

# KIRKLAND

NORTHPOINTE

## ±95,000 SF - CLASS A NEW CONSTRUCTION

AVAILABLE FOR LEASE Q3 2020

12700 116TH AVE NE  
KIRKLAND WA

DOWNTOWN  
BELLEVUE

14 MINUTES

DOWNTOWN  
KIRKLAND

10 MINUTES

VILLAGE AT  
TOTEM LAKE

1 MINUTE

# KIRKLAND

NORTHPOINTE



**VECTOR**  
DEVELOPMENT COMPANY

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## About the BUILDING New Class A Construction

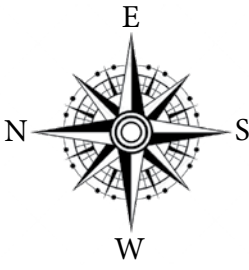
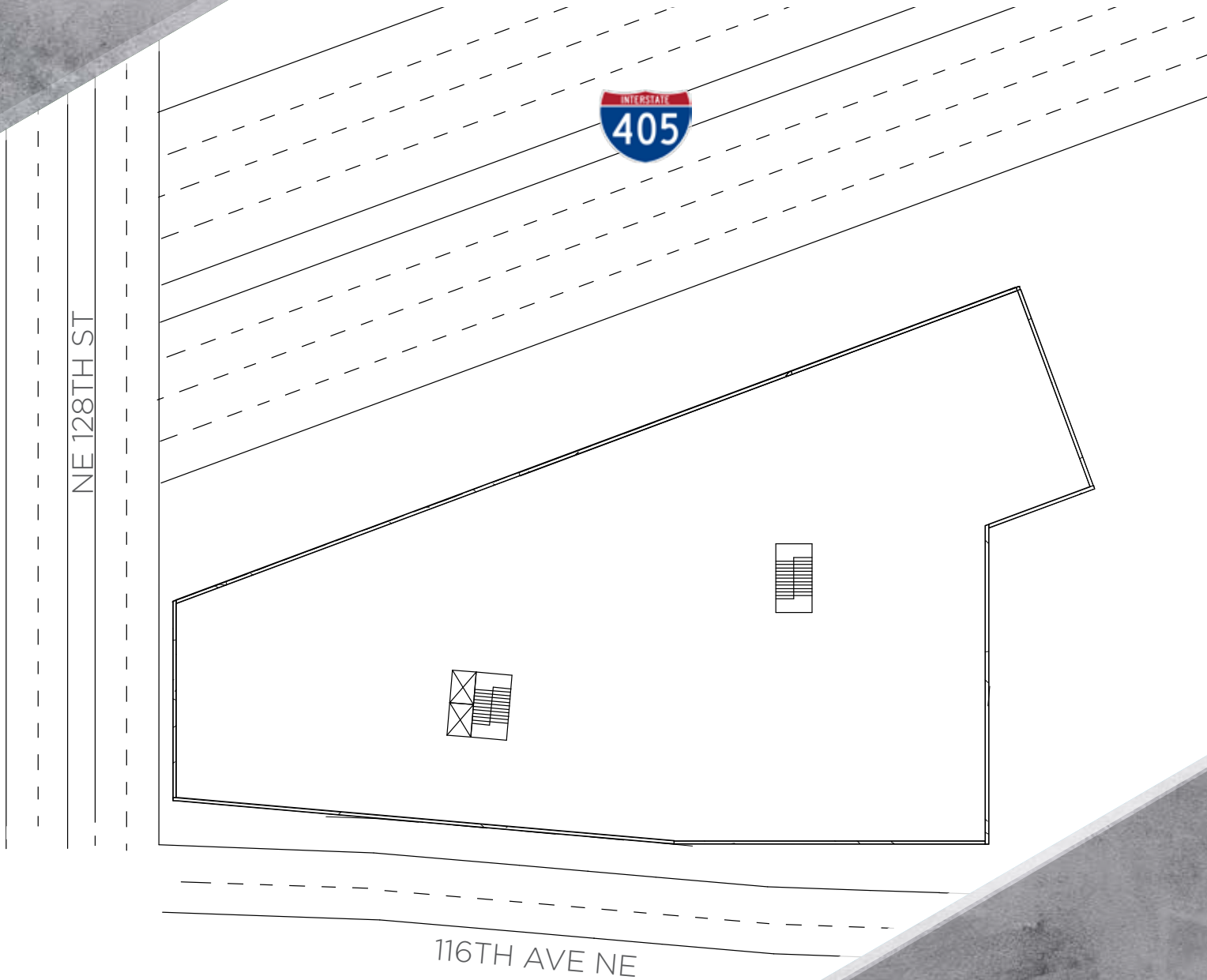
Address	12700 116th Avenue NE, Kirkland, WA 98034
Square Footage	±95,000 GSF
Average Floor Size	23,750 SF
Stories	Four (4)
Load Factors	2017 BOMA measurements
Sustainability	LEED Certified
Parking	3.33 : 1,000 square feet of gross area (100% structured garage parking stalls at 2019 rates of \$125.00 per month per space, plus WSST)
Parking Access	Building ingress/egress via 116th Avenue NE. Freeway access via 124th Avenue NE and/or toll (+2 or charged) access via NE 128th Street.
Ceiling Height	Open ceiling height of 12' floor to floor.
Electrical	Each floor will be provided with a minimum demand load capacity of 13 watts per RSF.
HVAC	VRF mechanical system sized at ±375 SF per ton
Fiber Optics/ Telecommunications	Providers to project include: <ul style="list-style-type: none"> <li>• Comcast</li> <li>• Century Link</li> <li>• Level 3 Telecom</li> </ul>
Elevators	Two (2) serving all levels
Leasing	Newmark Knight Frank
Developer	Vector Development Company

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1<sup>ST</sup> - 4<sup>TH</sup> FLOOR  
±23,750 SF FLOOR

12700 116TH AVENUE 116TH, KIRKLAND WA



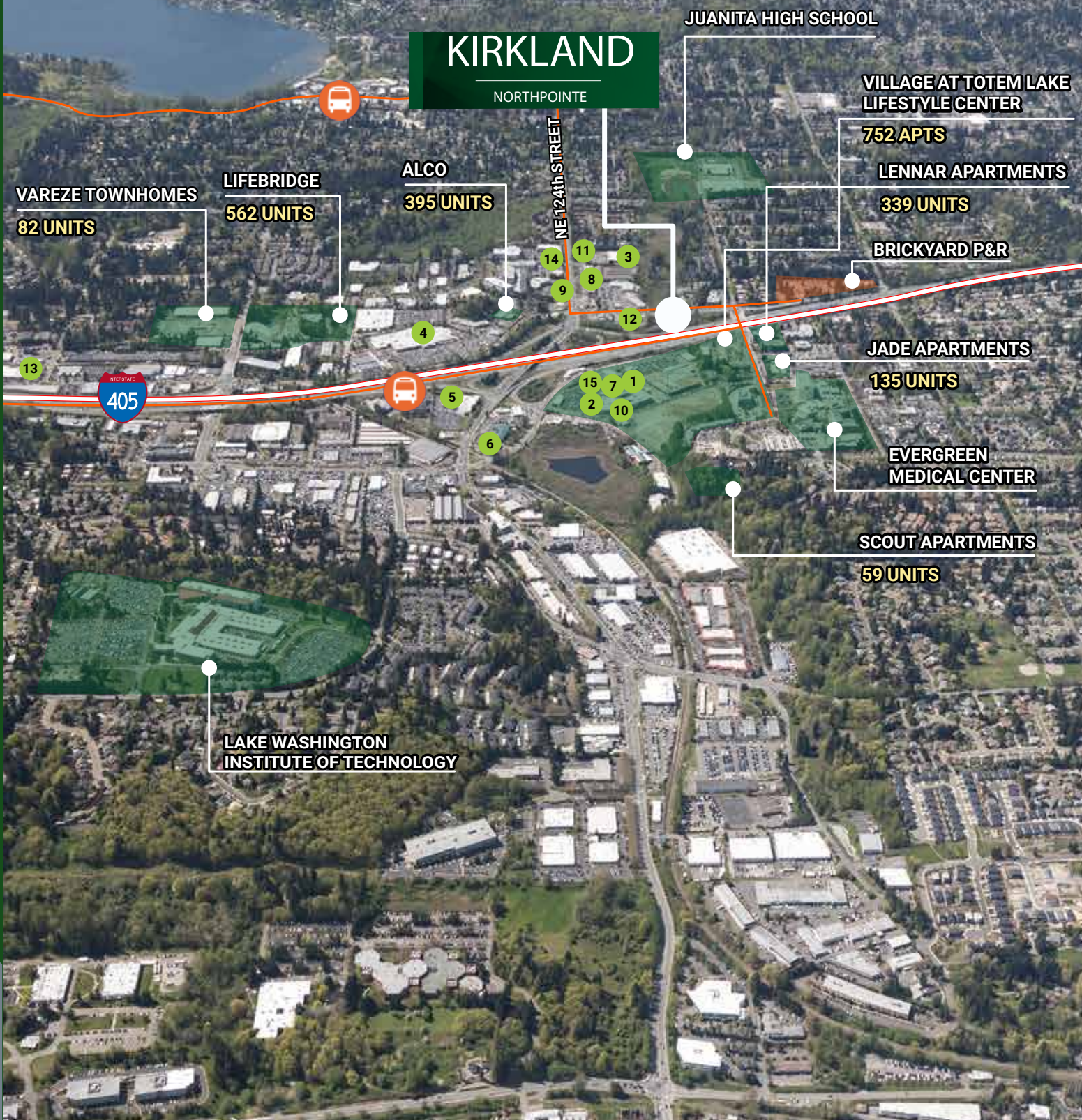
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# AMENITIES/LOCATION MAP

12700 116TH AVENUE 116TH, KIRKLAND WA



- |                   |                |              |                 |                  |
|-------------------|----------------|--------------|-----------------|------------------|
| 1. Nordstrom Rack | 4. Fred Meyers | 7. Chipotle  | 10. Whole Foods | 13. Golds Gym    |
| 2. Trader Joes    | 5. LA Fitness  | 8. Starbucks | 11. Five Guys   | 14. Olive Garden |
| 3. QFC            | 6. Rite Aid    | 9. Wendys    | 12. Taco Time   | 15. MOD Pizza    |



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FOR LEASE

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