

20,619 SF FOR LEASE  
AVAILABLE 1/1/2027



 TERRENO

 BRODERICK  
• GROUP •



TERRENO KIRKLAND 117

10822-10856 117TH PL NE, KIRKLAND, WA



# TERRENO KIRKLAND 117

10822-10856 117TH PL NE, KIRKLAND, WA



## SUITE 10850 B

20,619 RSF

(4,131 SF OFFICE (2,186 SF 1ST FLOOR OFFICE & 1,945 SF 2ND FLOOR OFFICE), 16,488 SF WAREHOUSE)

Available 1/1/2027

Dock high & grade level loading

Approx. 24' clear height

*The information contained herein has been given to us by the owner or sources which 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.*



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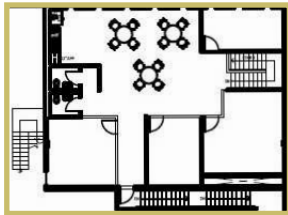
## FLOOR 1

### SUITE 10850 B

20,619 RSF

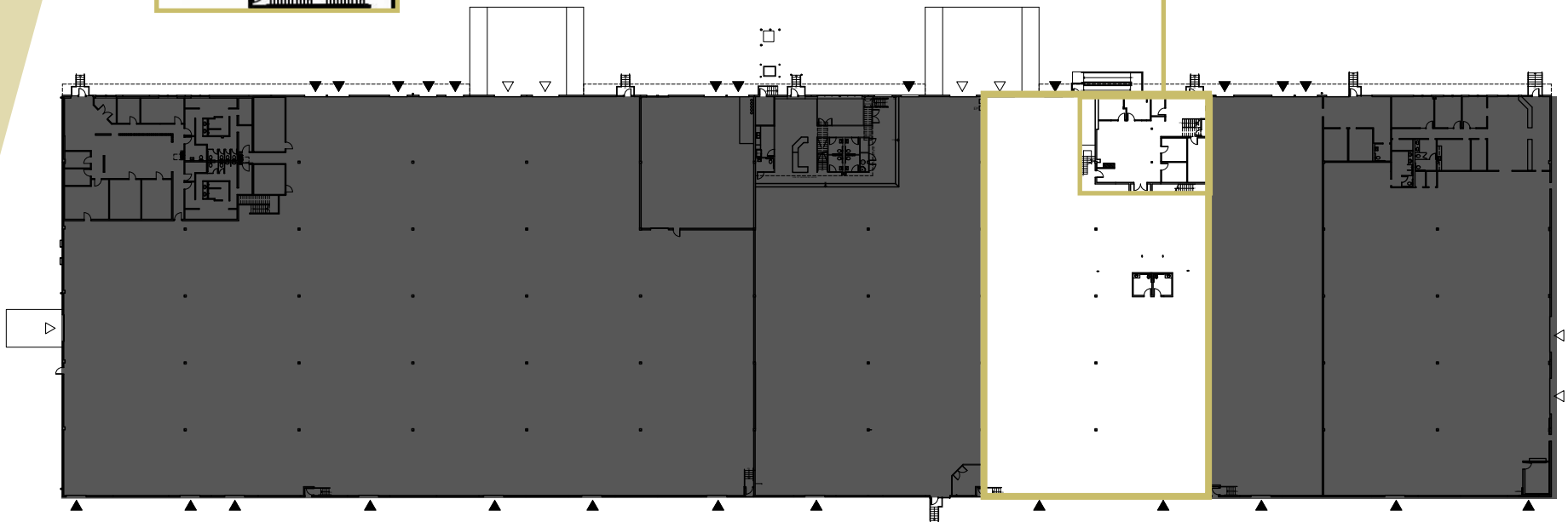
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### 2ND FLOOR OFFICE

1,945 SF





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## DRIVE TIMES

**10 MINUTES**

TO THE VILLAGE  
AT TOTEM LAKE

**10 MINUTES**

TO DOWNTOWN  
KIRKLAND

**15 MINUTES**

TO DOWNTOWN  
BELLEVUE

**IMMEDIATE  
ACCESS TO I-405**

