

AVAILABLE NOW | 900 NORTH 34TH STREET, SEATTLE, WA

# WATERSHED FREMONT

RETAIL & RESTAURANT SPACE FOR LEASE | NEW OWNERSHIP



FOR MORE INFORMATION PLEASE CONTACT:

**TRACY CORNELL**

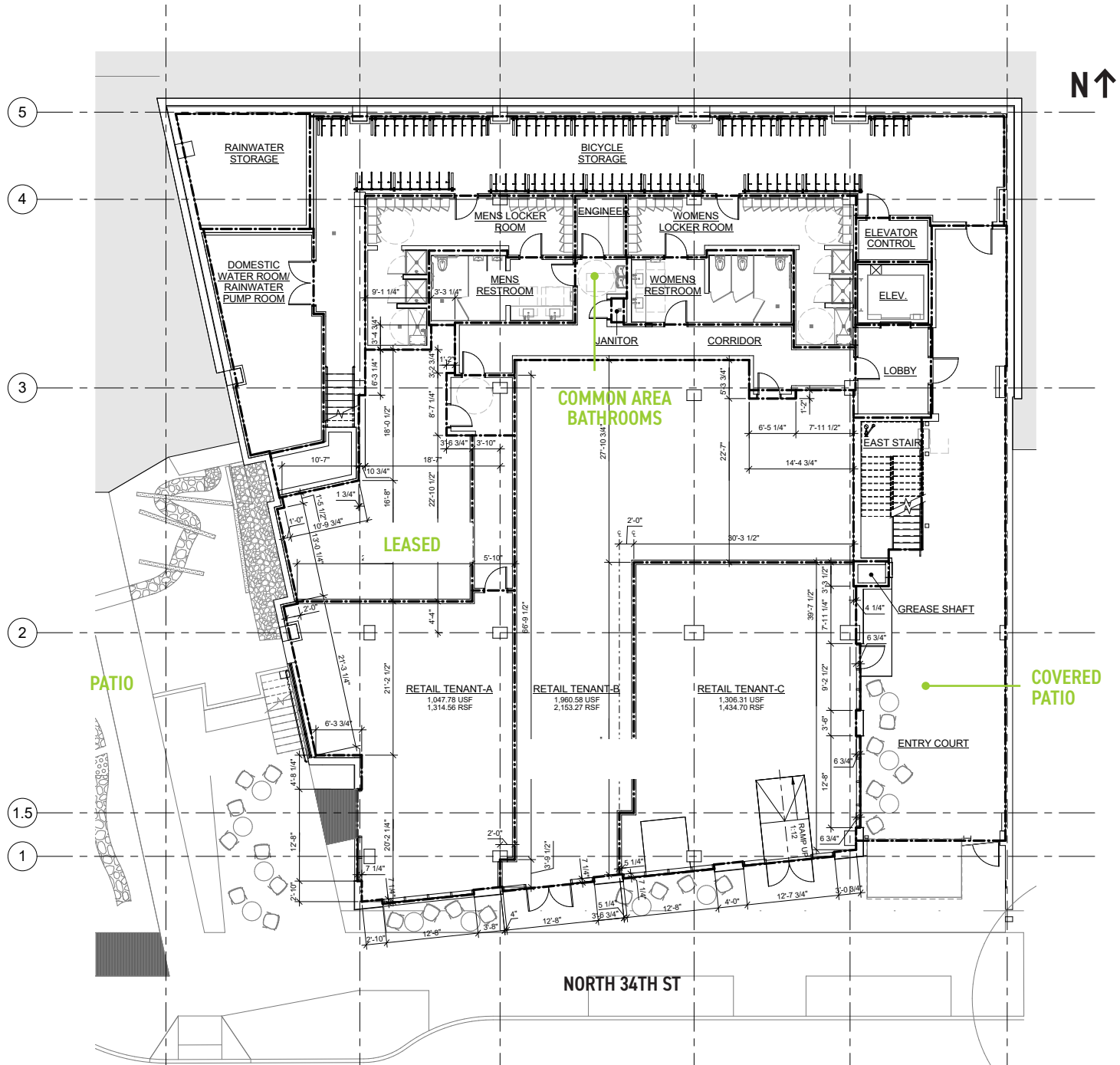
tracyc@gibraltarusa.com  
206.948.0630

**LAURA MILLER**

laura@gibraltarusa.com  
206.351.3573



TROLL AVENUE N







## PROJECT OVERVIEW

- One of the city's most beloved neighborhoods, Fremont has grown with its recent tech neighbors without budging on character. A haven for hip bars, the Pacific Northwest's restaurant scene, and off-kilter neighborhood festivals, Fremont's laid back waterside locale cuts an attractive stomping ground for culture-loving tenants.
- The Watershed Building is one of the city's most sustainable buildings intended for high-tech use, showcasing cutting-edge design and seamless integration into Seattle's vibrant Fremont neighborhood.
- The Watershed Project is a 7 story office/retail project totaling to 66,541 SF.
- Watershed is the only commercial building currently available developed under the Seattle's Living Building Pilot Program.
- The project sits 20 yards from the Burke-Gilman Trail and within walking distance of the Fremont Troll.
- Dedicated patio and sidewalk seating available.
- Office hub of giant technology companies include: Tableau, Google, Adobe, Getty Images
- Surrounding businesses include: Fremont Brewing, MiiR, Evvo, Milstead & Co, Evergreens, PCC Markets, and more!

**96**  
WALK  
SCORE

**87**  
BIKE  
SCORE



## AVAILABLE RETAIL

SUITE	TENANT	SIZE (RSF)	NNN RATE EST. 2022	LEASE RATE	DESCRIPTION
Retail A	Available	1,315 RSF	\$12.00	\$35.00 SF/Year	Corner suite, 13'2" ceilings, large storefront windows, common area bathrooms and patio seating
Retail B	Available	2,153 RSF	\$12.00	\$35.00 SF/Year	13'2" ceilings, common area bathrooms, can be combined with Retail A and/or C for a total of 4,903 SF
Retail C	Available	1,435 RSF	\$12.00	\$35.00 SF/Year	Type 1 hood shaft, 13'2" ceilings, large storefront, patio seating and common area bathrooms
Combined	Available	4,903 RSF	\$12.00	\$35.00/SF/Year	Type 1 hood shaft, 2 patios, large storefront, common bathrooms





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