



FREMONT

LAKE UNION CENTER

KILROY

CBRE

THE CENTER OF IT ALL.

Welcome to Fremont Lake Union Center, where work meets leisure in Seattle's vibrant Fremont neighborhood — affectionately known as “The Center of the Universe.” Infamous for its eclectic shops, renowned eateries, and thriving arts scene (home to the iconic Fremont Troll), this neighborhood offers a dynamic atmosphere that's as unique as the city itself.

Fremont Lake Union Center provides a true “live-work-play” environment, where you can start your day in Fremont and stay well into the evening. Take a break during your workday with a stroll, bike ride, or paddleboarding session by beautiful Lake Union, just steps from your office. With an abundance of nearby restaurants and bars, you'll always find something to enjoy, no matter the time.

Experience a workplace unlike any other at Fremont Lake Union Center.





FOOD

- 1 Cafe Turko
- 2 DIY Tea Lab
- 3 Evergreens
- 4 Tivoli
- 5 Just Burgers
- 6 Kamakura Japanese
- 7 CrackleMi Cafe
- 8 Simply Desserts
- 9 PCC
- 10 El Camino
- 11 Red Star Taco Bar
- 12 Conduit Coffee Co
- 13 Jai Thai
- 14 Shawn O'Donnell's Grill & Pub
- 15 Fainting Goat Gelato
- 16 Esters Enoteca
- 17 Milstead & Co Coffee
- 18 Brownies & Bites Bakery
- 19 The Dock Sports Bar & Grill

DRINKS

- 1 Schilling Cider House
- 2 Fremont Brewing
- 3 Dreamland Bar
- 4 Triangle Spirits
- 5 Postale

FITNESS

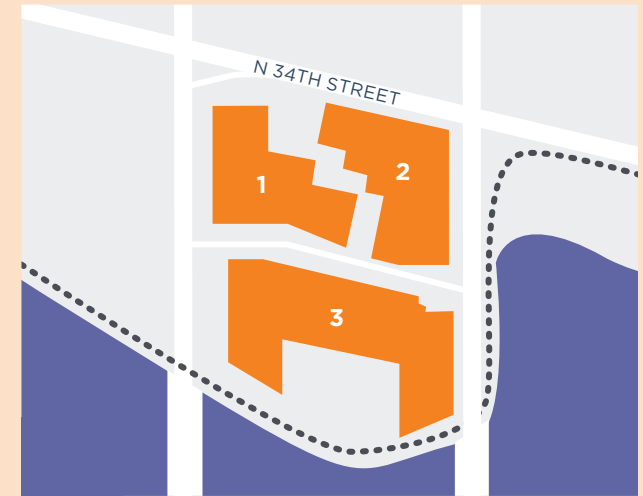
- 1 Anytime Fitness
- 2 Flow Fitness
- 3 Fremont Health Club
- 4 Maven A Yoga Studio

SHOPPING

- 1 Fremont Vintage Market
- 2 Pipe and Row
- 3 Brooks Running Store
- 4 Show Pony
- 5 The Sweet Spa and Boutique
- 6 Dusty Strings Music



THE OPPORTUNITY



1 PLAZA

701 N 34th St

AVAILABILITIES

Suite 450	10,903 RSF	↓	
Suite 300	38,513 RSF	↓	📷
Suite 230	6,954 RSF	↓	

2 LAKEVIEW

837 N 34th St

AVAILABILITIES

Suite 400 <i>leased</i>	32,276 RSF	↓	📷
Suite 350 <i>available 3/2026</i>	7,172 RSF	↓	

3 WATERFRONT

801 N 34th St

THE AMENITIES



Outdoor plaza
for unique
employee
connection and
events



Spectacular
views of Lake
Union and the
Fremont Cut



Refreshed
building lobbies
to welcome
you in



Onsite fitness
center so you
can stay active
inside and
outside



Secure bike
storage, lockers
& showers for
a worry-free
commute



Above-market
parking ratio
at 2.3/1,000

ABOUT KILROY

THE KILROY EXPERIENCE— REDEFINING PLACES FOR NEW WORK

Kilroy Realty is a leading West Coast real estate company focused on creating sustainable, high-quality workplaces that support tenant well-being and contribute positively to the environment and community.

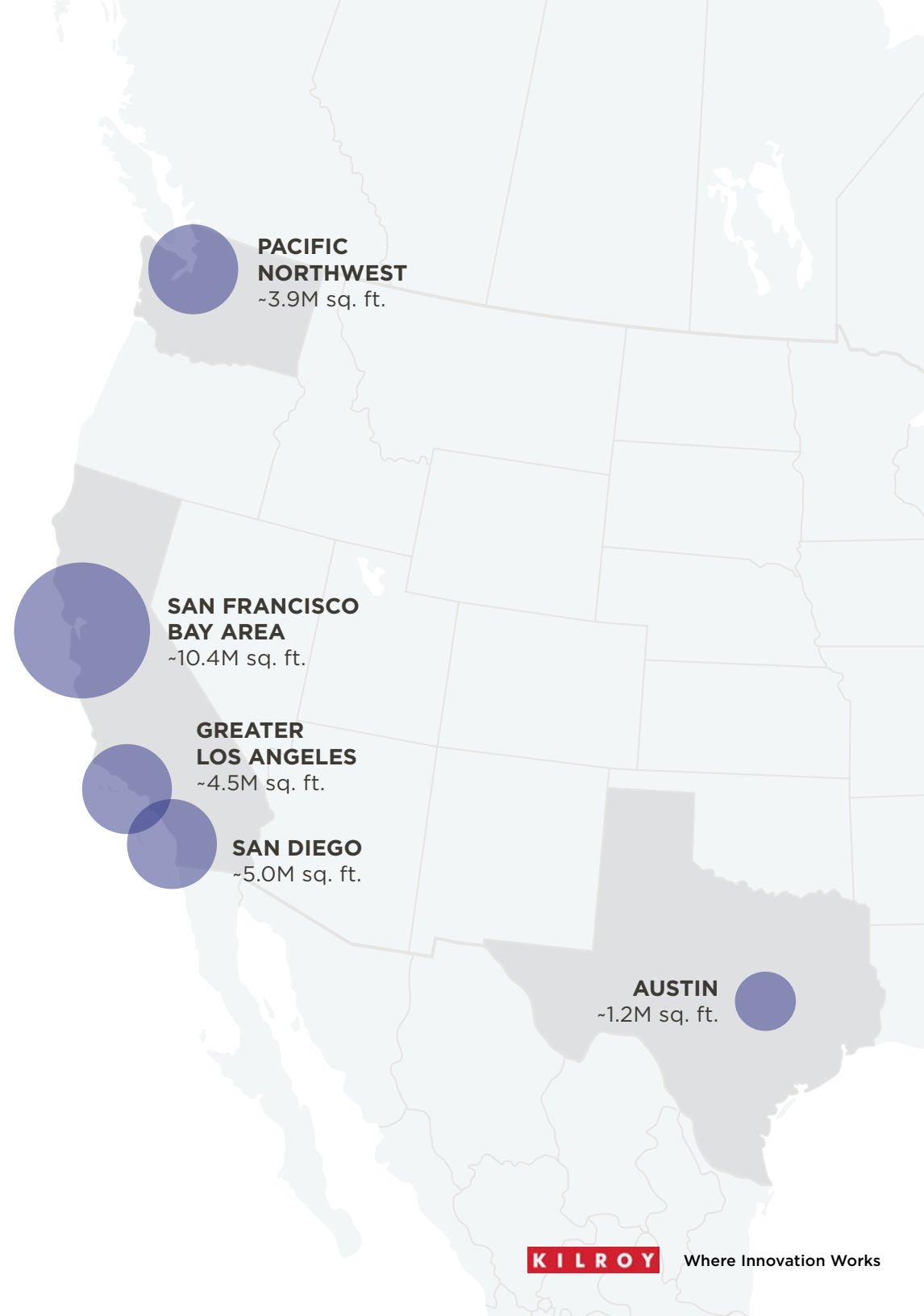
SUSTAINABLE, INNOVATIVE DESIGN

- Kilroy properties emphasize sustainable design and practices, aligning with tenants' environmental goals.
- Buildings feature top-tier amenities, along with retail, public art, and community spaces, creating dynamic environments for work and leisure.

Learn more: kilroyrealty.com/sustainability

TENANT-FOCUSED MANAGEMENT

- Kilroy's property management approach includes sustainability-focused programs and proactive support to enhance tenants' experience.
- Workspaces are designed to promote employee well-being and foster a sense of community, making them attractive to companies in tech, media, life sciences, and other innovative industries.



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