

For Lease - Former Plastic Surgery Center

Carillon Square

10117 NE 58th Street, Kirkland



Building Features

- Excellent location within walking distance to Carillon Point
- Exterior building signage possible
- Monument signage available located on Lake Washington Blvd NE
- Covered parking & secure garage with direct elevator access
- 6.1% load factor on multi-tenant building
- Existing tenant roster is medical / dental (dentist & dermatologist)
- Existing heavy medical infrastructure (plumbing & power)
- Backup generator (natural gas) secured in parking garage
- Zoning is PR 3.6

Vacant Space

- 2,407 RSF - Suite 101
- \$30.00 PSF NNN
- NNN = \$8.75 PSF in 2012 estimated
- Former plastic surgery center
- 2 operating rooms / surgery center, previously used for plastic surgery procedures
- Infrastructure intact, chairs & lighting, compressor, gas lines, backup power, 2 surgical rooms, lab, post-op recovery area, private reception, restrooms, washer / dryer
- Ambulatory Surgery Center (ASC)
- Well over \$200 PSF of improvements in place



Commercial Real Estate Services, Worldwide.

1700 Seventh Avenue, Suite 2050
Seattle WA 98101
206 332 1466 phone
206 332 1499 fax
www.nai-psp.com

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.
Carillon Square JW 1211

For More Information Contact:

John Werdel, CCIM
direct 206 332 1488
jwerdel@nai-psp.com

