

FOR LEASE

405 BUSINESS PARK

*1,250 SF - 3,799 SF office space
available for lease in Kirkland, WA.*

11214 - 11232 120TH AVE NE, KIRKLAND, WA



KIDDER.COM

km Kidder
Mathews

Outstanding location offers prominent signage visibility & access to I-405.

OFFICE AVAILABILITY

| Suite | Size | Building A |
|--------------------|----------|-------------------------------------|
| 103 | 2,831 SF | Ground level office |
| 109 | 1,250 SF | Ground level office & warehouse mix |
| 201 | 1,639 SF | Second floor office |
| 202 | 2,160 SF | Second floor office |
| 201 & 202 COMBINED | 3,799 SF | Second floor office |
| 203 | 1,866 SF | Second floor office |
| 204 | 3,355 SF | Second floor office |

1.25K - 3.8K SF

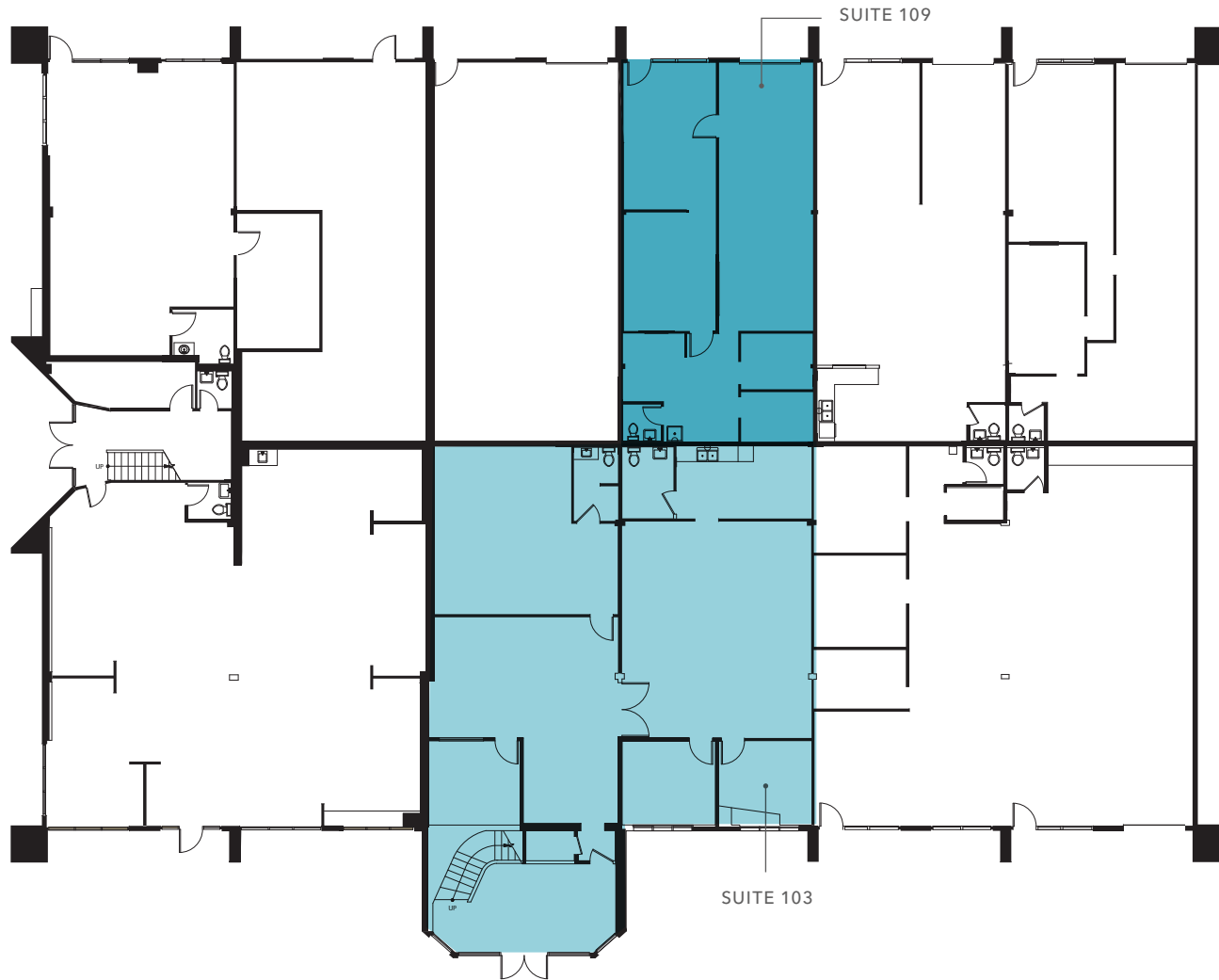
OFFICE SPACE AVAILABLE

3/1,000 SF

PARKING RATIO

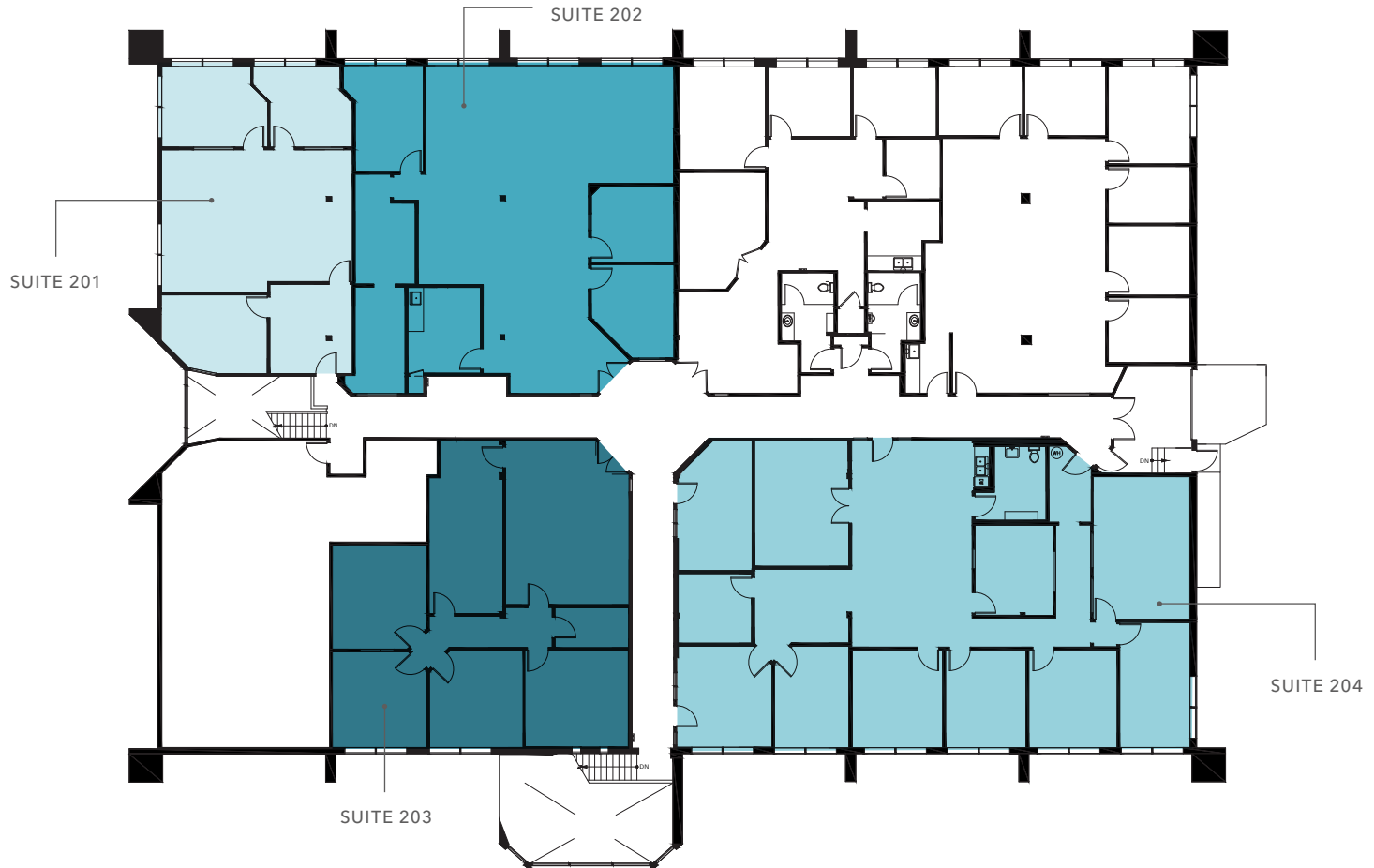


FIRST FLOOR PLAN



| Suite | Size | Lease Rate | Available | Notes |
|-------|----------|-----------------------------|-------------|---|
| 103 | 2,831 SF | \$24.00 SF/Yr, Full Service | Now | Ground floor office with kitchen and private restrooms. |
| 109 | 1,250 SF | \$2,083.00/Mo, NNN | Feb 1, 2024 | Mix of private office & warehouse. |

SECOND FLOOR PLAN



| Suite | Size | Lease Rate | Available | Notes |
|-------|----------|-----------------------------|-----------|---|
| 201 | 1,639 SF | \$29.00 SF/Yr, Full Service | Now | Can be combined with contiguous Suite 202 for total of 3,799 SF. |
| 202 | 2,160 SF | \$29.00 SF/Yr, Full Service | Now | Can be combined with contiguous Suite 201 for total of 3,799 SF. |
| 203 | 1,866 SF | \$29.00 SF/Yr, Full Service | Now | 4 private offices and open office area. |
| 204 | 3,355 SF | \$29.00 SF/Yr, Full Service | Now | 5 private offices, conference rooms, and kitchenette space with open office area. |

STATISTICS

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|-----------|-----------|-----------|
| 2022 POPULATION | 23,553 | 140,972 | 277,676 |
| POPULATION (2027 ESTIMATION) | 26,337 | 153,960 | 299,906 |
| HOUSEHOLDS | 9,620 | 58,869 | 114,690 |
| MEDIAN HH INCOME | \$115,075 | \$128,741 | \$131,004 |
| TOTAL BUSINESSES | 1,320 | 5,204 | 11,481 |
| TOTAL EMPLOYEES | 13,663 | 51,663 | 114,632 |

TRAFFIC COUNTS 2022

| Collection Street | Cross Street | Average Daily Traffic Volume |
|-------------------|--------------|------------------------------|
| I-405 | NE 116th Ave | 174,521 |
| NE 112TH ST | 120th Ave NE | 6,565 |
| 120TH AVE NE | NE 116th St | 9,053 |
| NE 116TH ST | NE 116th Ave | 29,316 |

Data Source: ©2023, Sites USA



405 BUSINESS PARK

Exclusively leased by

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