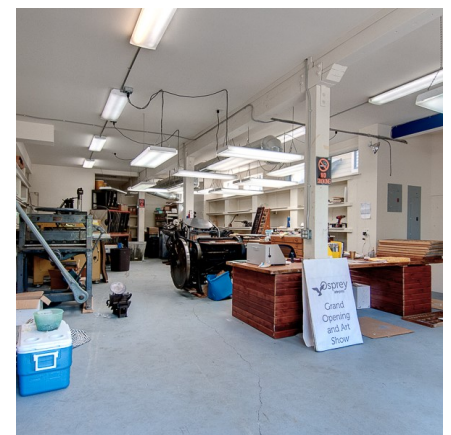


Fremont Office & Warehouse Space for Lease

108 NW Canal Street, Seattle, WA 98107



Flex warehouse and office space for lease in the heart of Fremont! Approximately 2,518 SF available, consisting of 1,307 SF of warehouse/flex space on the ground level and 1,211 SF of office space on the 2nd floor. The 1st and 2nd floors are connected by a back stairwell and can be leased together or separately. The 1st floor warehouse/flex space has 3-phase power and features concrete floors, private restroom and one grade-level loading door. The 2nd floor office space features floor-to-ceiling windows, private restroom with shower, coffee bar and a large open work area. Exceptional location on the Burke Gilman Trail and just a stones throw from numerous restaurants, shops and all of the amenities Fremont has to offer.

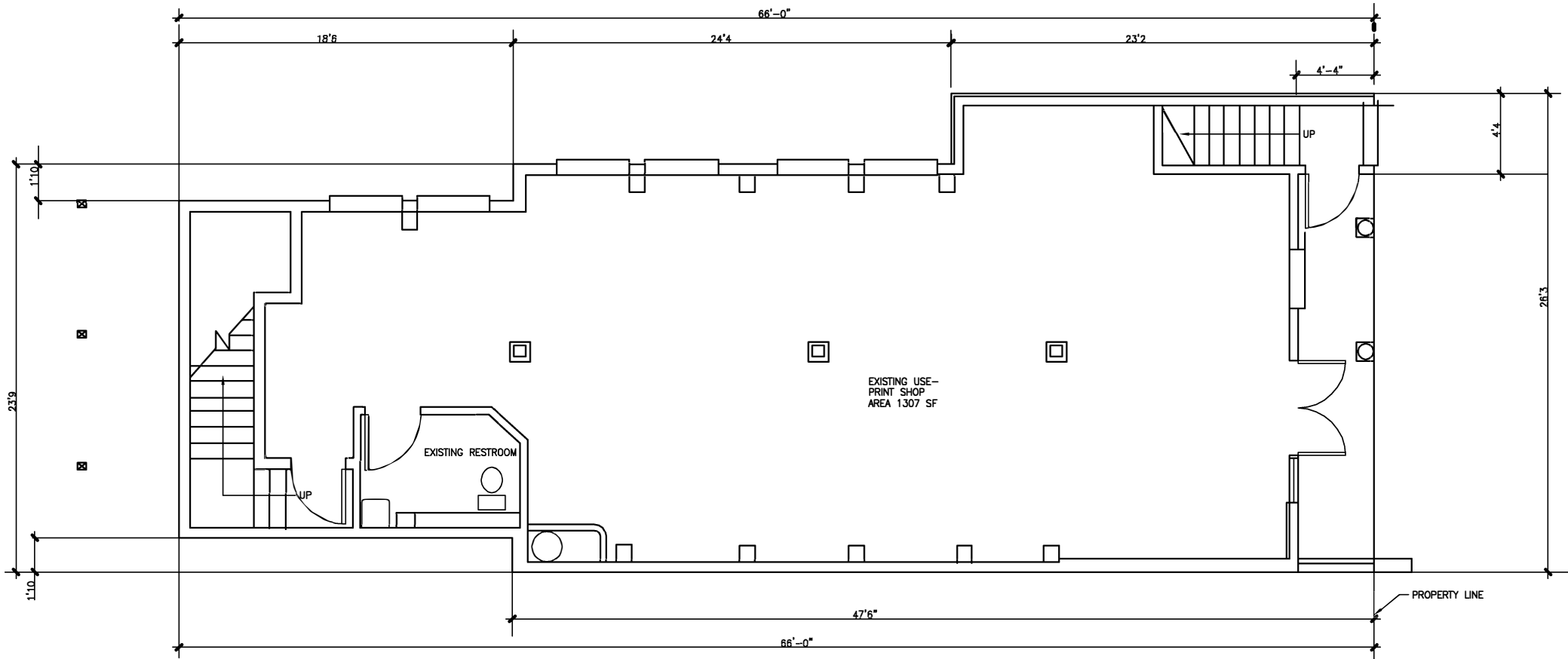


Asset Class:	Office & Flex Warehouse
Base Rent:	\$23.83/SF/YR (\$5,000/M)
2019 Est. NNN:	\$6.10/SF/YR (\$1,280/M) NNN includes ALL utilities
Total SF Available:	2,518 SF
Flex/Warehouse:	1,307 SF
Office SF:	1,211 SF
Parking	1 Off-street space per 1,000 SF

Property Features:

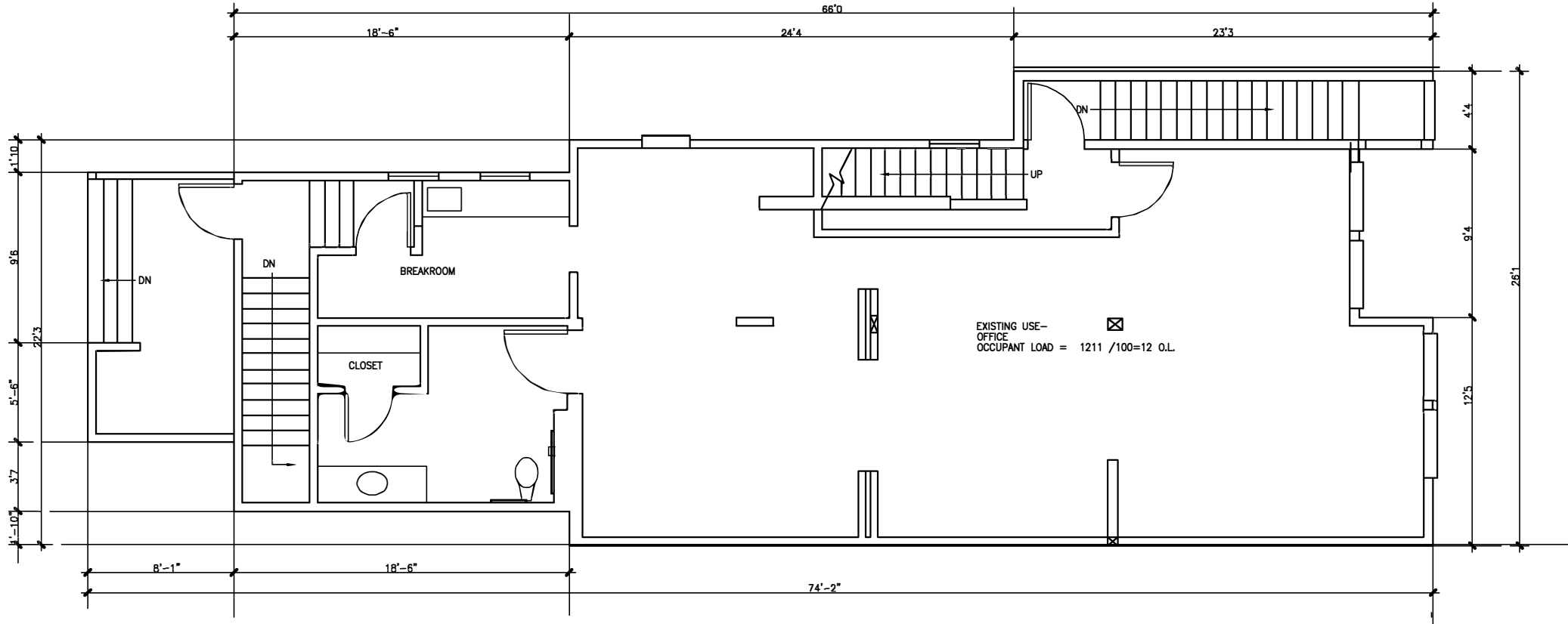
- ◆ 3-Phase Power in warehouse
- ◆ Grade-level loading door
- ◆ Private restroom with shower on 2 floor and private restroom in warehouse
- ◆ Coffee bar/kitchenette
- ◆ Floor-to-Ceiling windows overlooking the Burke Gilman Trail & Fremont Ship Canal
- ◆ Great branding and signage opportunities
- ◆ Close to restaurants, retail shops and one block from Mass Transit

For additional information please call:
Lauren Hendricks 206-999-9161
 LaurenHendricks@windermere.com
 Windermere RE/Wall Street, Inc.



WAREHOUSE FLOOR PLAN
SCALE 1/4" = 1'0"





OFFICE FLOOR PLAN

SCALE 1/4" = 1'0"