

13536 NE 126th Place,
Kirkland, WA 98034

Amtest Warehouse Building For Lease





Property Features

- Suite A: 6,543 total SF - LEASED
1,500 SF office, 5,043 SF warehouse
- Suite B: 9,125 total SF
1,558 SF office, 7,567 SF warehouse
\$1.50/SF + NNN
- Suite C: 9,316 SF Flex Space
\$2.25/SF + NNN office and \$1.60/SF + NNN warehouse
- Grade-level and dock-high loading
- Great Kirkland location, minutes to Redmond, Woodinville, Kirkland, and Bellevue

FLOOR PLAN

Suite C - 9,316 SF Flex Space

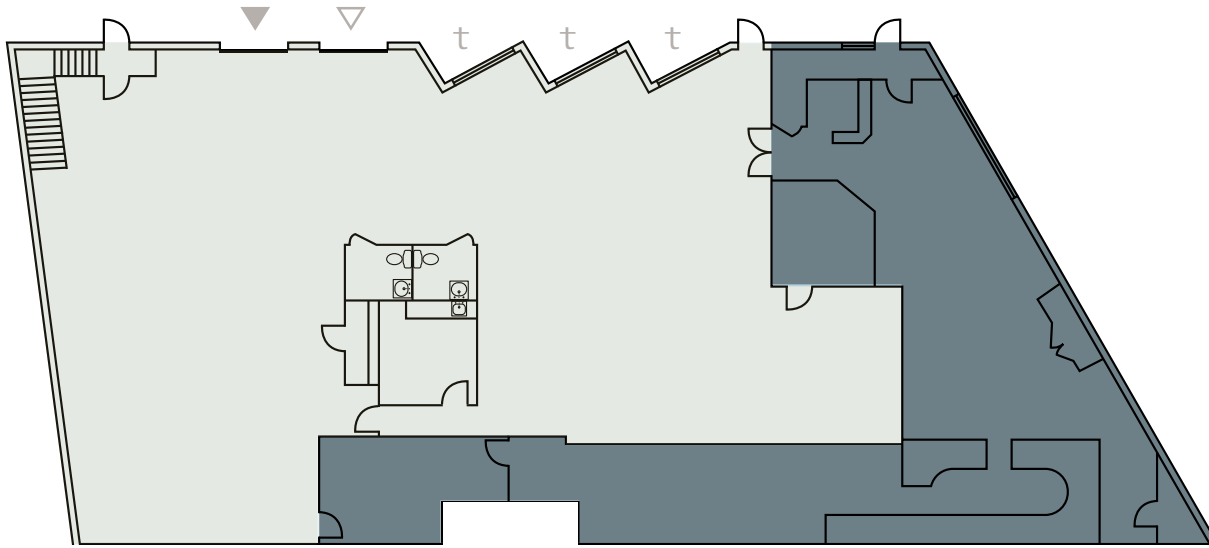
\$2.25/SF + NNN office

\$1.60/SF + NNN warehouse

- Currently built out as lab/testing space
- Washington State DOE accredited analytical laboratory
- Warehouse/Flex tenant could easily demise existing office and lab space for traditional uses
- DH Loading *(see broker for details)



FLOOR PLAN



Suite B - 9,125 SF TOTAL

1,558 SF
TOTAL OFFICE

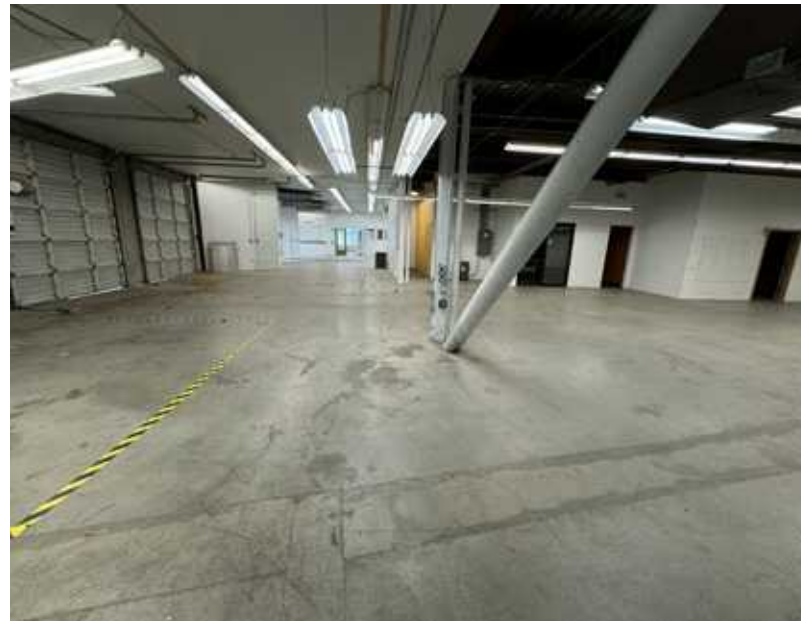
7,567 SF
TOTAL WAREHOUSE



OFFICE
WAREHOUSE

GRADE-LEVEL LOADING
DOCK-HIGH LOADING

POTENTIAL FOR ADDITIONAL DOCK-HIGH LOADING



FLOOR PLAN

Suite A - 6,543 SF TOTAL

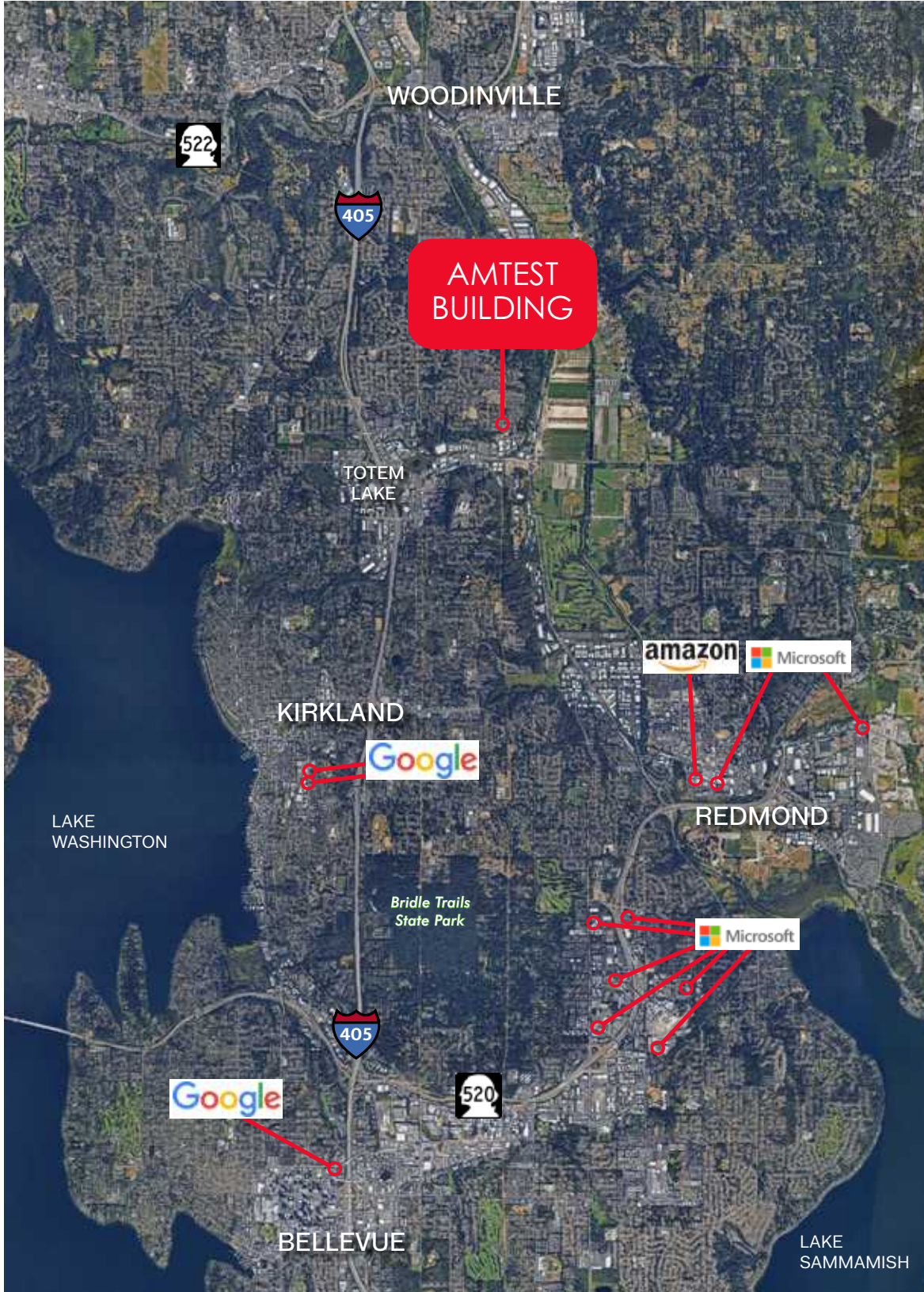
1,500 SF
TOTAL OFFICE

5,043 SF
TOTAL WAREHOUSE



LEASED





DRIVE TIMES

8 MINUTES	}}}}}	REDMOND
9 MINUTES	}}}}}	KIRKLAND
9 MINUTES	}}}}}	WOODINVILLE
16 MINUTES	}}}}}	BELLEVUE

FOR LEASE AMTEST WAREHOUSE BUILDING

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Kirkland, WA 98034

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