

FOR LEASE

405 BUSINESS PARK

*1,754 SF - 3,999 SF office space
available for lease in Kirkland*

11214 - 11232 120TH AVE NE, KIRKLAND, WA



KIDDER.COM

km Kidder
Mathews

Outstanding location offers prominent signage visibility & access to I-405.

OFFICE AVAILABILITY

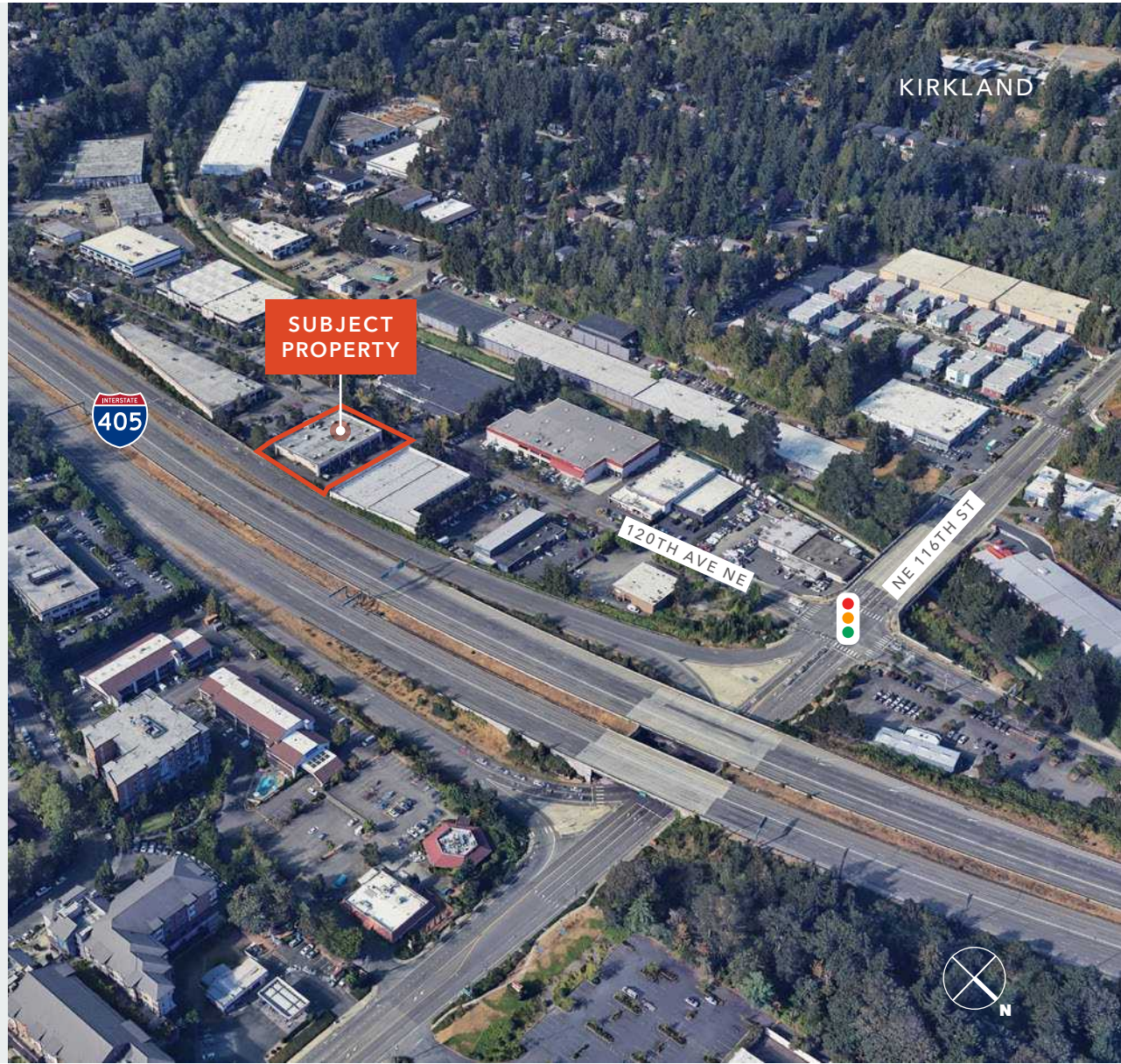
Suite	Size
103	2,831 SF
201	1,754 SF
202	2,245 SF
201 & 202 COMBINED	3,999 SF
203	1,866 SF
204	3,355 SF

1.25K - 3.8K SF

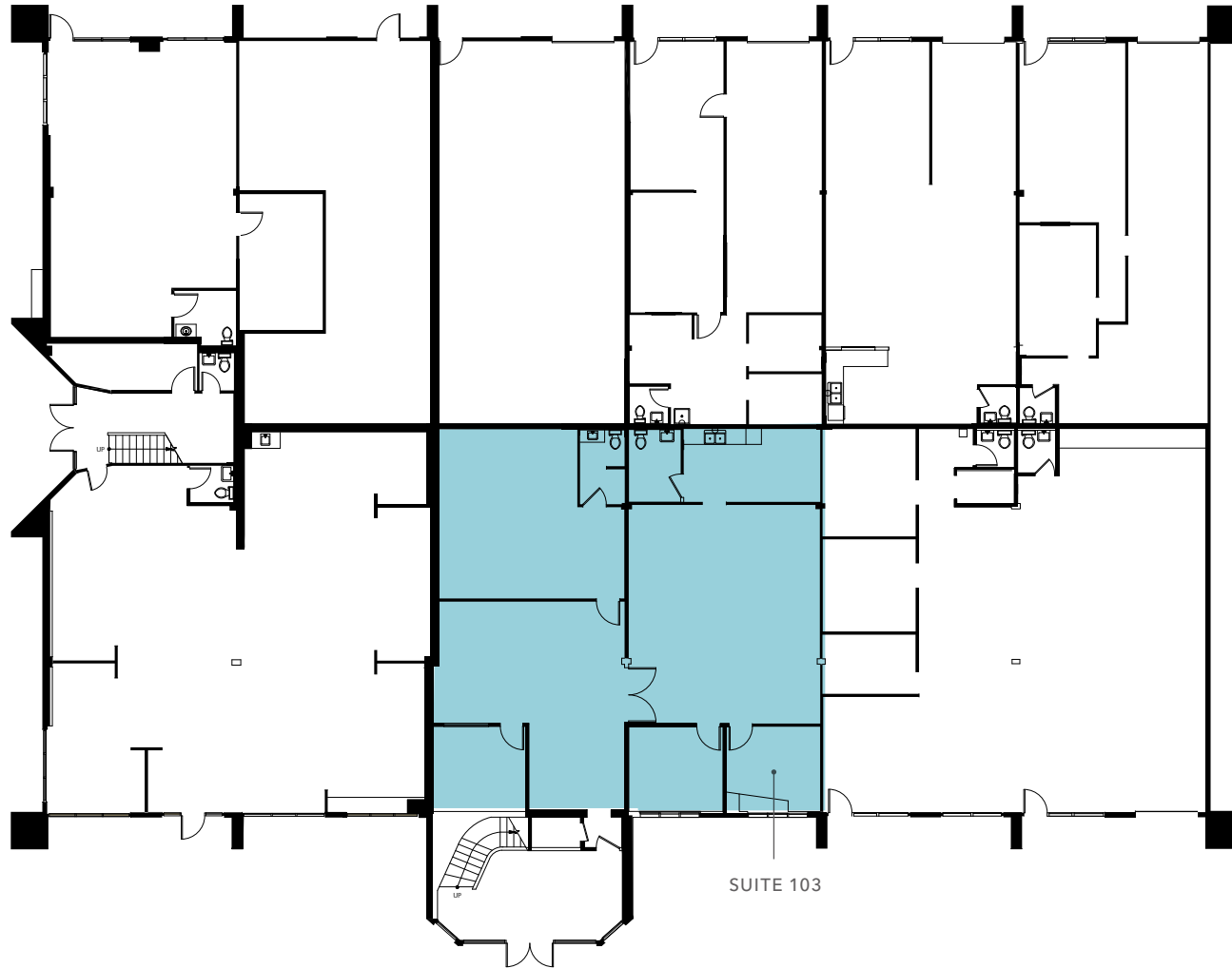
OFFICE SPACE AVAILABLE

3/1,000 SF

PARKING RATIO



FIRST FLOOR PLAN



Suite	Size	Lease Rate	Available	Notes
103	2,831 SF	\$26.00 SF/Yr, Full Service	Now	Ground floor office with kitchen and private restrooms.

SECOND FLOOR PLAN



Suite	Size	Lease Rate	Available	Notes
201	1,754 SF	\$26.00 SF/Yr, Full Service	Now	Can be combined with contiguous Suite 202 for total of 3,999 SF.
202	2,245 SF	\$26.00 SF/Yr, Full Service	Now	Can be combined with contiguous Suite 201 for total of 3,999 SF.
203	1,866 SF	\$26.00 SF/Yr, Full Service	Now	4 private offices and open office area.
204	3,355 SF	\$26.00 SF/Yr, Full Service	Now	5 private offices, conference rooms, and kitchenette space with open office area.

STATISTICS

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 POPULATION	17,689	120,069	257,240
POPULATION (2029 ESTIMATION)	19,946	127,848	268,466
HOUSEHOLDS	7,210	50,142	108,207
MEDIAN HH INCOME	\$147,846	\$160,283	\$166,552
TOTAL BUSINESSES	1,111	6,722	14,293
TOTAL EMPLOYEES	10,400	55,078	120,479

TRAFFIC COUNTS 2024

Collection Street	Cross Street	Average Daily Traffic Volume
I-405	NE 116th Ave	89,888
NE 112TH ST	120th Ave NE	4,508
120TH AVE NE	NE 116th St	9,159
NE 116TH ST	NE 116th Ave	18,032

Data Source: ©2024, Sites USA



405 BUSINESS PARK

Exclusively leased by

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