

A SEATTLE LANDMARK

3400

Phinney Ave

SEATTLE, WA



25,000+ SF

DEMISABLE TO 3,500 SF

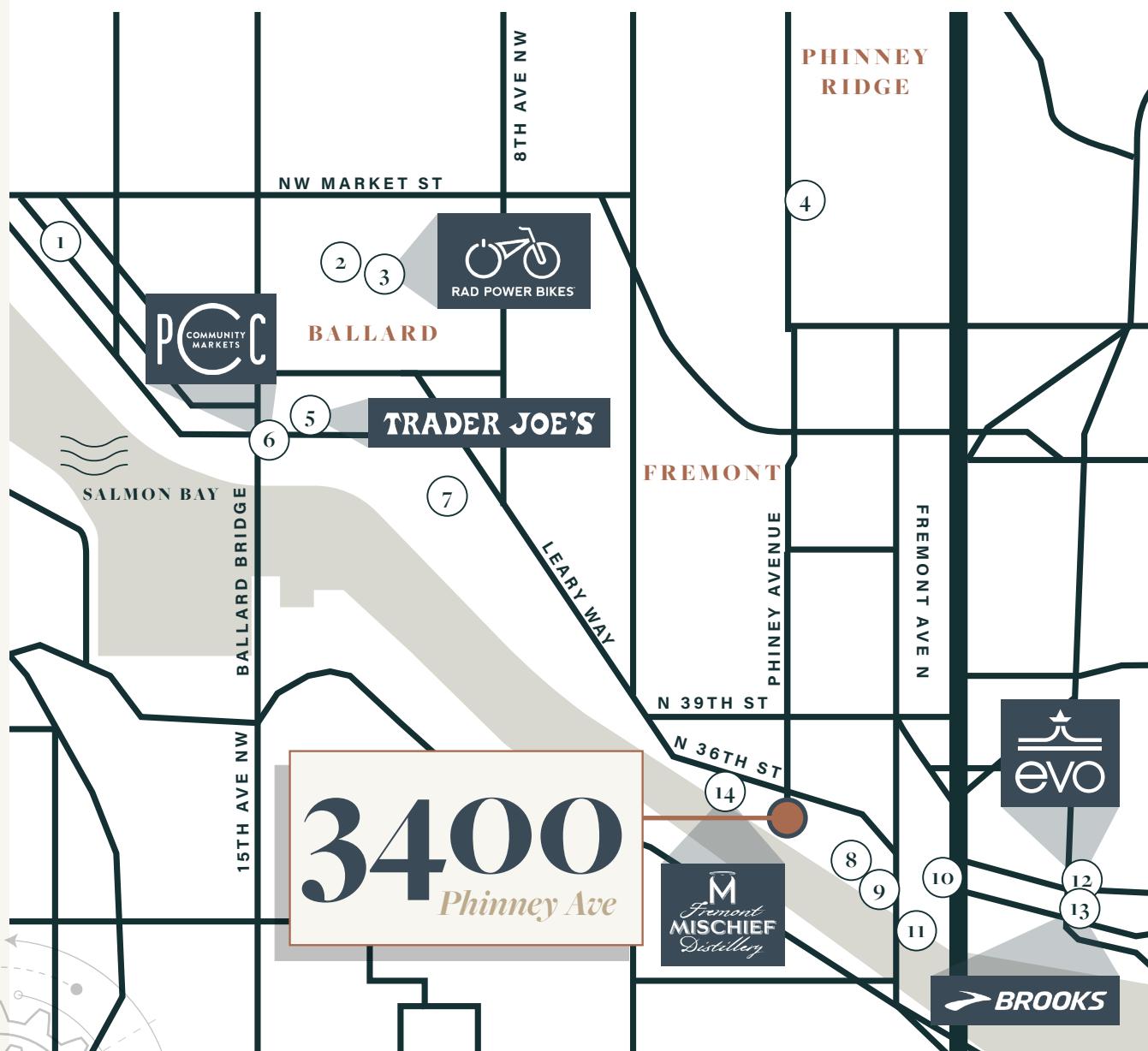
MIXED USE SPACE IN THE HEART
OF FREMONT WITH PRODUCTION AND RETAIL

CBRE

Fremont

*The center of
the universe*

- 1 BALLARD FARMERS MARKET
- 2 BALLARD BREWING DISTRICT
- 3 RAD POWER BIKES
- 4 WOODLAND PARK ZOO
- 5 TRADER JOES
- 6 PCC
- 7 FRED MEYER
- 8 FREMONT SUNDAY FARMERS MARKET
- 9 GOOGLE
- 10 TABLEAU
- 11 ADOBE
- 12 EVO
- 13 BROOKS SPORTS
- 14 MISCHIEF DISTILLERY



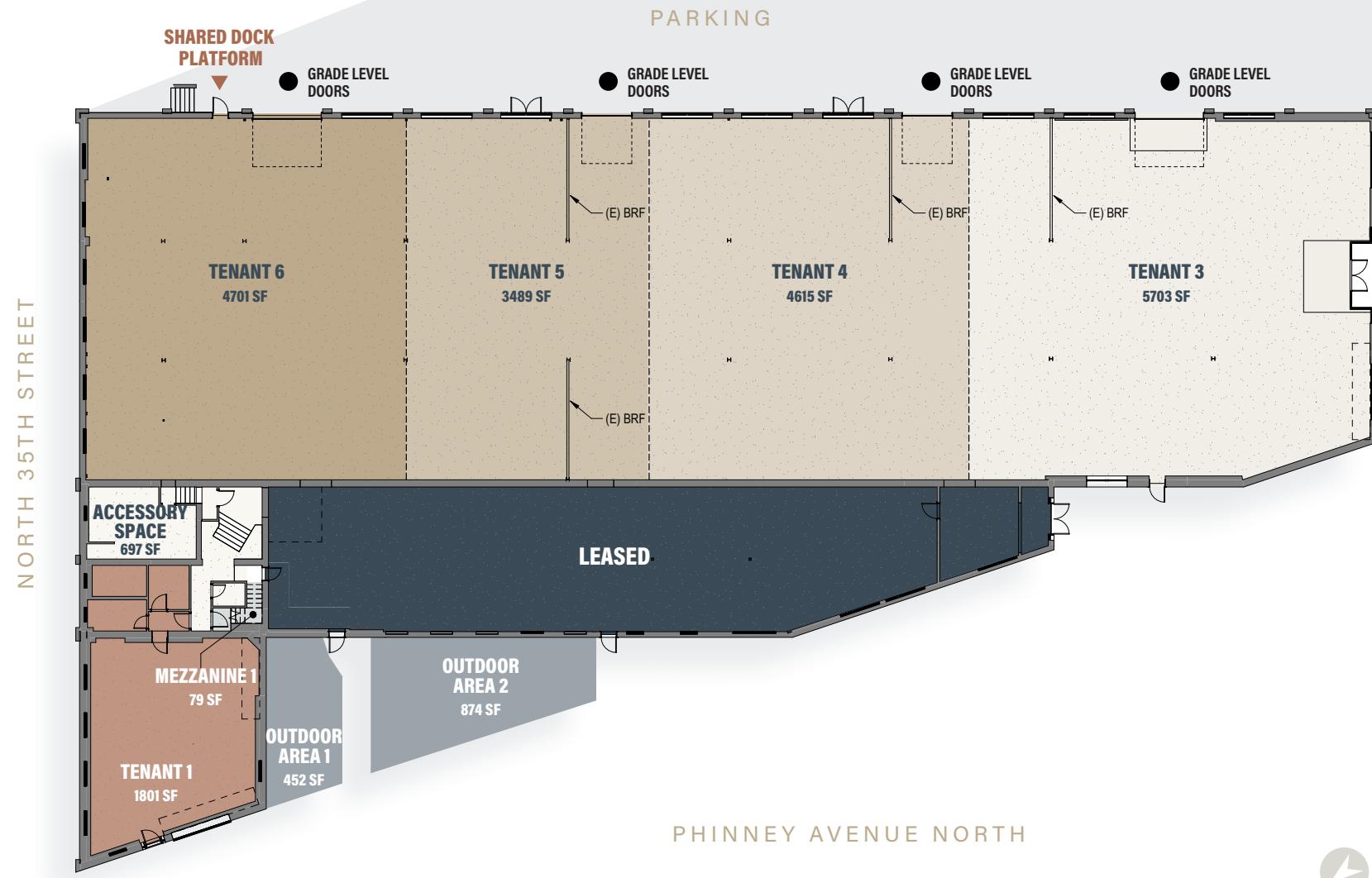
Site Plan

25,156 SF

16'

*POSSIBLE DEMISING SCENARIO

CLEAR HEIGHT





**DIRECT ACCESS TO
THE BURKE-GILMAN TRAIL**

**WALK SCORE
92**

**BIKE SCORE
99**

POPULATION
124,223

EMPLOYEE COUNT
53,402

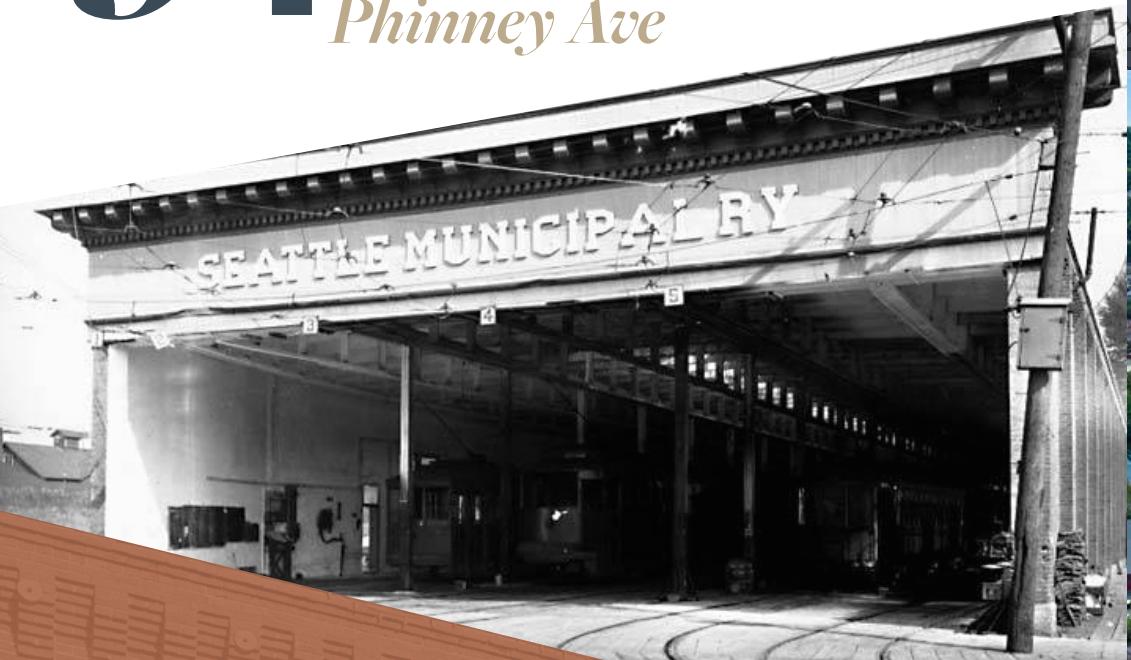
HOUSEHOLD INCOME
\$165,336



3400
Phinney Ave

3400

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