbside
27. Sam's Mediteranean
28. Byen Bakery
29. Thai Fusion Restaurant
30. The Wick
31. Zeek's Pizza
32. 206 Burger
33. Almquist Winery
34. Nickerson St Saloon
35. Conduit Kickstand



Neighborhood Tenants



Fremont Crossing



Fremont Crossing



NEWMARK

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