

# COMMERCIAL OFFICE SPACE FOR RENT



## TOP-FLOOR OFFICE SUITE WITH WATER VIEWS SUITE 200 GEORGE POCOCK ROWING CENTER

Enjoy views of the water and ship traffic between Lake Union and Portage Bay from this efficient office suite at 3320 Fuhrman Ave E. Located on the top floor of the George Pocock Memorial Rowing Center, this **1,966 SF** suite features four private, flexible offices and a kitchenette situated around a multi-use common area, which can comfortably seat a group of 10.

A central north facing office is exceptionally light filled and spacious, perfectly sized to accommodate 4-5 cubicles + storage. This appealing and unique space is ideal for a small firm of professional service providers, attorneys, engineers, or start up entrepreneurs, with convenient access to South Lake Union, Fred Hutchinson Cancer Research Institute and both UW and UW Medicine. Ample street parking, option for designated parking lot usage, shower facilities, secure building.

**LEASE TERMS:** The space is offered at **\$28/sqft** on a Triple Net (NNN) lease basis. NNN is approximately **\$3,000/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 3,404 SF office space with a similar layout. These two separate suites can be leased individually or combined to create a single, expansive office of nearly 5,400 SF.