

Industrial for Lease KIRKLAND INDUSTRIAL / FLEX BUILDING

10809 120th Ave NE, Kirkland, WA 98033



LISTING DATA

AVAILABLE SF: 61,438 SF

ECONOMIC DATA

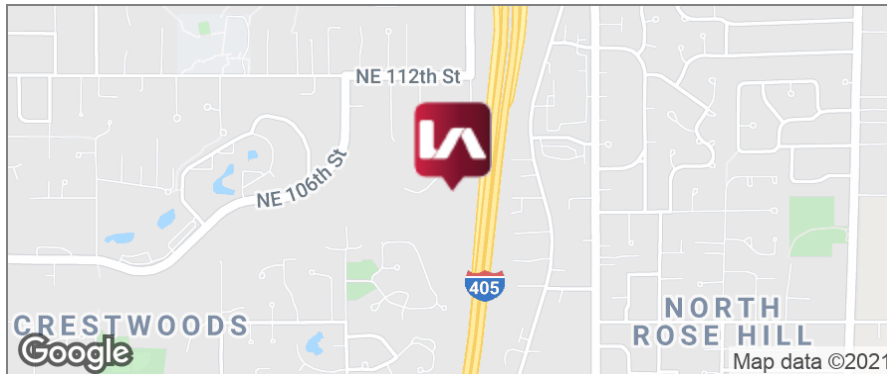
LEASE RATE: TBD - Negotiable

PROPERTY INFORMATION

COUNTY: KING
MARKET: Kirkland

BUILDING DATA

TOTAL BLDG SF: 61,438 SF
YEAR BUILT: 1966
YEAR RENOVATED: 2013
ZONING: TL 10E



PROPERTY OVERVIEW

Large, well-maintained stand-alone flex/manufacturing/assembly/office building available for lease right off the 116th Avenue exit of I-405 in Kirkland. Located across from the new Totem Lake Mall development.

PROPERTY HIGHLIGHTS

- Approximately 31K SF of office/conference space and 30,000 SF of flex/lab/assembly/testing space. Building use can be very flexible.
- Generous TI package available for long term leases.

CONTACT

Jim Reed

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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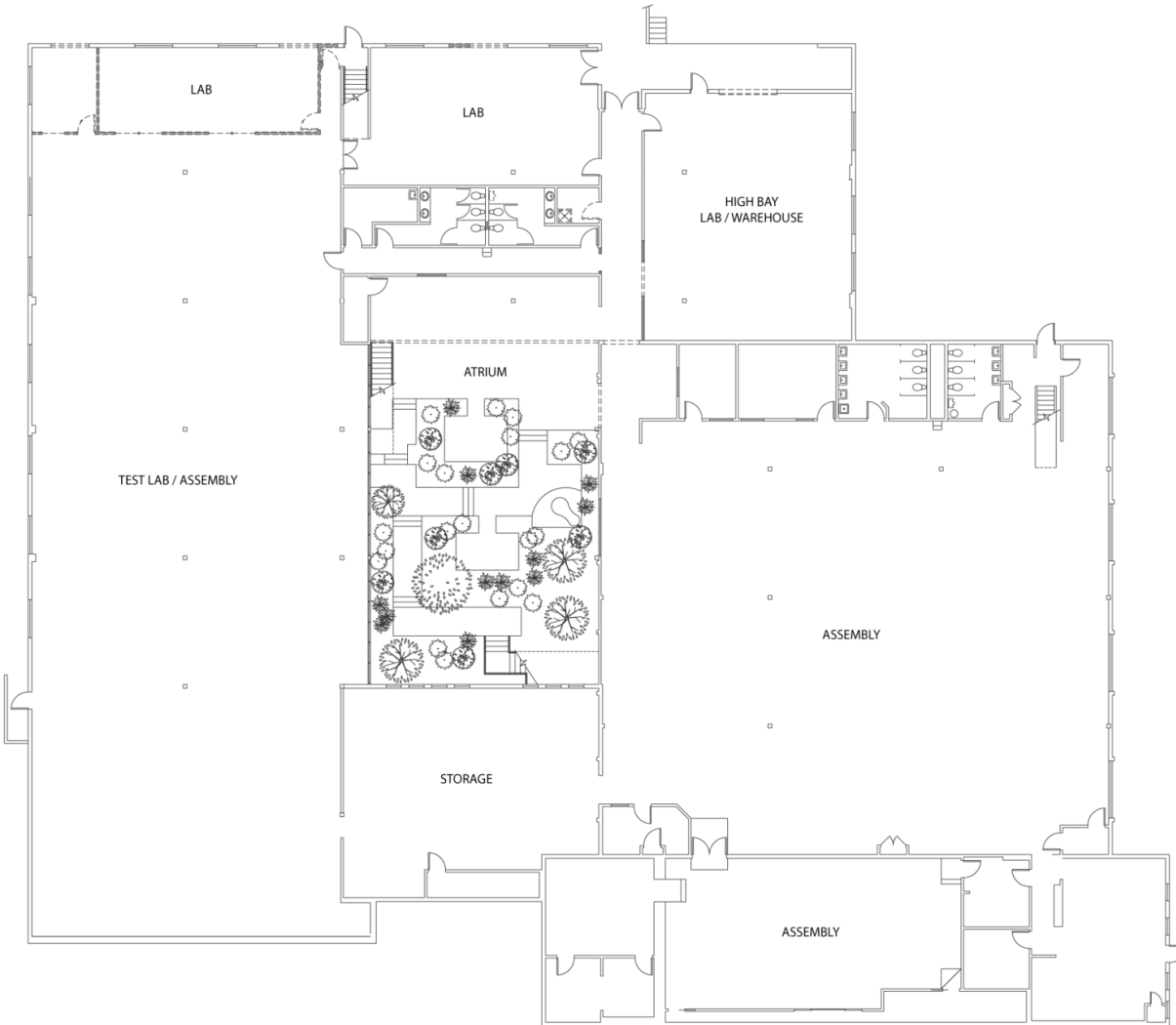
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Industrial for Lease BASEMENT FLOOR PLAN

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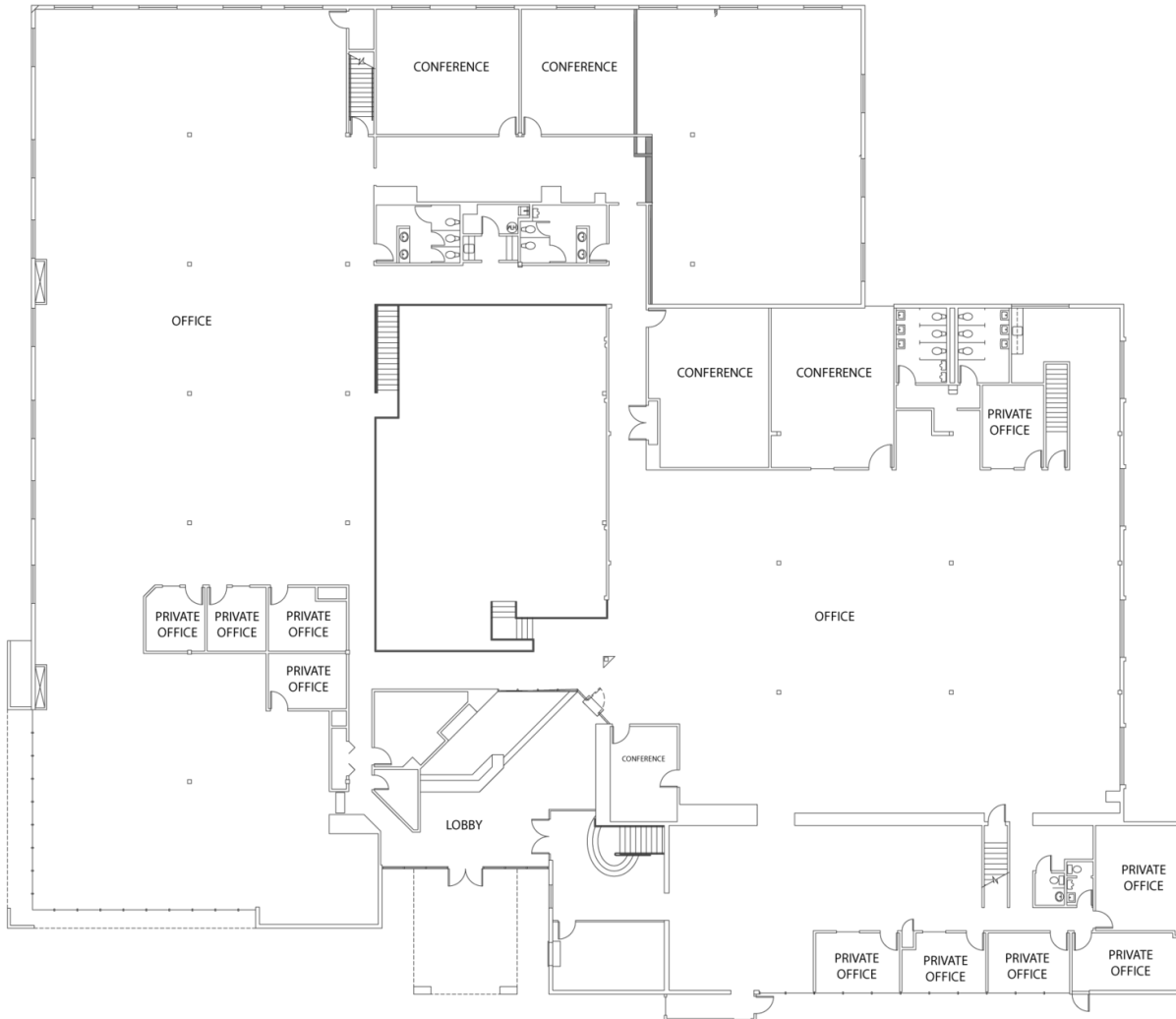
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Industrial for Lease MAIN FLOOR PLAN

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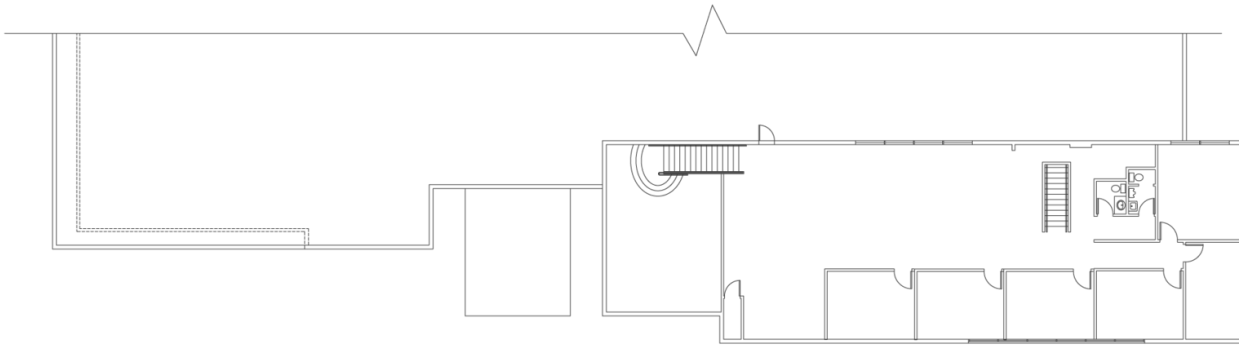
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Industrial for Lease THIRD FLOOR PLAN

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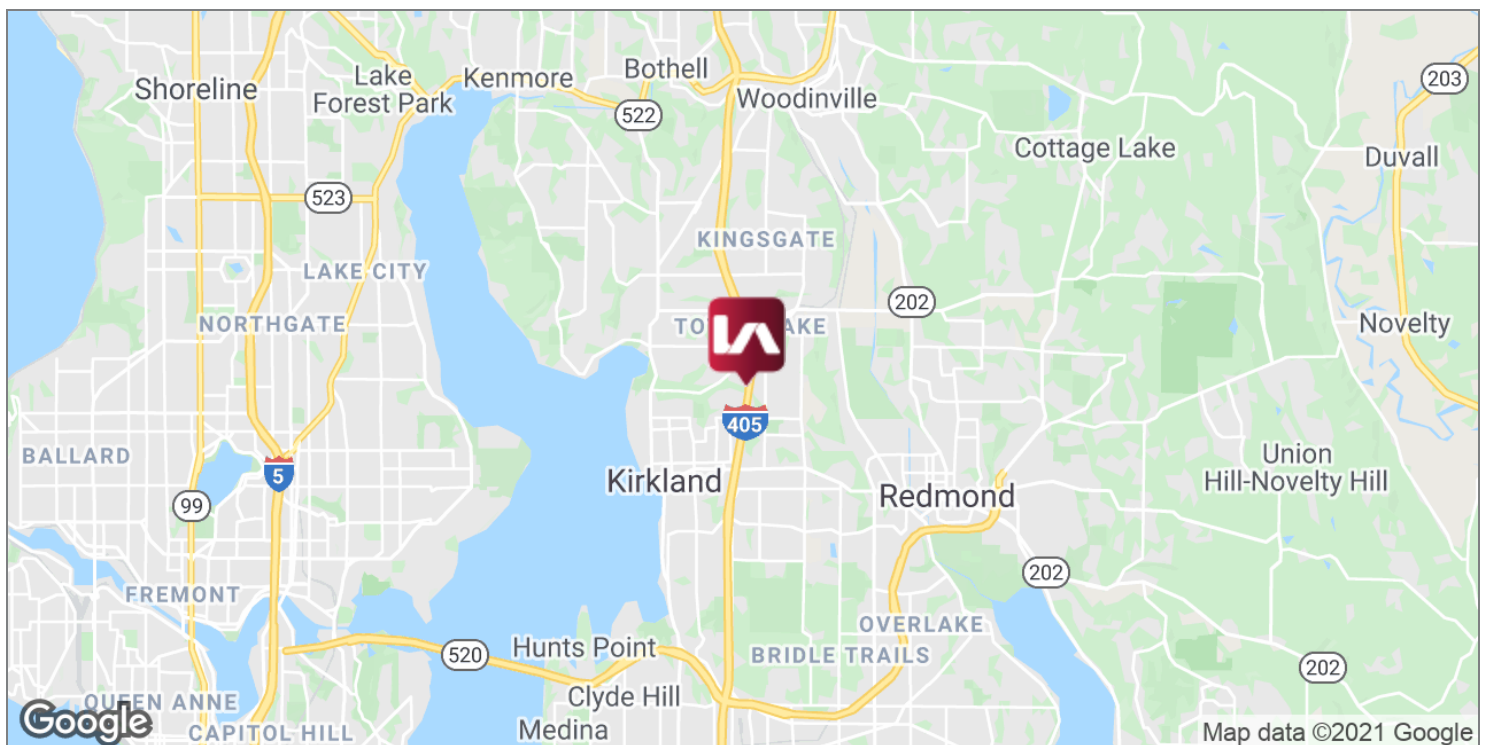
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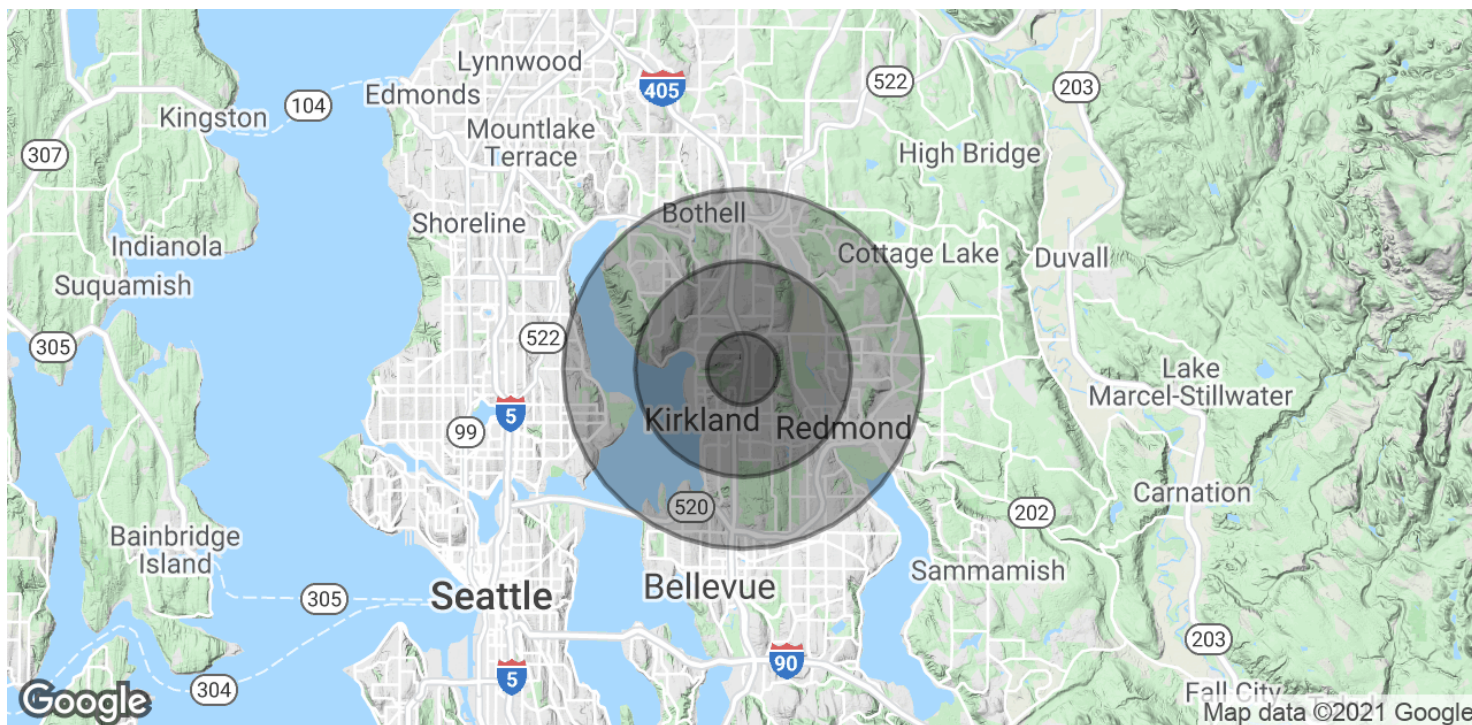
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,446	106,647	233,525
Average age	36.8	36.2	36.8
Average age (Male)	36.0	35.2	35.9
Average age (Female)	38.3	37.5	37.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,541	46,015	100,177
# of persons per HH	2.2	2.3	2.3
Average HH income	\$102,705	\$101,446	\$108,264
Average house value	\$472,114	\$491,715	\$498,960

* Demographic data derived from 2010 US Census

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