

FULL BUILDING AVAILABLE



12801 NE 85TH STREET | KIRKLAND, WA



First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

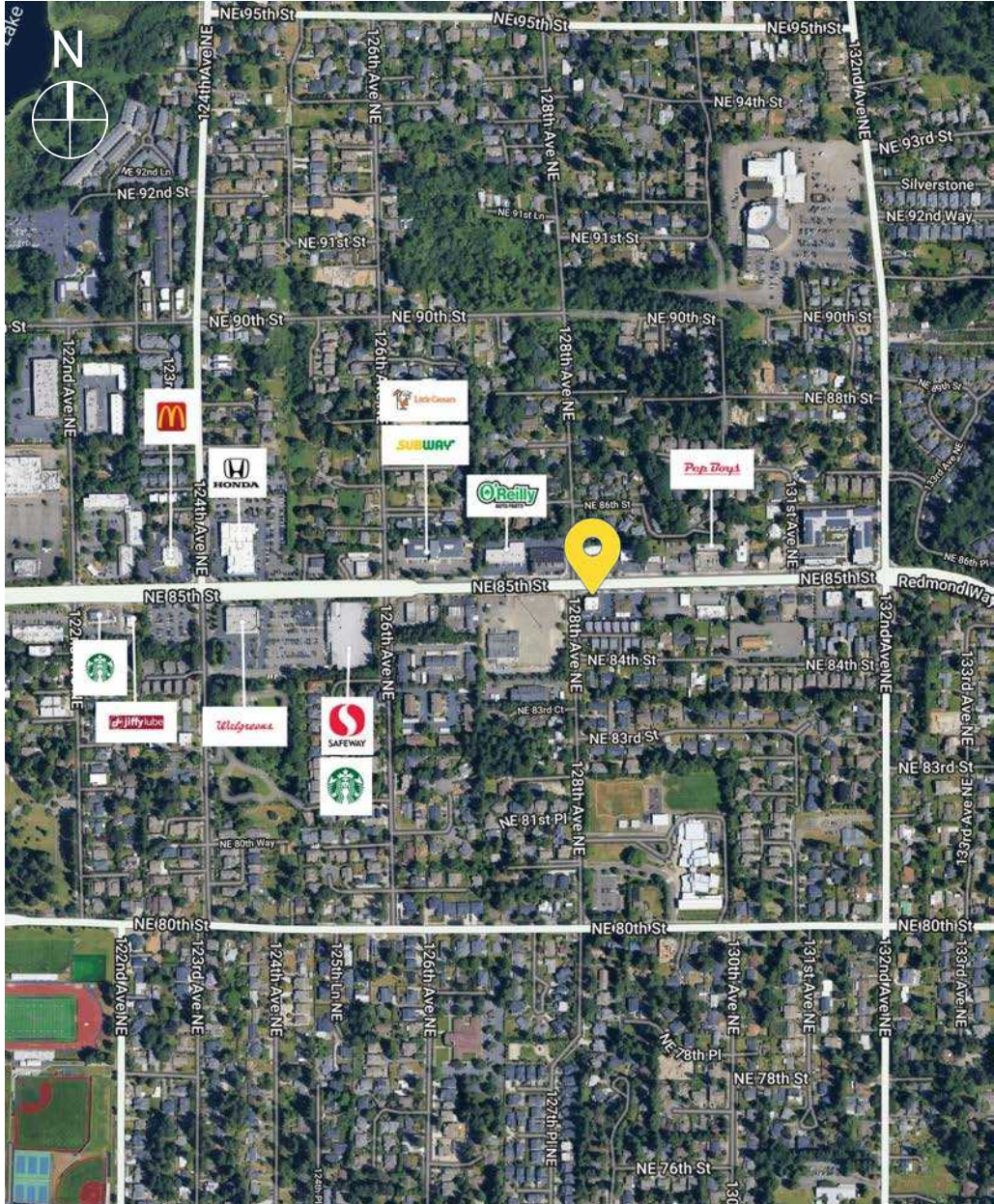
ROSE HILL PLAZA
RETAIL/OFFICE FOR LEASE

SITE SUMMARY

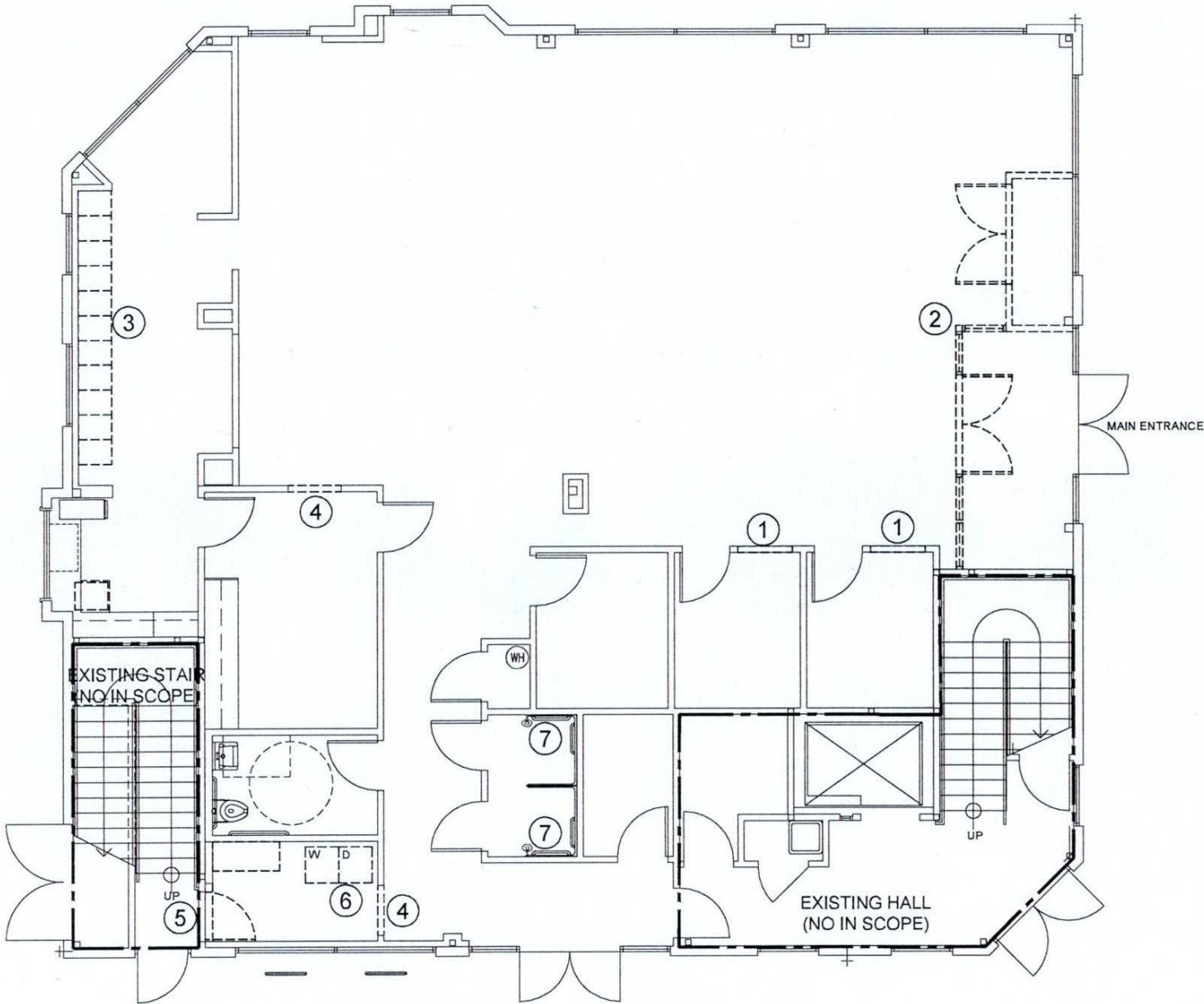


Rose Hill Plaza benefits from its prime location at the corner of the signalized intersection of 128th Ave and 85th St, and ease of access from both streets. Located in the Rose Hill neighborhood of Kirkland, WA; a vibrant, walkable residential neighborhood with an active neighborhood commercial center along NE 85th Street. Rose Hill Plaza is located in the heart of the Rose Hill Business District which straddles NE 85th Street and connects downtown Kirkland with downtown Redmond.

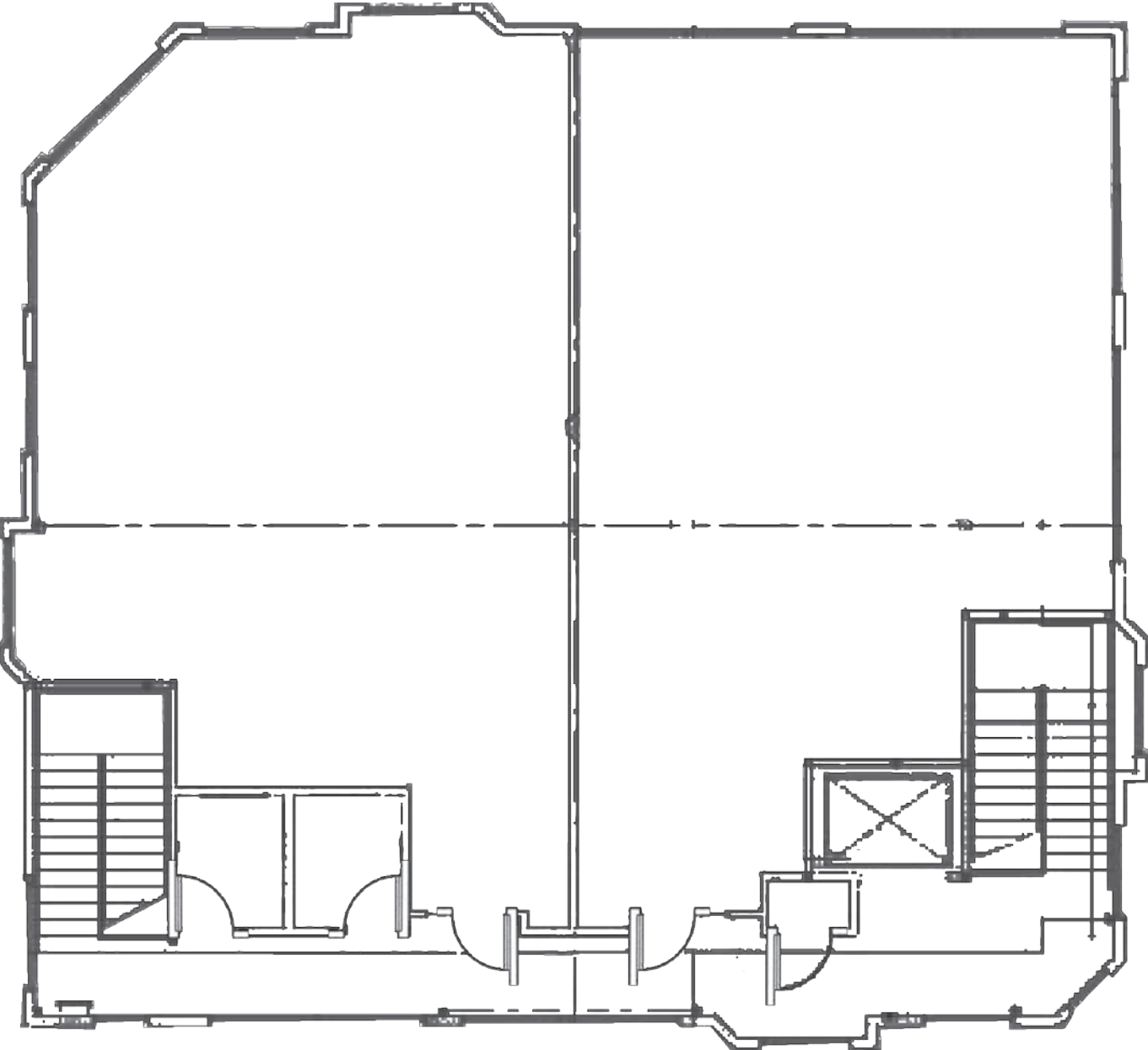
First Floor	3,623 SF with Grandfathered Drive Thru Space
Second Floor	3,200 SF (Can be Demised)
Asking Rent	Call Broker
NNN's	\$13.00 PSF
Available	Immediately
About	The site is centrally located on Seattle's Eastside and is located moments from I-405 access. Ingress/Egress from 85th Street & 128th Avenue NE.



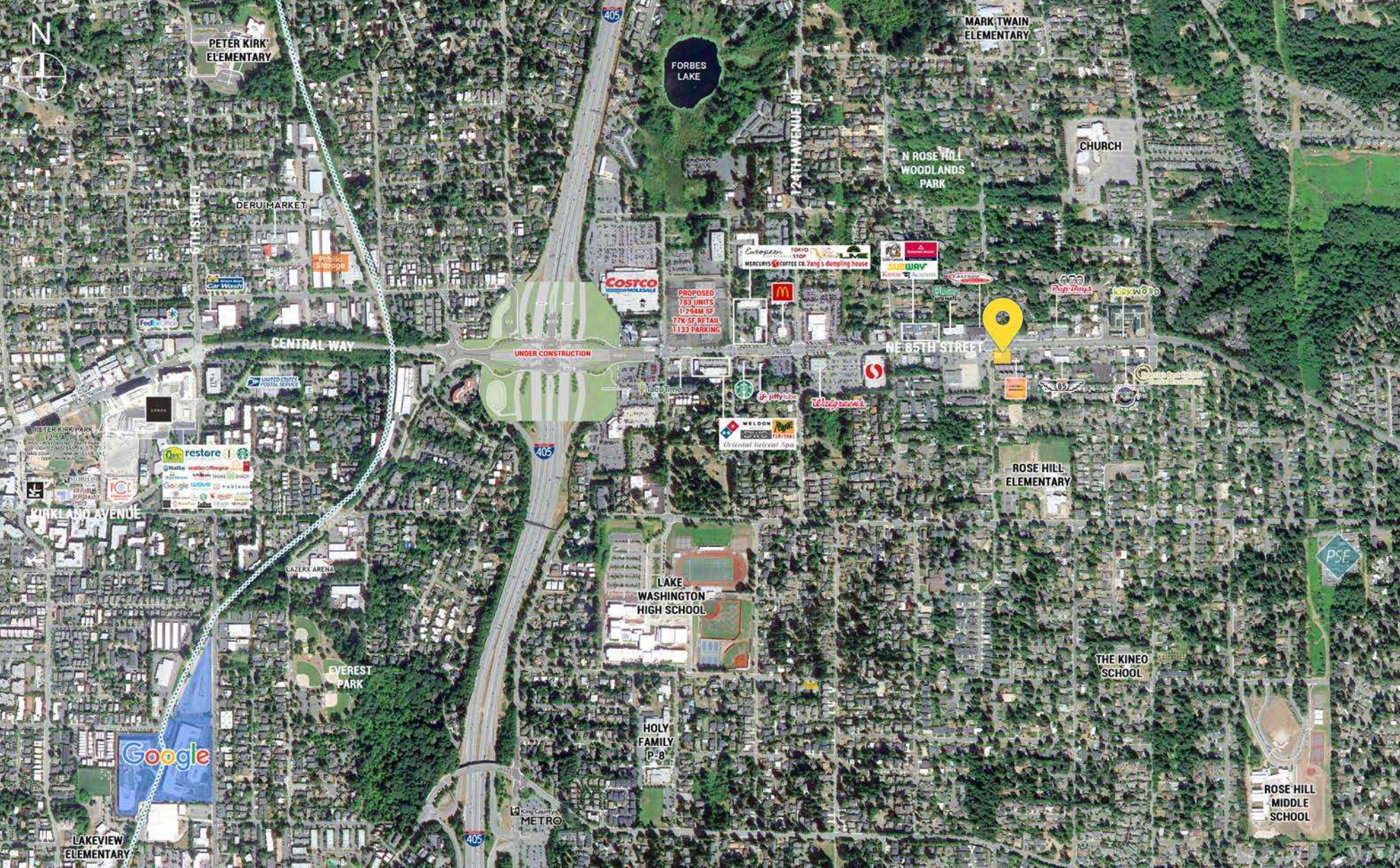
1ST FLOOR PLAN | WITH DRIVE THRU



2ND FLOOR PLAN

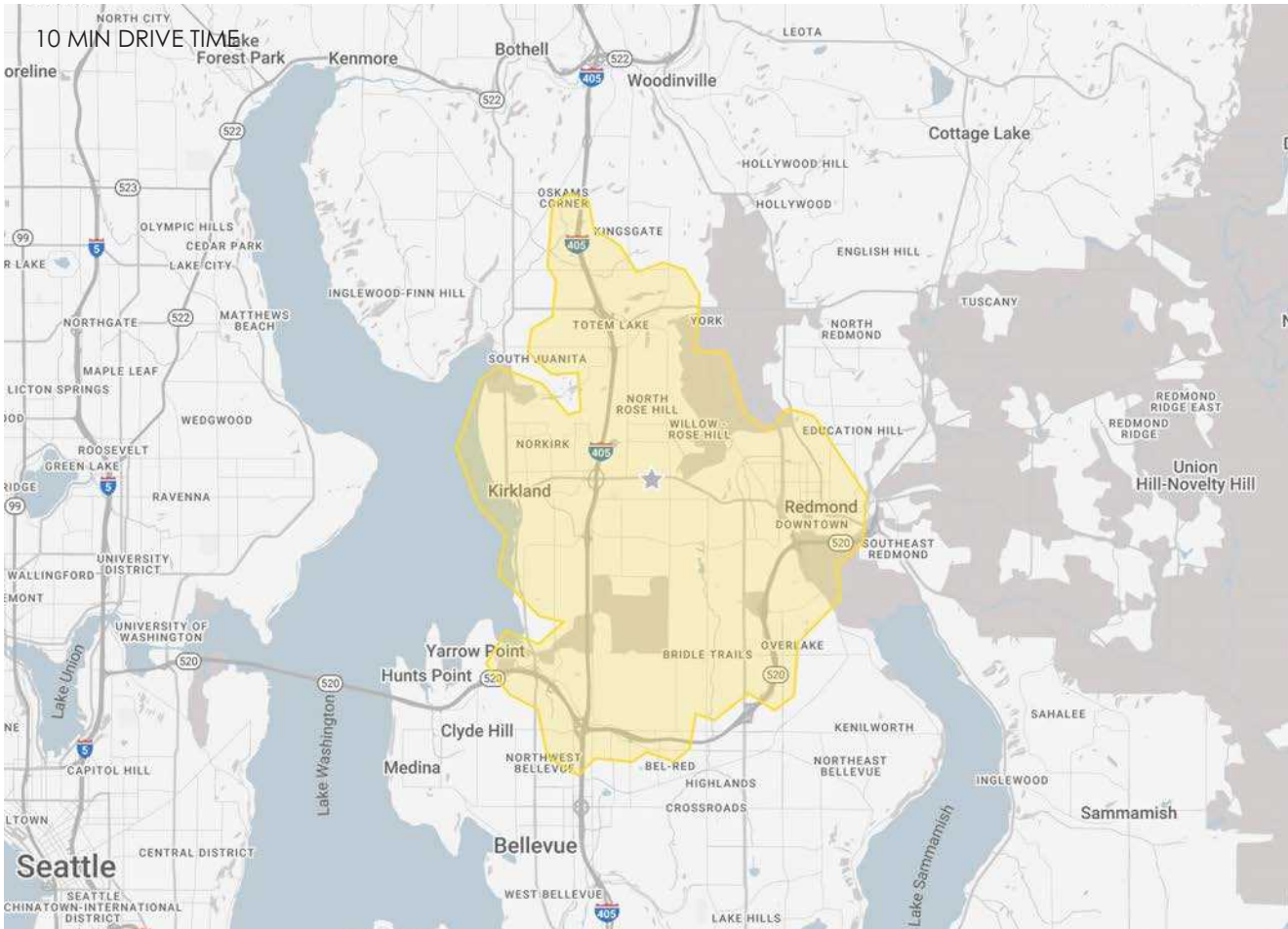


LOCATION AERIAL



DEMOGRAPHICS

Kirkland, Washington, presents a compelling proposition for businesses and residents alike. Its strategic location on the eastern shores of Lake Washington, coupled with its proximity to Seattle and the broader Eastside tech corridor, fosters a dynamic and affluent environment. The city's robust infrastructure, coupled with its focus on quality of life, attracts a highly skilled workforce. Kirkland's thriving downtown, with its diverse retail and dining options, contributes to a vibrant local economy. Furthermore, the city's commitment to parks and recreation enhances its appeal, creating a desirable locale for professionals and families, thereby supporting sustained economic growth and stability.



113,364

POPULATION
10 MIN DT



50,006

NO OF HOUSEHOLDS
10 MIN DT



\$236,536

AVERAGE HH INCOME
10 MIN DT



\$1.27M

MEDIAN PROPERTY VALUE
10 MIN DT



35.9

YEARS OLD
MEDIAN AGE



\$4.11B

TOTAL NON-RETAIL
EXPENDITURE



104,219

DAYTIME ADJ. POPULATION
10 MIN DT



31,151


NE 85TH ST & 128TH AVE NE
ADT AT INTERSECTION



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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