

AVAILABLE NOW | 12345 NE 116TH STREET, SUITE 11, KIRKLAND WA 98034

# SLATER 116

OFFICE/RETAIL FOR LEASE



FOR MORE INFORMATION PLEASE CONTACT:

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## 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

<b>POPULATION</b>	<b>71,964</b>
<b>HOUSEHOLDS</b>	<b>30,183</b>
<b>AVERAGE HH INCOME</b>	<b>\$145,570</b>

\* 2023 DEMOGRAPHICS BASED ON A 2-MILE RADIUS





