

Kirkland 405 Corporate Center

11335 NE 122nd Way, Building B
Kirkland, WA



FOR LEASE

A Two-story Class A Office Building set in a
40-acre Commercial Park in Kirkland, WA

Joe Lynch
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Dan Harden
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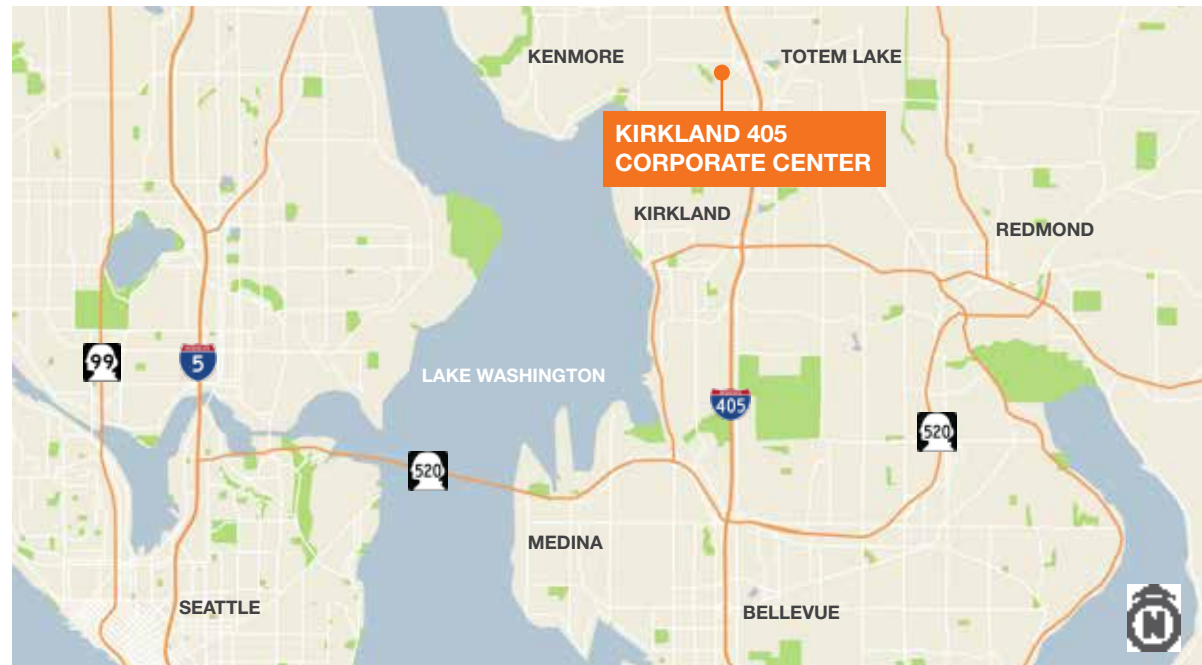
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 **Kidder
Mathews**

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DESCRIPTION	Two story office building
YEAR BUILT	1986
LOAD FACTOR	9.31%
2018 ESTIMATED OPEX	\$8.34 NNN
PARKING	3.75/1,000 parking ratio
COMMON AREA	Remodeled lobby, exterior patio seating
NEARBY HOTELS	Marriott Hotel, 1/2 block away
FREEWAY ACCESS	Excellent access to I-405
HVAC	Packaged roof-mounted air conditioning mounts, HVAC controls are web-based direct digital
ELECTRICAL SERVICES	277/480 volt service with capacities of 1,300 amps
SAFETY	Equipped with a fire alarm system and emergency lighting provided by battery-backed fixtures
INTERNET SERVICE PROVIDERS	Frontier/ Level 3 (copper) and Comcast (copper/fiber)



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MAJOR LOBBY REMODEL COMING Q4 2018



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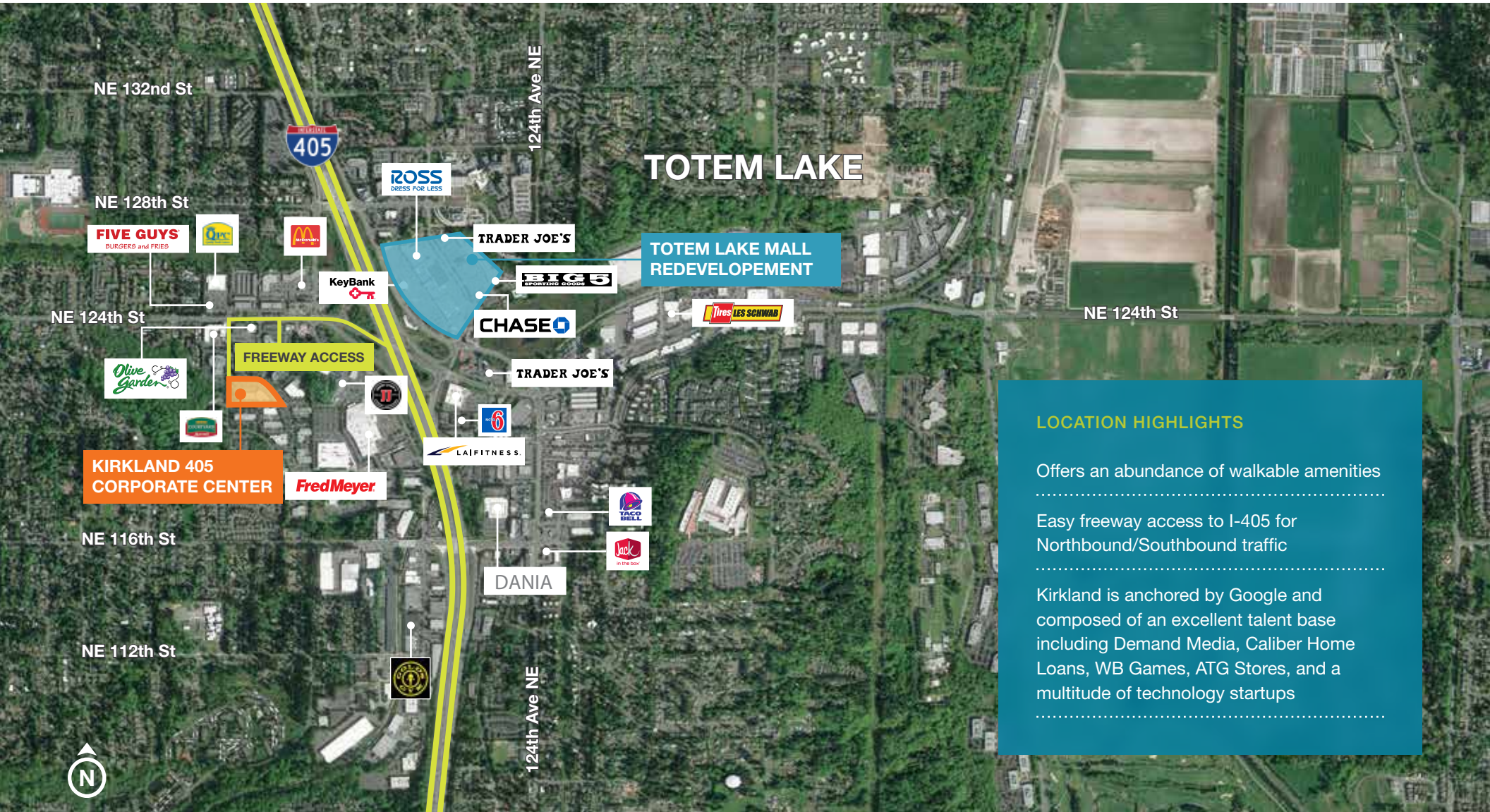
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LOCATION HIGHLIGHTS

Offers an abundance of walkable amenities

Easy freeway access to I-405 for Northbound/Southbound traffic

Kirkland is anchored by Google and composed of an excellent talent base including Demand Media, Caliber Home Loans, WB Games, ATG Stores, and a multitude of technology startups

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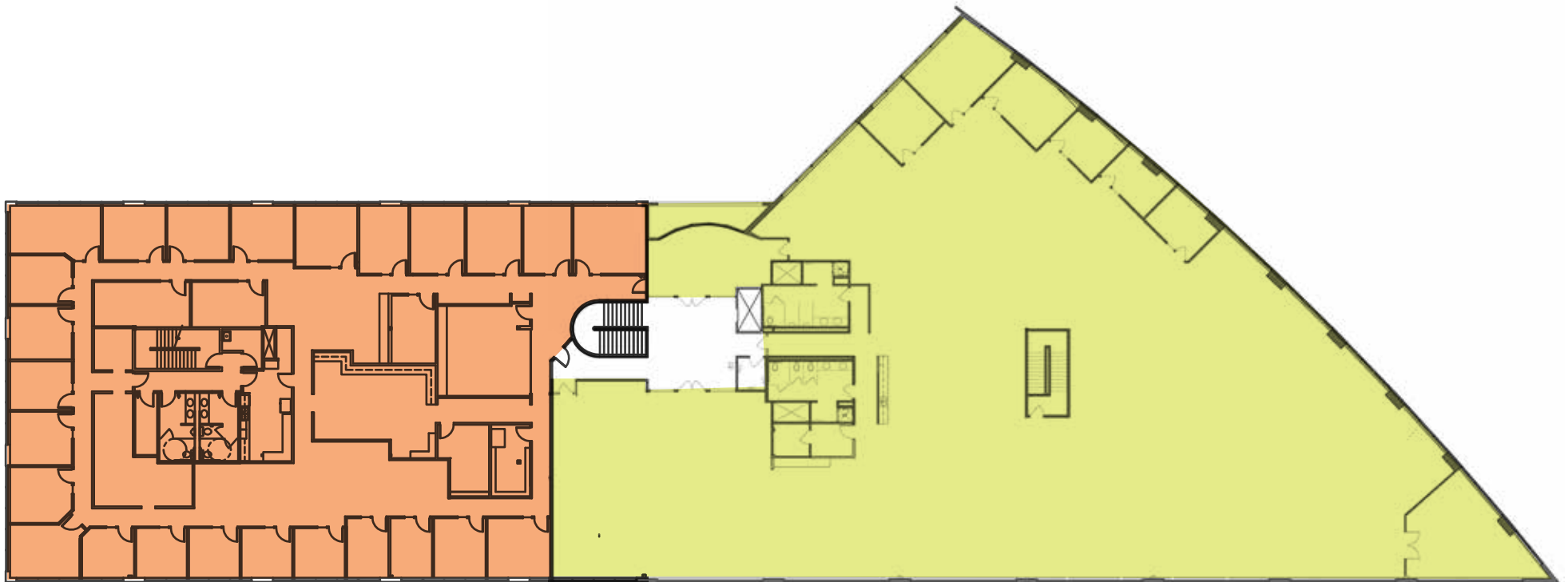


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SECOND FLOOR

Total Floor 27,709 SF



Suite 275 - 10,734 SF

Available 60-90 days notice

Suite 200 - 16,975 SF

Available Now - Recently completed market ready remodel

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