

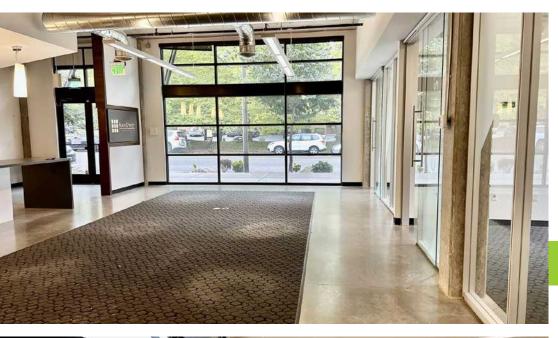


FOR MORE INFORMATION PLEASE CONTACT:

LAURA MILLER laura@gibraltarusa.com 206.351.3573 TRACY CORNELL

tracyc@gibraltarusa.com 206.948.0630









PROJECT OVERVIEW

- Available now. Rare opportunity to lease high-visibility office/ retail space in Kirkland's Totem Lake neighborhood
- Located on the ground level of Slater 116, an upscale apartment community with 108 residential units
- Highly visible, modern space sits between Building outdoor plaza and customer/residential parking garage.
- Features large storefront windows on 3 sides, ensuite ADA restroom, kitchenette, and polished concrete floors
- Ideal for fitness, physical therapy, financial services, real estate office, tutoring/education, insurance, or retail
- 5 designated parking stalls available for customers/employees at \$325/month (total)
- Convenient access to I-405
- Join a diverse mix of tenants including Waxing the City, The Art of Coffee, Covertti, and Kirkland Academy of Music
- · 2,386 SF
- Rental Rate \$34/SF plus NNN \$10.44/SF = \$8,450.42



DEMOGRAPHICS

HOUSEHOLDS	30,183
AVERAGE HH INCOME	\$145,570

^{* 2023} DEMOGRAPHICS BASED ON A 2-MILE RADIUS







