

FOR LEASE

PARMAC BUSINESS PARK

*1,920 SF - 7,125 SF Industrial Space
& 35,000 SF of Paved Yard Space
Available in Kirkland, WA*

11118-11134 117TH PL NE, KIRKLAND, WA



KIDDER.COM

km Kidder
Mathews



BUILDING 1

1,920 SF total (400 SF office, 1,520 SF Warehouse)

Power includes 3-phase, 100 amps, 120/208v

14'-15' ceilings

BUILDING 4

7,125 SF total (867 SF office, 6,258 SF warehouse)

16' - 19' high ceilings in warehouse space

Power includes 3-phase, 400 amps, 120/208V,
plus 3-phase, 600 amps, 277/400V

One large grade-level roll-up door and one
dock-high roll-up door (14' x 12')

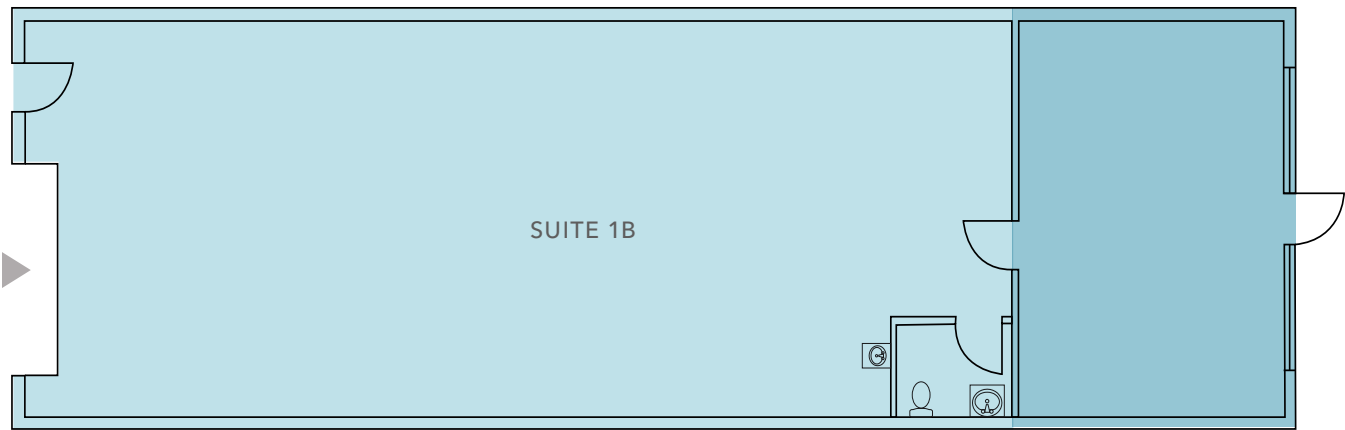
LOT 7

35,750 SF

\$0.50/SF, Lease Rate, NNN

Paved yard

BUILDING 1 - SUITE 1B



1,920 SF

TOTAL AVAILABLE

1,520 SF

TOTAL WAREHOUSE

400 SF

TOTAL OFFICE

\$1.50/SF

WAREHOUSE LEASE RATE, NNN

\$2.15/SF

OFFICE LEASE RATE, NNN

\$0.41

NNN PRICE

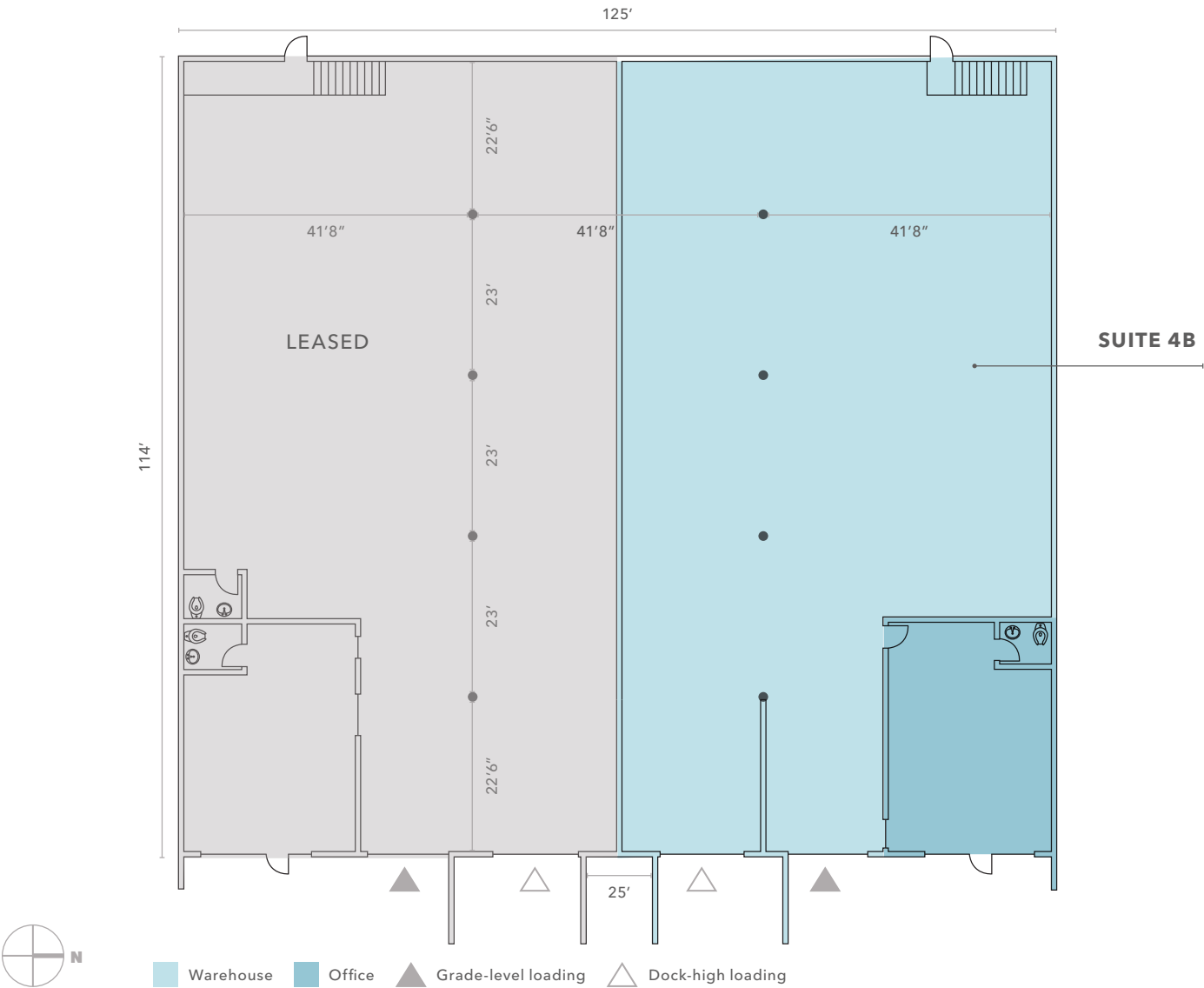
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AVAILABLE



Warehouse Office Grade-level loading

BUILDING 4 - SUITE 4B



7,125 SF

TOTAL AVAILABLE

6,258 SF

TOTAL WAREHOUSE

867 SF

TOTAL OFFICE

\$1.50/SF

WAREHOUSE LEASE RATE, NNN

\$2.15/SF

OFFICE LEASE RATE, NNN

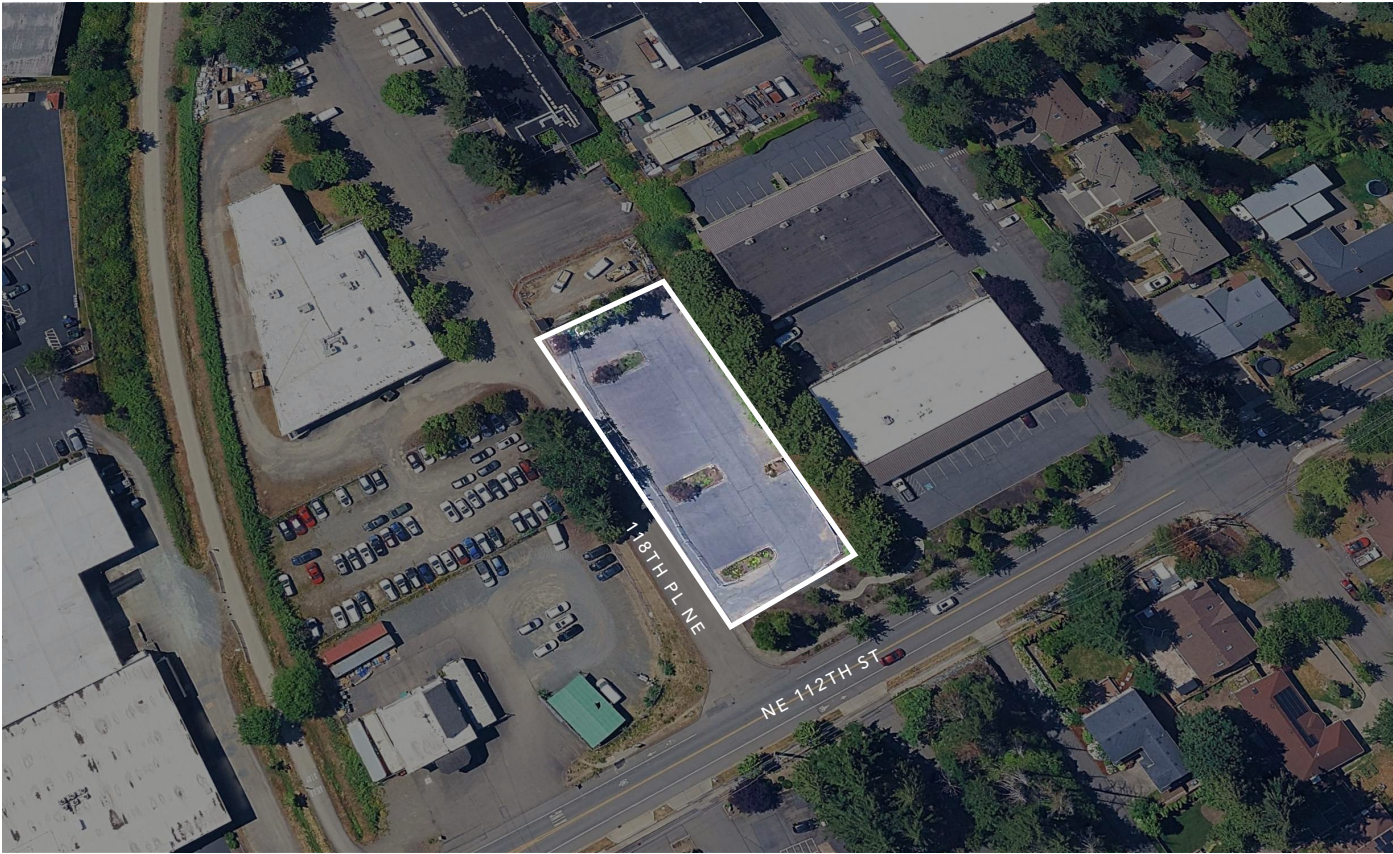
\$0.41

NNN PRICE

NOW

AVAILABLE

LOT 7



35,750 SF

TOTAL AVAILABLE

\$0.50/SF

LEASE RATE, NNN

\$0.06/SF

NNN, MONTH



CONVENIENT LOCATION

Conveniently located just off I-405

Easy access to amenities in Totem Lake and
downtown Kirkland

Central Eastside location

Drive Times

6 MIN

TOTEM LAKE

7 MIN

DOWNTOWN KIRKLAND

14 MIN

BELLEVUE

12 MIN

REDMOND





Exclusively listed by

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