

Bennoah Building

8259 122nd Avenue NE | Kirkland, WA



FOR SALE

8,193 SF Stand-Alone Office Building
in Kirkland - \$3,700,000

Dan Harden
425.450.1135
dharden@kiddermathews.com

Joe Lynch
425.450.1128
jlynch@kiddermathews.com

kiddermathews.com

 **Kidder
Mathews**

Bennoah Building

8259 122nd Avenue NE | Kirkland, WA

BUILDING HIGHLIGHTS

ADDRESS	8259 122nd Avenue NE, Kirkland, WA
BUILDING SIZE	8,193 SF
LAND SIZE	15,617 SF (0.36 AC)
YEAR BUILT	2000
AVAILABILITY	January 1, 2018
EST. 2017 OPERATING EXPENSES	±\$11.00 per RSF
FLOORS	Three (3) stories with covered parking
PARKING	Thirty-three (33) stalls including eight (8) covered stalls
CABLE PROVIDERS	Comcast
ELECTRICAL	Separately metered floors
PURCHASE PRICE	\$3,700,000.00



Dan Harden
425.450.1135
dharden@kiddermathews.com

Joe Lynch
425.450.1128
jlynch@kiddermathews.com

kiddermathews.com

km Kidder Mathews

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Bennoah Building

8259 122nd Avenue NE | Kirkland, WA



PROPERTY FEATURES

Full building opportunity in sought after neighborhood of Rose Hill in Kirkland

Immediate access to I-405, avoiding all downtown Kirkland rush-hour traffic

Traffic volume at NE 85th Street & 122nd Ave NE is 31,498 cars per day

Several primary bus routes accessed via NE 85th Street (one block)

Various retail amenities within walking distance, including Starbucks, Mercurys Coffee, and Costco

Flexible zoning (City of Kirkland PR 3.6) allowing a wide array of uses, including i) general office, ii) medical/dental and iii) education/religious facilities

Above market parking ratio of 4.0 stalls per 1,000 RSF, including eight (8) covered and reserved stalls

Prominent exterior building facade and monument signage available

Class A interior finishes with exterior private offices and views of the downtown Kirkland waterfront

Elevator and stairwell access to each floor, and full restrooms and kitchen on each occupied floor

Occupied and maintained by Ownership since 2005

Dan Harden
425.450.1135
dharden@kiddermathews.com

Joe Lynch
425.450.1128
jlynch@kiddermathews.com

kiddermathews.com

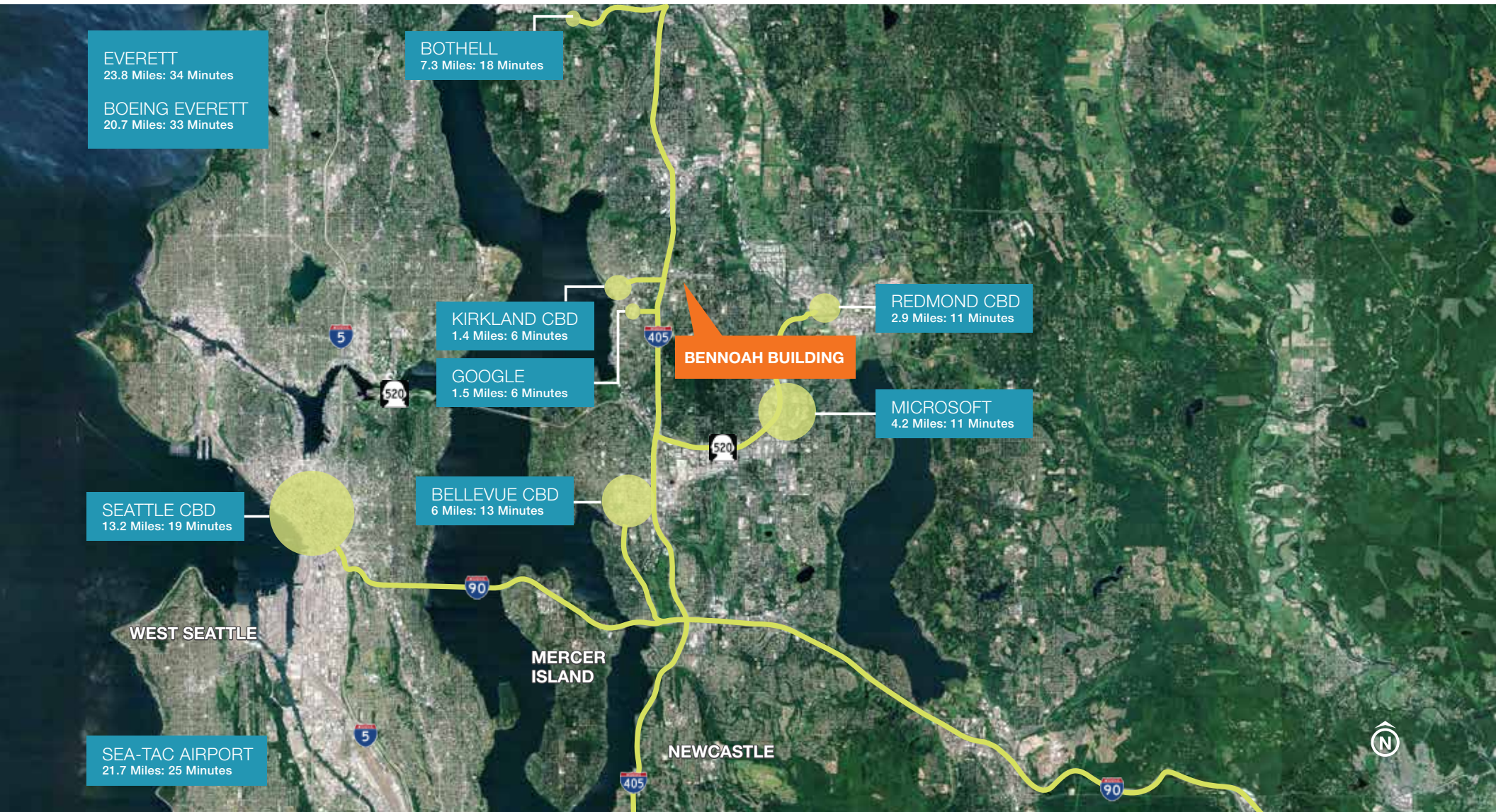
km Kidder Mathews

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Bennoah Building

8259 122nd Avenue NE | Kirkland, WA

DRIVE TIMES



Dan Harden
425.450.1135
dharden@kiddermathews.com

Joe Lynch
425.450.1128
jlynch@kiddermathews.com

kiddermathews.com

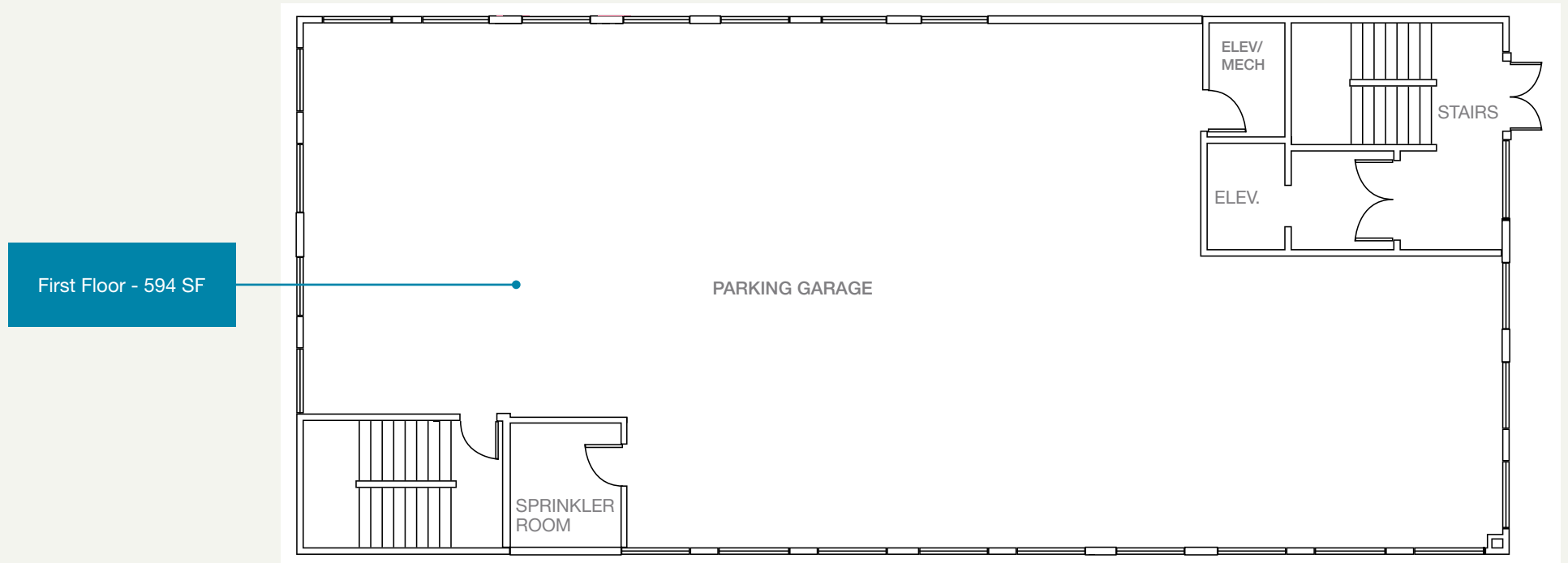


This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Bennoah Building

8259 122nd Avenue NE | Kirkland, WA

FIRST FLOOR



Dan Harden
425.450.1135
dharden@kiddermathews.com

Joe Lynch
425.450.1128
jlynch@kiddermathews.com

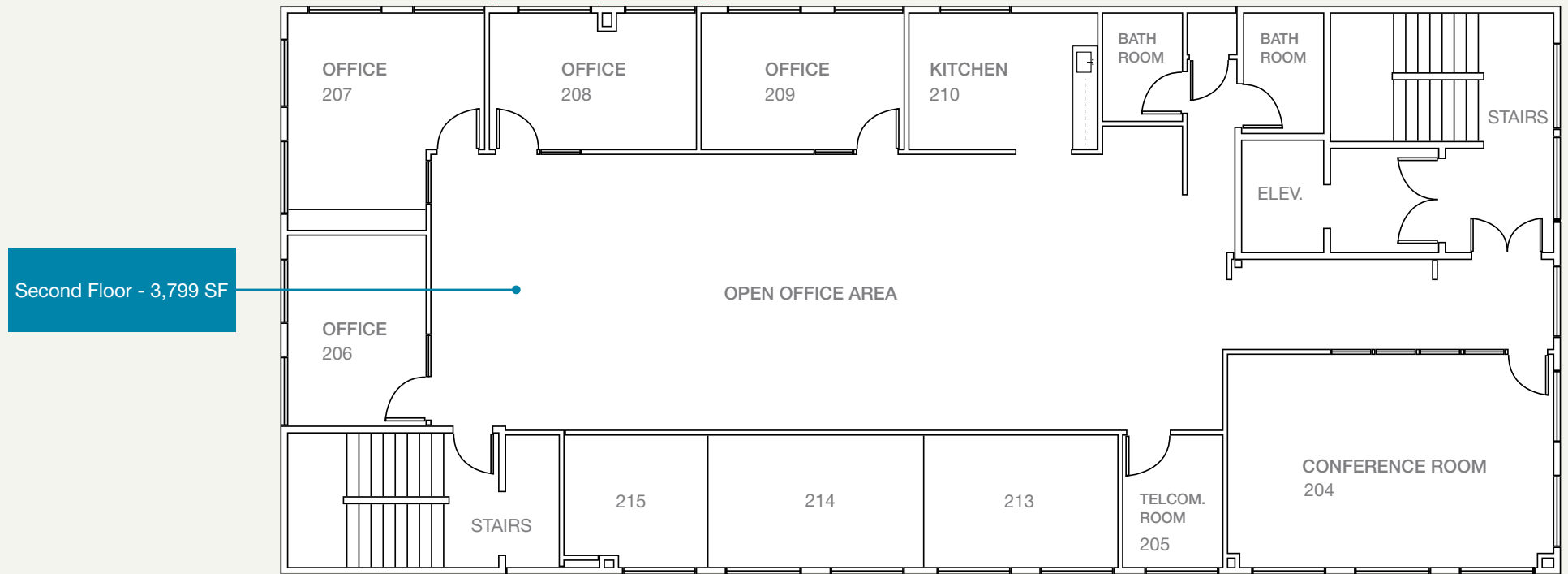
kiddermathews.com



Bennoah Building

8259 122nd Avenue NE | Kirkland, WA

SECOND FLOOR



Dan Harden
425.450.1135
dharden@kiddermathews.com

Joe Lynch
425.450.1128
jlynch@kiddermathews.com

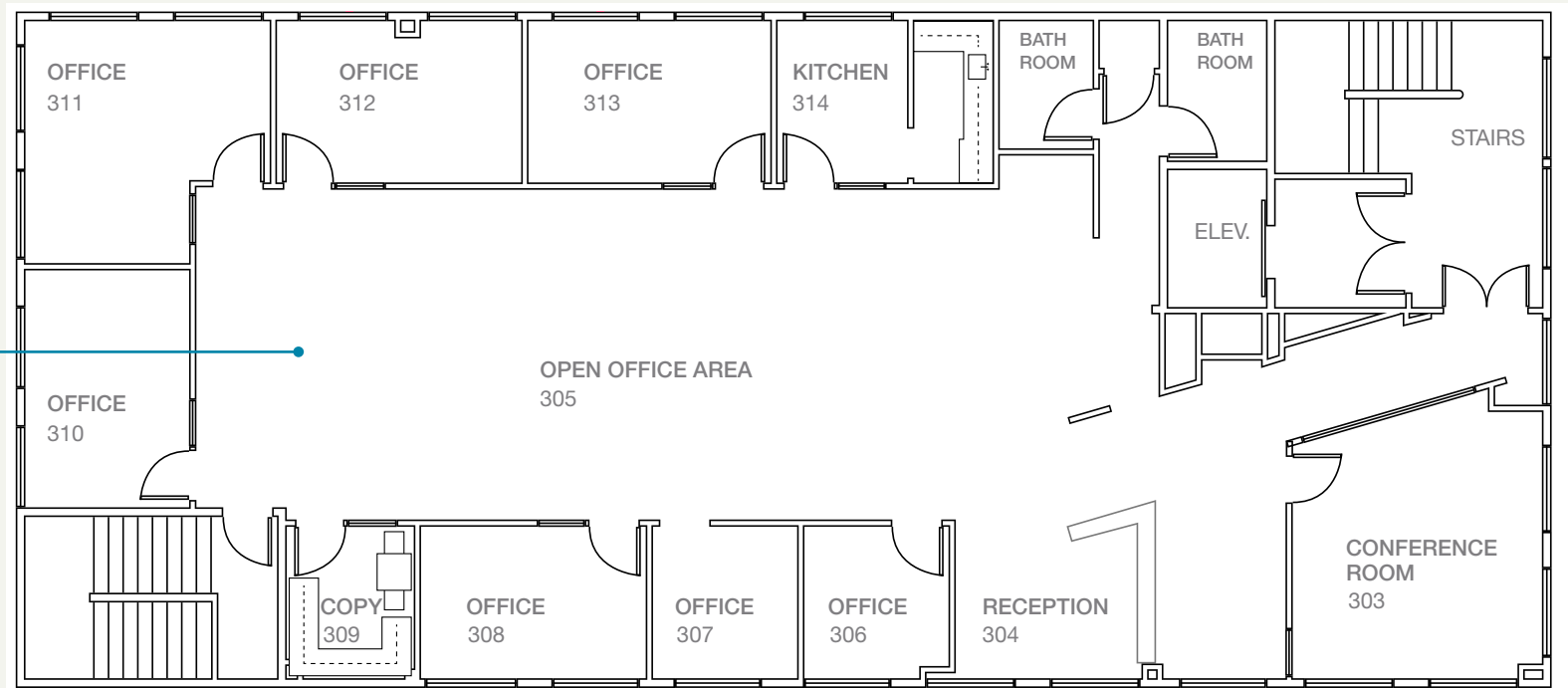
kiddermathews.com



Bennoah Building

8259 122nd Avenue NE | Kirkland, WA

THIRD FLOOR



Third Floor - 3,800 SF

Dan Harden
425.450.1135
dharden@kiddermathews.com

Joe Lynch
425.450.1128
jlynch@kiddermathews.com

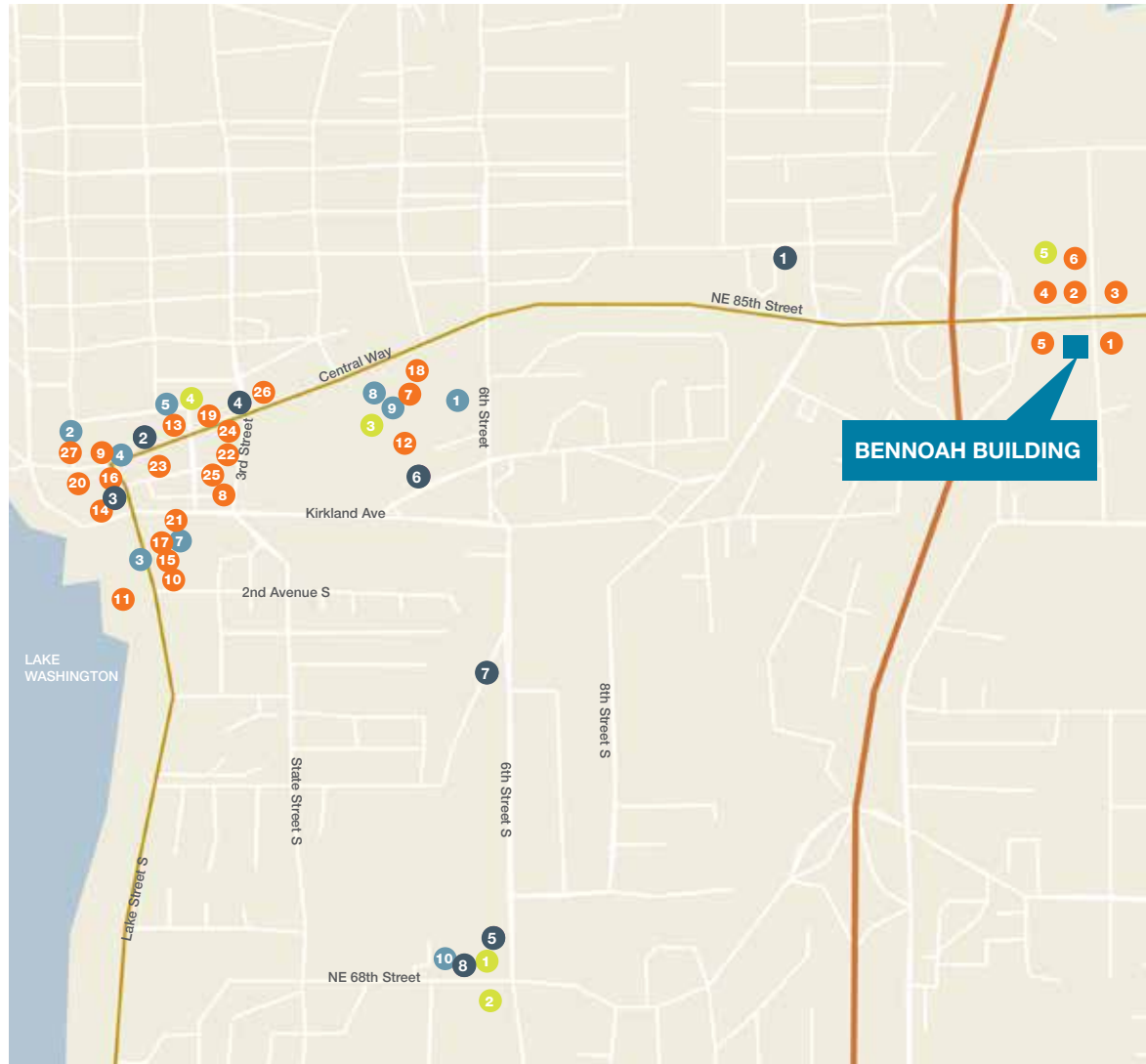
kiddermathews.com



Bennoah Building

8259 122nd Avenue NE | Kirkland, WA

AMENITIES MAP



EAT + DRINK

1. Starbucks
2. Outback Steakhouse
3. Mercurys Coffee Co.
4. Nasai Teriyaki
5. Taco Time
6. The Lime Pub
7. Kirkland Pho House
8. Trellis Restaurant
9. Santorini Greek Grill
10. Isarn Thai Soul Kitchen
11. Anthony's HomePort
12. The Original Pancake House
13. Lilac Cafe
14. The Slip
15. Milagro Cantina
16. Flatstick Pub
17. Hector's Restaurant
18. Todd's Crab Cracker
19. The Wing Dome
20. Wilde Rover
21. Volterra
22. Papa John's Pizza
23. Zeeks Pizza
24. Subway
25. Taco Del Mar
26. Wendy's
27. Jimmy John's

SHOPPING

1. Sur La Table
2. Serendipity Consignment Boutique
3. Kirkland Bicycle
4. Purpose Boutique
5. Via Lago
6. Twisted Couture
7. Common Folk Co
8. GNC
9. Sherwin-Williams Paint
10. Bartell Drugs
11. 7-Eleven

GROCERY

1. PCC Natural Markets
2. Metropolitan Market
3. QFC
4. The Island Market
5. Costco

HEALTH & WELLNESS

1. Crossfit
2. Baseline Fitness
3. 88 Kirkland Salon
4. Lotus Salon And Spa
5. Paradise Beauty Salon
6. Synergy Wellness Center
7. Endzone Athletics
8. Fitness Together

Dan Harden
425.450.1135
d Harden@kiddermathews.com

Joe Lynch
425.450.1128
jlynch@kiddermathews.com

kiddermathews.com

