

# PARMAC 100

PRIME KIRKLAND ENDCAP - 23,381 SF



FOR LEASE

11155 120TH AVE NE | KIRKLAND, WA

**BRODERICK**  
• GROUP •

# PARMAC 100 | FOR LEASE

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**23,381 SF**

15,454 SF Warehouse/Mezzanine

7,927 SF Office

2 Grade Level and 2 Dock High Loading Doors

20' clear height in warehouse

Excellent access to I-405

Endcap space perfect for industrial showroom, recreational, tech industrial, light distribution

Sits on the Cross Kirkland Corridor providing walking and biking access to Downtown Kirkland & Totem Lake

Inquire with broker for lease rates



# PARMAC 100

FOR LEASE



△ DOCK HIGH  
▲ GRADE LEVEL



The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

**BRODERICK**  
GROUP

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**SUITE 11155**  
**23,381 RSF TOTAL**

## FIRST FLOOR

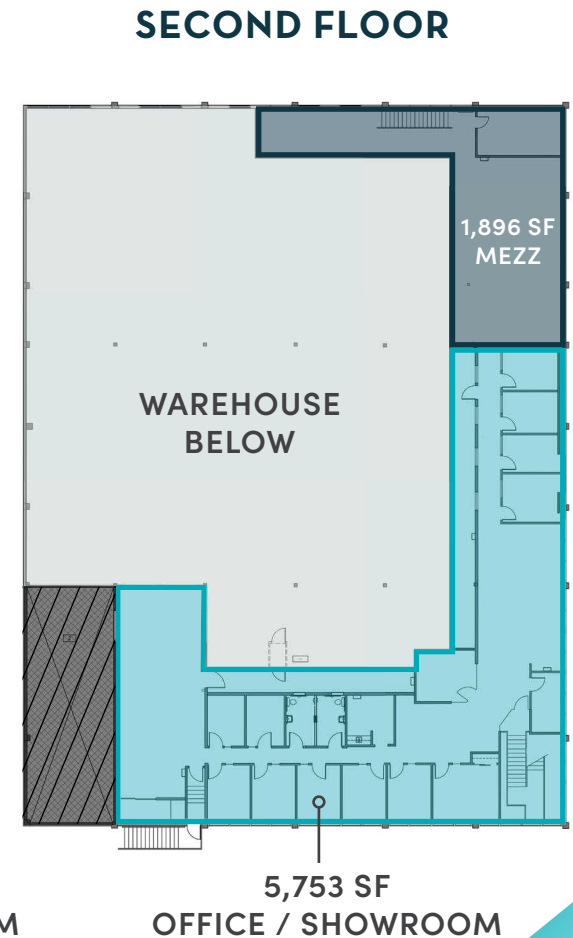
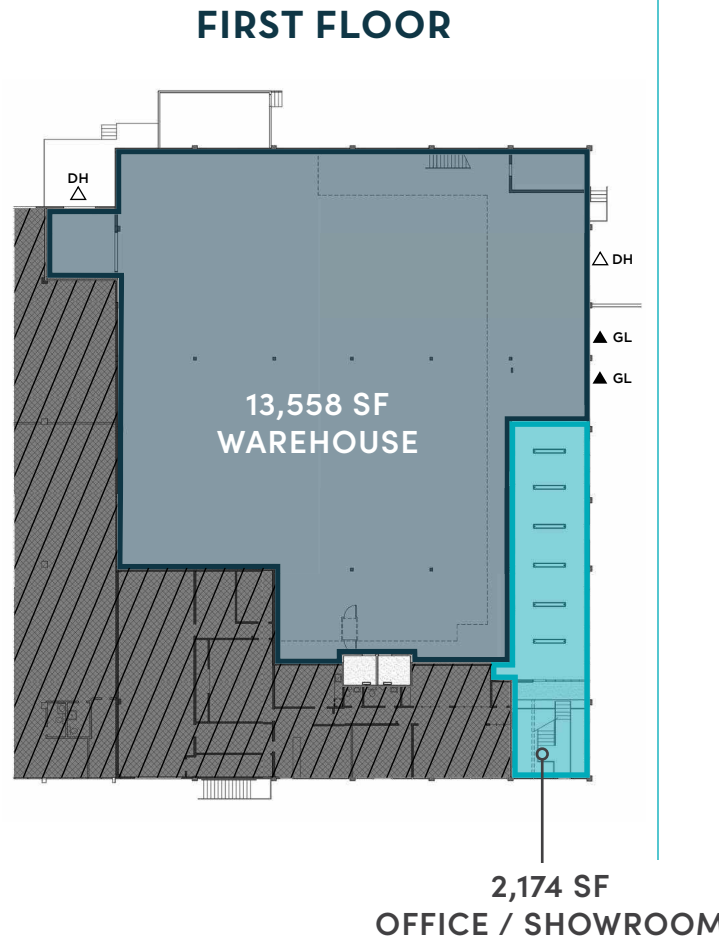
- 13,558 SF Warehouse
- 2,174 SF Office/Showroom

## SECOND FLOOR

- 1,896 SF Mezzanine
- 5,753 SF Office/Showroom

## SUITE FEATURES

- Endcap space
- Office / retail / showroom, production and warehouse space
- 2 Grade Level and 2 Dock High Loading Doors
- 20' warehouse clear height; man lift in warehouse
- Great space for industrial showroom, recreational, manufacturing companies, light distribution, tech industrial





<https://www.thevillageattotemlake.com/>

The Village at Totem Lake is a newly imagined lifestyle center complete with village feel, gourmet grocery, high end residential, a state-of-the-art luxury theatre, experiential restaurants & uniquely curated retail. Imagine a leisurely stroll along with the Cross Kirkland Corridor from your business at Parmac 100 to Village at Totem Lake.



<https://www.kirklandwa.gov/Government/Departments/Public-Works-Department/Cross-Kirkland-Corridor>

The Cross Kirkland Corridor connects Kirkland. The light industrial warehouses along the Corridor are being re-purposed for uses as varied as high tech offices, pubs and restaurants, advanced manufacturing, and indoor recreational centers. Zoning changes will allow mixed-use residential as well.

Currently, there are more than 1,800 businesses with more than 18,000 employees within 2,000 feet of the corridor. Imagine employees bicycling or walking to work, or children walking from home to school and after-school activities. Imagine your business along the Corridor.

