

FOR LEASE

12801 NE 85th Street
Kirkland, WA 98033



ROSE HILL PLAZA

Steve Erickson | Brennan McClurg

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

ROSE HILL PLAZA benefits from its prime location at the corner of the signalized intersection of 128th Ave and 85th St, and ease of access from both streets. Built in 2009, the high-quality construction (steel and masonry) has been well maintained and shows pride of ownership. The downstairs retail benefits from a grandfathered drive-thru lane/window, while the upstairs office spaces enjoy a separate lobby access with the convenience of an elevator.

Located in the Rose Hill neighborhood of Kirkland, WA. Rose Hill is a vibrant, walkable residential neighborhood with an active neighborhood commercial center along NE 85th Street. Rose Hill Plaza is located in the heart of the Rose Hill Business District which straddles NE 85th Street and connects downtown Kirkland with downtown Redmond. A thriving district, NE 85th Street provides employment, shopping, services, and transit-accessible housing for Kirkland residents and visitors throughout the region, allowing the community to easily access goods and services on foot or by bike.



12801 NE 85TH STREET:

DRIVE-THRU AVAILABLE

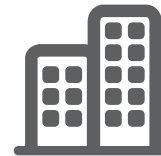
- 1st Floor Retail: 3,423 SF
\$44.00 PSF, NNN
- 2nd Floor Office: 1,543 SF
\$30.00 PSF, NNN
Separate Entrance
- NNN: \$13.00 PSF



Population



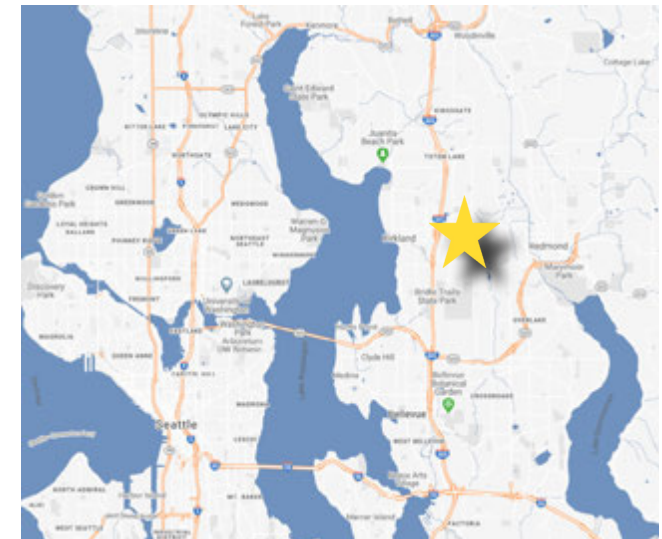
Average HH Income



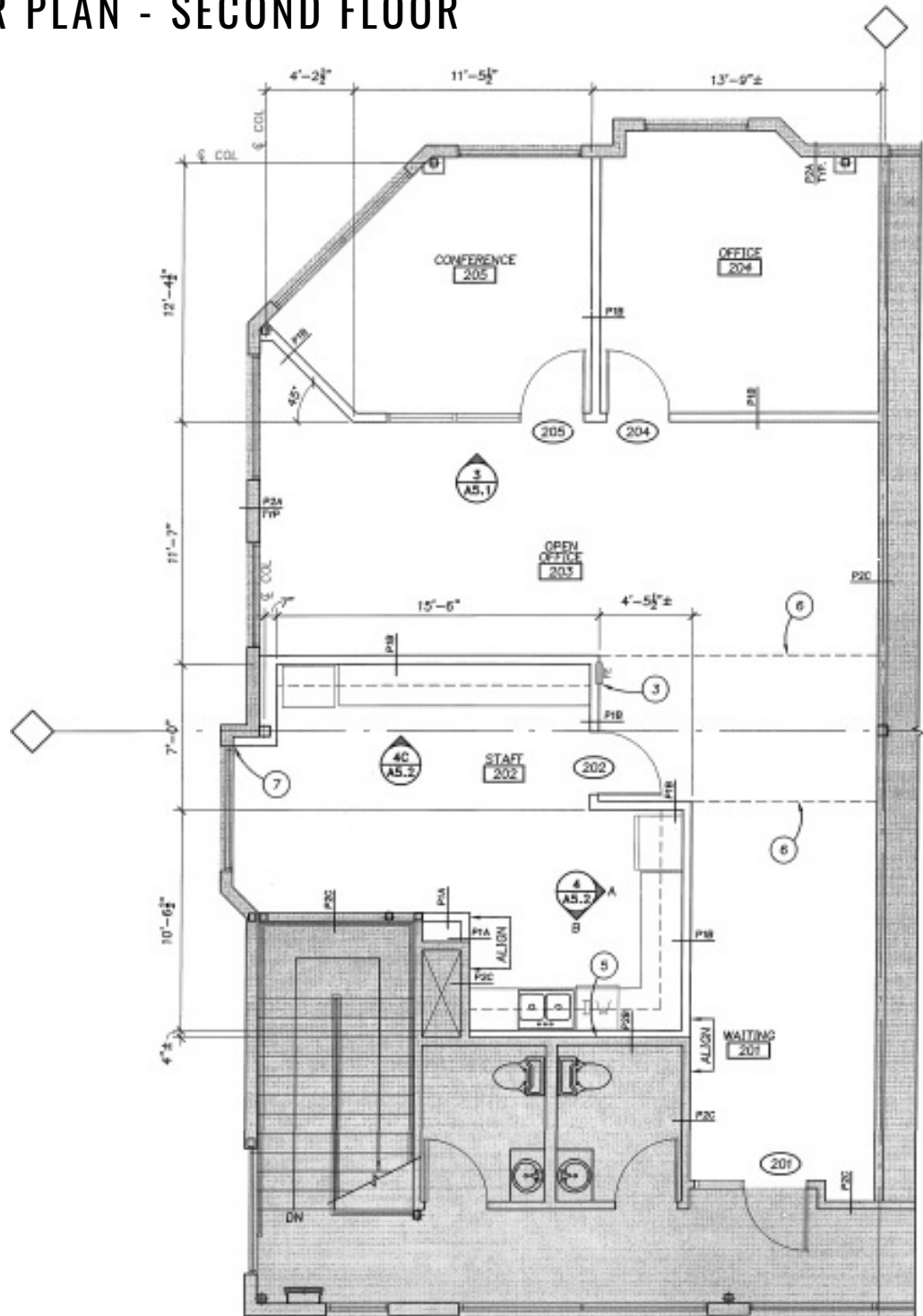
Daytime Population

Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	12,997	\$170,398	4,847
Mile 3	112,216	\$162,661	65,804
Mile 5	270,505	\$172,130	193,070



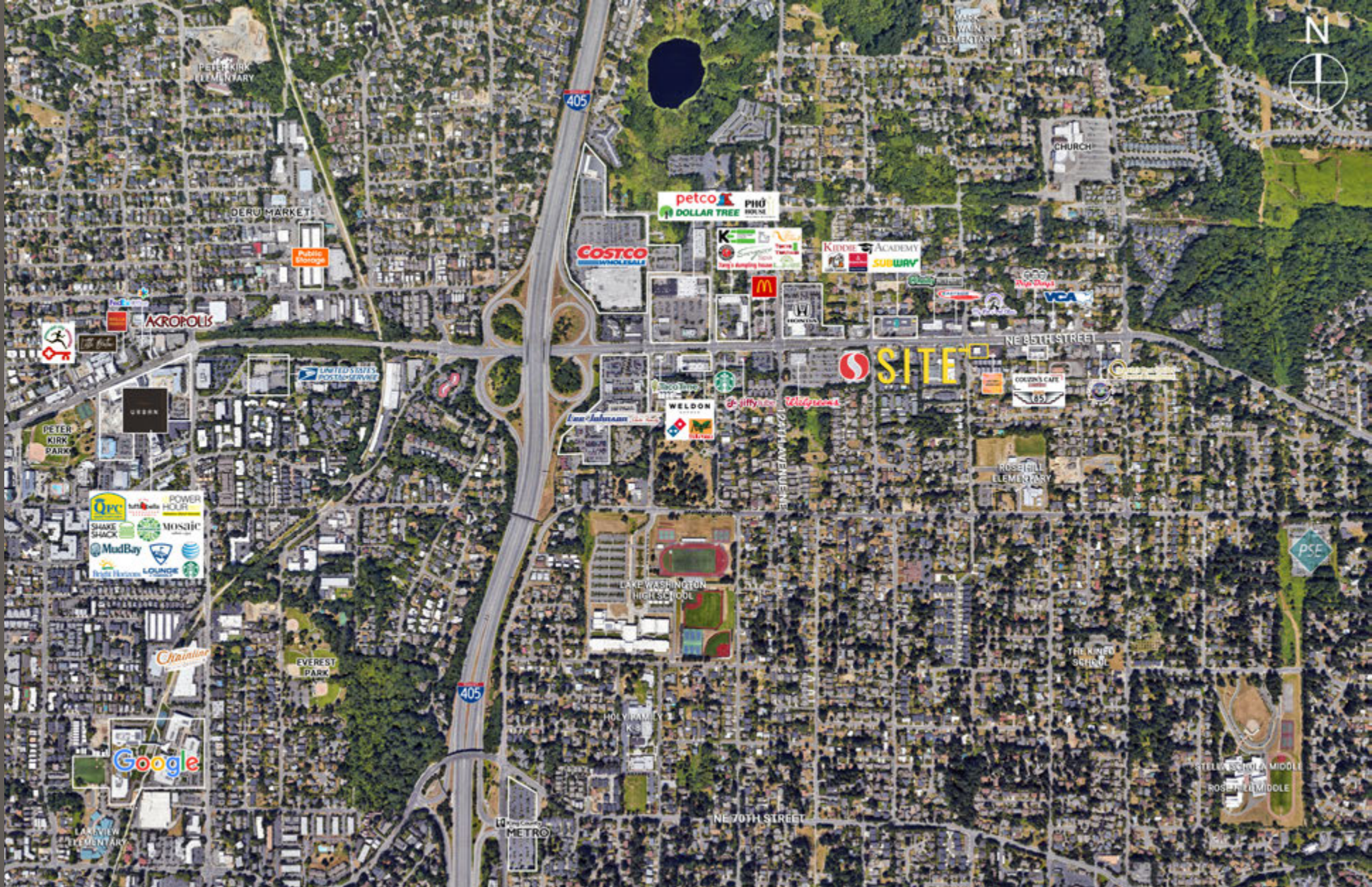
FLOOR PLAN - SECOND FLOOR



Drive-Thru



Lobby



Central Eastside
Location



Located Moments
from I-405 Access



32,363 ADT
NE 85th Street



8 Schools Within
One Mile Radius



KIRKLAND, WA is a business savvy city, a vibrant place to love, and a supportive place to work. Located on the east side of Lake Washington directly across from Seattle, Kirkland's thriving business environment offers companies a highly educated workforce and a dynamic well-connected business community. Kirkland is uniquely situated to provide the charm and atmosphere of a small waterfront town with urban amenities.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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