



**FOR SALE OR LEASE**  
6,099 SF BUILDING  
3,135 SF FOR LEASE

## 3,135 SF - FOR LEASE

**AVAILABLE** 3,135 SF  
**LEASE RATE** \$28.00/SF, \$6.50-\$7.50 NNN

- » Ideal for daycare, office or medical use
- » Monument Signage
- » Convenient I-405 Access
- » Near the new Village at Totem Lake Development & Evergreen Hospital
- » Zoning: NRH 6
- » No B&O Tax, City of Kirkland

---

## BUILDING - FOR SALE

**SALE PRICE** \$2,750,000  
**BUILDING** 6,099 SF Total  
**LAND** 33,977 SF (0.78 acres)

- » Owner/User or Investment Property
- » Monument Signage
- » Convenient I-405 Access
- » Near the new Village at Totem Lake Development & Evergreen Hospital
- » SBA (Small Business) Financing Available
- » Long-term, National Credit Veterinary Clinic Tenant in Remainder of the Building
- » Zoning: NRH 6

# SLATER PARK BUILDING

11828 Slater Avenue NE, Kirkland, WA

**CHAD WALDBAUM, ccim**  
425.531.7098  
chadw@jshproperties.com

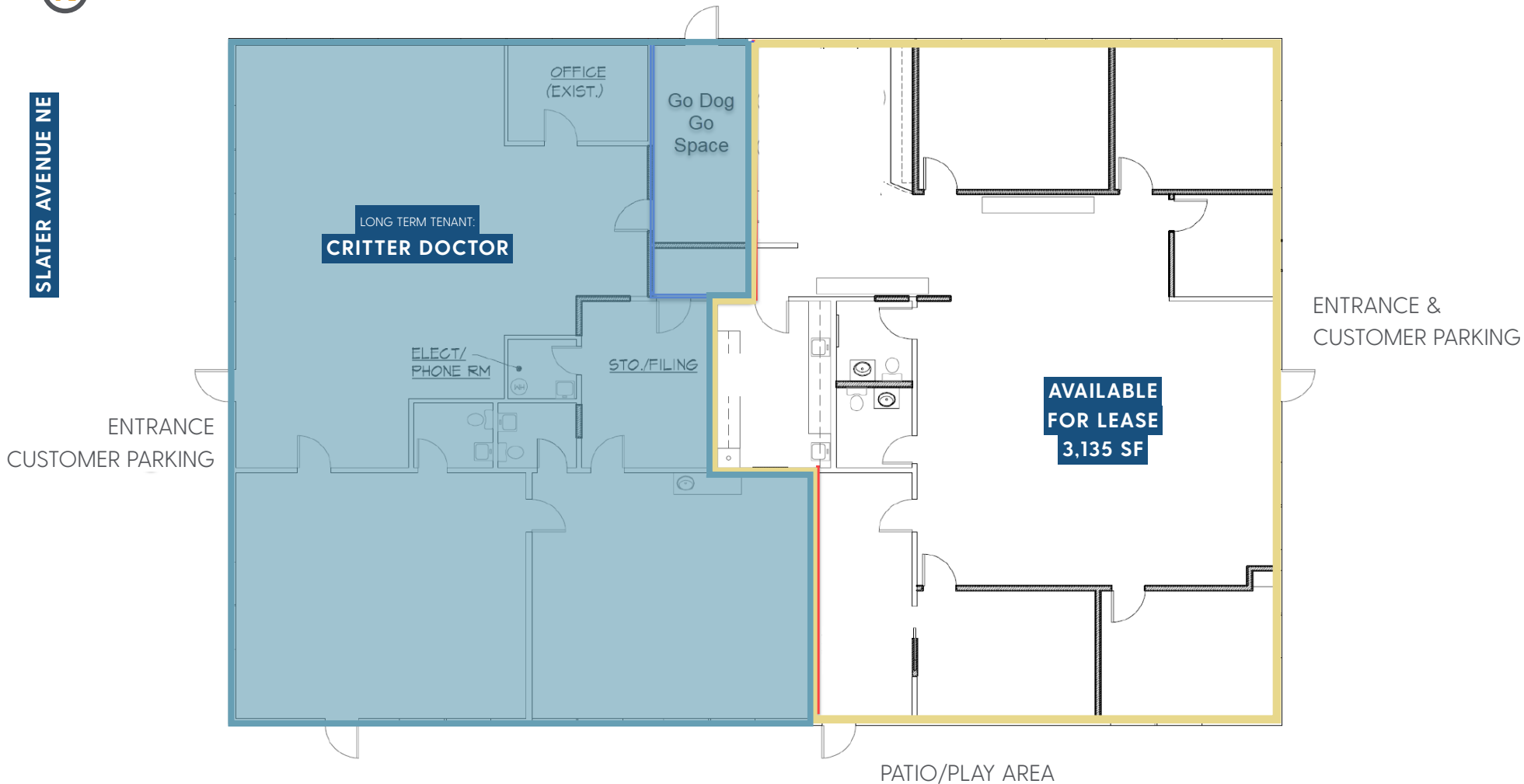
 **JSH | PROPERTIES, INC.**

7325 166TH AVENUE NE, SUITE F260 | REDMOND, WA 98052  
425.455.0500 | WWW.JSHPROPERTIES.COM

NE 119TH STREET



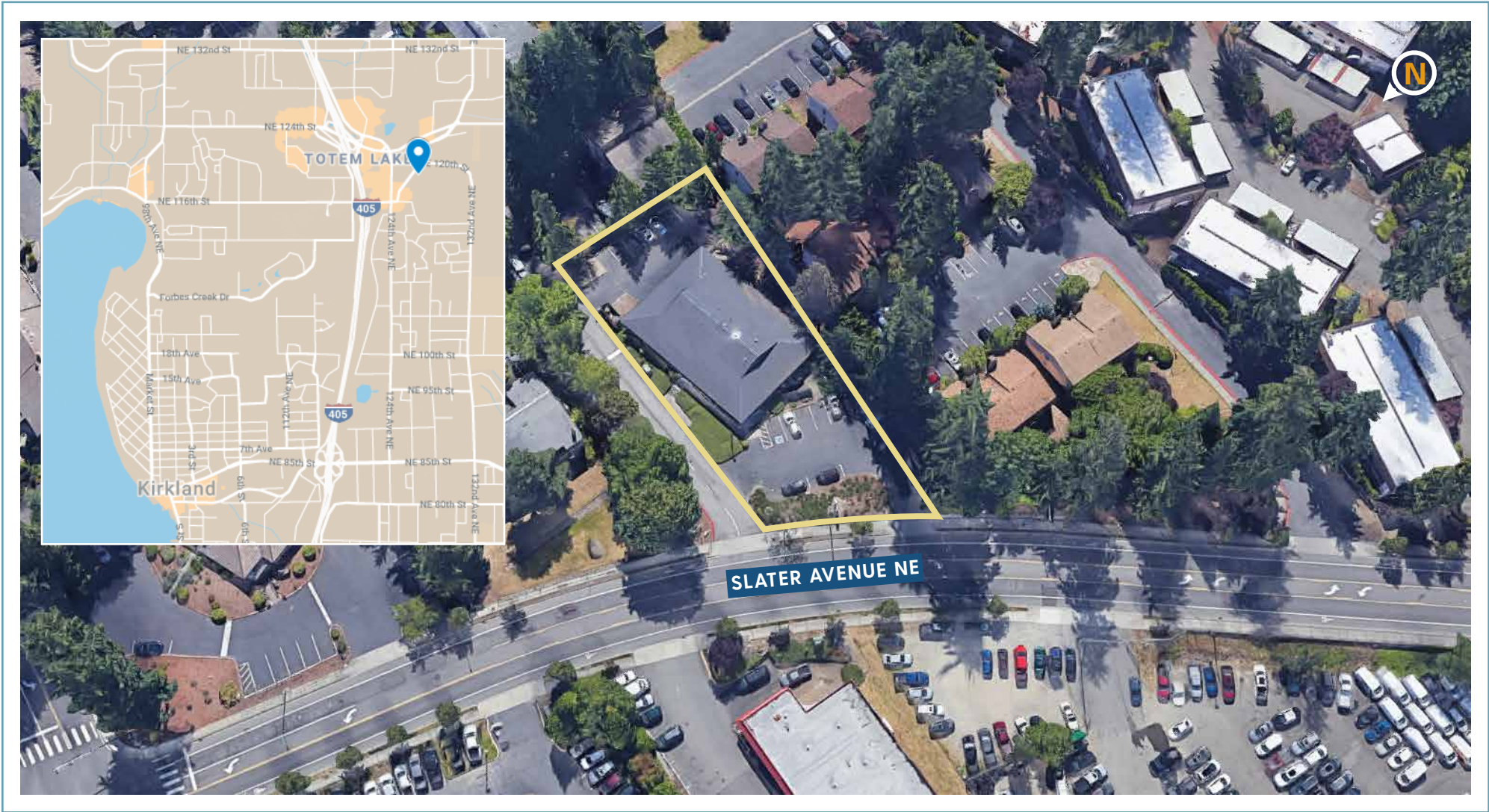
SLATER AVENUE NE



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



**SLATER PARK BUILDING LOCATION**



Great purchase or lease opportunity in a growing area, located near Totem Lake Village and Evergreen Health Medical Center.

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.





THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.