

# COMMERCIAL OFFICE SPACE FOR RENT



## EFFICIENT TOP-FLOOR OFFICE WITH WATER VIEWS | SUITE 250

Enjoy views of the water and ship traffic between Lake Union and Portage Bay from this light-filled office suite at 3320 Fuhrman Ave E. Located on the top floor of the George Pocock Memorial Rowing Center, this **3,404 SF** suite features seven private offices, a kitchenette, and ample storage space situated around a versatile multi-use common area.

The layout is ideal for a technology start-up, small firm of attorneys, engineers, or professional service providers seeking a flexible, comfortable and centrally located workspace. Ample street parking, option for designated parking lot usage, shower facilities, secure building.

**LEASE TERMS:** The premises are offered at **\$28/sqft** on a Triple Net (NNN) lease basis. NNN is approximately **\$4,600/month**. Tenant is responsible for their proportionate share of building operating expenses, which include property taxes, insurance, and common area maintenance (CAM).

**LOCATION & ACCESSIBILITY:** Conveniently situated at the junction of Portage Bay, Eastlake, Fremont, and the University District, this space offers exceptional transit access. You are .8 miles from the University light rail station, 1 mile from I-5, and <1-city block to reach multiple bus routes (including the upcoming Rapid-Ride J Line).

**EXPANSION OPPORTUNITY:** Also available is an adjacent 1,966 SF office space with a similar layout. These suites can be leased individually or combined to create a single, expansive office of nearly 5,400 SF.