



WESTLAKE
ASSOCIATES, INC.

**FOR
LEASE**

**2,995 SF WAREHOUSE OFFICE
FOR LEASE \$2,650 NNN PER MONTH**

11826 NE 116TH STREET | KIRKLAND, WA | 98034



FEATURES

BUILDING SQ FT	2,995 SF
CONSISTING OF	410 SF Office 310 SF Tool Room
MONTHLY LEASE RATE	\$2,650 / Month NNN
LEASE TERM	2 - 5 Years

AMENITIES

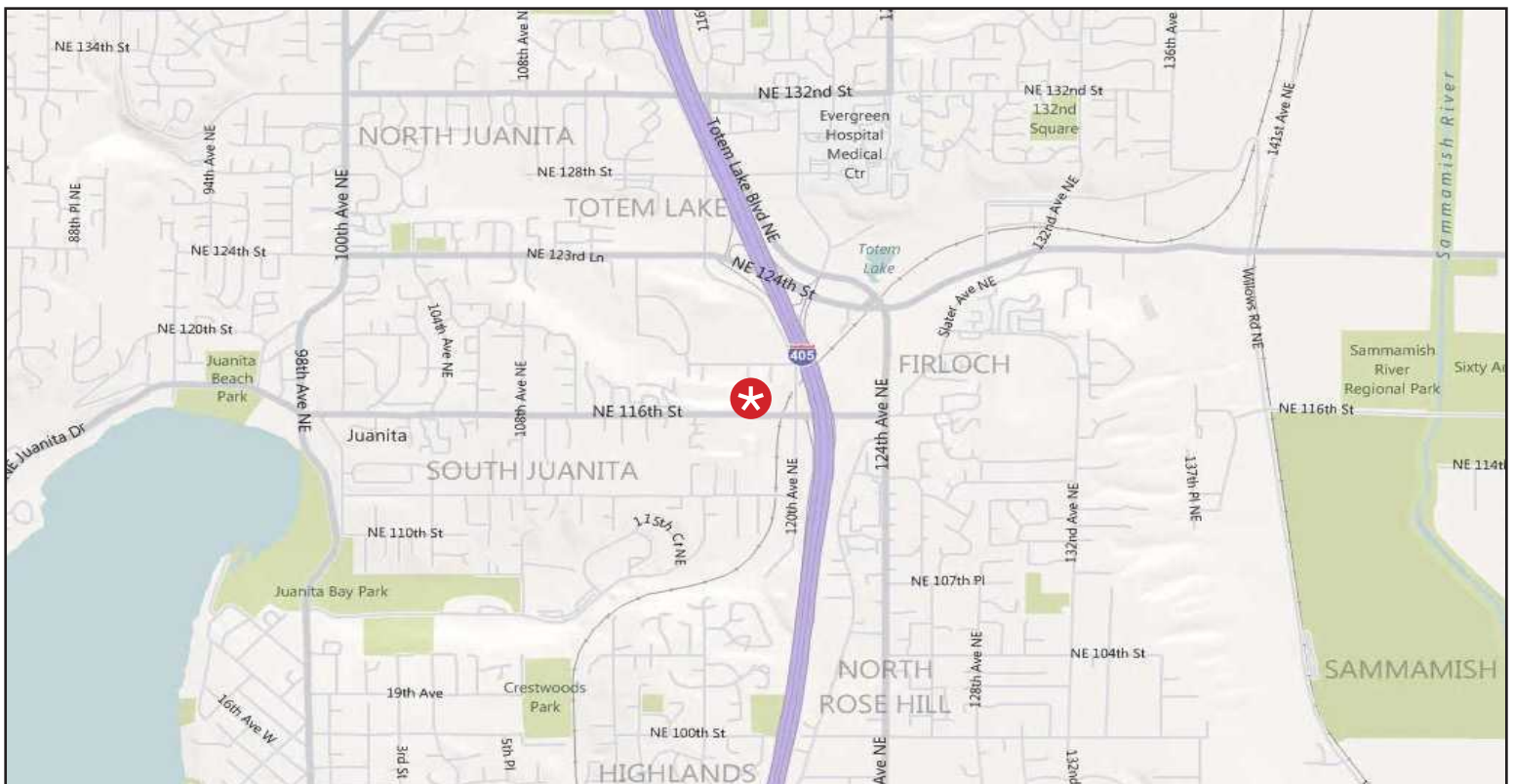
- TWO PRIVATE OFFICES
- THREE PHASE POWER
- IMMEDIATE ACCESS TO INTERSTATE 405
- 0.1 MILE TO FREEWAY ON RAMP AND 0.2 MILE FROM OFF RAMP
- FREE PARKING
- EXTRA-LARGE 14'X 20' ROLL UP DOOR
- MONTHLY NNN = \$0.25 PER FOOT PER MONTH
- SHARES RESTROOM

MATTHEW RUGGLES LITTLE
CCIM | principal | associate broker
206.505.9422
little@westlakeassociates.com



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AERIAL PHOTOS

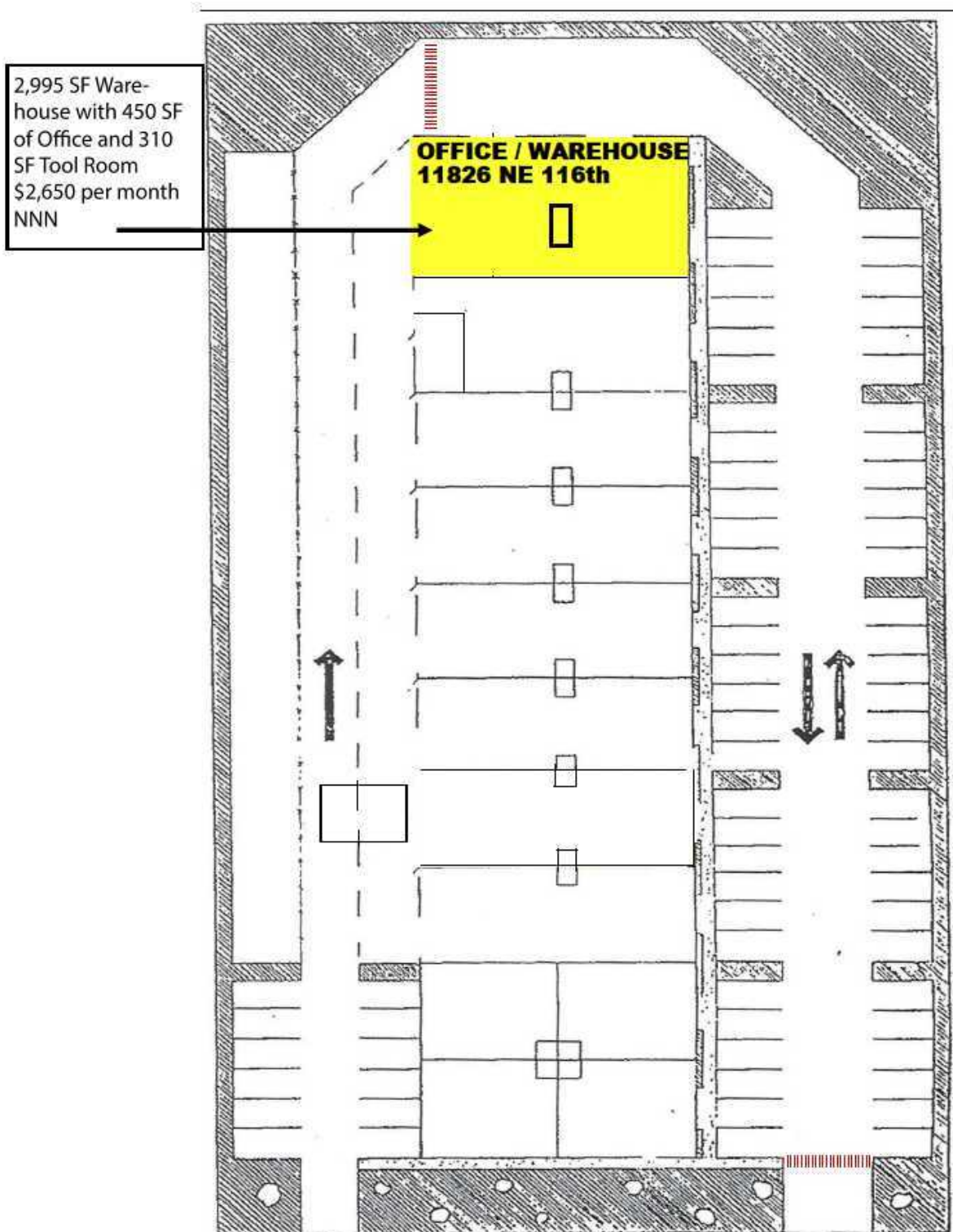


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PROPERTY & BUILDING OUTLINE



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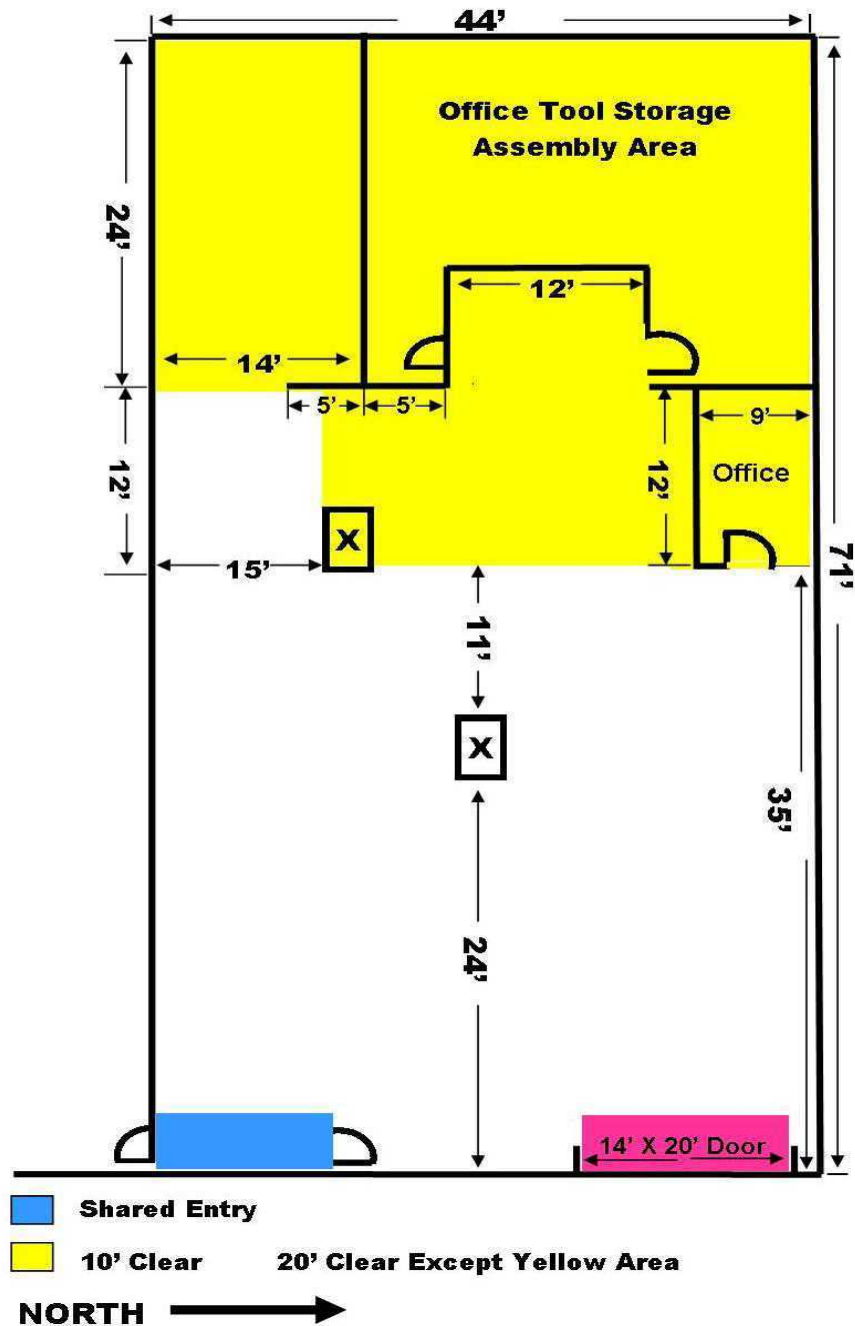


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FLOOR PLAN of 11826 NE 116TH

11826 NE 116th Kirkland, WA

2,995 SF of WAREHOUSE



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