

8505 132nd Avenue NE, Kirkland, WA

FOR LEASE
CONSTRUCTION COMPLETE
ONLY ONE SPACE REMAINS!



For More Information Please Contact:



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BLOOM 

ROSE HILL

BLOOM ROSE HILL



Bloom Rose Hill is an exciting retail/office opportunity located in the heart of Kirkland's Rose Hill neighborhood. A new 135 Unit, 109,000 SF mixed use development with commercial space ideal for retail or office that will serve the residents and greater community. Construction was completed in Q1 2023.

Building 1 is attached to the larger apartment building and is located on the SEC of the site and features 14.5' - 16.5' ceilings with glass store-fronts and three separate entrances. **FULLY LEASED**

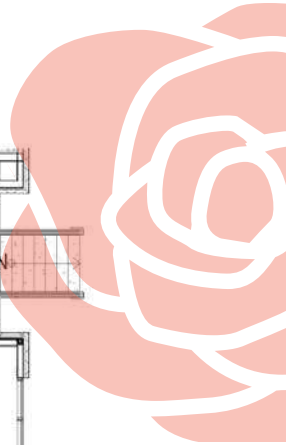
Building 2 is a 3,451 GSF stand alone building along 85th Street, Rose Hill's main arterial and features 16.0' - 16.6' ceilings with glass store-fronts and four separate entrances. **ONE SPACE REMAINS: 1,819 SF**

- Rental Rate: \$45.00 PSF, NNN
- Traffic Counts: 30,146 ADT
- Parking: 25 Dedicated Surface Spaces

NEW MIXED USE DEVELOPMENT |
WHERE KIRKLAND MEETS REDMOND |
QUICK CONNECTIVITY TO I-405 |
RETAIL & OFFICE OPPORTUNITIES |



BLOOM ROSE HILL



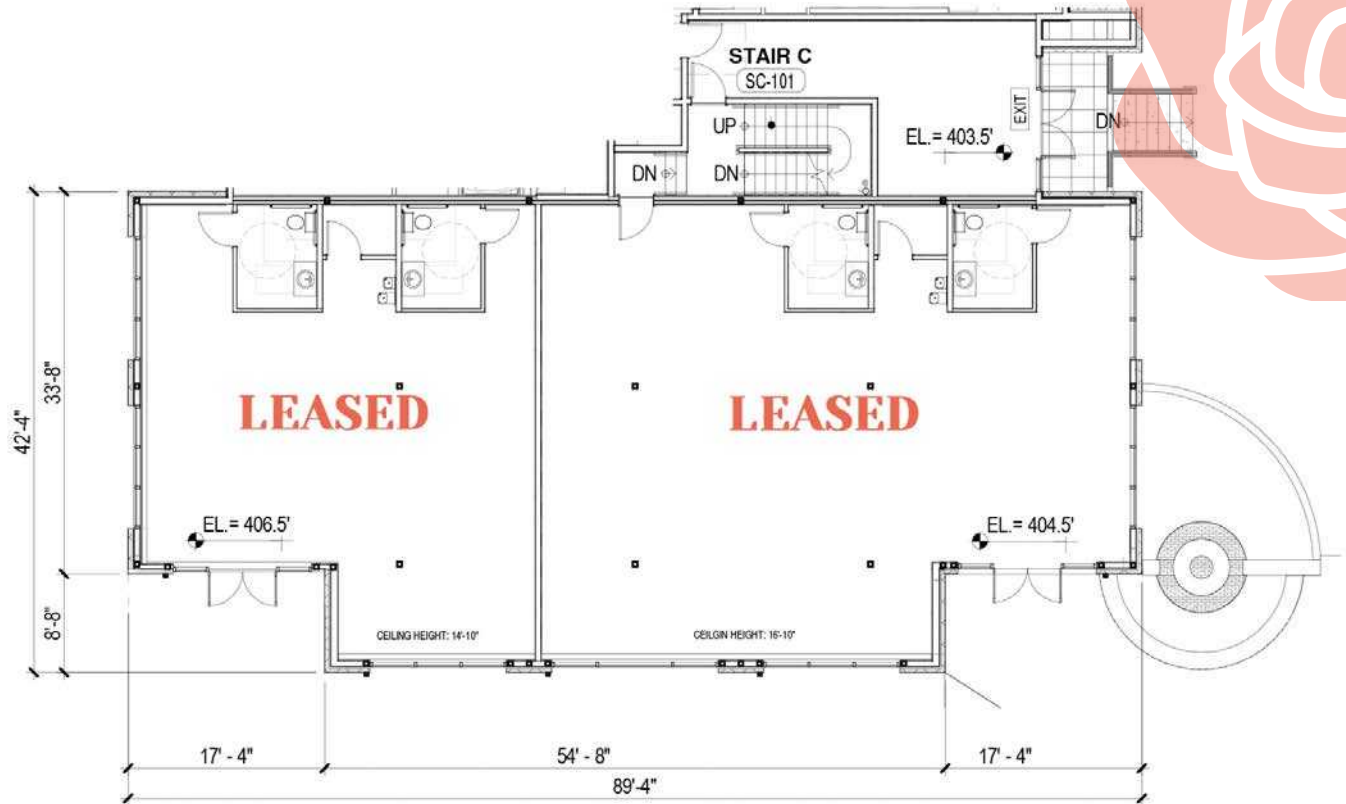
BUILDING 1 |

Office/Retail | 1,245 SF | **LEASED**

Suite 150-B | 1,926 SF | **LEASED**

Located at the intersection of NE 85th Street & 132nd Street

BUILDING 1



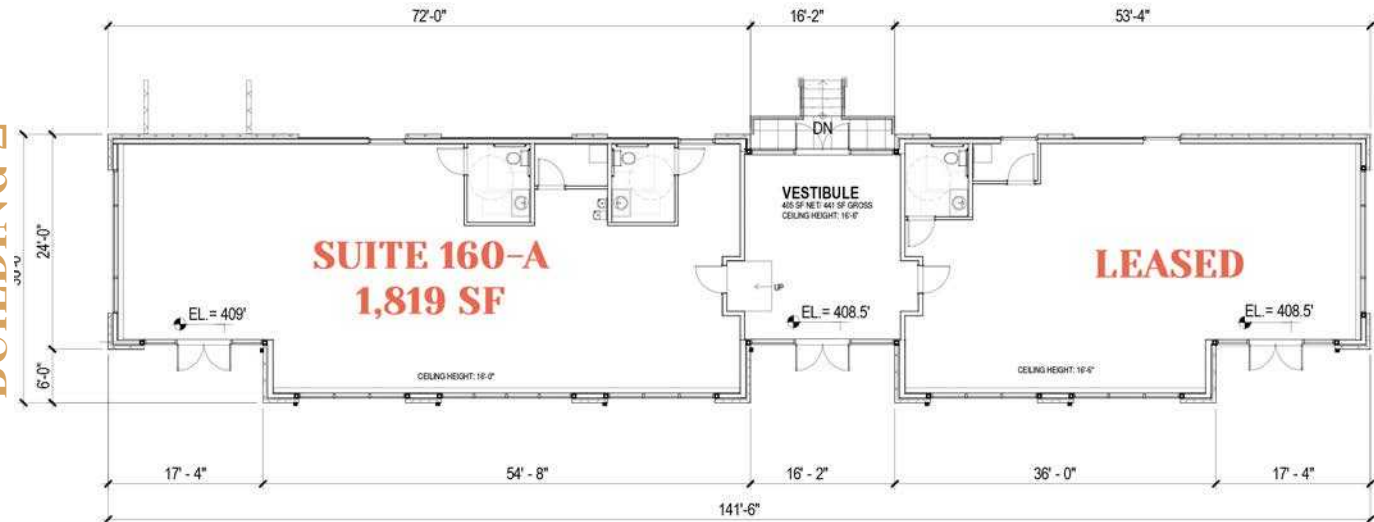
BUILDING 2 |

Suite 160-A | 1,819 SF | **AVAILABLE**

Suite 160-B | 1,398 SF | **LEASED**

Stand alone building along NE 85th Street. 4 entrances.

BUILDING 2

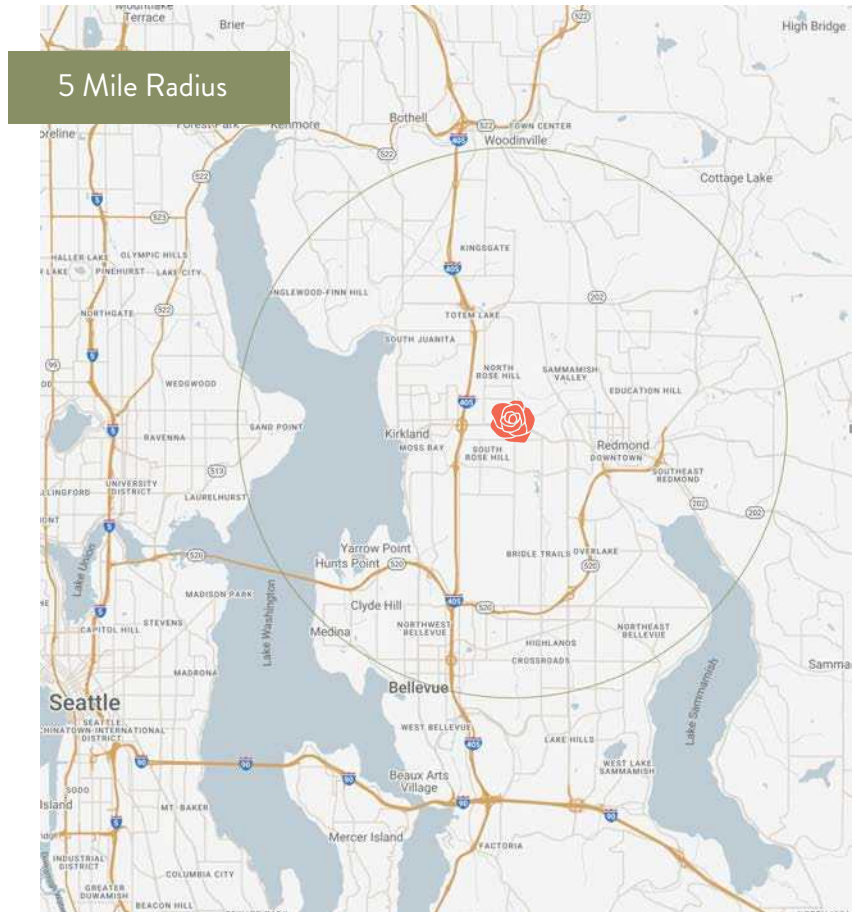


ROSE HILL

Rose Hill is an affluent, vibrant, walkable residential neighborhood with an active neighborhood commercial center along NE 85th Street. Bloom is located in the heart of the Rose Hill Business District which straddles NE 85th Street and connects downtown Kirkland with downtown Redmond. A thriving district, NE 85th Street provides employment, shopping, services, and transit-accessible housing for Kirkland residents and visitors throughout the region, allowing the community to easily access goods and services on foot or by bike.

The neighborhood is seeing big changes! Currently there are over 1,941 residential projects under construction; Google recently acquired the Lee Johnson Chevrolet site which will add to the 750,000 Sf of office and over 8,000 employees in the greater area; the Rose Hill project totals 51,000 SF of commercial space, and 800+ residential units.

The central location allows easy access to outdoor destinations in adjoining communities including Bridle Trails Park, Peter Kirk Park and Lake Washington, Green Lawn Park, and Willow Golf Course.



POPULATION
266,876



DAYTIME POPULATION
172,646



AVERAGE HH INCOME
\$234,155



HOUSEHOLDS
111,184

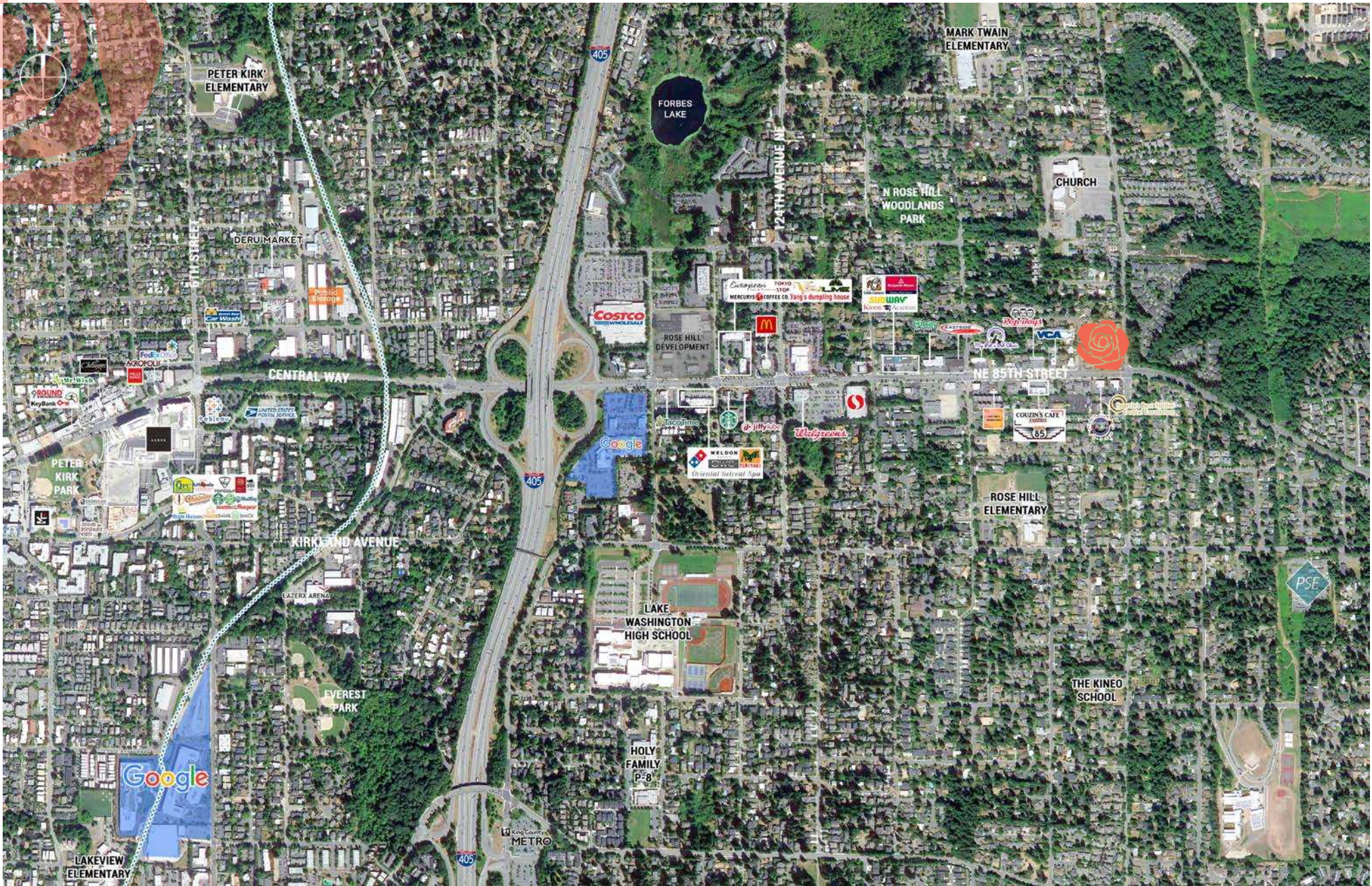


TOTAL NON-RETAIL ANNUAL
CONSUMER EXPENDITURE
\$8.21B



ROSE HILL
IS MY HILL

ROSE HILL AERIAL



KIRKLAND, WA | OVERVIEW



Kirkland, WA is a business savvy city, a vibrant place to live, and a supportive place to work. Located on the east side of Lake Washington directly across from Seattle, Kirkland's thriving business environment offers companies a highly educated workforce and a dynamic well-connected business community. Kirkland is uniquely situated to provide the charm and atmosphere of a small waterfront town with urban amenities.

With a highly educated and tech-savvy workforce, a broad range of businesses and industries are attracted to Kirkland, including well-known tech-giants Google and Tableau. The city has unique blend of casual living and urban style which are draws for companies competing for top professional talent. Kirkland has generated a high-end cluster of core business sectors, including technology, business and consumer services.

Kirkland's central location makes the city a great choice for both residents and businesses. Situated across Lake Washington from Seattle along the Interstate 405 corridor, Kirkland is easily accessible to and from Seattle via State Route 520 (the 520 floating bridge) and State Route 908, which connects Kirkland with neighboring Redmond, Washington.



for more information

PLEASE CONTACT



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