



Turn-Key School / Daycare For Lease

Linbrook Office Park - Buildings 1 & 2

10406 NE 37th Circle • Kirkland, WA 98033

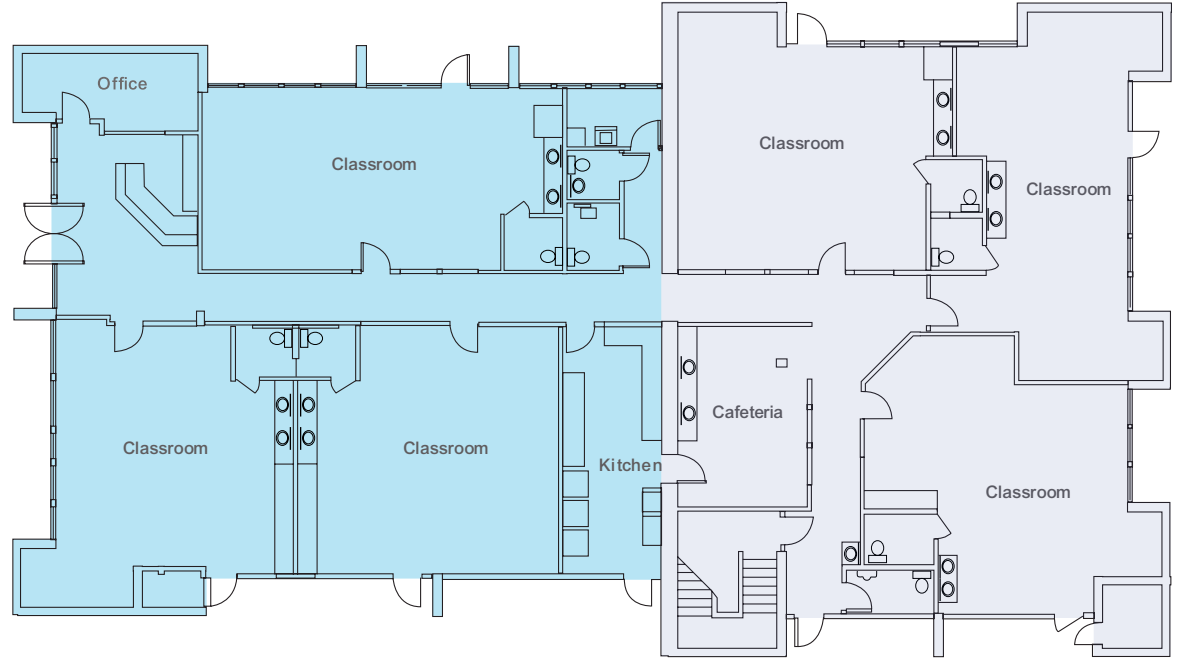


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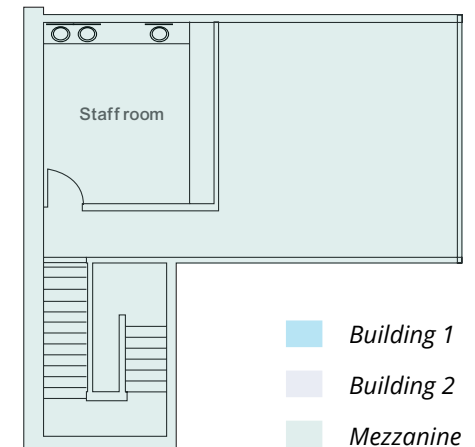
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Turn-Key School / Daycare Available With Attached Exterior ±5,000 SF Playground



Property Highlights

- 7,408 SF total across combined two buildings
- Close proximity to Bellevue CBD and downtown Kirkland
- Excellent access to SR 520 and I-405
- 11 exclusive parking stalls and plenty of additional shared parking
- Great street visibility and exposure
- Available immediately
- Asking Lease Rate: \$42.00/NNN



■ Building 1
■ Building 2
■ Mezzanine



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Kirkland Urban Shopping Center

EVERGREENS DOUGH ZONE SHAKE SHACK
 MUDBAY LOUNGE
 MOSAIC tutta bella QFC

Le Grand Bistro
 Carillon Kitchen
 COMO Italian

Beach House Bar & Grill

Yarrow Bay Marina

Watershed Park

Bridle Trail State Park

Downtown Redmond

BURGERMASTER

UW Medicine

QFC

Clyde Hill Elementary School

Chinook Middle School

Downtown Bellevue



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