



# NEW TOTEM LAKE MIXED-USE MEDICAL/OFFICE DEVELOPMENT



**NEWMARK**



**MAINSTREET**  
PROPERTY GROUP LLC



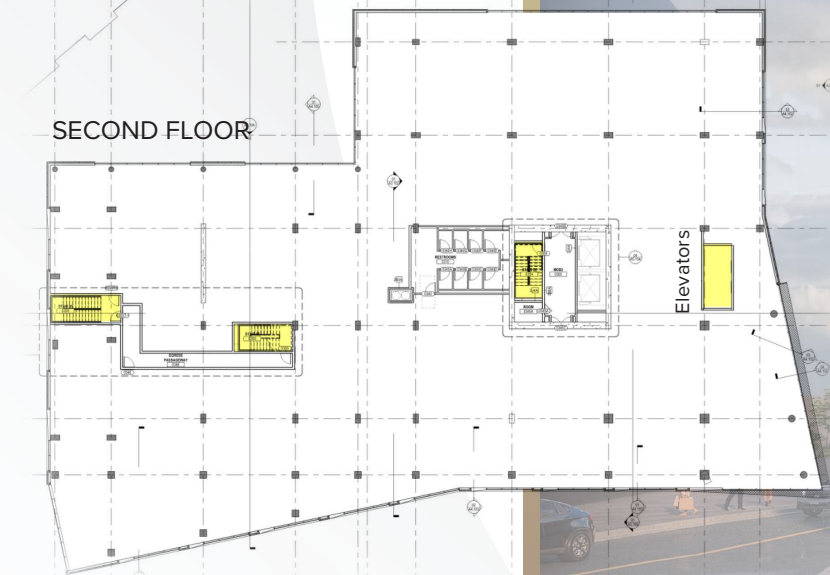
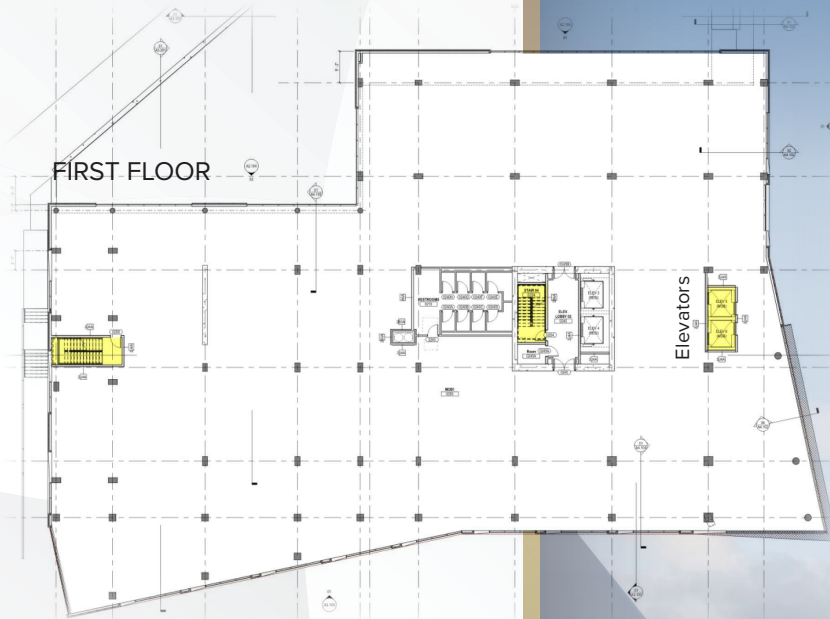
<b>ADDRESSES</b>	12707 120th Avenue NE, Kirkland, WA 11919 NE 128th Street, Kirkland, WA
<b>SQUARE FOOTAGE</b>	±50,000 square feet on two floors, each ±\$25,000 square feet with both single and multi-tenant options per floor
<b>FLOOR TO FLOOR HEIGHT</b>	14' – 8"
<b>WINDOWS</b>	11' – 6" floor to head mullion, designed to accommodate tenant-added operable windows
<b>CONSTRUCTION TYPE</b>	Type 1A. Parking structure is concrete slabs and concrete columns Commercial space is reinforced concrete floor + ceiling with concrete columns
<b>ELECTRICAL</b>	Total electrical service capacity = 37,500A at 480V / 3 phase electrical Designed at approx. 24 w/SF Capacity for tenant-added backup power
<b>HVAC</b>	Designed at 1 ton per 350 square feet
<b>ELEVATORS</b>	Two (2) dedicated gurney sized elevators exclusive to commercial tenants, not shared with residential portion
<b>PARKING</b>	Secured structured parking, both unreserved and reserved stalls, available on-site
<b>TRANSIT ACCESS</b>	Adjacent to Totem Lake Transit Center and nearby Kingsgate Park & Ride, accessible from all major park & ride hubs around the Puget Sound
<b>SECURITY</b>	Secure garage with access control system throughout
<b>AMENITIES</b>	Dedicated bike access with secured storage in the garage and commercial lobby for tenants
<b>RETAIL</b>	Adjacent to the new Village at Totem Lake with 400,000 square feet of new retail, restaurants and outdoor community spaces ( <a href="http://www.thevillageattotemlake.com">www.thevillageattotemlake.com</a> )



±50,000 SF

MEDICAL OFFICE

/COMMERCIAL OFFICE SPACE



# IMMEDIATE NEIGHBORHOOD MAP

## FOOD & GROCERY

203°F COFFEE CO.  
BOK A BOK FRIED CHICKEN  
CHIPOTLE  
DON'T YELL AT ME  
DUÉ CUCINA  
HANOON  
JOE'S BURGERS

KATI VEGAN THAI  
MOD PIZZA  
PANDA EXPRESS  
PRESSED  
SALT & STRAW  
SERIOUS PIE  
SHABUGEN

SILVERLAKE RAMEN  
STACK 571 BURGER &  
WHISKEY BAR  
THE SWEETSIDE  
TRADER JOE'S  
UMIGAWA SUSHI  
WHOLE FOODS

## HEALTH & BEAUTY

ANTHONY VINCÉ NAIL SPA  
DEKA LASH  
LASERAWAY  
LENSCRAFTERS

MADISON REED  
MAYWEATHER BOXING  
& FITNESS  
ONE MEDICAL  
PURE BARRE

RUDY'S BARBERSHOP  
SEPHORA  
ULTA BEAUTY  
YUAN SPA

## APPAREL & JEWELRY

ATHLETA  
EVEREVE  
LULULEMON

NORDSTROM RACK  
PENDLETON  
PURPOSE BOUTIQUE

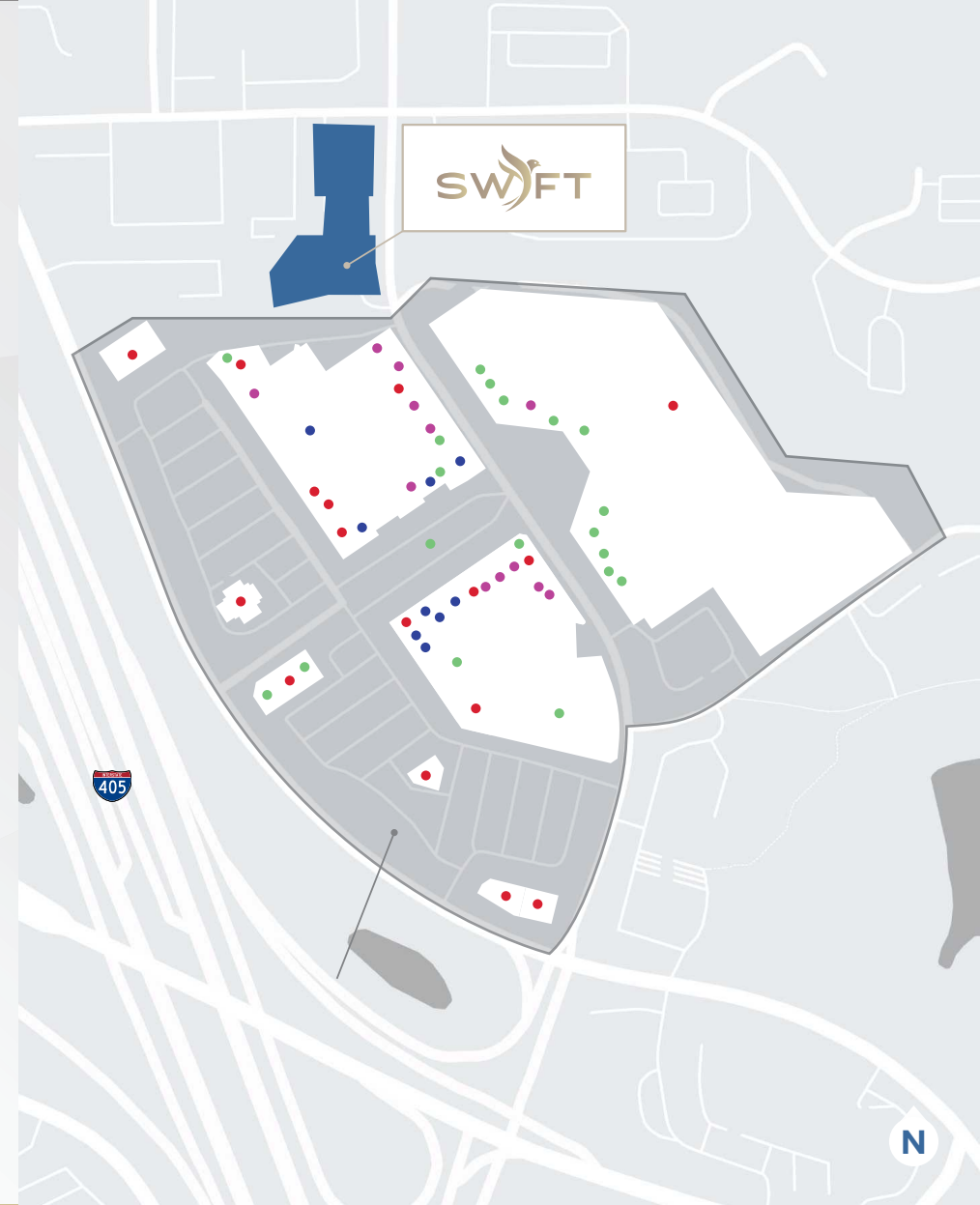
RION JEWELRY  
ROSS  
URBAN TREAD

## SPECIALTY

ALL THE BEST PET CARE  
AT&T  
AUTOZONE  
BARNES & NOBLE  
KEY BANK  
PURPLE SHOWROOM

THE SEATTLE BAKERY  
SLEEP NUMBER  
SNAPDOODLE TOYS &  
GAMES  
SWEET SERENITY PLANT &  
FLOWER SHOP

T-MOBILE  
VERIZON  
WELLS FARGO  
XFINITY  
CINEMARK  
SANDBOX VR



# SWYFT - BY THE NUMBERS

WITHIN A THREE MILE RADIUS



**8.56%**

Projected population  
growth from 2022-2027



**\$769K**

Home value 2022



**\$152K**

Average household  
income 2022



**57.98%**

Population with a  
Bachelor's degree or higher



Microsoft

Downtown Redmond

10 min 28 min



LAKE WASHINGTON  
INSTITUTE OF TECHNOLOGY



Meta

Willows Road

10 min 20 min



Downtown Bellevue

14 min 28 min



Downtown Kirkland

6 min 20 min

CROSS KIRKLAND CORRIDOR



THE VILLAGE  
AT TOTEM LAKE

EvergreenHealth



TOTEM LAKE TRANSIT CENTER



UNIVERSITY of WASHINGTON

Bothell Campus

6 min 20 min

KINGSGATE PARK & RIDE





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