

Fremont | Warehouse with Flex / Retail / Office

3415 Stone Way N, Seattle, WA 98103

1,000 SF - 18,000 SF

PROPERTY HIGHLIGHTS

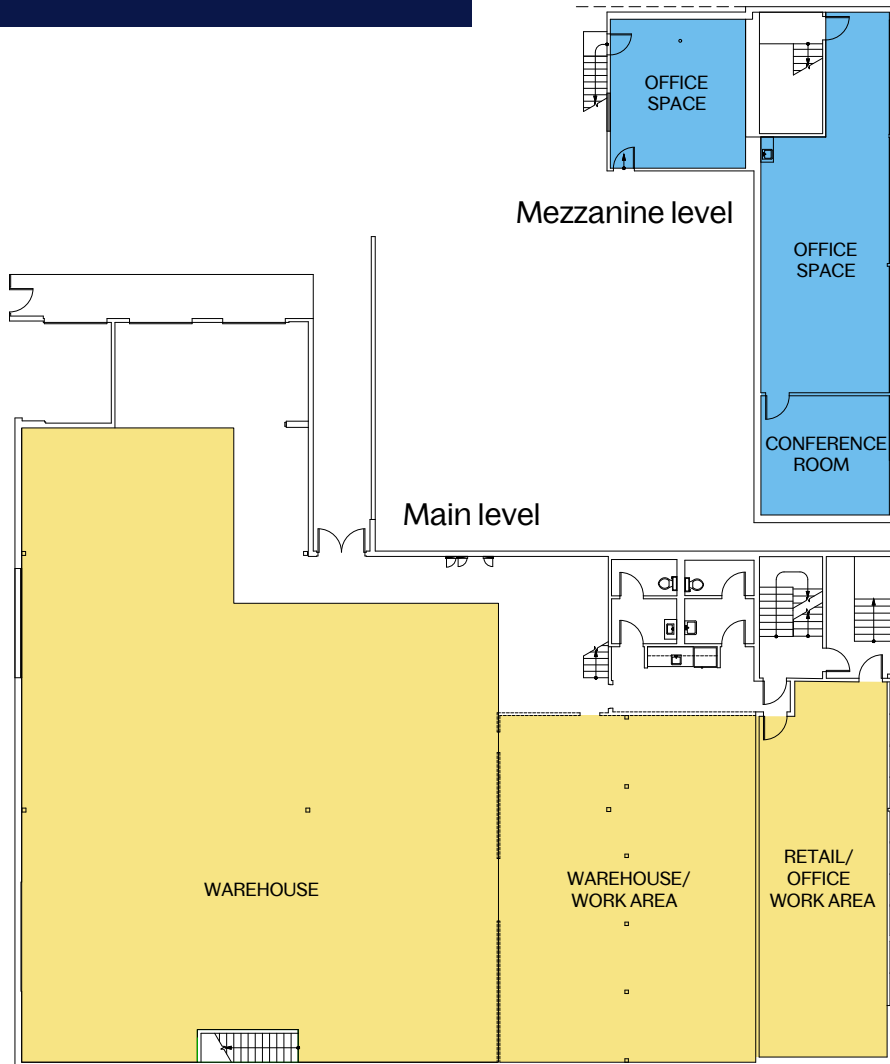
Available size	1,000 SF - 18,000 SF
Ceiling height	22-ft
Power	800 amps / 3-phase / 4-wire rated
Parking	Off-street parking
Zoning	NC3-75 - Urban center
Available date	February 2027
Lease type	NNN

PROPERTY DESCRIPTION

Located in Fremont at the base of Stone Way N, 3415 Stone Way N is a versatile multi-tenant building offering 1,000–18,000 SF for industrial, warehouse, flex, office, retail, or showroom use. Features include 800 amps / 3-phase / 4-wire rated, 22-ft ceilings, grade-level and dock-high loading, and full sprinkler protection. The property also offers off-street parking, strong transit access, and a walkable location near restaurants, retail, and recreational amenities including Lake Union, the Burke-Gilman Trail, and Gas Works Park.



Office space on Floor 3 mezzanine can be combined with any warehouse for a flex use case.



3415 Stone Way N, Seattle, WA 98103

Main and Mezzanine level

8,995 SF

Entire
space
available
Feb 2027

- 800 amps / 3-phase / 4-wire rated
- Off-street parking
- Strong public transit
- Vibrant, safe neighborhood
- Fully sprinklered
- 2 dock-high doors
- 1 grade-level drive-in door
- Common area break room
- Exterior seating area for employees
- Surrounded by restaurants, retail, and recreational amenities

LEVEL	SUITE	KIND	TOTAL SF	RATE	SUMMARY
Main	A	Flex warehouse	Approx 2,726 SF	Negotiable	Flex warehouse with 22-ft, insulated ceiling, grade-level and dock-high loading, heavy power, office / retail/showroom space options, fully sprinklered
Main	B	Flex warehouse	Approx 2,437 SF	Negotiable	Same as above
Main	C	Flex warehouse	Approx 1,832 SF	Negotiable	Same as above
Main	D	Retail / Office	Approx 1,000 SF	Negotiable	13-ft ceilings, large display windows, prominent signage, strong public transit, convenient nearby parking, easy access from major streets and intersections
Mezz.	E	Office	Approx 1,000 SF	Negotiable	13-ft ceilings, abundant natural light, 1 private office / conference room, strong public transit, convenient nearby parking, easy access from major streets and intersections
Lower		Flex warehouse	Approx 7,918 SF	Negotiable	Warehouse ideal for secure storage, light manufacturing, or distribution, 2 drive-in access points, and load/unload area, 12-ft clear stacking height.

90/100 Exceptionally walkable | 80/100 Strong public transit | 70/100 Moderately bikeable



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Main level - Suite A

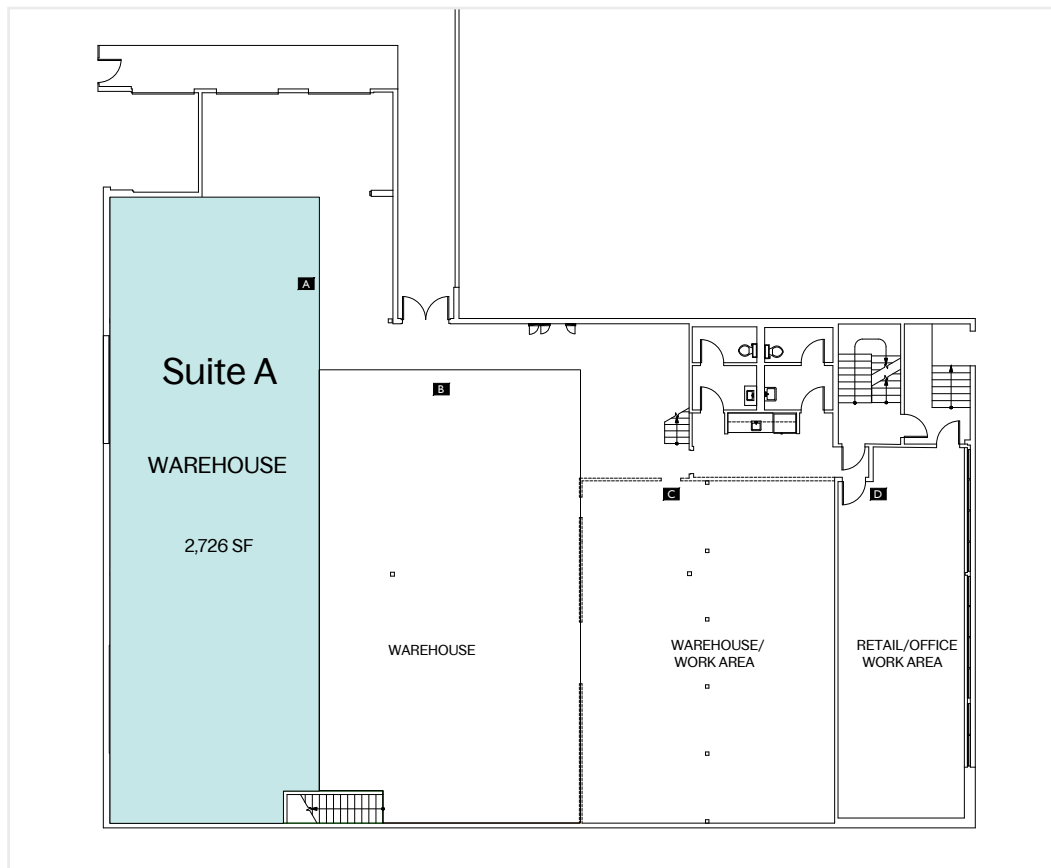
2,726 SF of flex warehouse space

Available
Feb 2027

- Open warehouse floor plan with efficient column spacing
- 2 dock-high doors
- 1 grade-level drive-in door
- Ability to accommodate trailer, truck, and fleet vehicle parking
- Ceiling insulation

- Open office suite / small office options available
- Retail / showroom space available

Multi-tenant site with various flex or retail / warehouse leasing scenarios possible



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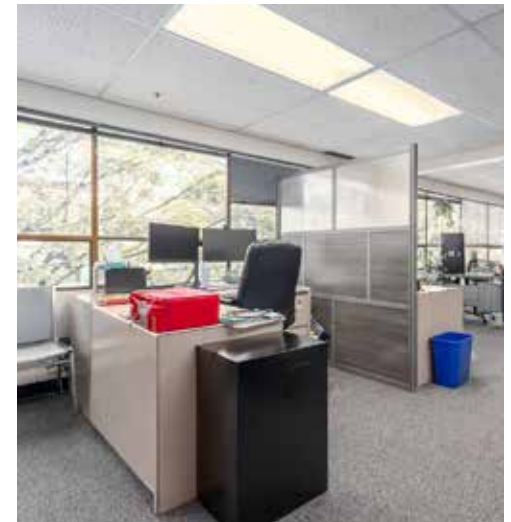
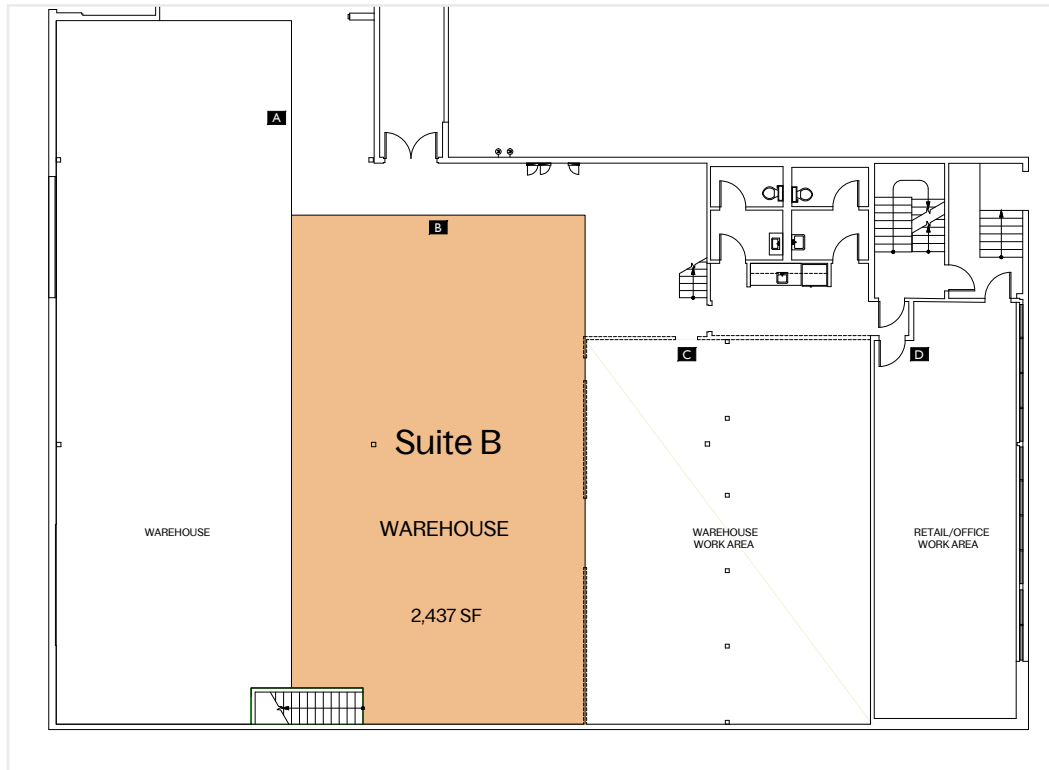
Main level - Suite B

2,437 SF of flex warehouse space

Available
Feb 2027

- Open warehouse floor plan with efficient column spacing
- 2 dock-high doors
- 1 grade-level drive-in door
- Ability to accommodate trailer, truck, and fleet vehicle parking
- Ceiling insulation
- Open office suite / small office options available
- Retail / showroom space available

Multi-tenant site with various flex or retail / warehouse leasing scenarios possible



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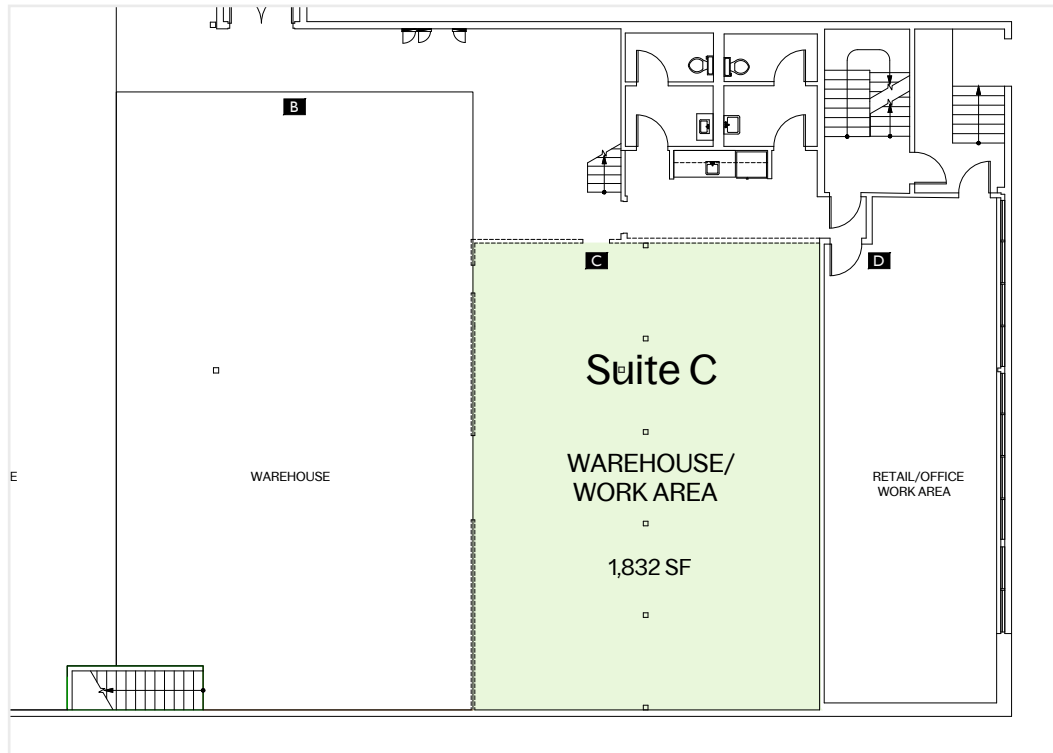
Main level - Suite C

1,832 SF of flex warehouse space

Available
Feb 2027

- Open warehouse floor plan with efficient column spacing
- 2 dock-high doors
- 1 grade-level drive-in door
- Ability to accommodate trailer, truck, and fleet vehicle parking
- Ceiling insulation
- Open office suite / small office options available
- Retail / showroom space available

Multi-tenant site with various flex or retail / warehouse leasing scenarios possible



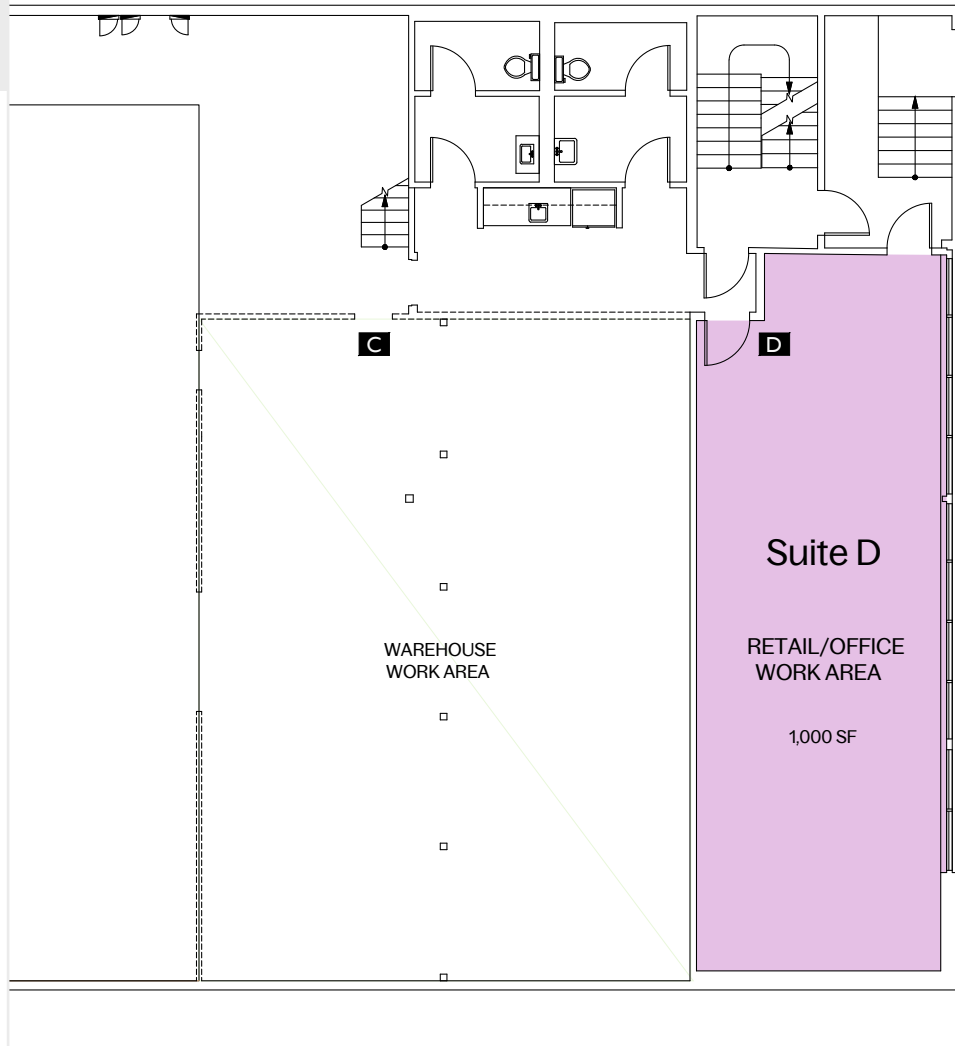
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Main level - Suite D

1,000 SF of retail / showroom / office space

Available
Feb 2027



- Ample nearby parking
- Prominent signage opportunity
- Large display windows
- Clearly identifiable entrance
- Ceiling height: 13-ft
- Convenient access
- Good exterior lighting

- Clean, safe, and well-maintained neighboring properties
- High visibility location in healthy commercial district

Multi-tenant site with various flex or retail / warehouse leasing scenarios possible



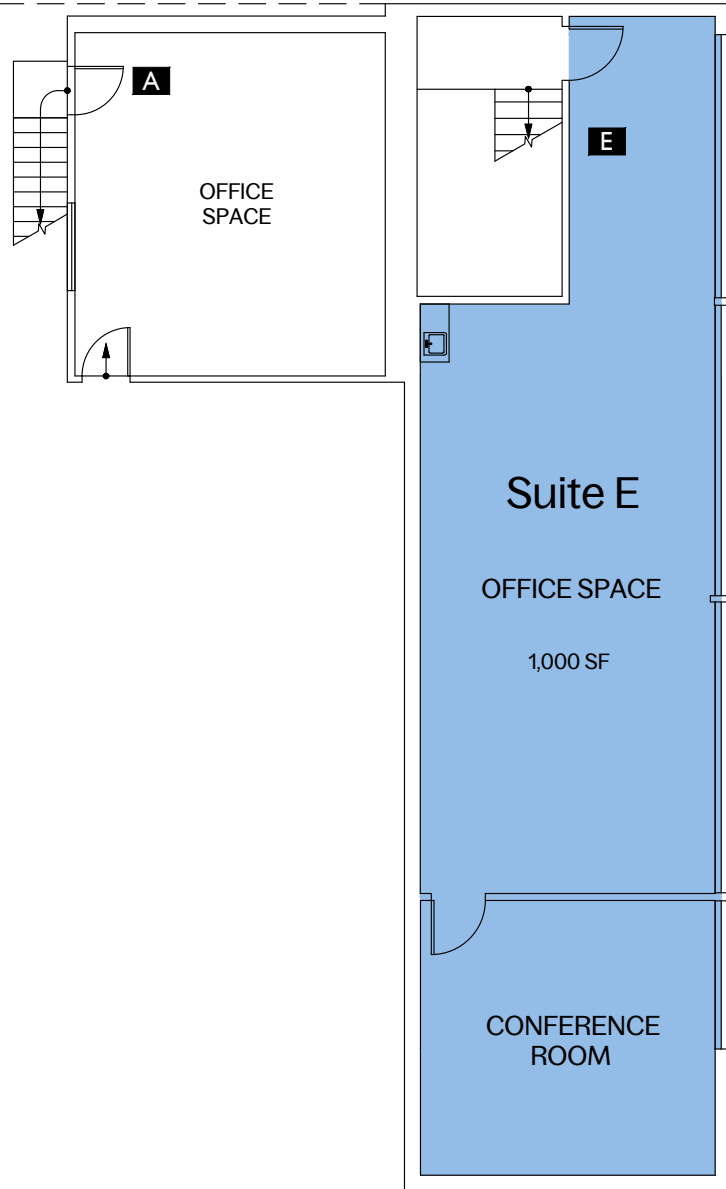
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Mezzanine level - Suite E

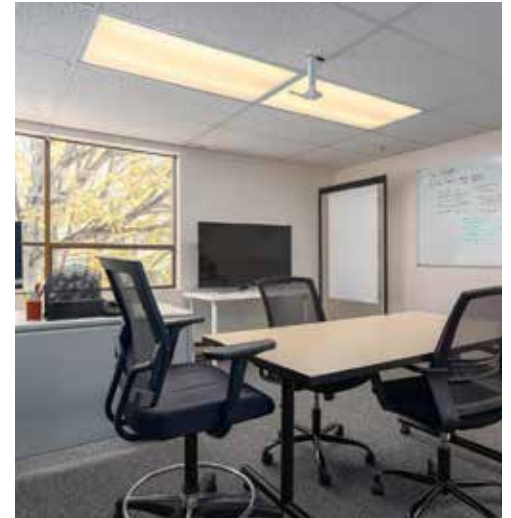
1,000 SF of office space

Available
Feb 2027



- Conference room
- Clean public spaces and well-maintained neighboring properties
- Abundant natural light
- Common area break room
- Ceiling height: 13-ft
- Convenient nearby parking

Flex / warehouse leasing
scenarios possible including retail
and showroom.



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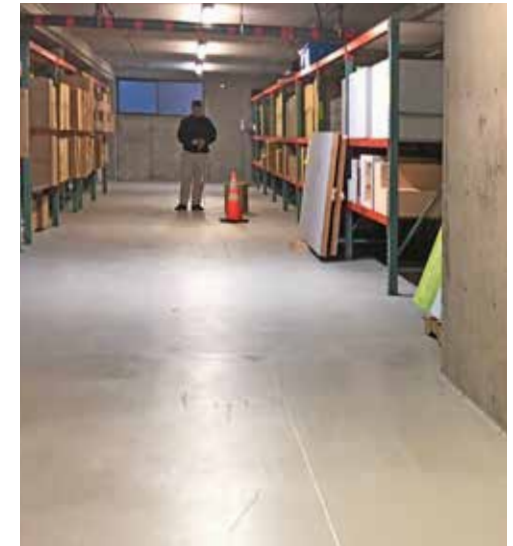
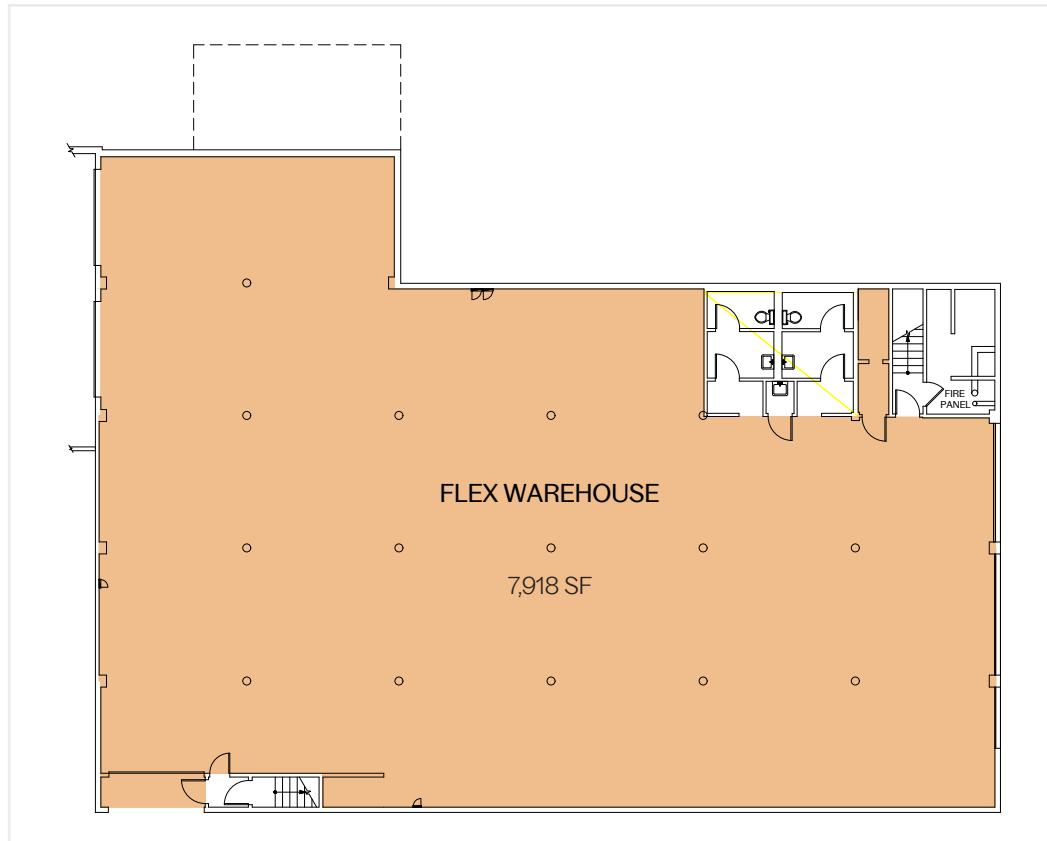
Lower level

7,918 SF of flex warehouse space

Available
Aug 2027

- 2 drive-in access points
- Secure load/unload area
- Dedicated off-street parking
- Access to outdoor common area garden
- Private restrooms
- Fully sprinklered
- Janitor's sink
- Secure storage

Flex / warehouse leasing scenarios possible including retail and showroom.



90/100 Exceptionally walkable | **80/100** Strong public transit | **70/100** Moderately bikeable