

KIRKLAND

Industrial / Manufacturing

FOR SALE - The LUDWIN BUILDING

221 10th St South / Kirkland, WA. 98033

Offered @ :Un-Priced



Matthew Royal
matthew@royalcommercialcorp.com
royal commercial corp.
611 Market Street | Suite 8
Kirkland | WA 98033
425 - 952 - 4000
www.royalcommercialcorp.com

221 10th
Street South
Kirkland, WA.
98033

FOR SALE - The LUDWIN BUILDING



Matthew Ro
matthew@royalcommercialcorp.
royal commercial c
611 Market Street | Su
Kirkland | WA 98
425 - 952 - 4
www.royalcommercialcorp.

Property Overview

- ◆ **Sale Price:** Unpriced
- ◆ **Parcel Number:** 12000-0396
- ◆ **Lot sqft:** 21,850 sqft
- ◆ **Buildings Total sqft:** 6,667 sqft
 - ◆ **Main Bldg:** 5,463 (3 bays)
 - ◆ **Annex:** 1,203 sqft (2 bays)
- ◆ **CURRENT LEASES:** (Two (2) Tenants)
 - Main Bldg: Expiration Est. May 2027— 5,464 sqft
 - Annex : Expiration Est. May 2026— 1,203 sqft
- ◆ **Zoning:** Industrial / Light Manufacturing (494—LIT).
Allows a wide variety of uses including day-care centers, breweries/wineries, contractor's office, office, general retail, automotive & marine repair/service, and wholesale uses (Table 40.20).
- ◆ **Built in 1970**, wood frame const, excellent condition.

221 10th
Street South
Kirkland, WA.
98033

FOR SALE



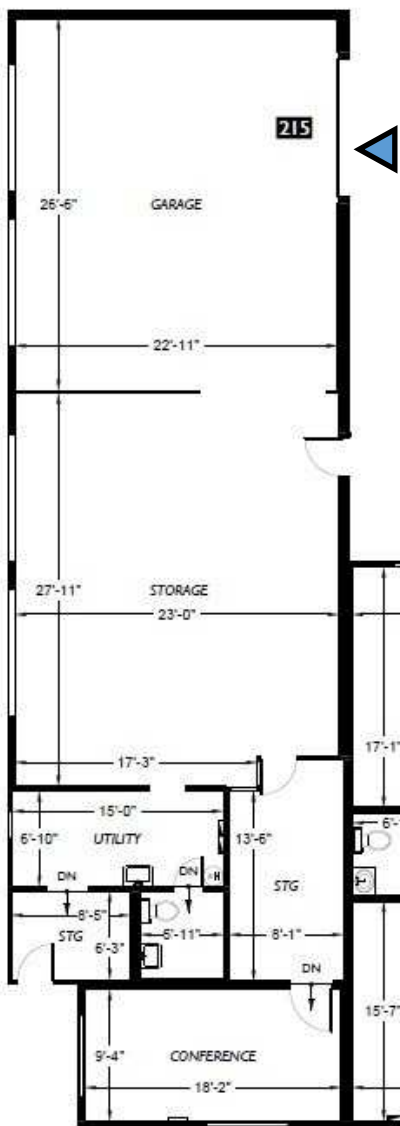
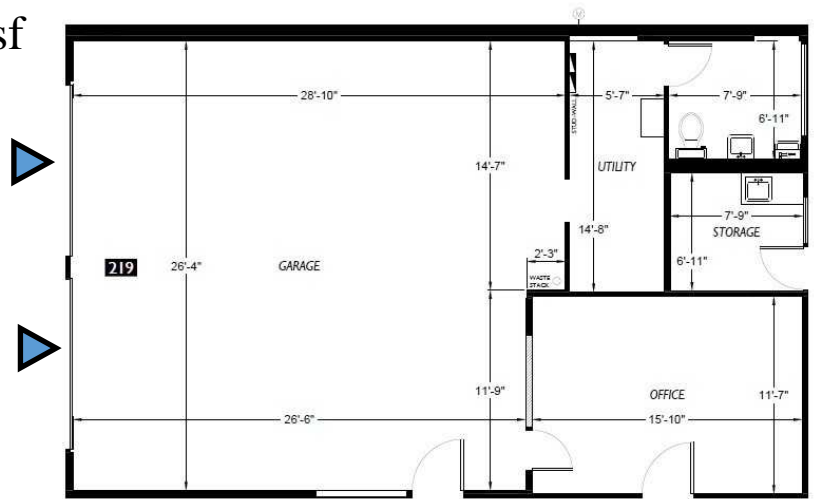
Matthew Royal:
matthew@royalcommercialcorp.com

royal commercial corp.
611 Market Street | Suite 8
Kirkland | WA 98033
425 - 952 - 4000
www.royalcommercialcorp.com

FOR SALE - The LUDWIN BUILDING

Office/Flex Annex- Total Sqft 1,203 rsf

Office— 375sf Flex— 828 sf



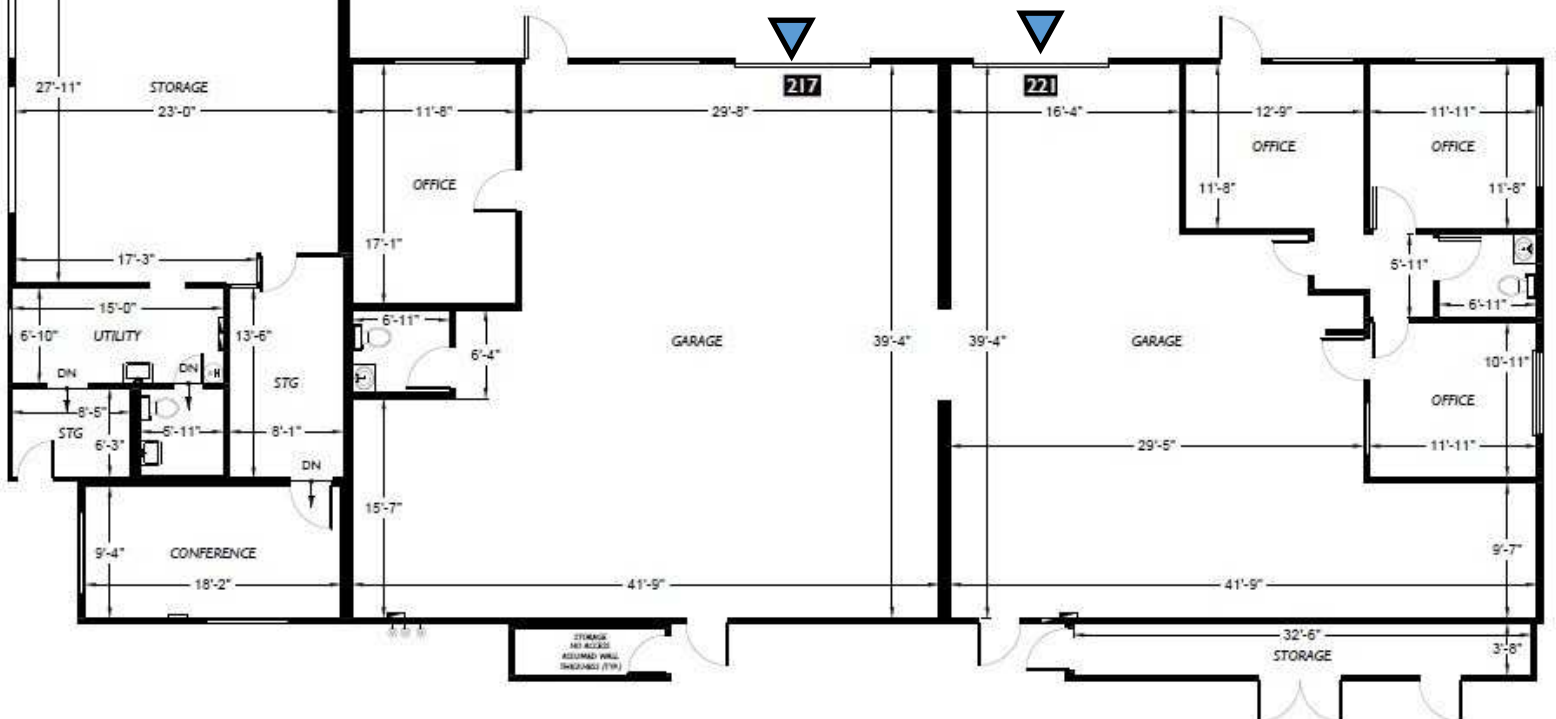
Main Building Office/Flex — Total sqft 5,464

Suite 215: 303sf/ Office—1,565sf Flex = 1,868 sf

Suite 217: 244 sf/Office—1,460 sf Flex = 1,704 sf

Suite 221: 423sf/Office—1,277sf/Flex = 1,700 sf

** utility & storage = 192 sf**



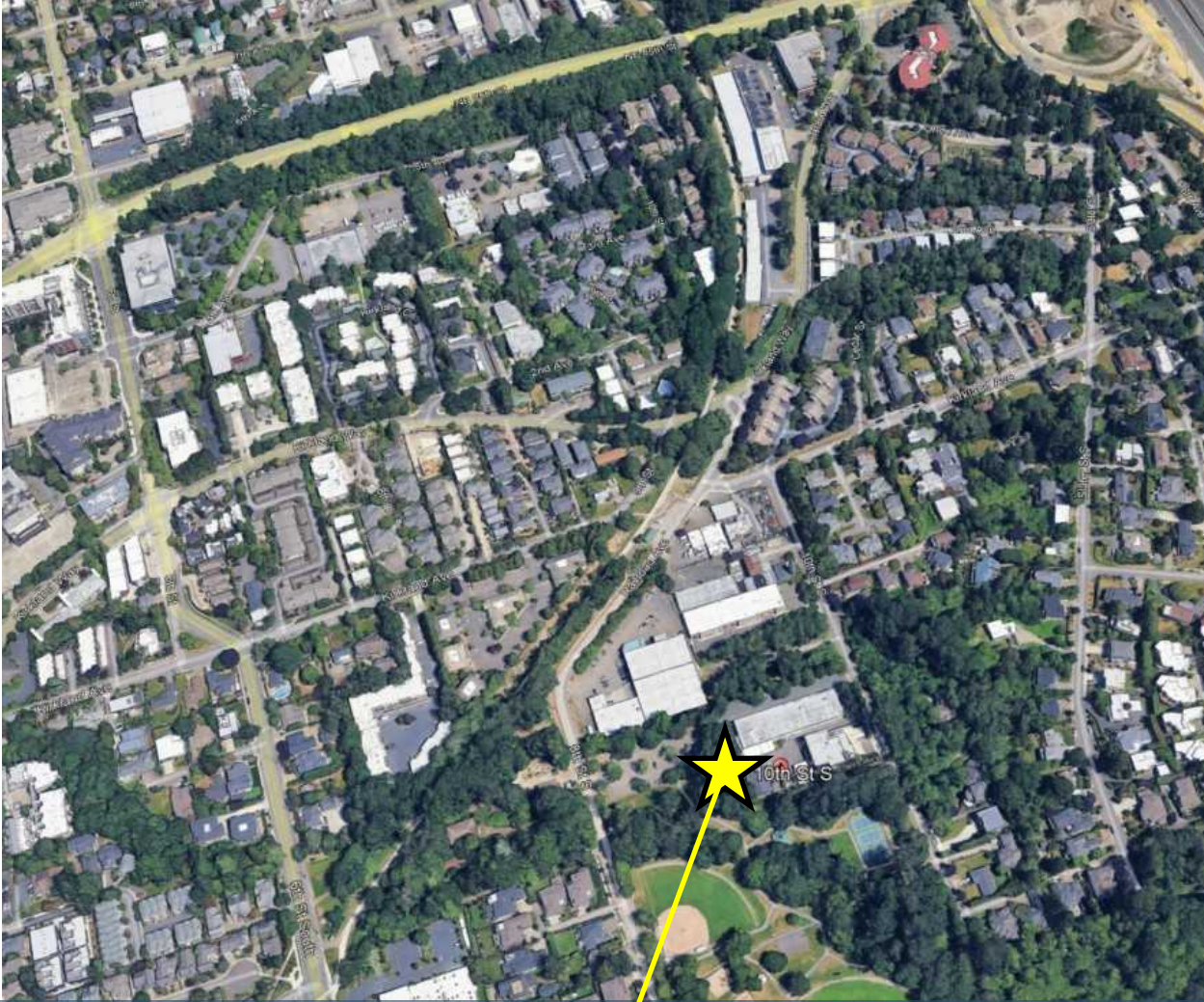


221 10th
Street South
Kirkland, WA.
98033

FOR SALE - The LUDWIN BUILDING



Matthew Royal:
matthew@royalcommercialcorp.com
royal commercial corp.
611 Market Street | Suite 8
Kirkland | WA 98033
425 - 952 - 4000
www.royalcommercialcorp.com



221 10th
Street South
Kirkland, WA.
98033

FOR SALE - The LUDWIN BUILDING



Matthew Royal:
matthew@royalcommercialcorp.com
royal commercial corp.
611 Market Street | Suite 8
Kirkland | WA 98033
425 - 952 - 4000
www.royalcommercialcorp.com