

316 FLORENTIA
STREET, SEATTLE



MIXED USE OFFICE SPACE FOR LEASE

WHERE WORK MEETS WONDER

fremontcrossingseattle.com



HAL Real Estate





FREMONT CROSSING

2 BUILDING CAMPUS

Fremont Crossing is a unique 2-building open-air campus located at the gateway to Seattle's vibrant Fremont neighborhood. It combines a new 4-story, 51,646 RSF mixed-use office building by SKB Architects with the renovated 9,724 RSF Bleitz Building. The campus offers modern amenities, flexible workspaces, and employee-focused design. An incredible signage opportunity, this building is visible from Fremont, Fremont Bridge and the Aurora Bridge.

1

New 4-story, 51,646 RSF
mixed-use office building

2

Bleitz Building,
9,724 RSF

DISCOVER **FREMONT**

Seattle's self-proclaimed "Center of the Universe" is a quirky neighborhood where art meets innovation. Home to iconic sculptures like the Troll, bustling markets, and a thriving food scene, this eclectic area offers a perfect blend of whimsy and urban charm. From vibrant street art to tech-savvy inhabitants, it embodies Seattle's creative spirit, inviting visitors to explore unique attractions and experience offbeat culture firsthand.



SPACES FOR **COLLABORATION** AND RELAXATION

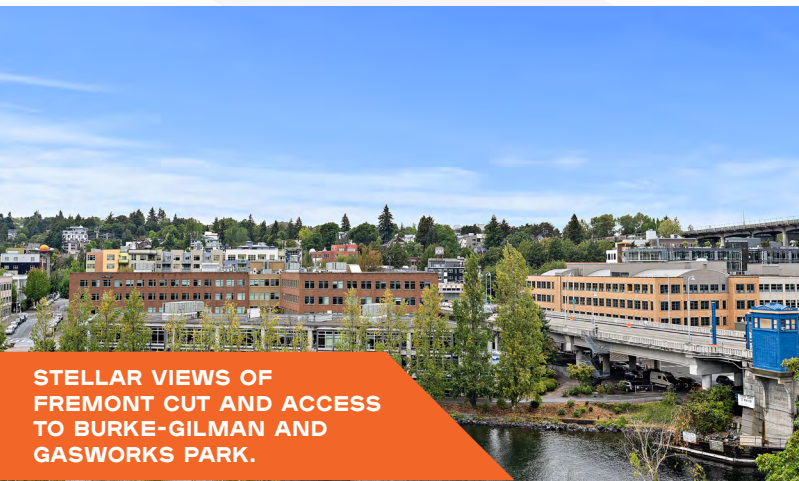
Featuring multiple outdoor areas including courtyards, an open seating area with landscaping, and a massive rooftop terrace with views of the Fremont Bridge and Lake Union.



**SURROUNDED BY FREMONT
NEIGHBORHOOD RETAIL AND
DINING AMENITIES.**



FREMONT BREWING
Local award-winning
craft brewery.



**STELLAR VIEWS OF
FREMONT CUT AND ACCESS
TO BURKE-GILMAN AND
GASWORKS PARK.**



PCC COMMUNITY MARKET
Local co-op & organic
grocery store.



**ON-SITE AMENITIES INCLUDING PARKING, SECURE BIKE
STORAGE, LOCKERS AND SHOWERS, CAMPUS GREENSPACE
AND ROOFTOP DECK.**

CORPORATE NEIGHBORS





THE NEIGHBORHOOD



GASTRONOMIC GETAWAYS

206 Burger Co.
Red Star Taco Bar
Kin Len Thai Night Bites
Local Tide
Pho Than Brothers
Lucky's Pho
Kayava
Tivoli
Just Poke Fremont
Evergreens
Cafe Turko
Just Burgers Fremont
Esters Enoteca
Sun Teriyaki
Jai Thai Restaurant
El Camino
Dreamland Bar & Diner
The Barrel Thief
SWeL Restaurant
El Camino
Made in House
Ian's Pizza Fremont
Kirei Poke
Kamakura Japanese Cuisine
Pel Meni Dumpling Tzar
Royal Grinders
Shawn O'Donnell's
19 Gold Taiwanese Restaurant
Nuna Ramen
Kaosamai Thai Restaurant
LTD Bar and Grill
The George & Dragon Pub
Canlis
Botteco Brazil
The Dock Sports Bar & Grill



SIP, BITE & SHOP

Two Kick Coffee
Byen Bakeri
Milstead & Co.
CrackleMi Café & Catering
Lazy Cow Bakery
Espresso To Go
Fremont Coffee Company
Caffe Ladro - Fremont
PCC Community Markets



BREW HOUSES

Fremont Brewing's UBG
Figurehead Stone Way
Aslan Brewing Seattle
Outlander Brewery and Pub
Schilling Cider House



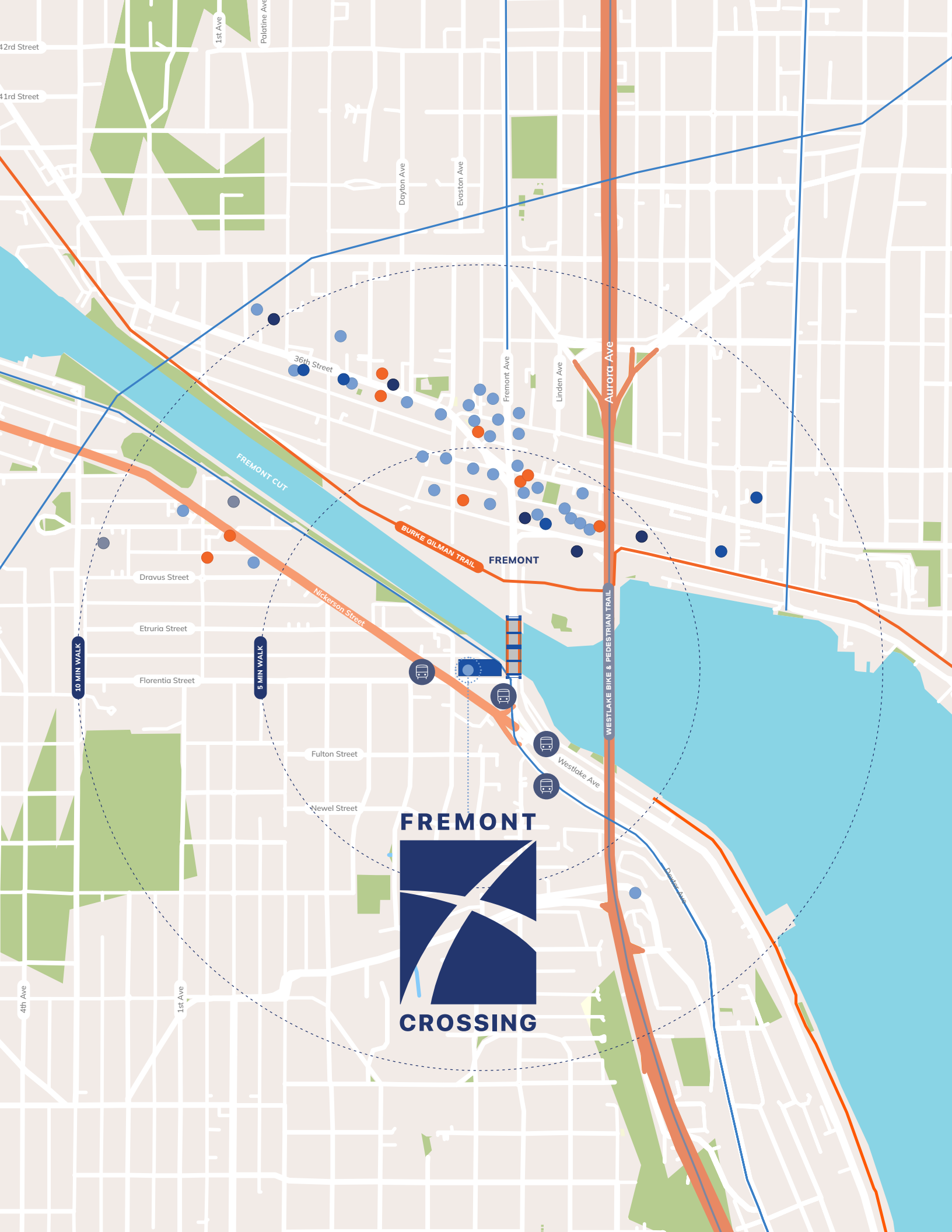
POWER PLAYGROUND

Anytime Fitness
Flow Fitness
Fremont Health Club
NW Fitness Project
Cambio Fitness



CHILDCARE

Hilltop Children's Center
North Queen Anne Child Care



LET THE SPACE FIT YOUR WORK, NOT THE OTHER WAY AROUND

Available suites provide flexibility to accommodate users of various sizes and provide expansion opportunities.

FULLY LEASED

9,724 RSF



316 FLORENTIA
STREET



FLEXIBLE FLOOR PLANS



FLOOR-TO-CEILING
WINDOWS



WATER VIEWS



BIKE PARKING



LOCKER ROOMS
AND SHOWERS



PARKING

COMBINED
20,668 RSF

4TH FLOOR

VACANT
2,357 RSF



3RD FLOOR

VACANT
18,331 RSF



2ND FLOOR

VACANT
18,860 RSF
SUITES AS SHOWN



1ST FLOOR

LEASED



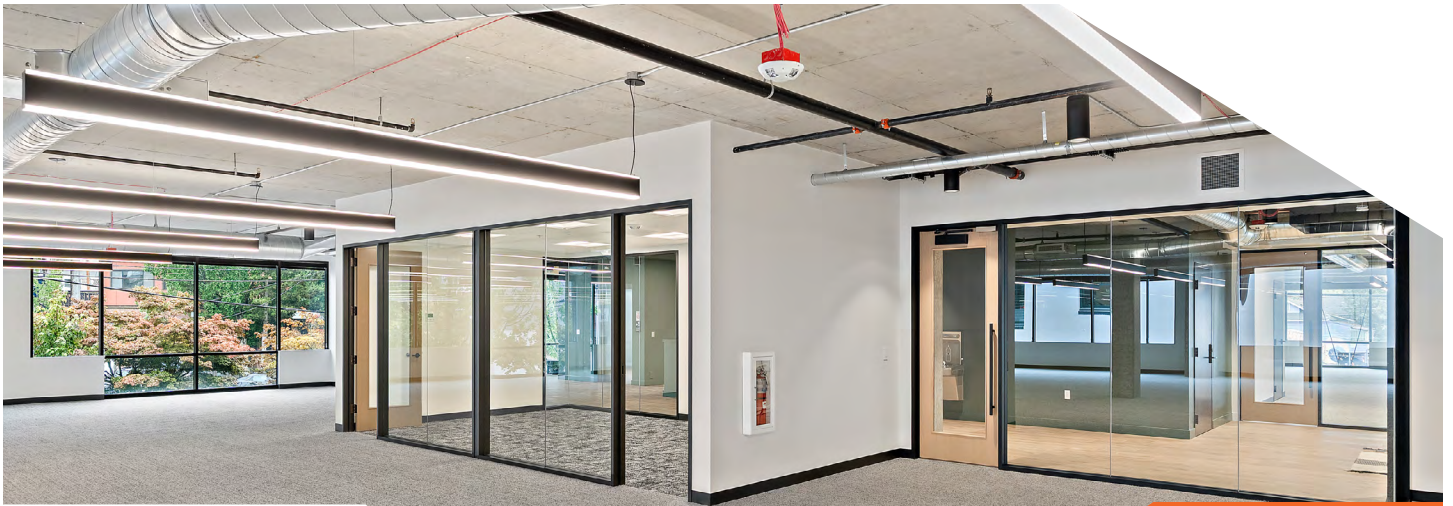
TOTAL AVAILABLE SPACE
39,548 RSF



310 FLORENTIA STREET

CLICK ON BUTTON
FOR MORE INFO





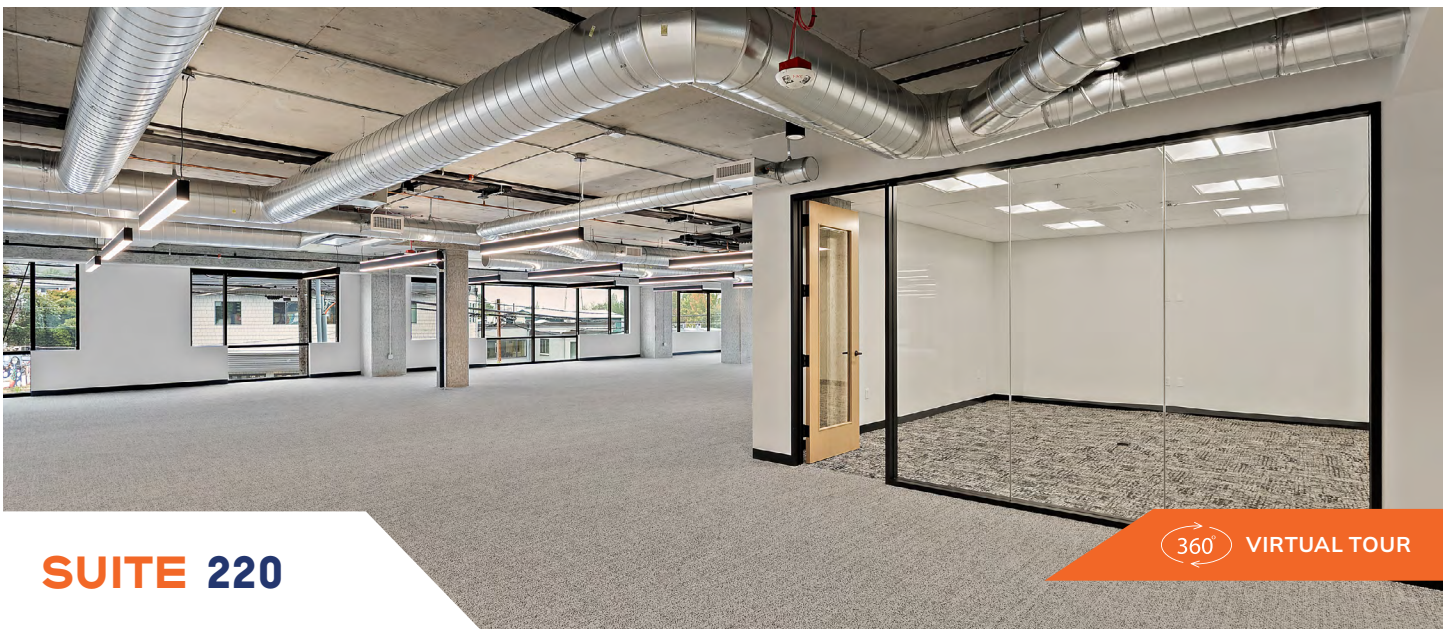
SUITE 200

360° VIRTUAL TOUR



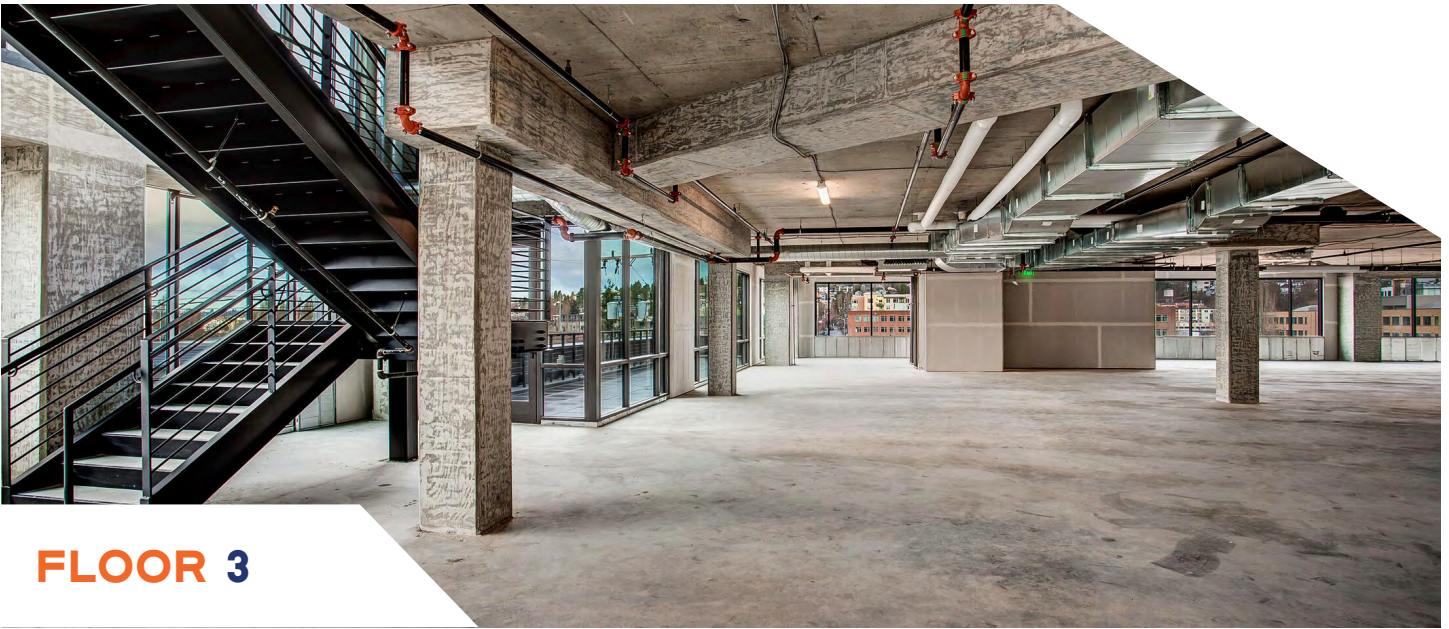
SUITE 210

360° VIRTUAL TOUR



SUITE 220

360° VIRTUAL TOUR



FLOOR 3



FLOOR 4



ROOF DECK



BROKER CONTACT

TIM JONES
+1 206 971 7011
tim.jones@jll.com

JAKE BOS
+1 425 974 4086
jake.bos@jll.com

BAILEY HALLIS
+1 206 777 5203
bailey.hicks@jll.com

[fremontcrossingseattle.com](https://www.fremontcrossingseattle.com)



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