

JONESCO

BUSINESS CENTER

8722 - 8920 122nd Ave NE | Kirkland, WA



BUILDING FEATURES



**NEARBY RESTAURANTS AND
VARIOUS RETAIL AMENITIES**



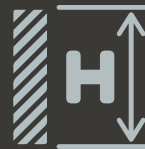
**GRADE-LEVEL
LOADING**



**EXCELLENT ACCESS TO
FREEWAY AND BUS ROUTES**



**ABUNDANT
PARKING**



**13' - 15'
CLEAR HEIGHT**

For more information or to schedule a tour, please contact:

BRODERICK
• GROUP •

JEFF LIVINGSTON
425.274.4288
livingston@broderickgroup.com

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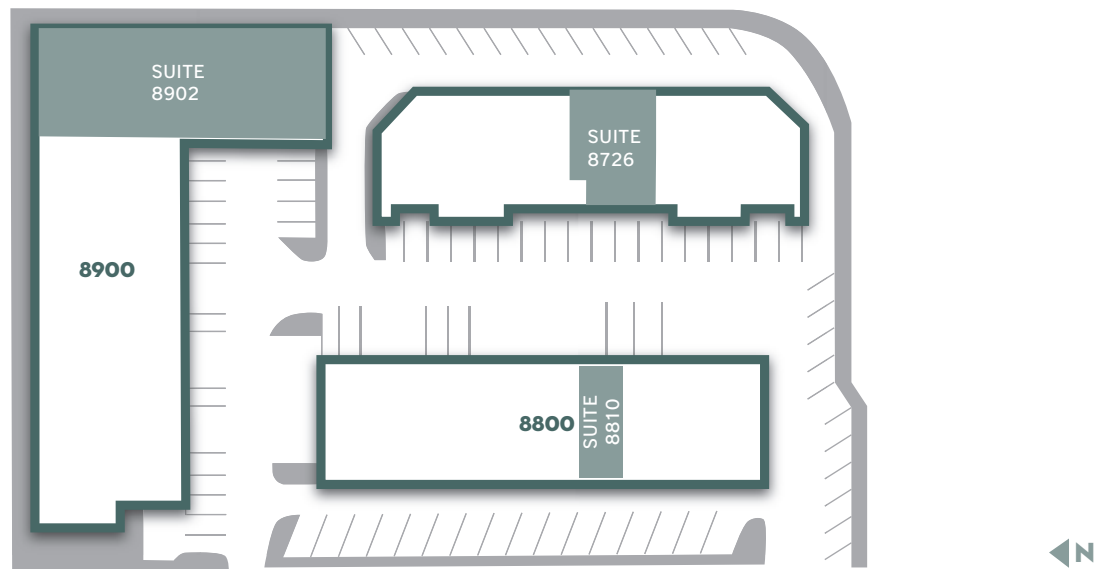
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AVAILABILITY

| BUILDING / SUITE | AVAILABLE SPACE | AVAILABLE DATE | LEASE RATE (ANNUAL PSF) | NNN EXPENSES (2026 EST.) |
|----------------------------|-----------------|----------------|-------------------------|--------------------------|
| FLEX AVAILABILITIES | | | | |
| 8726 | 1,559 SF | Now | \$26.00 | \$7.08 |
| 8810 | 691 SF | Now | \$26.00 | \$7.08 |
| 8902 | 6,588 SF | August 1, 2026 | \$26.00 | \$7.08 |

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.

SITE MAP



122ND AVE NE



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BLDG. 8700 / FL. 1

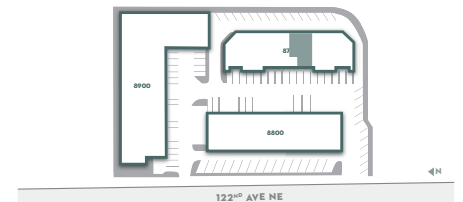
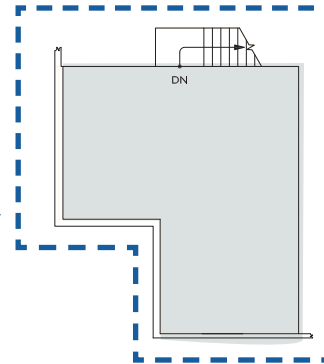
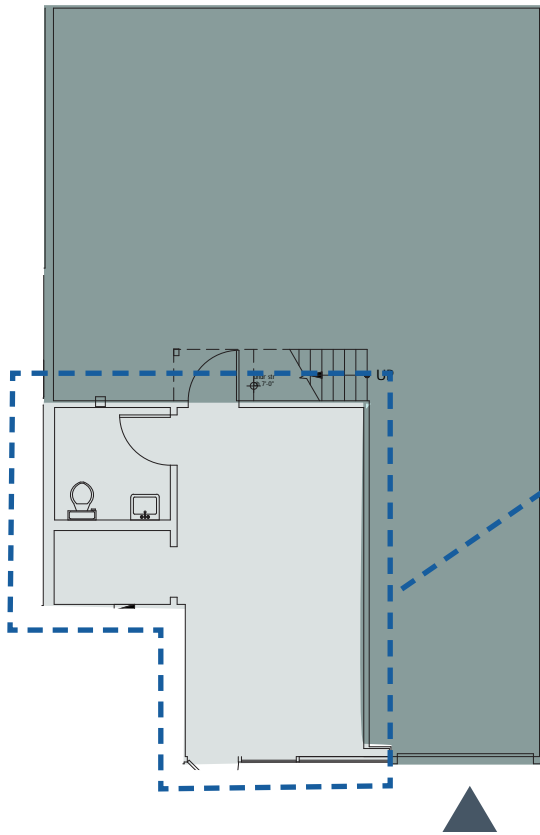


SUITE 8726

1,559 RSF
AVAILABLE NOW

GROUND FLOOR

MEZZANINE



WAREHOUSE

OFFICE

GRADE LEVEL DOOR

DOCK-HIGH DOOR



 [BACK TO AVAILABILITY](#)

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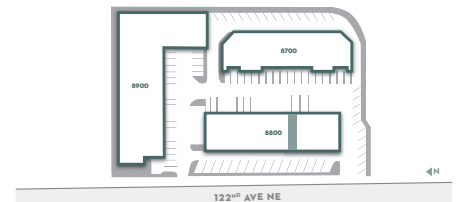
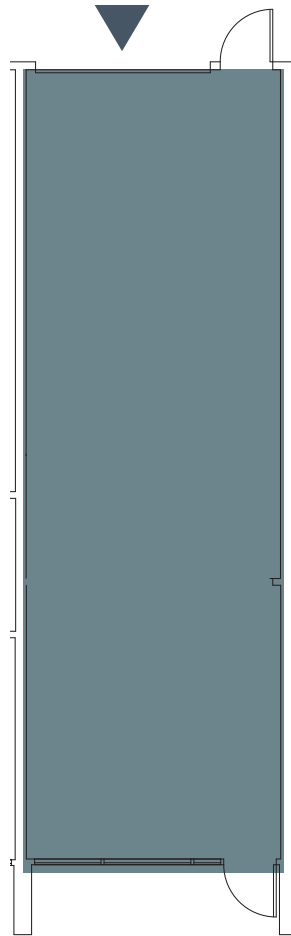
BLDG. 8810 / FL. 1



SUITE 8810

691 RSF
AVAILABLE NOW

GROUND FLOOR



WAREHOUSE

OFFICE

GRADE LEVEL DOOR

DOCK-HIGH DOOR



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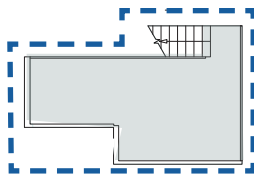
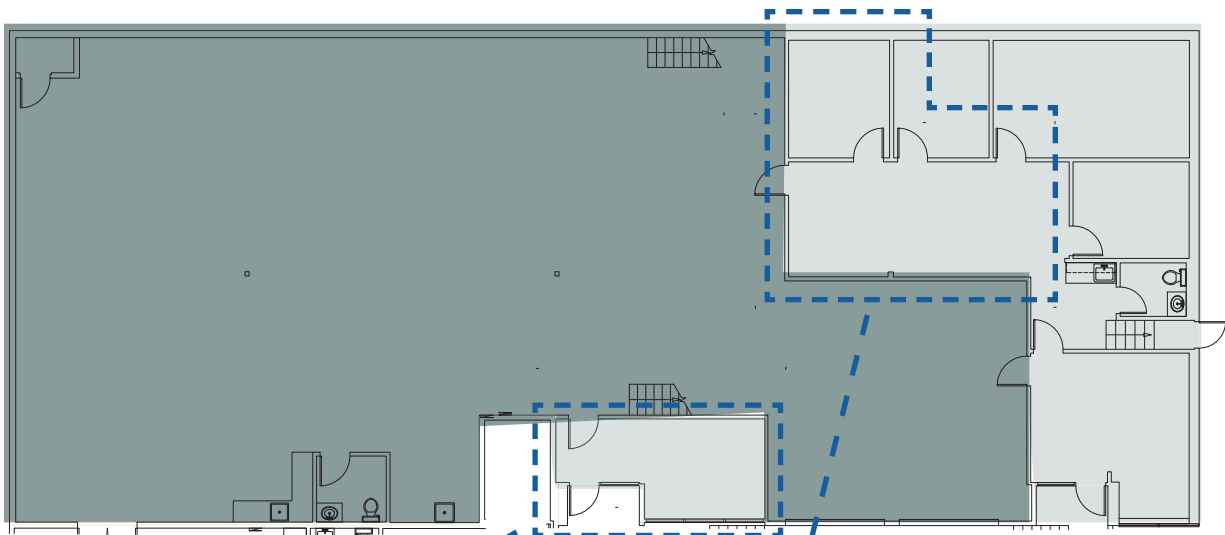
BLDG. 8900 / FL. 1



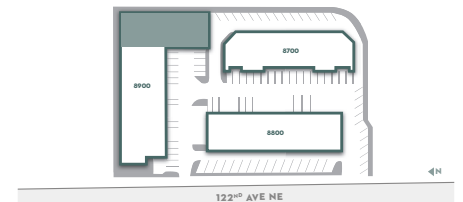
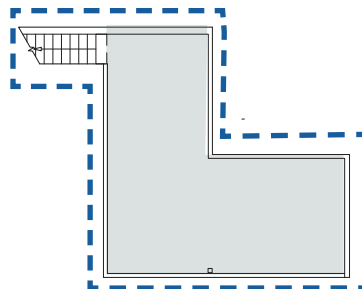
SUITE 8902

6,588 RSF
AVAILABLE AUGUST 1, 2026
FOUR PRIVATE OFFICES
TWO DOCK-HIGH DOORS

GROUND FLOOR



MEZZANINE



WAREHOUSE

OFFICE

GRADE LEVEL DOOR

DOCK-HIGH DOOR

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AREA AMENITIES



- 1 Mercury's Coffee Co.
- 2 Starbucks
- 3 Costco Wholesale
- 4 McDonald's
- 5 The Lime
- 6 Thai Wisdom Bistro
- 7 Safeway
- 8 Little Caesars Pizza
- 9 Walgreens

- 10 Kirkland Urban
 - Acropolis Pizza & Pasta
 - Dough Zone
 - Chainline Brewing Co.
 - Wells Fargo
 - Little Brother
 - Tutta Bella
 - Shake Shack
 - QFC
 - Caffe Ladro
 - Belle Marie Hair Salon
 - FedEx Office Print & Shop Center

- 11 Downtown Kirkland
 - PCC Community Market
 - The Guilt Trip Bar & Kitchen
 - The Heathman Hotel
 - KIWAMI Sushi Bar
 - Wing Dome
 - Coastline Burgers
 - Shangri-La Spa
 - Kirkland Bakery
 - Anthony's HomePort
 - Flatstick Pub

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