

FOR LEASE

# 405

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## KIRKLAND

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### CORPORATE CENTER

11335 NE 122nd Way, Building B, Kirkland, WA



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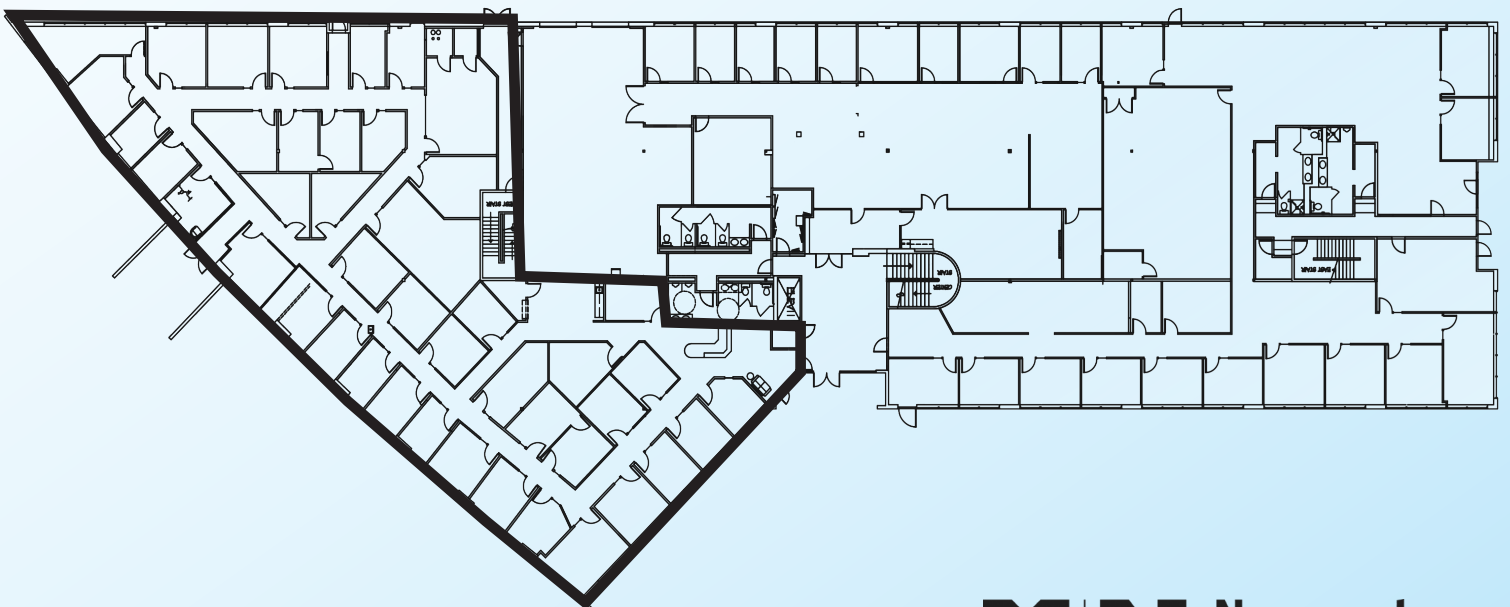


# LOCATION OVERVIEW



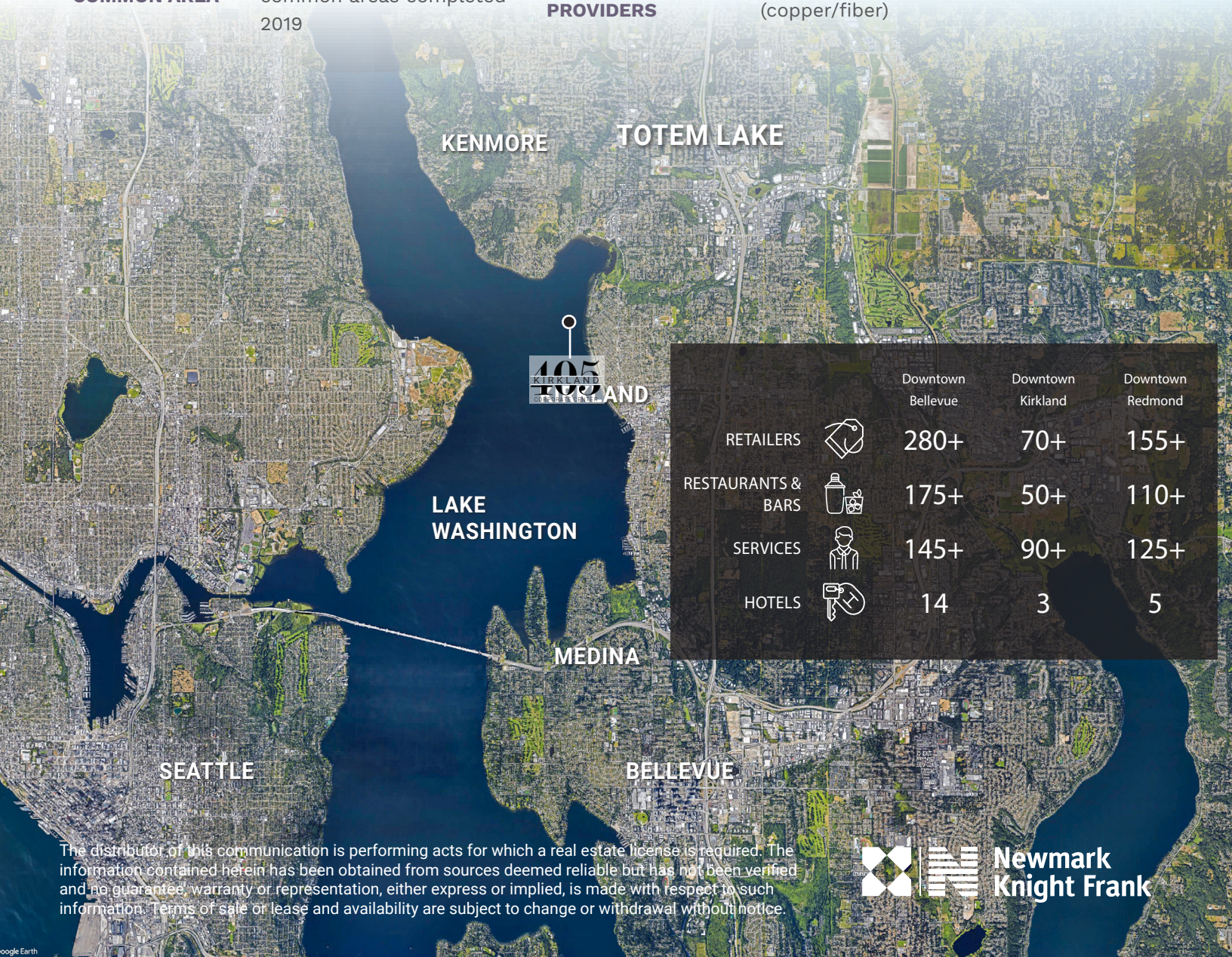
**AVAILABLE: FIRST FLOOR**

**Suite 105 - 10,354 SF**  
Available March 2021



# BUILDING HIGHLIGHTS

<b>DESCRIPTION</b>	Two story office building	<b>NEARBY HOTELS</b>	Marriott Hotel, 1/2 block away
<b>YEAR BUILT</b>	1986	<b>FREEWAY ACCESS</b>	Northbound access via 124th Avenue NE. Northbound and southbound access via 116th/124th Avenue NE. Toll access via 128th Street
<b>LOAD FACTOR</b>	9.31%	<b>ELECTRICAL SERVICES</b>	277/480 volt service with capacities of 1,300 amps
<b>2019 ESTIMATED OPEX</b>	\$8.70 NNN	<b>SAFETY</b>	Equipped with a fire alarm system and emergency lighting provided by battery-backed fixtures
<b>PARKING RATIO</b>	3.75/1,000 parking ratio	<b>INTERNET SERVICE PROVIDERS</b>	Frontier/ Level 3 (copper) and Comcast (copper/fiber)
<b>COMMON AREA</b>	Full renovation to all common areas completed 2019		



		Downtown Bellevue	Downtown Kirkland	Downtown Redmond
RETAILERS		280+	70+	155+
RESTAURANTS & BARS		175+	50+	110+
SERVICES		145+	90+	125+
HOTELS		14	3	5

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