

For Lease



KENMORE VILLAGE SQUARE

6610 NE 181st St, Kenmore, WA 98028

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Executive Summary

Kenmore, Washington located in King County along the northernmost shore of Lake Washington.

- **Economy:** Known for a strong entrepreneurial spirit and is home to Bastyr University, a leading natural medicine institution. Other notable businesses include Kenmore Air, Kenmore Camera (a large photography equipment store), The Lodge at St. Edward Park (a Michelin Key hotel), and a "Brew Row" featuring breweries and a distillery. Professional, Scientific & Technical Services, Health Care & Social Assistance, and Retail Trade are among the largest industries, according to Data USA.
- **Education:** Served by the Northshore School District, known for its academic excellence. Bastyr University and the University of Washington - Bothell Campus are located nearby.
- **Lifestyle:** Offers a blend of urban amenities and natural beauty, with opportunities for hiking, biking on the Burke-Gilman Trail, kayaking, and enjoying the Lake Washington waterfront. Log Boom Park, Rhododendron Park, and St. Edward State Park are popular parks. The city is actively revitalizing its downtown area.

Kenmore is a city that balances economic opportunity with access to nature, making it an attractive place for both residents and businesses.

The Bothell/Kenmore office submarket has a vacancy rate of 15.7% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 2.9%, a result of no net delivered space and -160,000 SF of net absorption. Average rents in Bothell/Kenmore are roughly \$33.00/SF, compared to the wider Seattle market average of \$36.00/SF.

Lease Information

LEASE INFORMATION

Location 6610 NE 181st St, Kenmore, WA 98028-4867

SF Available ±1575 rsf

Lease Type NNN

Lease Rate \$27.00 psf + NNN

This premier medical/professional office space is ideally situated in the vibrant heart of downtown Kenmore. Just two blocks from the scenic north shores of Lake Washington, this property offers unparalleled convenience with close proximity to all essential amenities. Nestled within the developing Kenmore Village Square and only a block away from transit, this location provides an excellent opportunity to capitalize on the dynamic growth of downtown Kenmore. Enhance your business presence and benefit from the thriving community and booming local economy.

Use – Medical / Office



Kenmore Village Square Property Highlight

Highlights

- Meticulously Maintained Property
- Updated Roof
- New HVAC
- Pylon Signage
- Resurfaced Asphalt and Re-Striped
- Office/Medical Buildout

Prime Location

Positioned within the growing Kenmore Village Square, just two blocks from Lake Washington and one block from transit. Enjoy exceptional walkability and easy access to dining, services, and recreation.

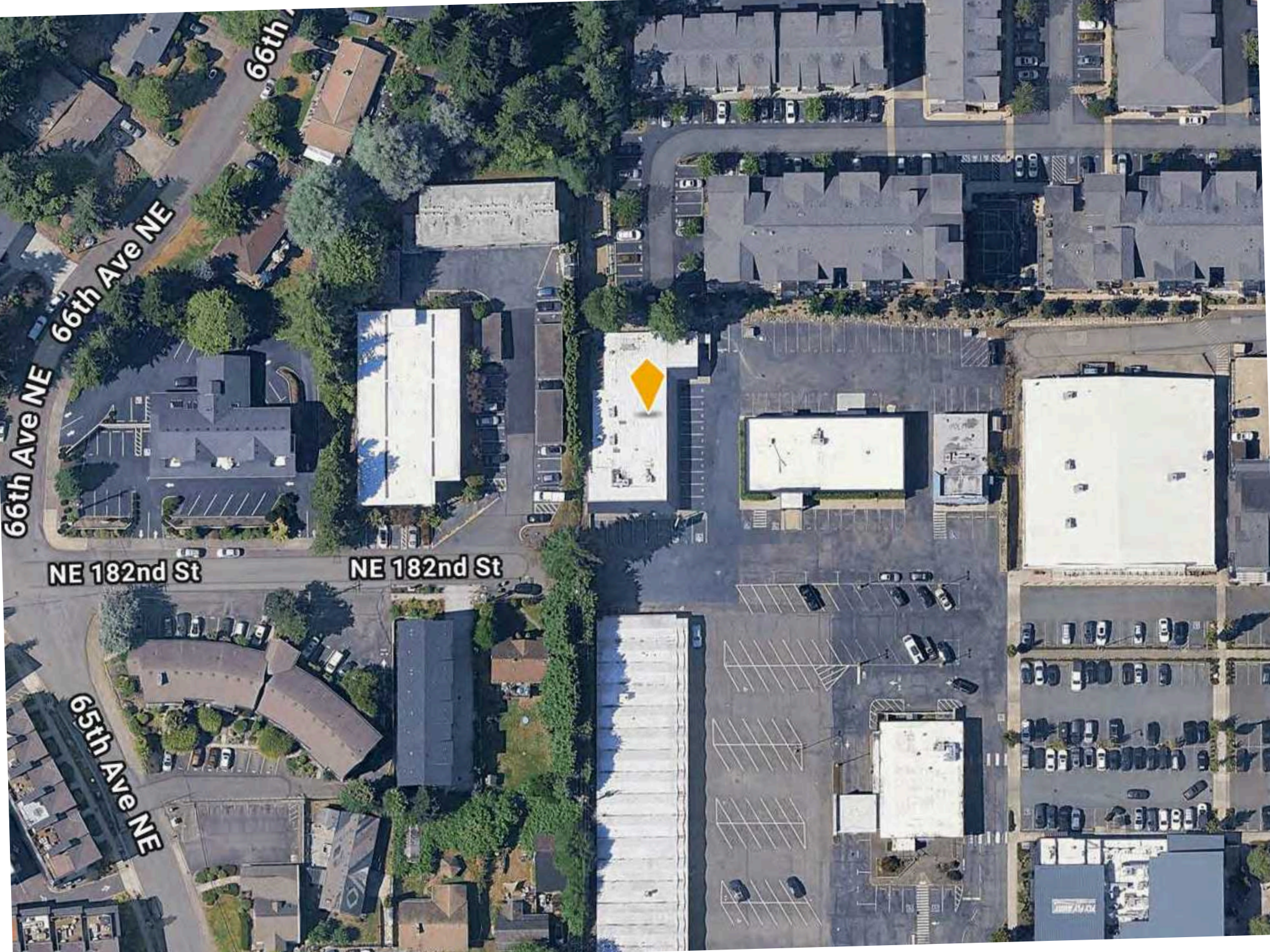
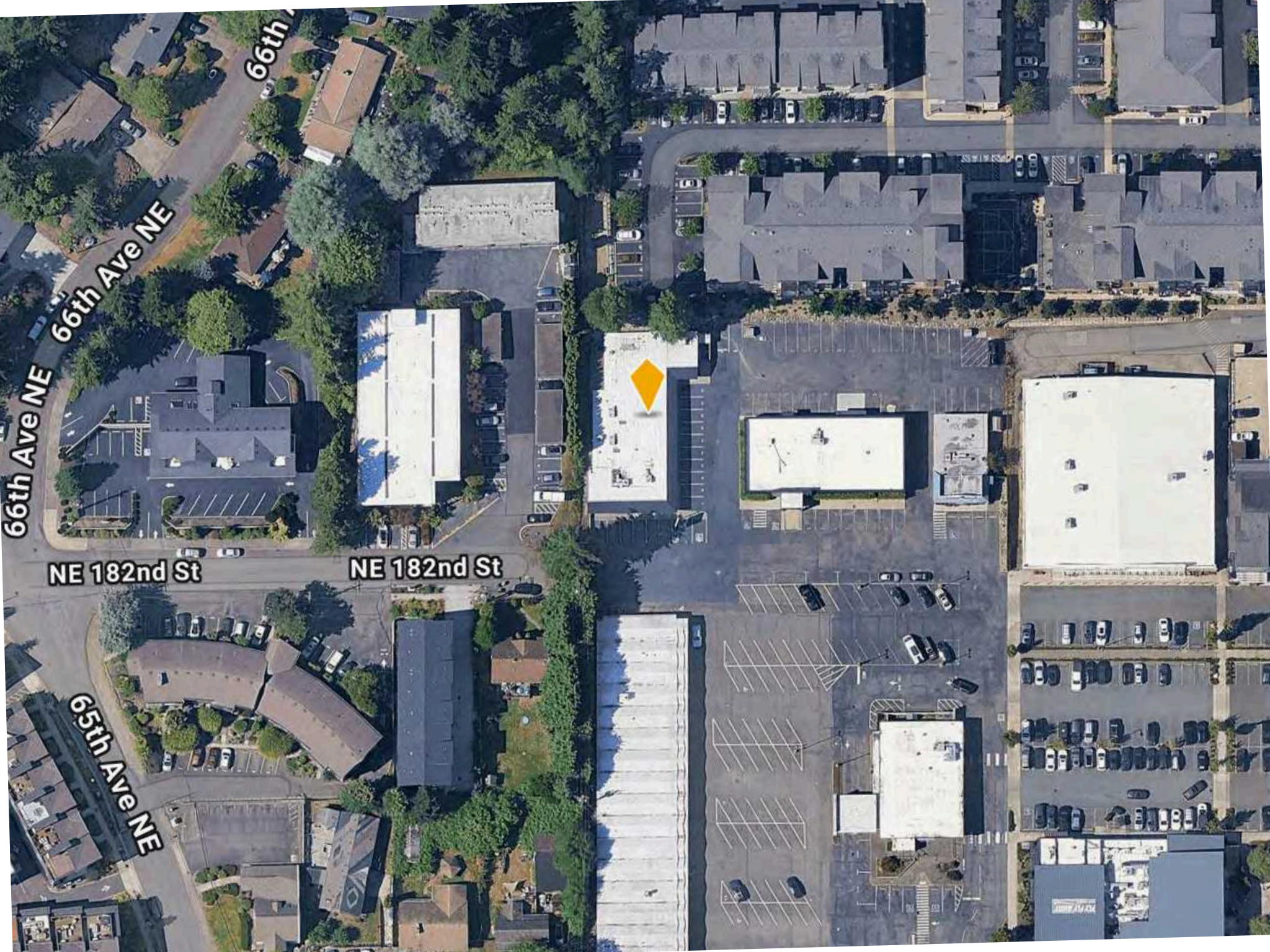
Kenmore: Growth

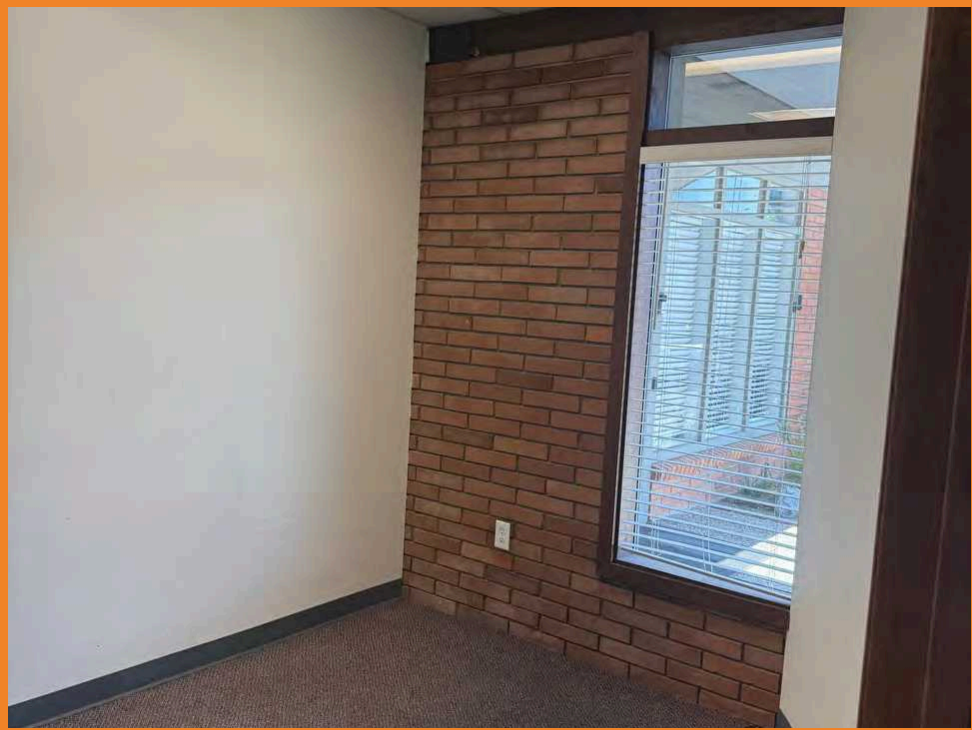
Kenmore offers a central location with convenient access to Seattle, Bellevue, and Everett. With miles of shoreline and pedestrian- and bike-friendly infrastructure.

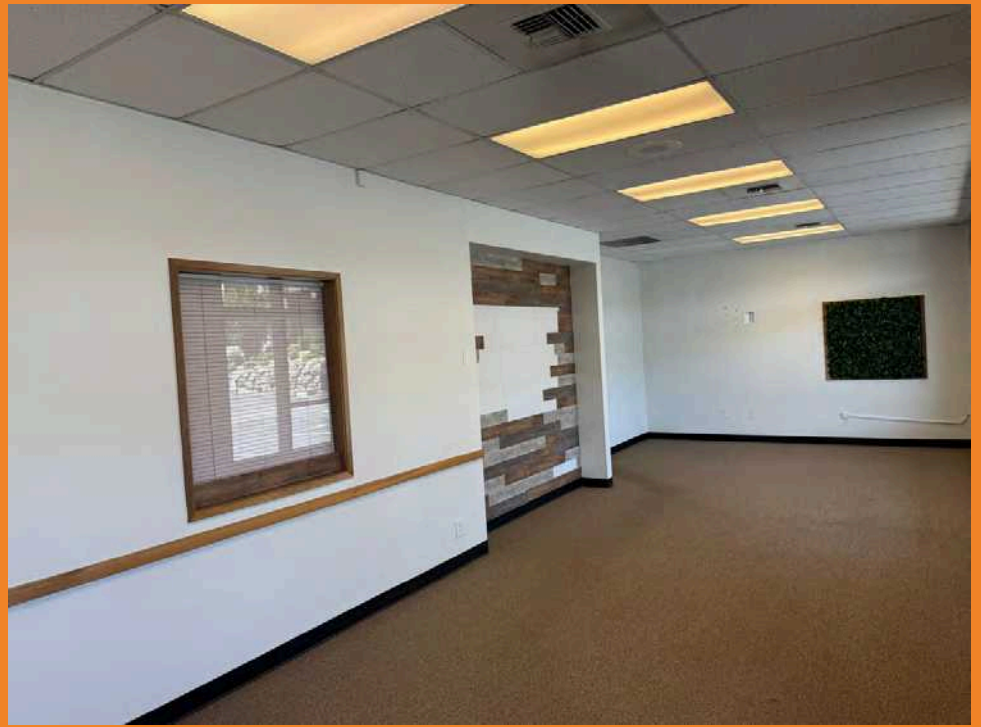
Looking ahead, Kenmore plans to enhance the lakefront and restore a key historic landmark—continuing its evolution into a vibrant and dynamic urban center.

Transportation

- 2 Blocks away from the north shores of Lake Washington
- 1 block away from transit
- Easy Access to Highway 522 and Major Freeways











Demographics 2025 Consensus

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<u>Population</u>	<u>12,370</u>	<u>108,667</u>	<u>352,137</u>
<u>Median Age</u>	<u>40.7</u>	<u>41</u>	<u>39.6</u>
<u>Median Home Value</u>	<u>\$776,644</u>	<u>\$778,891</u>	<u>\$760,163</u>
<u>Average Income</u>	<u>\$148,357</u>	<u>\$147,634</u>	<u>\$136,989</u>
<u>Median Household Income</u>	<u>\$112,146</u>	<u>\$119,952</u>	<u>\$109,287</u>
<u>Daytime Employment</u>	<u>3,462</u>	<u>22,703</u>	<u>136,666</u>
<u>Number of Business</u>	<u>534</u>	<u>3,188</u>	<u>16,330</u>

Demographic Overview

**KENMORE**
VILLAGE SQUARE

 **RED BARN**
ENGINEERING

 **SALON EVODUS**
YOUR FULL SERVICE SALON

 **LAKE WASHINGTON**
FOOT AND ANKLE CLINIC
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