

FOR LEASE

405 BUSINESS PARK

Space Options to Fit Your Needs

11214 - 11232 120TH AVE NE, KIRKLAND, WA



Outstanding location offers prominent signage visibility & access to I-405. Signage is available to 5,000+ SF tenants

OFFICE AVAILABILITY

Suite	Size
103	2,910 SF
200	1,557 SF
201	1,710 SF
202	2,191 SF
201 & 202 COMBINED	3,901 SF
203	1,967 SF
200 & 203 COMBINED	3,423 SF
Total Available	10,335 SF

1.5K - 3.9K SF

OFFICE SPACE AVAILABLE

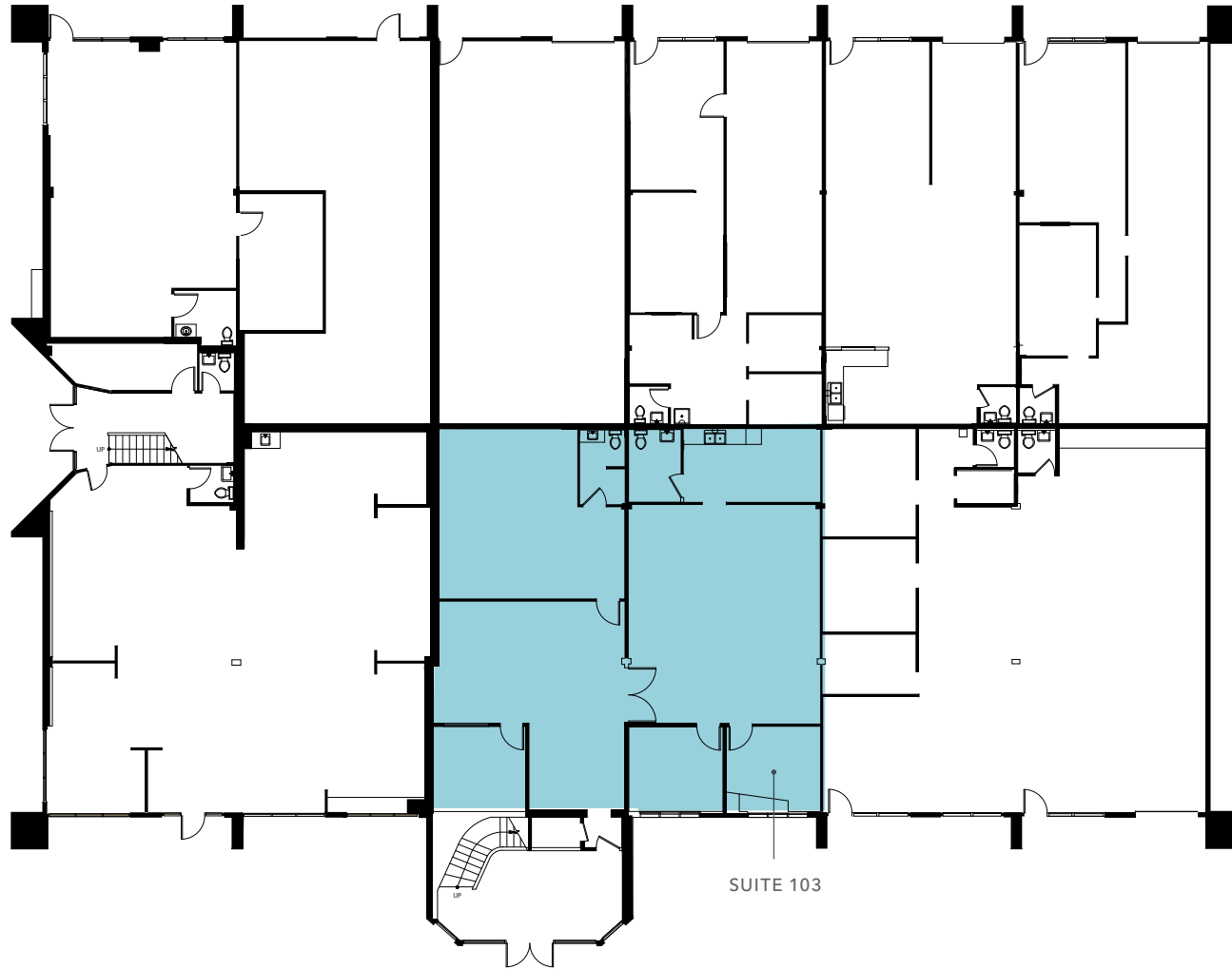
3/1,000 SF

PARKING RATIO

AVAILABLE FOR LEASE

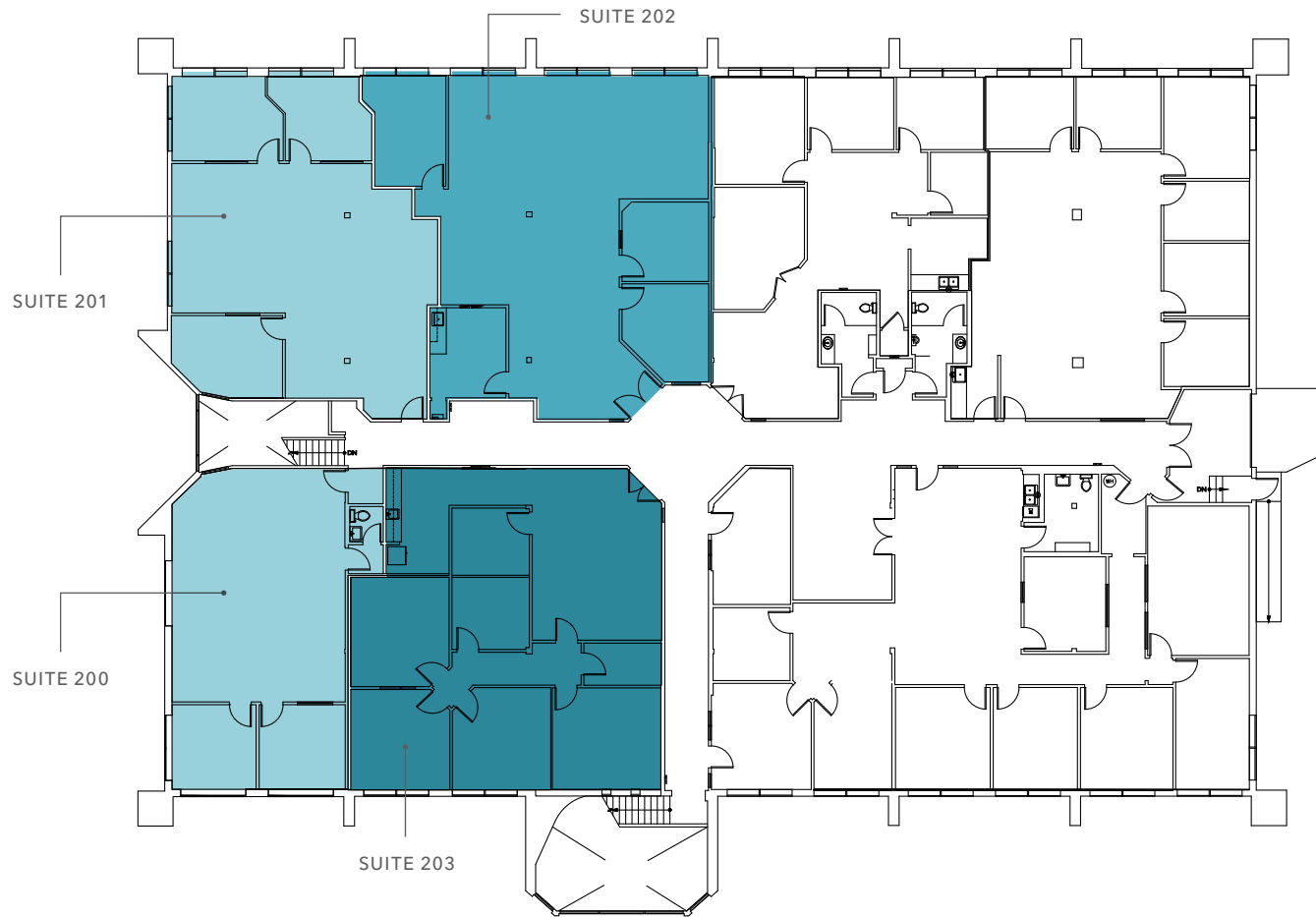


FIRST FLOOR PLAN



Suite	Size	Lease Rate	Available	Notes
103	2,910 SF	\$26.00/SF, Full Service	Now	Ground floor office with kitchen and private restrooms

SECOND FLOOR PLAN



Suite	Size	Lease Rate	Available	Notes
200	1,557 SF	\$26.00/SF, Full Service	Now	Can be combined with contiguous Suite 203 for total of 3,423 SF
201	1,710 SF	\$26.00/SF, Full Service	Now	Can be combined with contiguous Suite 202 for total of 3,901 SF
202	2,191 SF	\$26.00/SF, Full Service	Now	Can be combined with contiguous Suite 201 for total of 3,901 SF
203	1,967 SF	\$26.00/SF, Full Service	Now	Can be combined with contiguous Suite 200 for total of 3,423 SF

STATISTICS

DEMOGRAPHICS 2025

	1 Mile	3 Miles	5 Miles
EST. POPULATION	18,301	123,525	267,032
PROJ. POPULATION 2030	19,440	127,019	272,267
EST. HOUSEHOLDS	7,453	51,167	111,769
EST. MEDIAN HH INCOME	\$153,752	\$165,879	\$169,572
TOTAL BUSINESSES	1,129	6,834	14,527
TOTAL EMPLOYEES	10,168	55,529	122,438

TRAFFIC COUNTS 2025

Collection Street	Cross Street	Est. Average Daily Traffic Volume
I-405	116th Ave NE	106,604
NE 112TH ST	120th Ave NE	13,577
120TH AVE NE	NE 116th St	29,035
116TH AVE NE	NE 112th St	4,551

Data Source: ©2026, Sites USA



405 BUSINESS PARK

Exclusively leased by

AARON KRAFT
425.450.1105
aaron.kraft@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

