



FREMONT OFFICE/WAREHOUSE/LAB

FOR LEASE

*A Three-Story Freestanding Building Available for Lease
in Fremont*

3958 6TH AVENUE NW | SEATTLE, WA

11,699 SF

TOTAL, DIVISIBLE

AVAILABLE

NOW

3958 6TH AVE NW

PROPERTY FEATURES

Freestanding building

11,699 SF total, divisible

6,199 SF first floor warehouse/mezzanine with
14' clear height

4,550 SF second floor office

950 SF top floor office (with 360 degree views)

1 drive-in loading door

Outstanding territorial views

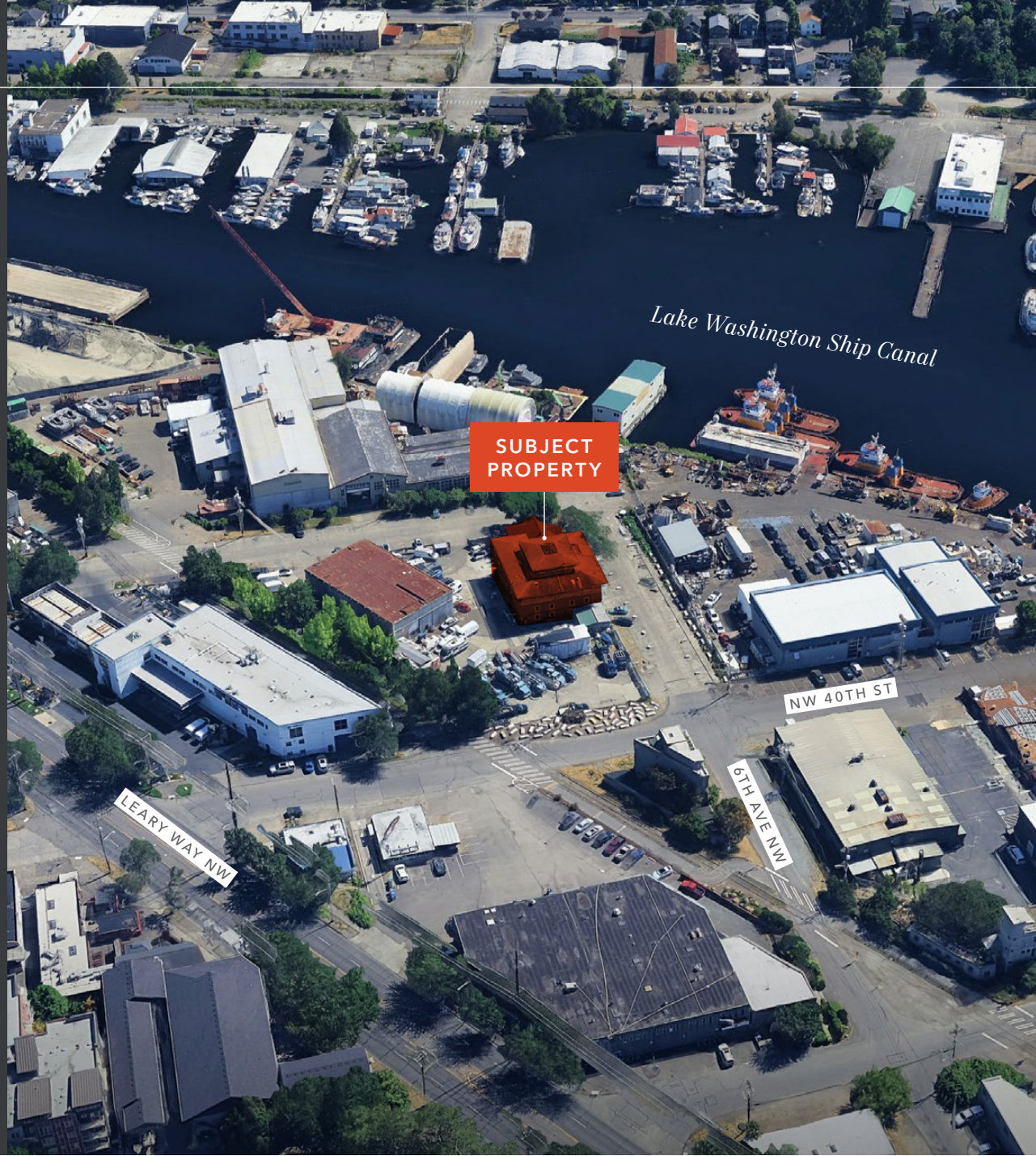
Floors may be leased separately or combined

Potential future yard storage

Off-street parking

Available now

Lease rate: \$1.20 PSF, + NNN



FIRST FLOOR WAREHOUSE & MEZZANINE

6,199 SF

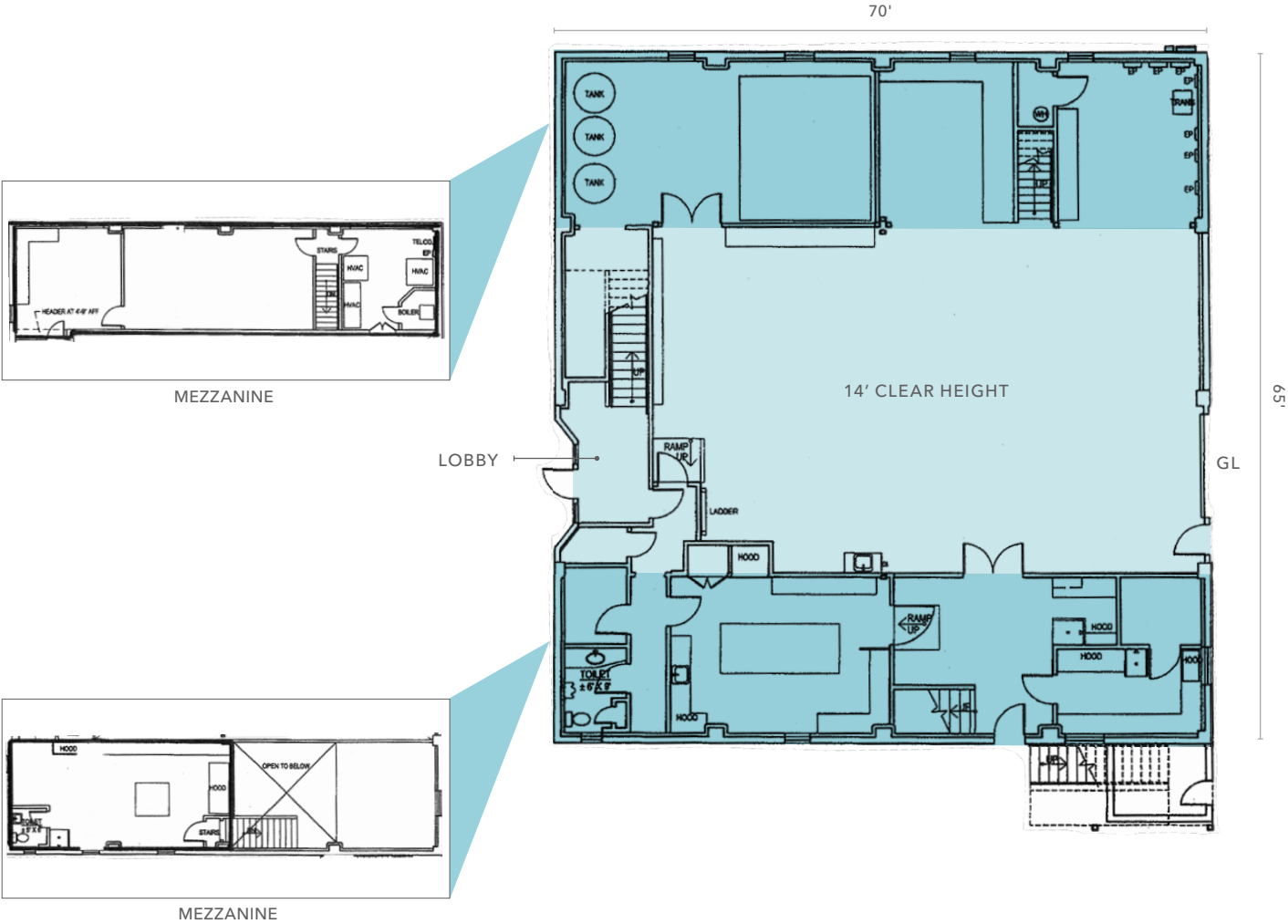
AVAILABLE

\$1.20

LEASE RATE (PSF, + NNN)

NOW

AVAILABLE



SECOND FLOOR OFFICE

4,550 SF

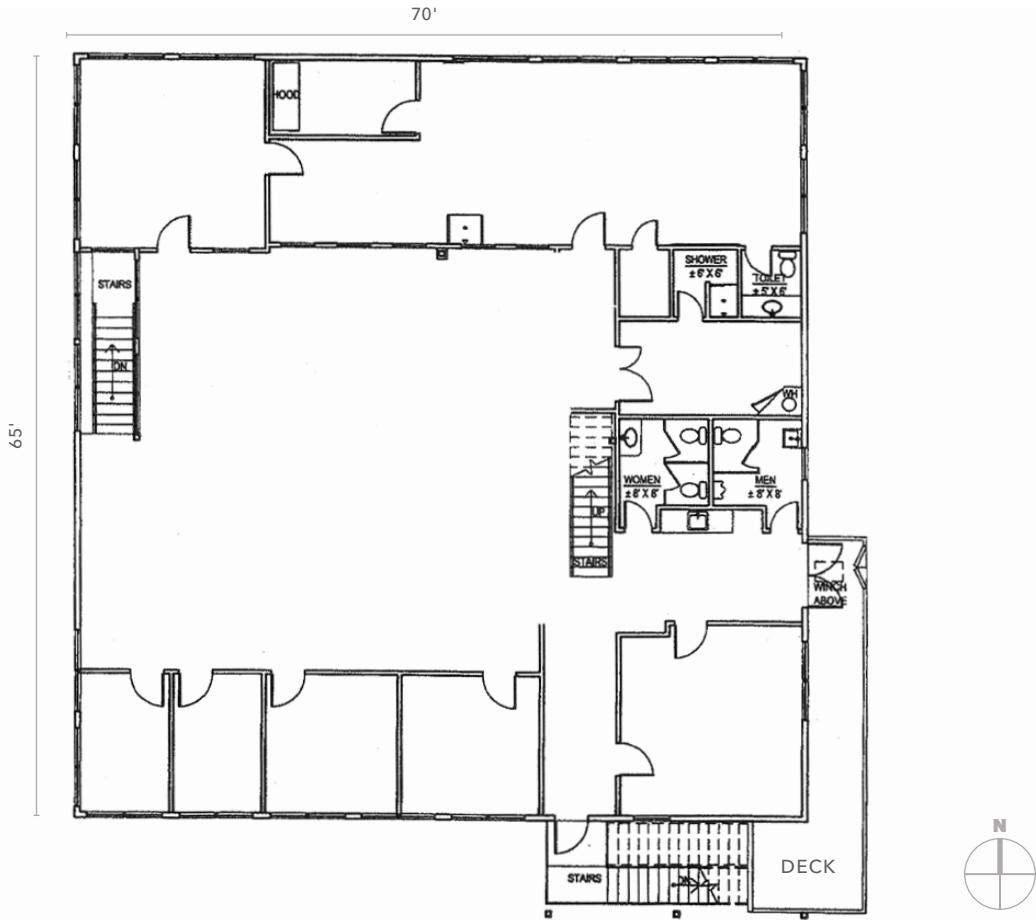
AVAILABLE

\$1.20

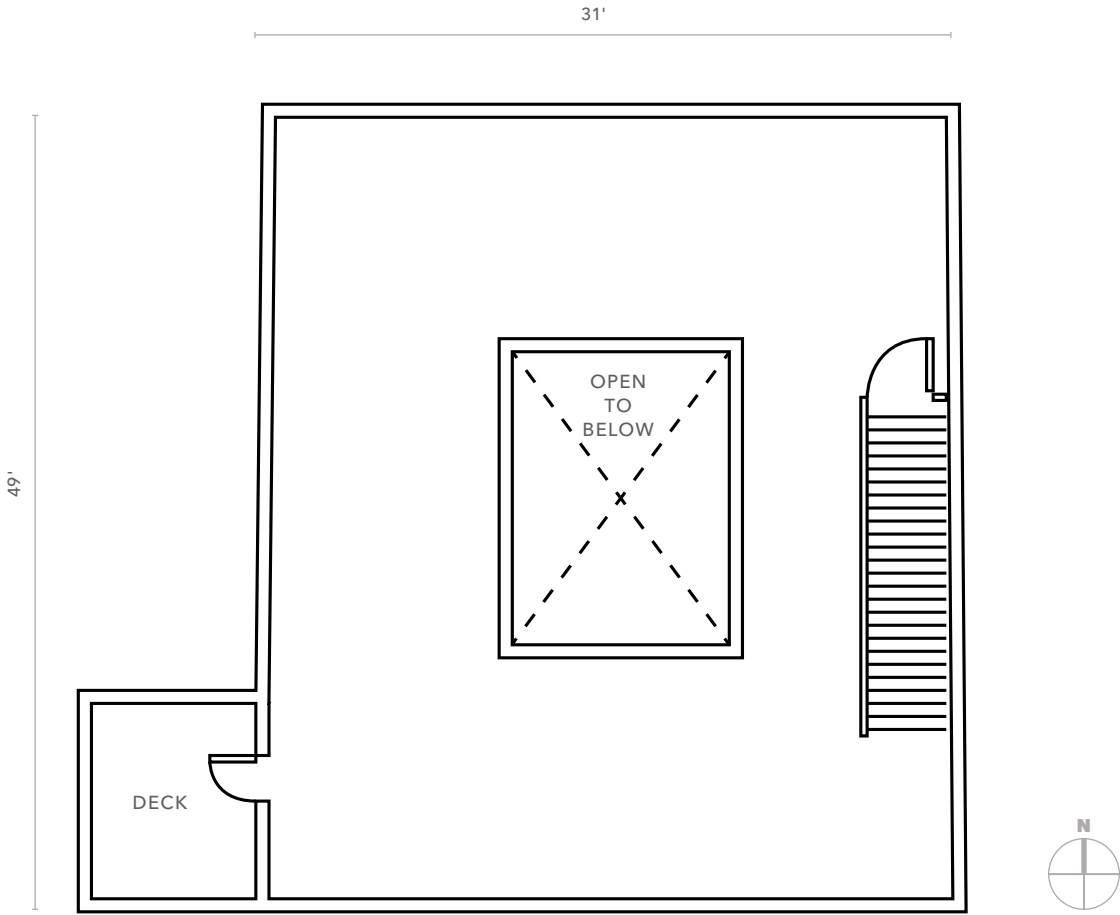
LEASE RATE (PSF, + NNN)

NOW

AVAILABLE



THIRD FLOOR OFFICE



950 SF

AVAILABLE

\$1.20

LEASE RATE (PSF, + NNN)

NOW

AVAILABLE



HIGHLY- ACCESSIBLE LOCATION

Close to Lake Washington Ship Canal,
Woodland Park, and Seattle Pacific
University

Conveniently located near Highway-99, I-5
& 15th Ave NW/Ballard Bridge

Easy for visitors to locate

4 MIN
TO HWY-99

9 MIN
TO I-5





Photo edited for illustrative purposes and may not represent the property's actual condition

3958 6TH AVENUE NW

*For more information on
this property, please contact*

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