

# Bahr

## BUILDING



## 3,528 SF WAREHOUSE AND OFFICE SPACE IN KIRKLAND, WA

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# PARCEL & PROPERTY DETAILS

Explore this versatile warehouse and office space, complete with convenient grade-level loading and ample off-street parking.

The interior boasts a blend of private offices and open areas, complemented by a kitchenette, two dedicated call rooms, and three restrooms (including one with a shower). The warehouse area is equipped with a substantial metal beam suitable for a hoist. Some entry points to the property and side gate are activated with smart lock technology. Enjoy secure parking in the rear with alley access for added convenience.

## SITE DETAILS

Parcel Number	388580-5610
Lot Size	7,200 SF
Submarket	Kirkland LIT Area
Zoning	LIT
	<a href="http://codepublishing.com">Kirkland Codes and Laws (codepublishing.com)</a>

## BUILDING DETAILS

Building Size	3,528 SF
Rentable SF	3,528 SF
Floors	2
Grade Level Doors	1
Year Built	1968

Prime commercial property situated in Kirkland, **strategically positioned right off 405 in a light industrial area**, ensuring seamless connectivity and accessibility for business operations.

**LISTING PRICE \$2,850,000**

-  Quick Access to Interstate 405
-  Secure Parking with Alley Access
-  Very Walkable Walk Score®
-  Convenient Amenities Access



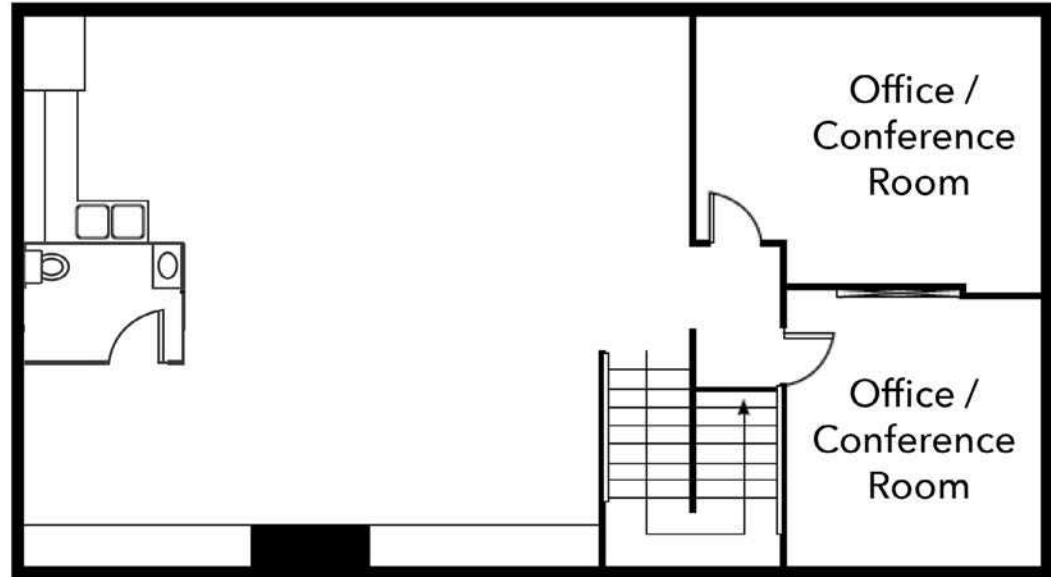


### POTENTIAL SELLER FINANCING LOAN SCENARIO

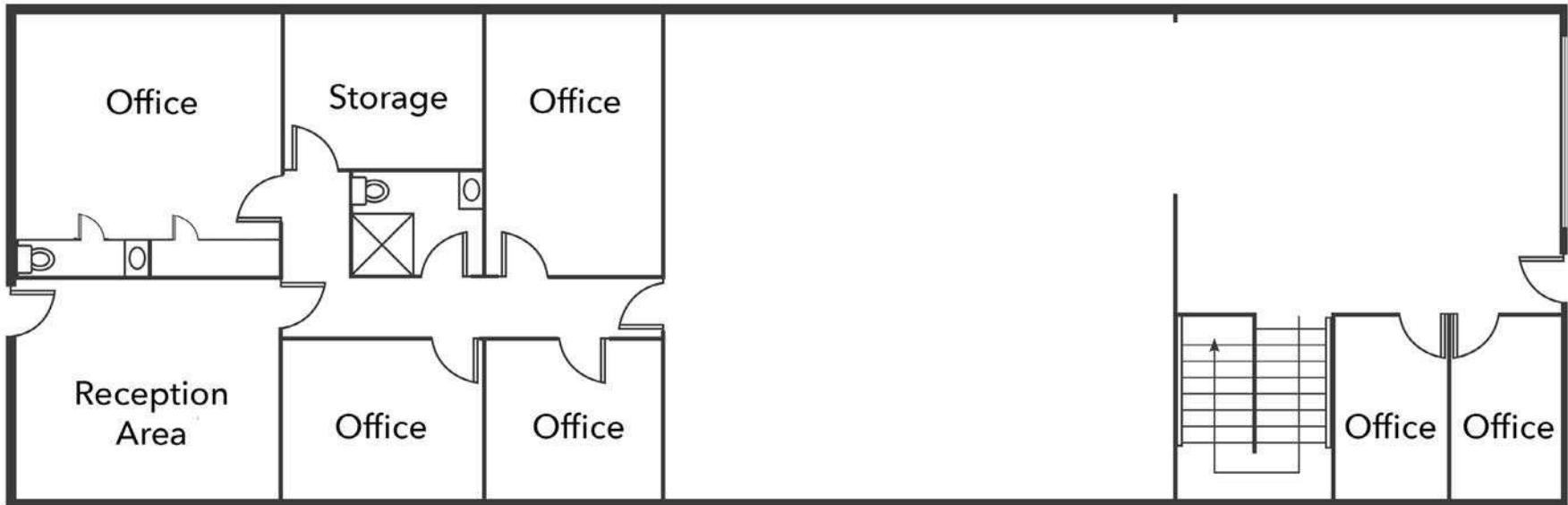
Purchase Price	\$2,850,000.00
Down Payment 20%	\$570,000.00
Loan Amount	\$2,280,000.00
Interest Rate	6.0%
Monthly Payment	\$14,690.07
Amort	25 Years

# FLOOR PLANS

## SECOND FLOOR



## FIRST FLOOR



# KIRKLAND

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	6,526	42,278	123,736
Total Population	13,504	95,430	284,212
Avg. Household Income	\$174,513	\$154,446	\$163,619

**PROPERTY**

**JIMMY JOHN'S SANDWICHES**  
*Sur la table*  
 THE ART & SOUL OF COOKING  
**La Dro Vovina**  
 handcrafted cocktails, wine bar & eatery  
**ANTHONY'S HOMEPORT RESTAURANT**  
**ZOKA COFFEE**  
**LODGE THE SPORTS GRILLE**  
**BOTTLE AND BULL**

Kirkland Urban

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