

FOR LEASE

6251 Bothell Way NE (SR 522)
Kenmore, Washington



KENMORE LAKE VIEW RETAIL

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

KENMORE LAKE VIEW RETAIL consists of three floors with a combined building size of 5,895 SF. Located at the top of Lake Washington it benefits from great visibility and high-traffic counts along Bothell Way NE to the north and is just steps down to the Burke-Gilman Trail to its south. Directly above Kenmore Air, two floors have beautiful views of Lake Washington. Ample parking and in tact existing restaurant ducting and plumbing already in place lend to the location an exciting opportunity for a variety of users, including restaurant, office, brewery, retail, and many more!



6251 BOTHELL WAY NE:

5,895 SF \$24.00 PSF PLUS NNN

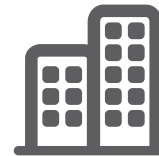
- Three Story Building Available:
 - Main Floor: 2,998 SF
 - Middle Floor: 2,165 SF
 - Bottom Floor: 732 SF
- Existing Restaurant Ducting and Plumbing in Space



Population



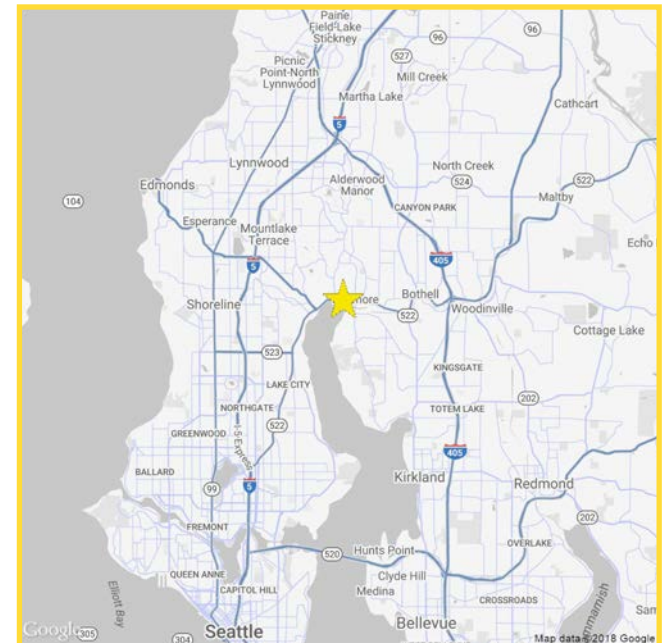
Average HH Income

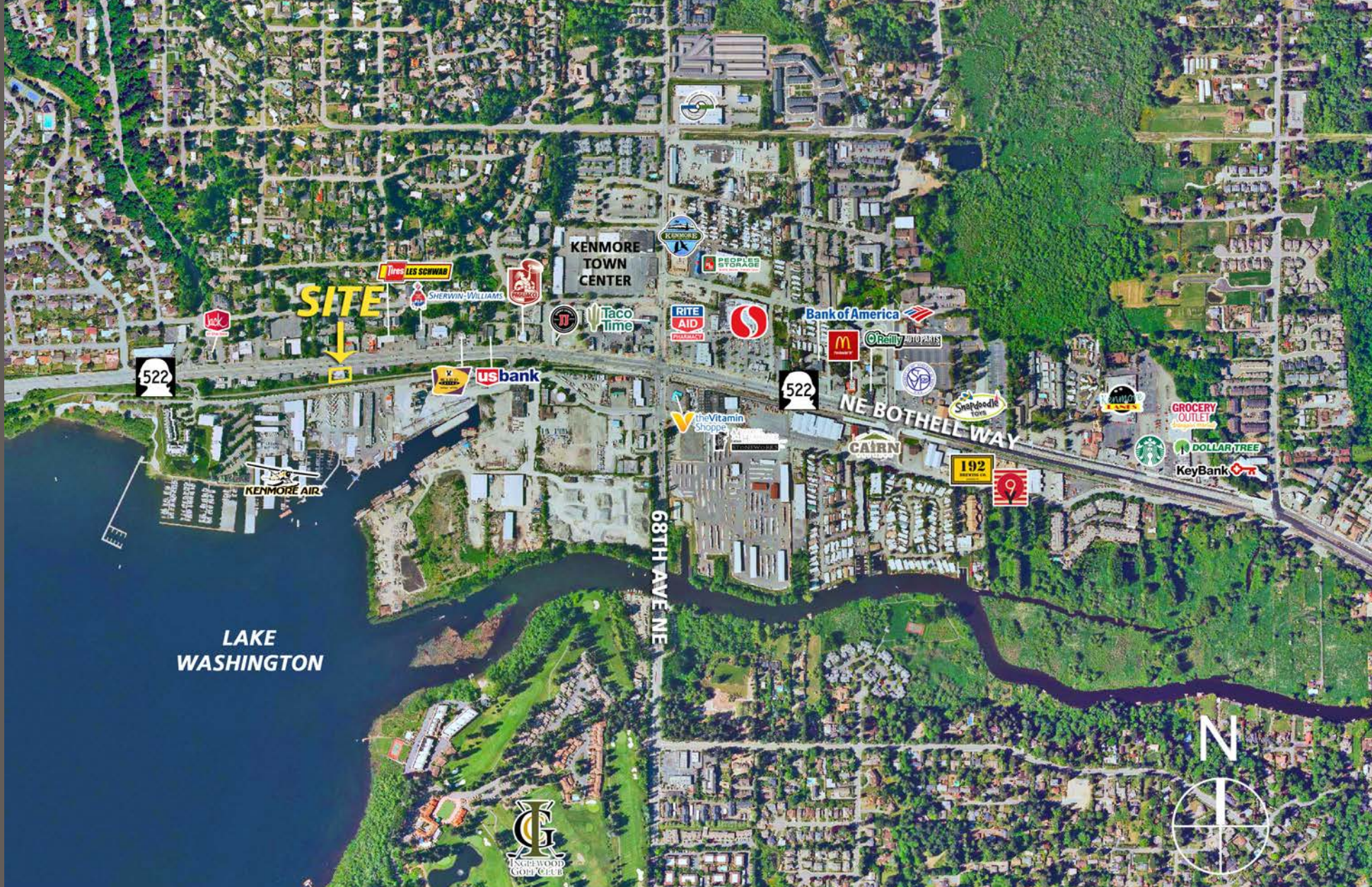


Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	11,231	\$116,834	3,107
Mile 3	107,529	\$116,626	20,706
Mile 5	342,571	\$108,869	132,982





Minutes from Seattle or the Eastside



Adjacent to Kenmore Air

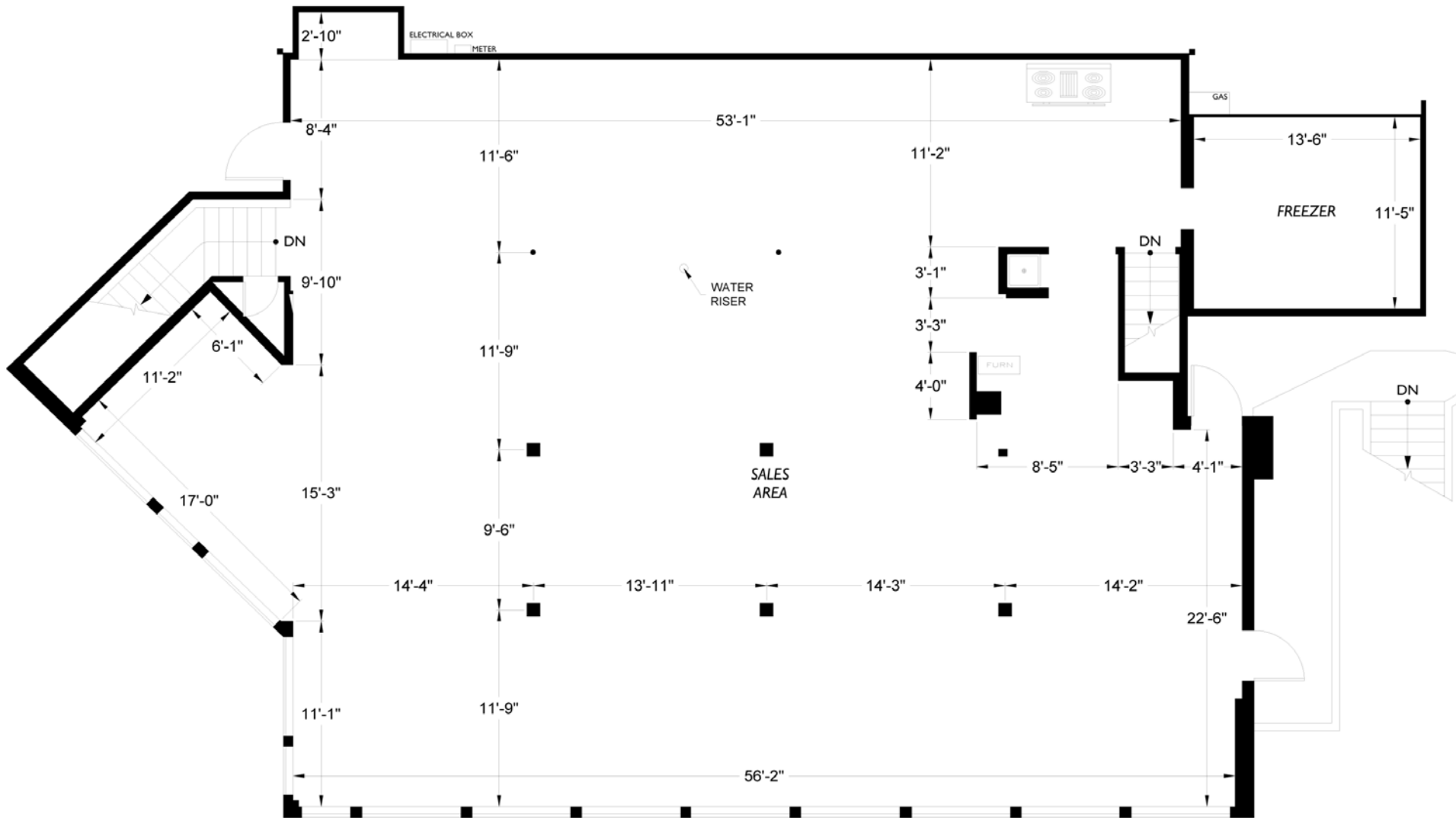


49,000 ADT
SR 522



Adjacent to Burke-Gilman Trail

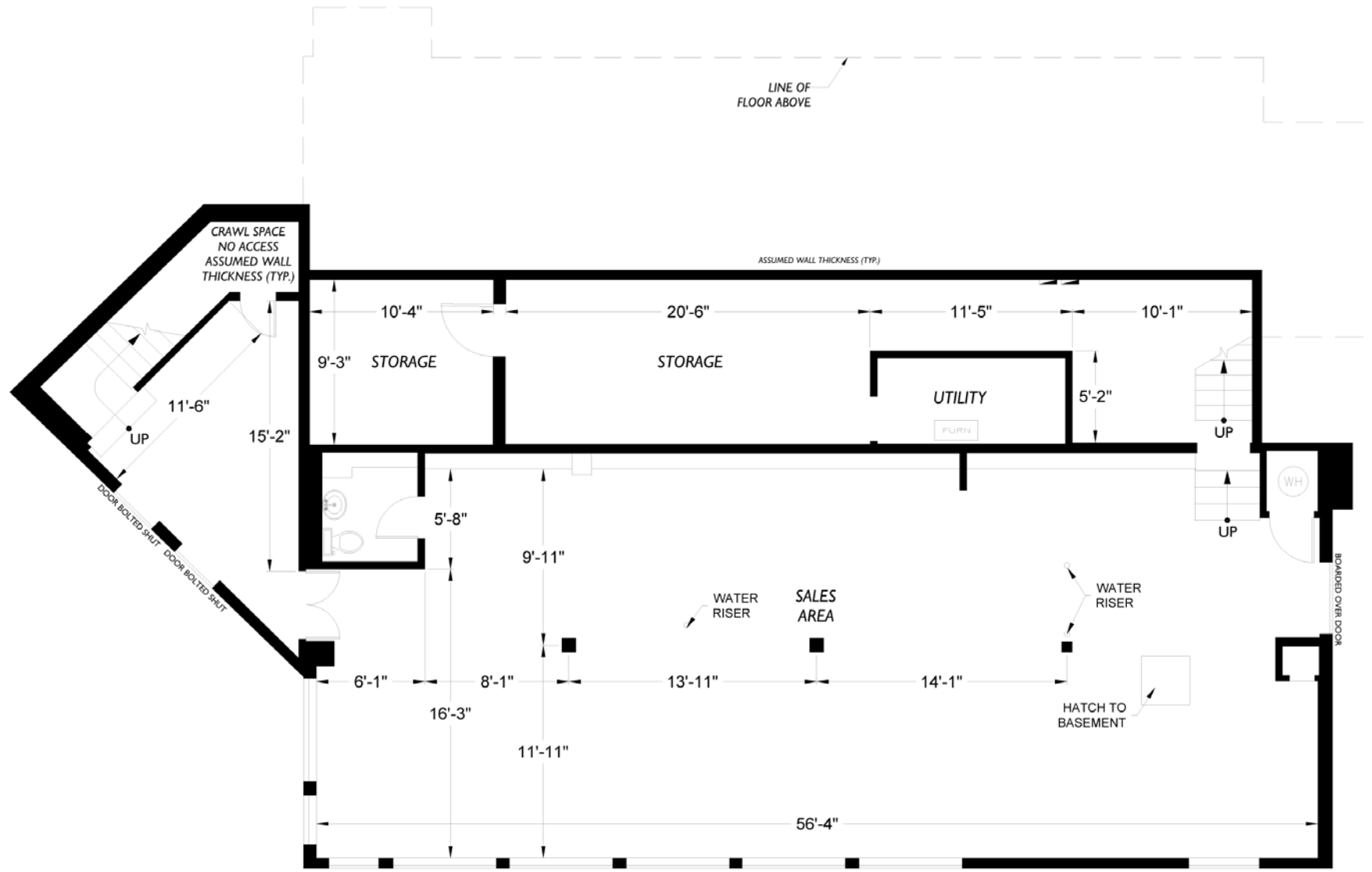
UPPER FLOOR PLAN



Burke-Gilman Trail

LOWER FLOOR PLAN

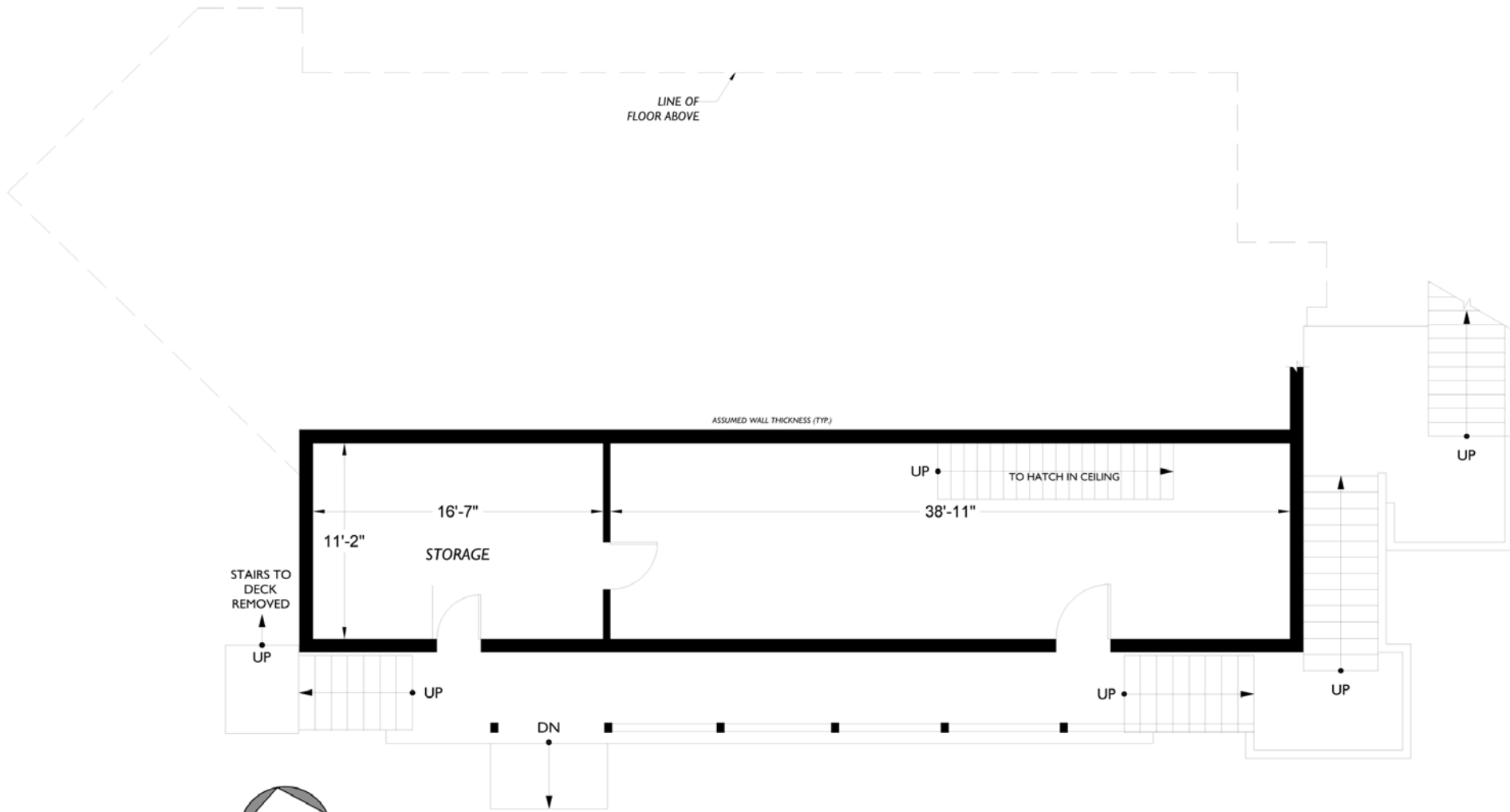
NE Bothell Way



Burke-Gilman Trail

BASEMENT FLOOR PLAN

NE Bothell Way



Burke-Gilman Trail



KENMORE, WA is home to innovative ideas, strong businesses and abundant activities. Minutes from Seattle & the Eastside, you can swiftly get to everywhere – whether by highway, seaplane or boat. An urban community surrounded by the great outdoors there are family-friendly neighborhoods, an award-winning school district, quality services, & many cultural amenities. With a business-friendly city hall, accessible land, & no B & O tax, the city actively helps businesses soar without limits.

KIRKLAND | TACOMA | PORTLAND



RETAIL FOCUSED. RESULTS DRIVEN.

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