

**5 months of abated  
base rent for a  
sublease commencing  
1/1/2025 or sooner**

# **KIRKLAND BUSINESS CENTER**

## SUBLEASE

+ 11828 NE 112th Street  
Kirkland, WA



Jeff Livingston | [livingston@broderickgroup.com](mailto:livingston@broderickgroup.com) | 425.274.4288



# KIRKLAND BUSINESS CENTER

## SUBLEASE

**Address:** Kirkland Business Center  
11828 NE 112th Street

**Size:** 10,430 RSF

**Availability:** Available Now

**Asking Rate:** \$1.80/SF, NNN

**Estimated OPEX:** \$0.40/SF

**Lease Expiration:** December 31, 2028



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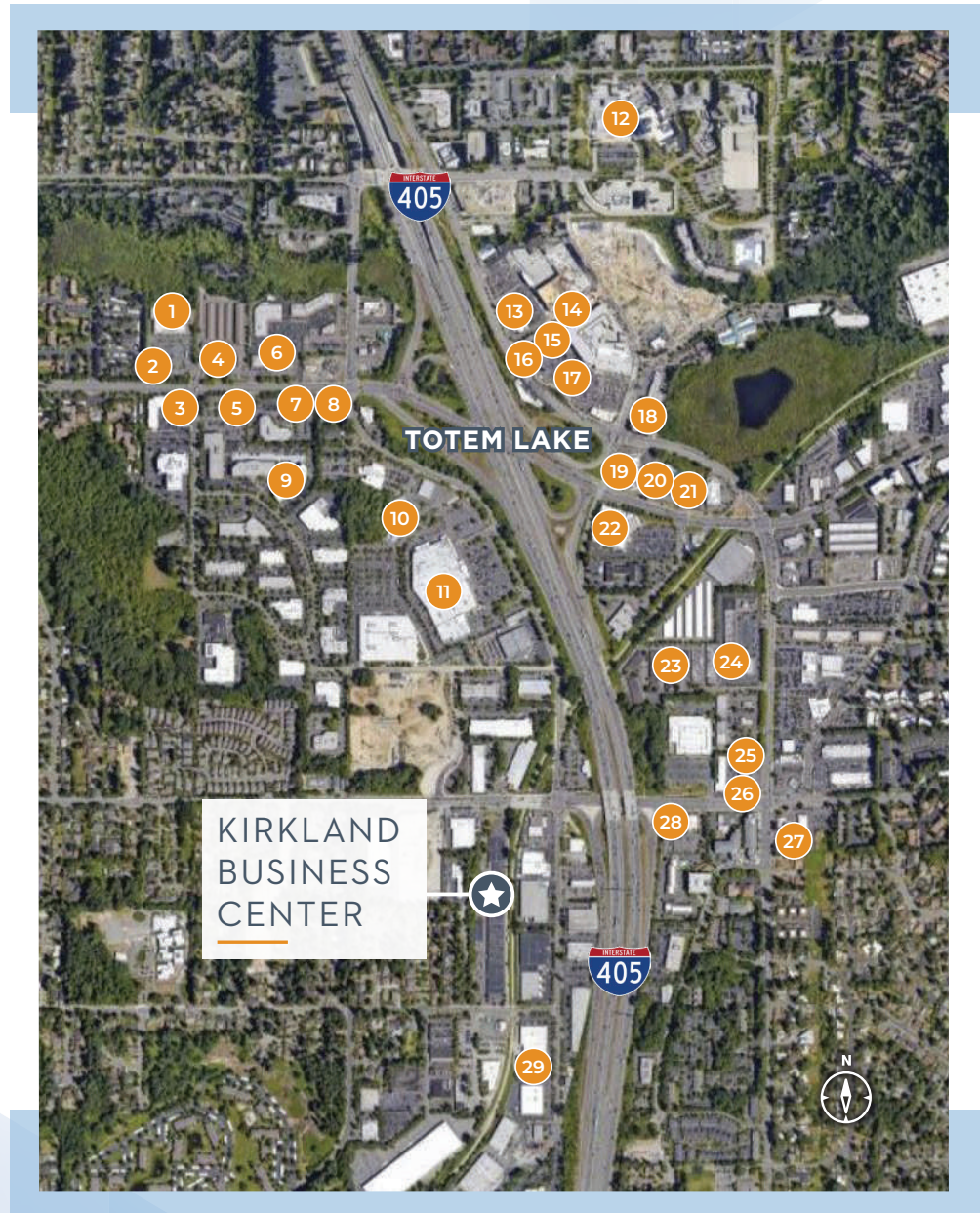
*The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.*





# AMENITIES

1. QFC
2. Five Guys
3. Courtyard by Marriott
4. Papa Murphy's
5. Olive Garden
6. Starbucks
7. Azteca
8. Wendy's
9. Lowe's
10. Jimmy John's
11. Fred Meyer
12. Evergreen Health Medical Center
13. Key Bank
14. The Village at Totem Lake
  - Whole Foods
  - Nordstrom Rack
  - Trader Joe's
  - Verizon
  - Auto Zone
  - AT&T
  - Verizon
15. Chipotle
16. MOD Pizza
17. Wells Fargo
18. Bank of America
19. Chick-fil-A
20. Comfort Inn
21. Rite Aid
22. LA Fitness
23. Northwest Cellars
24. Totem Square Shopping Center
25. Subway
26. 7-Eleven
27. Teriyaki Plus
28. Shari's
29. Gold's Gym





# NEIGHBORHOOD



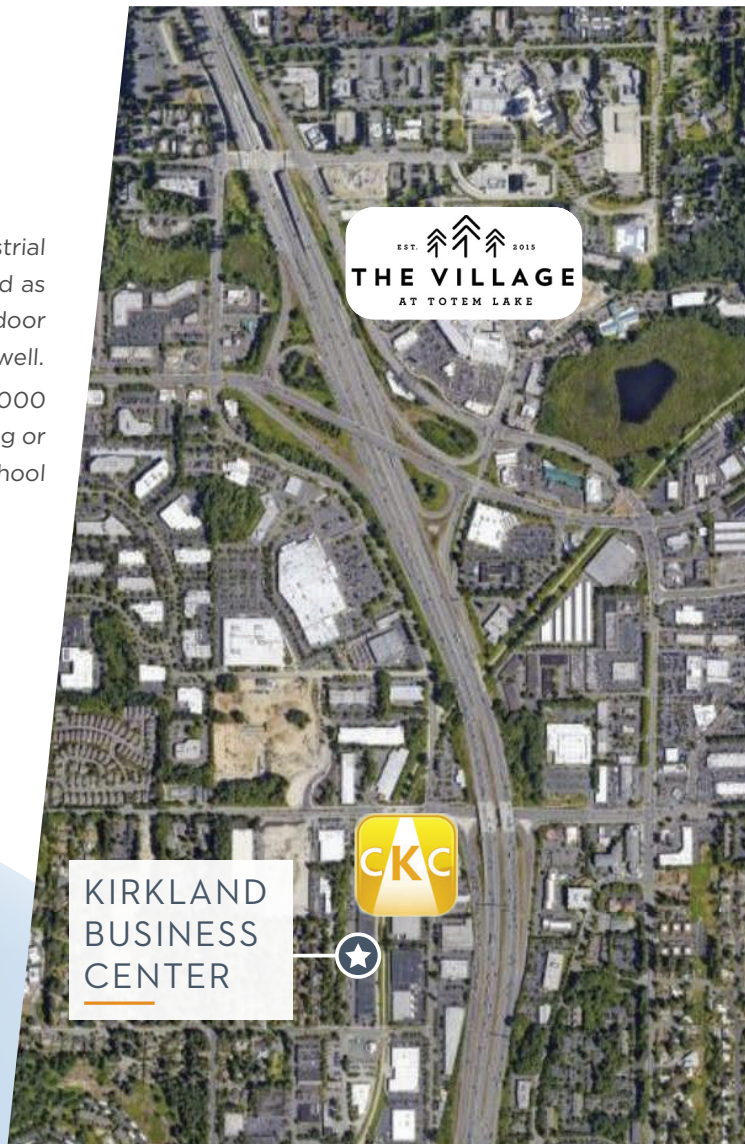
[www.kirklandwa.gov/Residents/Community/Cross\\_Kirkland\\_Corridor.htm](http://www.kirklandwa.gov/Residents/Community/Cross_Kirkland_Corridor.htm)

The Cross Kirkland Corridor connects Kirkland. The light industrial warehouses along the Corridor are being re-purposed for uses as varied as high tech offices, pubs and restaurants, advanced manufacturing, and indoor recreational centers. Zoning changes will allow mixed-use residential as well. Currently, there are more than 1,800 businesses with more than 18,000 employees within 2,000 feet of the corridor. Imagine employees bicycling or walking to work, or children walking from home to school and after-school activities. Imagine your business along the Corridor.



<https://www.thevillageattotemlake.com/>

The Village at Totem Lake will include a state-of-the-art luxury theatre, a village commons and park, experiential restaurants, unique retail, high-end residential and other modern features, while retaining several of the legacy tenants within the project. The plan consists of redeveloping a newly re-imagined lifestyle center with a village feel, mixed-use, gourmet grocery and other experiences. Totem Lake will be the ultimate community gathering place where people can relax or attend a variety of special events.



KIRKLAND  
BUSINESS  
CENTER

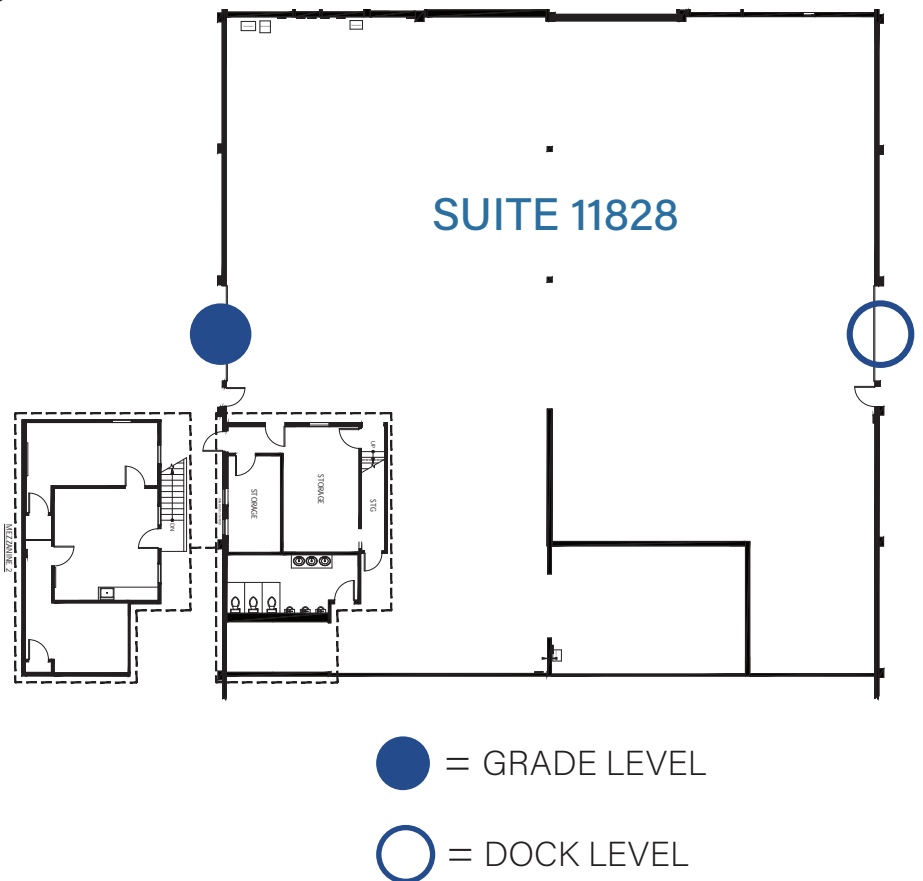
EST. 2015  
THE VILLAGE  
AT TOTEM LAKE



# KIRKLAND BUSINESS CENTER

## SUBLEASE

- + 10,430 RSF
- + One 10'x14' Grade Level Door
- + 16' Clear Height
- + Available Now
- + Asking Rate: \$1.80/SF NNN
- + Space is Sprinklered
- + 1,200 Amps, 3 Phase Power
- + Electrical drops and compressed air lines distributed throughout
- + Dock-high loading available via shared well dock or side-loading along East wall



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