

501 & 551 N 34TH STREET

CANAL VIEW & EVANSTON BUILDINGS



UP TO +/-100K SF OF STAND-ALONE HQ SPACE



CANAL VIEW BUILDING

551 N 34TH STREET

EVANSTON BUILDING

501 N 34TH STREET

TOTAL AVAILABILITY: ± 99,772 SF

BUILDING TOTAL

± 51,511 RSF

FLOOR 3

± 23,042 RSF

FLOOR 2

± 20,956 RSF

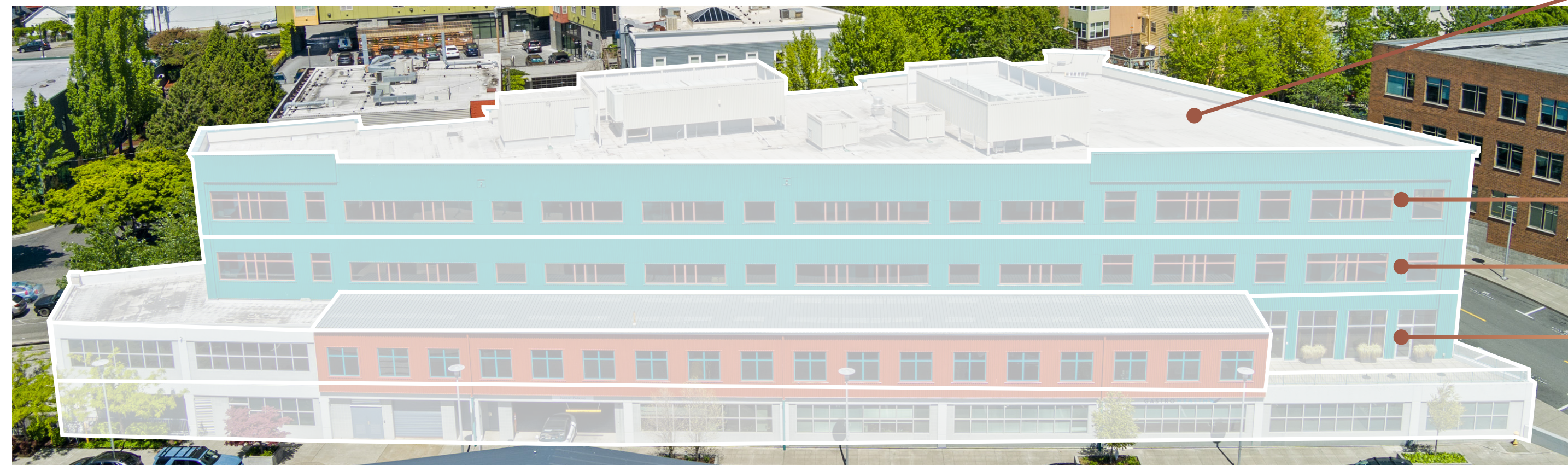
FLOOR 1

± 7,513 RSF



BUILDING TOTAL

± 48,261 RSF



FLOOR 4

± 14,737 RSF

FLOOR 3

± 14,739 RSF

FLOOR 2

± 18,785 RSF

THE OPPORTUNITY:

Two stand-alone buildings in the heart of Fremont, offering a secure and scenic headquarters location. Whether you envision a unified corporate campus combining both buildings, or are looking for a single-floor solution, the Canal View and Evanston Buildings provide the flexibility to accommodate your specific requirements.

BUILDING FEATURES:



2.3/1,000
Parking Ratio



Bike
Storage



Direct Burke-Gilman
Trail Access



View of the
Fremont Ship Canal

AT THE CENTER

OF EVERYTHING

Perfectly positioned in the heart of Fremont, the Canal View and Evanston Buildings offer unparalleled urban convenience. Located on the scenic Fremont Cut and the beloved Burke-Gilman Trail, this prime location places you at the heart of one of Seattle's most vibrant communities, with access to the region's top talent.



ACCESS
ANYWHERE

30+ RESTAURANTS
WITHIN 1 MILE

0.5
MILES TO SR-99

10
MIN TO DOWNTOWN
SEATTLE

4 MAJOR TRANSIT ROUTES
WITHIN 1 MILE

6
MIN TO THE UNIVERSITY OF
WASHINGTON



- RESTAURANTS
- CAFES
- HEALTH & FITNESS
- BREWERIES



EVANSTON BOOTH



EVANSTON CAFE



CANAL VIEW CAFE



CANAL VIEW KITCHEN



EVANSTON DECK



EVANSTON DECKVIEW



CANAL VIEW MEETING



CANAL VIEW BOOTH

FIND THE SPACE THAT WORKS FOR YOU
Up to 99,772 SF AVAILABLE IMMEDIATELY



EVANSTON LOBBY



EVANSTON CAFE



CANAL VIEW LOBBY



CANALVIEW NORTH VIEW



EVANSTON PHONE BOOTH



EVANSTON COMMON



CANAL VIEW SMALL CONFERENCE



CANAL VIEW OFFICE



LISA STEWART
+1 206 607 1786
lisa.stewart@jll.com

CLEITA HARVEY
+1 (206) 607 1794
cleita.harvey@jll.com

JOE GOWAN
+1 (206) 607 1738
joe.gowan@jll.com