

FOR LEASE | BUILDING B | 11335 NE 122ND WAY, KIRKLAND, WA

# 105 KIRKLAND 105 CORPORATE CENTER



**NEWMARK**

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# LOCATION OVERVIEW



## HIGHLIGHTS

- Abundance of walkable amenities
- Excellent freeway access to I-405

## WITHIN 0.5 MILE RADIUS:



1,000+ Apartments



70+ Retailers



50+ Restaurants & Bars

**SUITE 200 | 8,776 RSF | AVAILABLE NOW**





# BUILDING HIGHLIGHTS

## DESCRIPTION

Two story office building totaling 53,268 RSF

## FREEWAY ACCESS

Northbound access via 124th Ave. NE.  
Northbound and southbound access via 116th/124th Ave. NE. Toll access via 128th St.

## PARKING RATIO

3.6/1,000 parking ratio

## ELECTRICAL SERVICES

277/480 volt service with capacities of 1,200 amps

## SAFETY

Fully sprinkled and equipped with a fire alarm system and emergency lighting provided by battery-backed fixtures

## COMMON AREA

Full renovation to all common areas completed

## INTERNET SERVICE PROVIDERS

Frontier/ Level 3 (copper) and Comcast (copper/fiber)

