

12345 NE 116TH STREET, KIRKLAND WA 98034

# SLATER 116

OFFICE/RETAIL FOR LEASE



FOR MORE INFORMATION PLEASE CONTACT:

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SUITE 11



SUITE 11

## PROJECT OVERVIEW

- 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
- Convenient access to I-405
- Join a diverse mix of tenants including Waxing the City, The Art of Coffee, and Covertti



SUITE	AVAILABLE	SIZE	RATE	2024 NNN	
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11	Available Now	2,386 SF	\$34/SF	\$10.44/SF	<ul style="list-style-type: none"> <li>• Modern space sits between Building outdoor plaza and customer/residential parking garage.</li> <li>• Features large storefront windows on 3 sides, ensuite ADA restroom, kitchenette, and polished concrete floors</li> <li>• Ideal for fitness, physical therapy, financial services, real estate office, tutoring/education, insurance, or retail</li> <li>• 5 designated parking stalls available for customers/employees at \$110/stall per month</li> </ul>
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15	February 1, 2025	2,185 SF	\$34/SF	\$10.44/SF	<ul style="list-style-type: none"> <li>• High visibility corner space located at intersection of 124th Ave NE and NE 116th St</li> <li>• Large storefront windows, ensuite ADA restroom, 6 offices, and open retail/lobby/work area</li> <li>• Ideal for med-spa, health/beauty, financial services, education, retail</li> <li>• 3 designated parking stalls available for customers/employees @ \$110/stall per month</li> </ul>
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SUITE 15

### DEMOGRAPHICS

<b>POPULATION</b>	<b>54,461</b>
<b>HOUSEHOLDS</b>	<b>22,416</b>
<b>AVERAGE HH INCOME</b>	<b>\$152,651</b>

\* 2024 DEMOGRAPHICS BASED ON A 2-MILE RADIUS

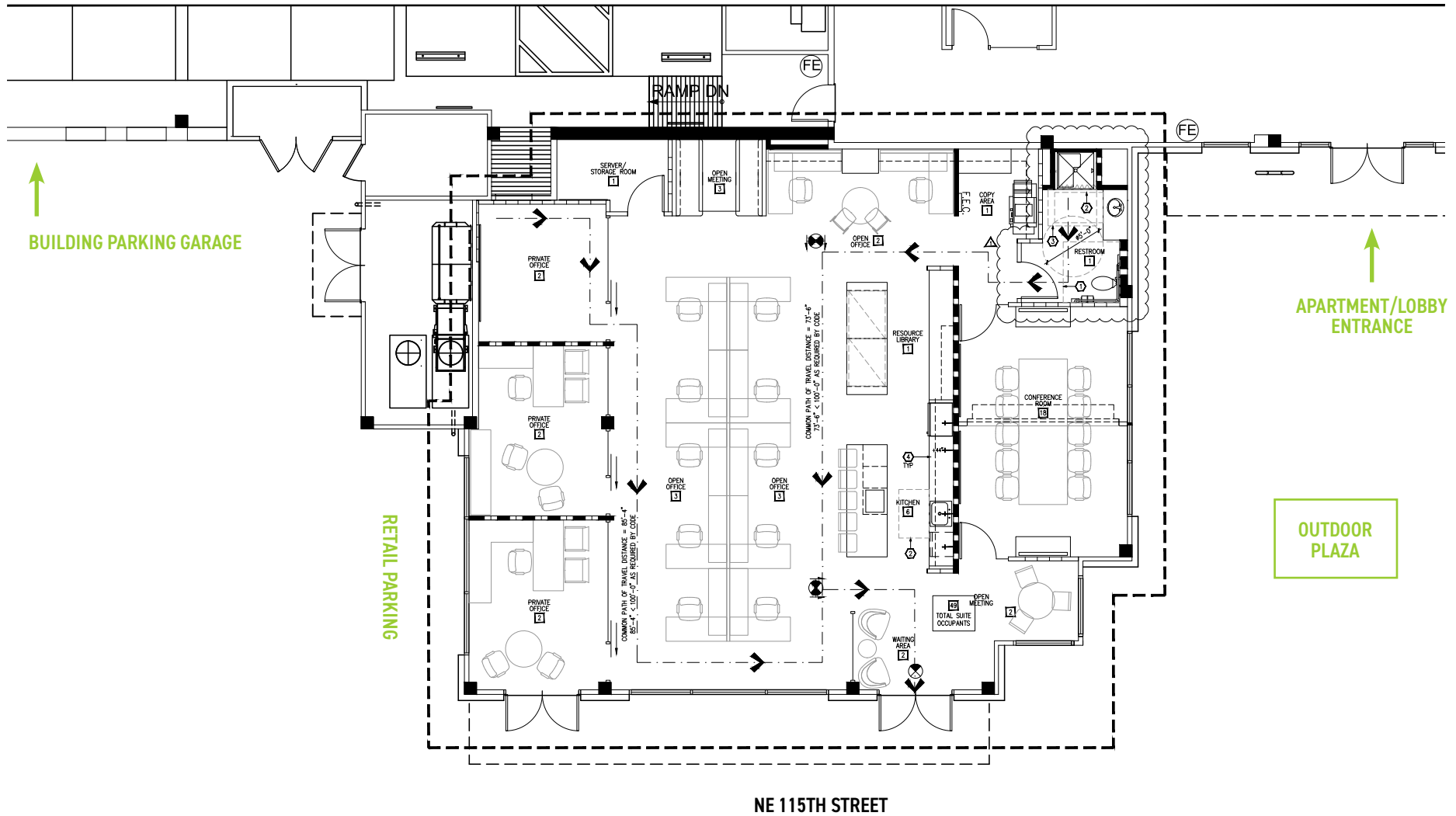


SUITE 11



OUTDOOR PLAZA ADJACENT TO SUITE 11

# SUITE 11



# SUITE 15

