

THE FOUNDRY



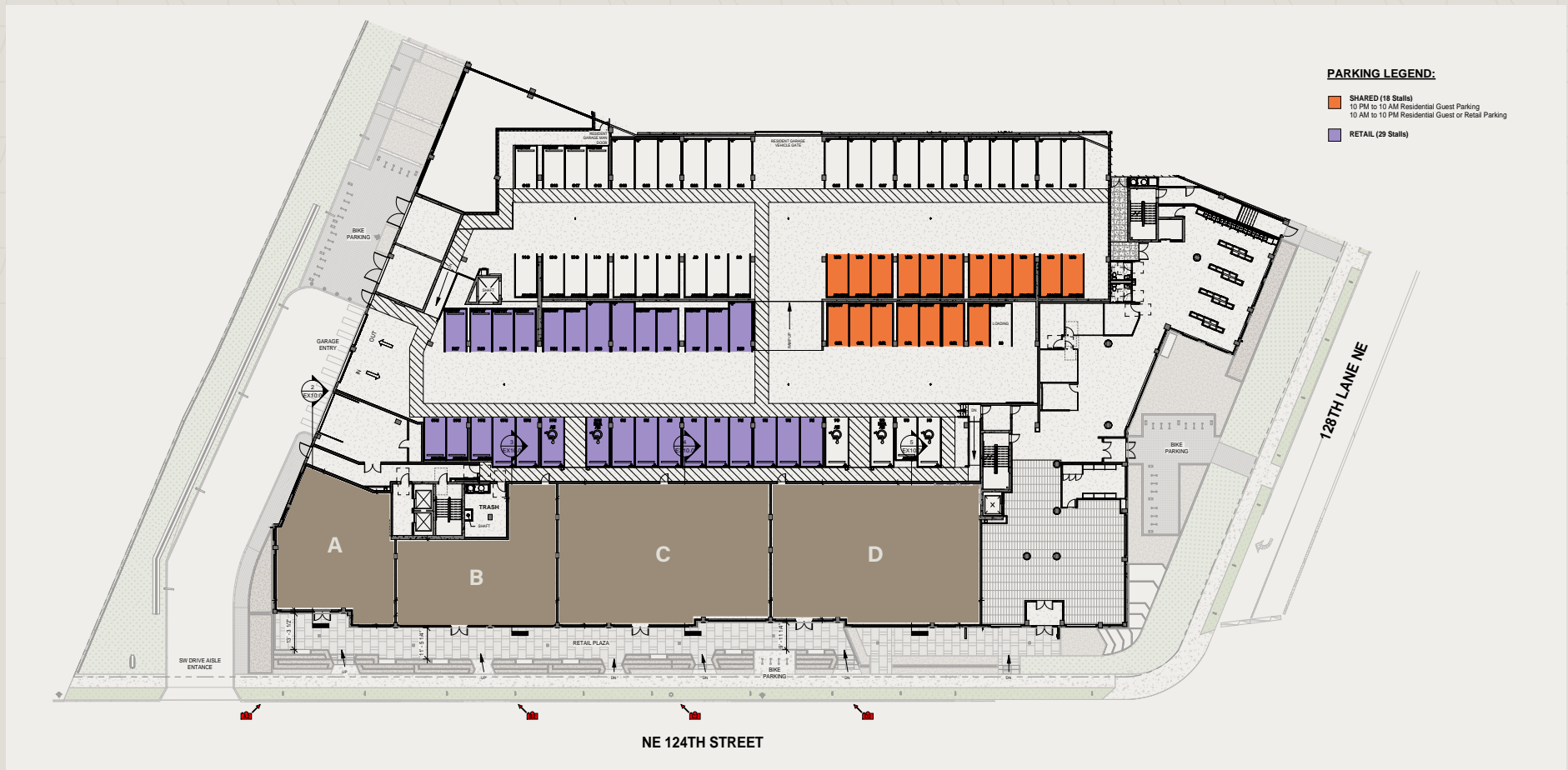
12700 NE 124TH ST, KIRKLAND, WA

12,768 SF (DIVISIBLE) RETAIL SPACE FOR LEASE

OPENING Q3 2027

CBRE

FLOOR PLAN



SUITE	RSF	USF
A	2,192 SF	2,001 SF
B	2,330 SF	2,187 SF
C	4,152 SF	3,936 SF
D	4,094 SF	3,838 SF

SPACE HIGHLIGHTS

- + Ground floor retail below 453 residential apartment units
- + 13'6" to 14'4" interior ceiling height
- + Type 1 Hood Shafts available for suites A & B
- + Level floor throughout, allowing for alternate demising scenarios

MAP



2024 DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

Number of Businesses	1,039	4,177	9,087
Population	16,256	121,565	252,238
Daytime Population	30,780	129,577	273,946
Average Household Income	\$176,553	\$215,935	\$218,553

PROJECT HIGHLIGHTS

- + Highly sought after retail space in busy Totem Lake corridor
- + Excellent visibility to high traffic NE 124th Street (over 35,000 cars per day)
- + Extremely strong income demographics at over \$200,000K on average
- + Strong retail coTenancy being less than 1/4 mile from Totem Lake Village

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UMAMI RAMEN

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