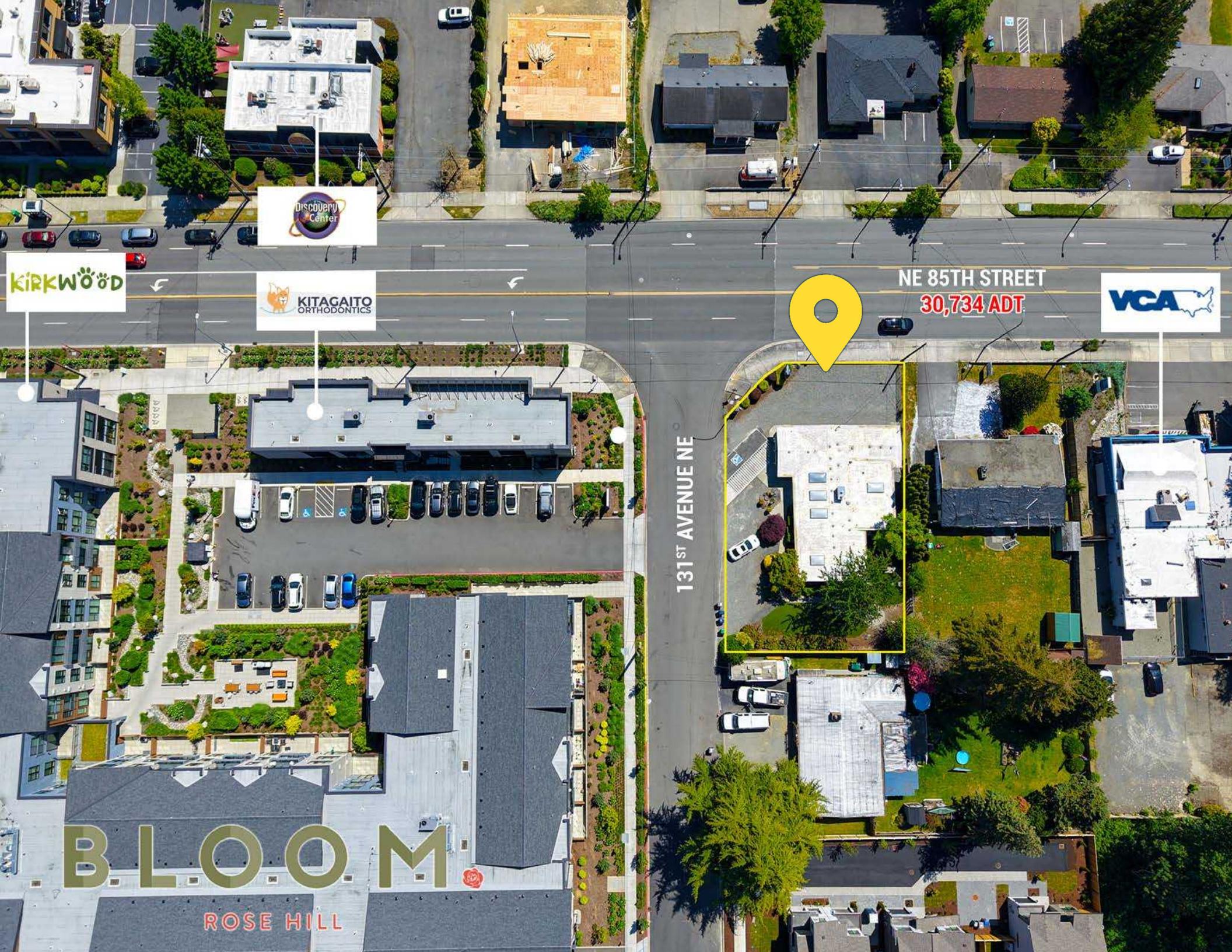




First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

**FORMER VET CLINIC FOR SALE
OWNER/USER OPPORTUNITY**

13020 NE 85TH STREET | KIRKLAND, WA 98033





EXECUTIVE SUMMARY

Former Vet Clinic | Owner/User Opportunity

First Western Properties, Inc. is pleased to present a prime single-story office building in Kirkland's sought-after Rose Hill. Priced at \$2,050,000, this 2,341 SF facility on a generous 9,845 SF lot offers a turn-key solution perfect for veterinary specialists and easily adaptable for medical or dental practices. Zoned RH-8 (Rosehill Business District), this property supports diverse professional and commercial uses, promising long-term value and future expansion potential. Located in Rose Hill, Kirkland, an affluent community known for its strong demographics and excellent quality of life, this rare owner/user opportunity allows specialists to acquire a prime asset and build equity in a thriving market.

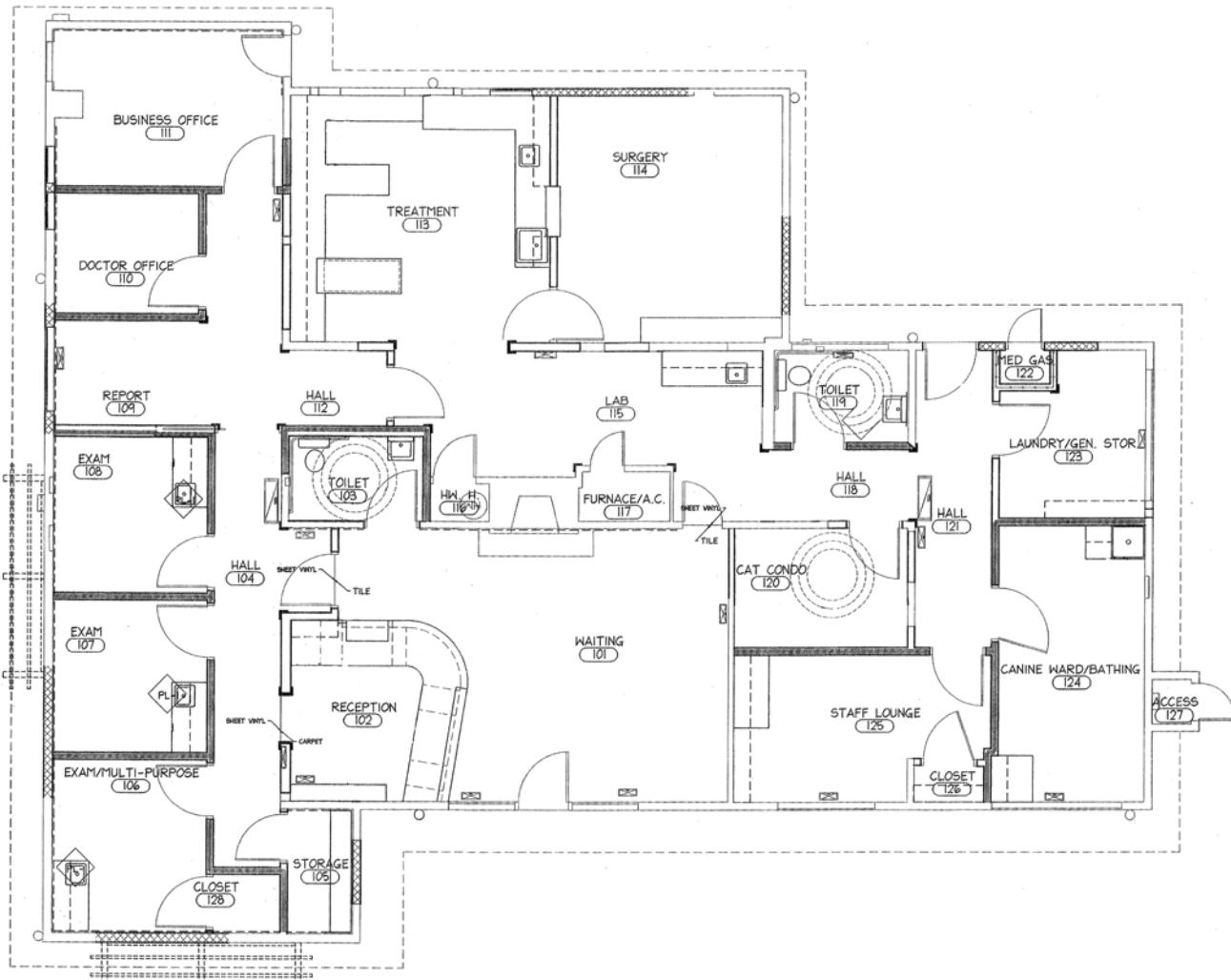
PROPERTY SUMMARY

Property Name	NW Animal Eye Specialists Office Building
Opportunity Type	Owner/User or Development
Address	13020 NE 85th Street
Lot Size	9,845 SF
Total Building Area	2,341 SF
Year Built	1955 / 2003
Zoning	RH-8 (Rose Hill District)
Jurisdiction	City of Kirkland, WA
Configuration	Current Build-out: Vet Clinic One Story Building
Parcel	863570-0010
Price	\$2,050,000

CLICK FOR
Permitted Uses



CLICK FOR
RH8 Zoning



CURRENT SPACE LAYOUT

- Business Office
- Surgery Room
- Treatment Room
- Doctor Office Staff Lounge
- Bathing Room
- 3 Exam/Multi-Purpose Rooms
- Reception w/ Waiting Room
- Laundry Room w/Storage
- Cat & Canine Wards
- Lab Space
- 2 ADA Restrooms

CLICK FOR
Full Plan Set



EXTERIOR IMAGES



INTERIOR IMAGES



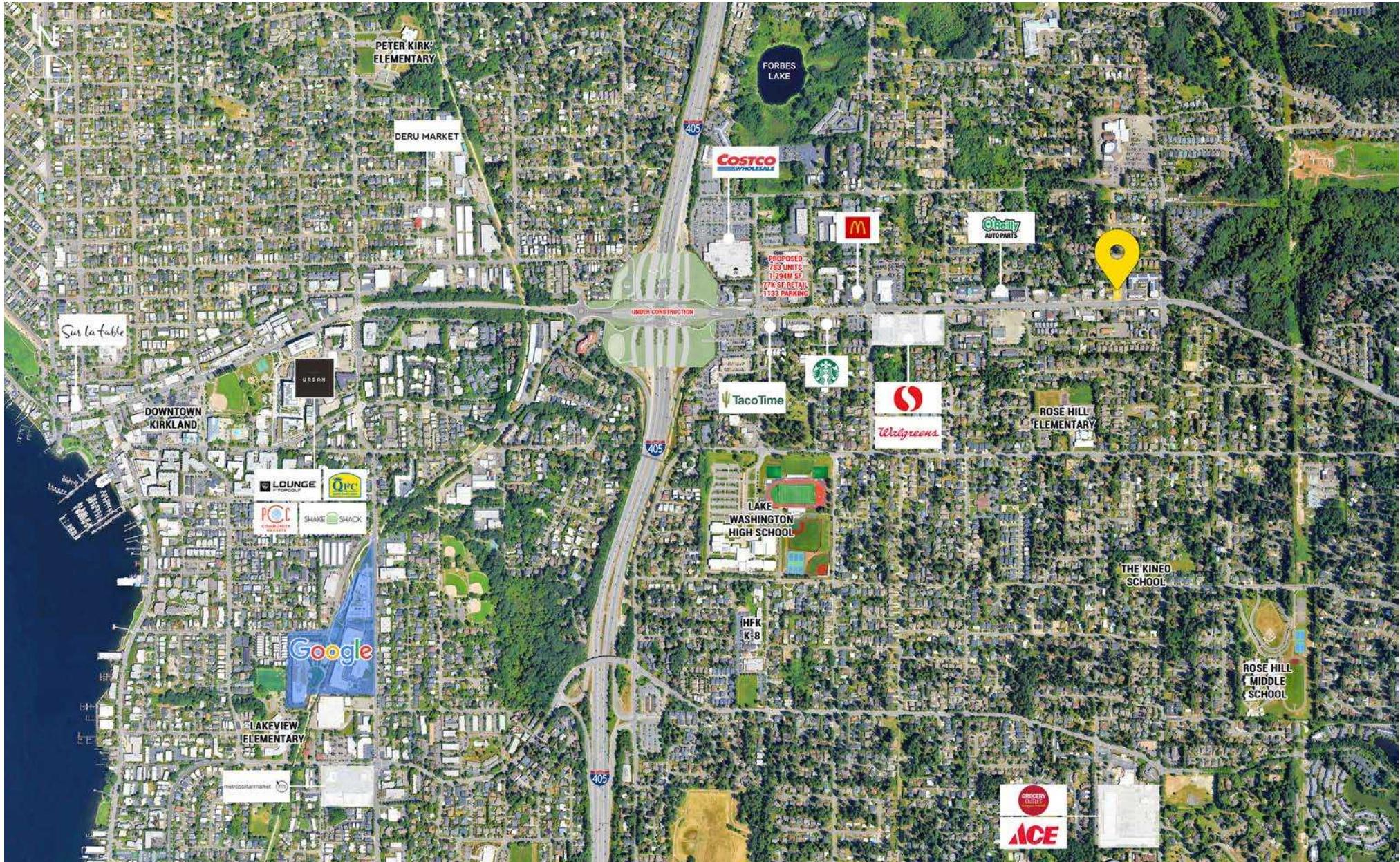
INTERIOR IMAGES



NEIGHBORHOOD AERIAL

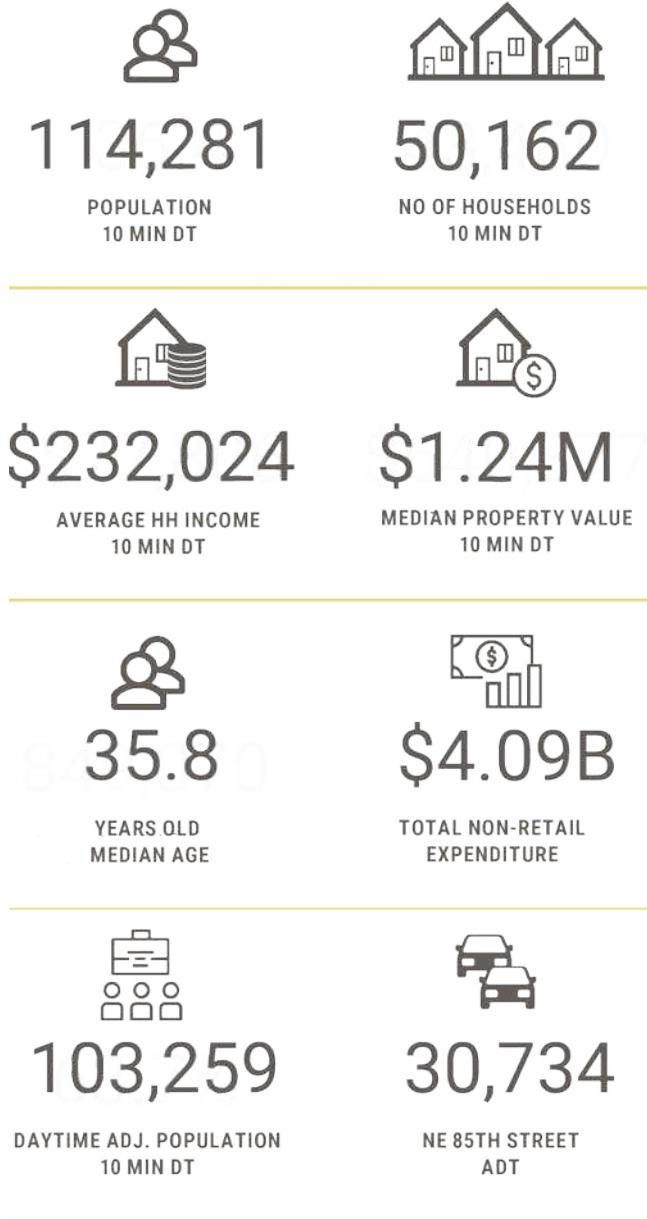
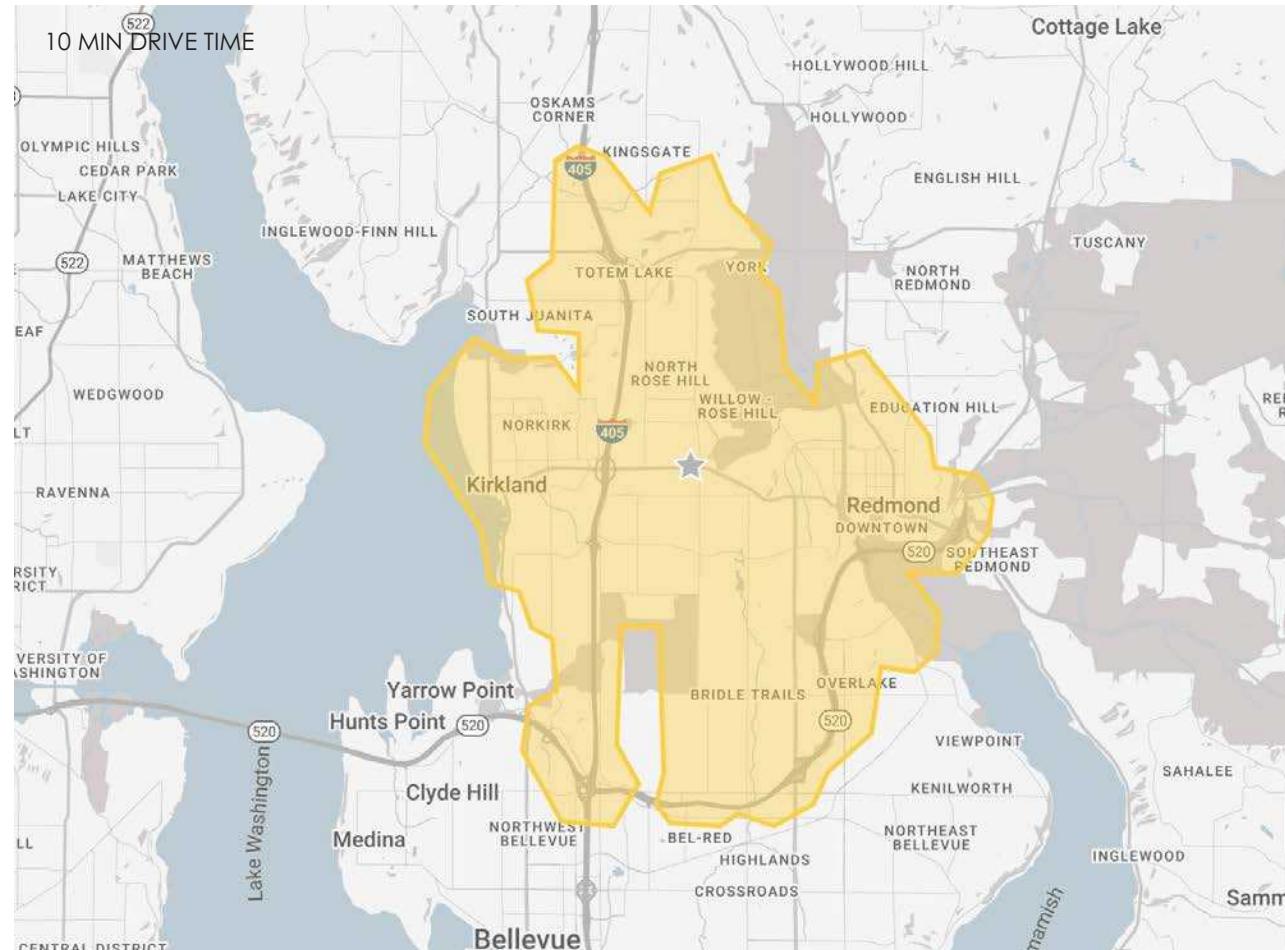


LOCATION AERIAL



DEMOGRAPHICS

Kirkland, Washington, presents a compelling proposition for businesses and residents alike. Its strategic location on the eastern shores of Lake Washington, coupled with its proximity to Seattle and the broader Eastside tech corridor, fosters a dynamic and affluent environment. The city's robust infrastructure, coupled with its focus on quality of life, attracts a highly skilled workforce. Kirkland's thriving downtown, with its diverse retail and dining options, contributes to a vibrant local economy. Furthermore, the city's commitment to parks and recreation enhances its appeal, creating a desirable locale for professionals and families, thereby supporting sustained economic growth and stability.





RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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