



405 BUSINESS PARK

FOR LEASE | OFFICE SPACES | KIRKLAND, WA



**Kidder
Mathews**

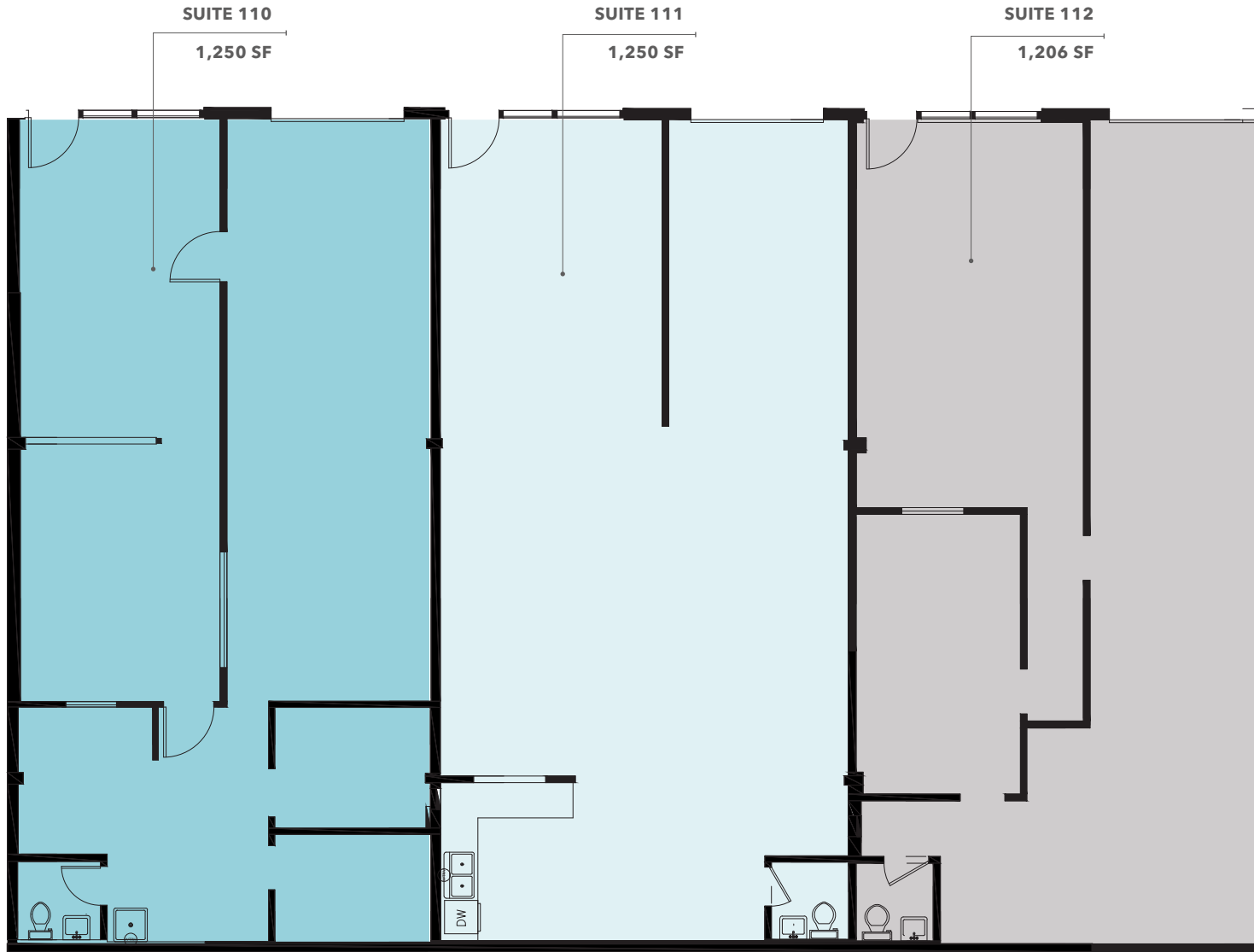
Multiple opportunities with convenient
access and good exposure to I-405

KIDDER.COM

FOR LEASE

405 Business Park

11232 120TH AVENUE NE, KIRKLAND, WA



SUITE 110

1,250 SF of flex space on the first floor

\$18/SF, NNN lease rate

30 DAY availability

COMBINE with Suite 111 for 2,500 SF

SUITE 111

1,250 SF of flex space on the first floor

\$18/SF, NNN lease rate

07/01/202 availability

COMBINE with Suite 110 & 112 for 3,706 SF

SUITE 112

1,206 SF of flex space on the first floor

\$18/SF, NNN lease rate

30 DAY availability

COMBINE with Suite 111 for 2,456 SF

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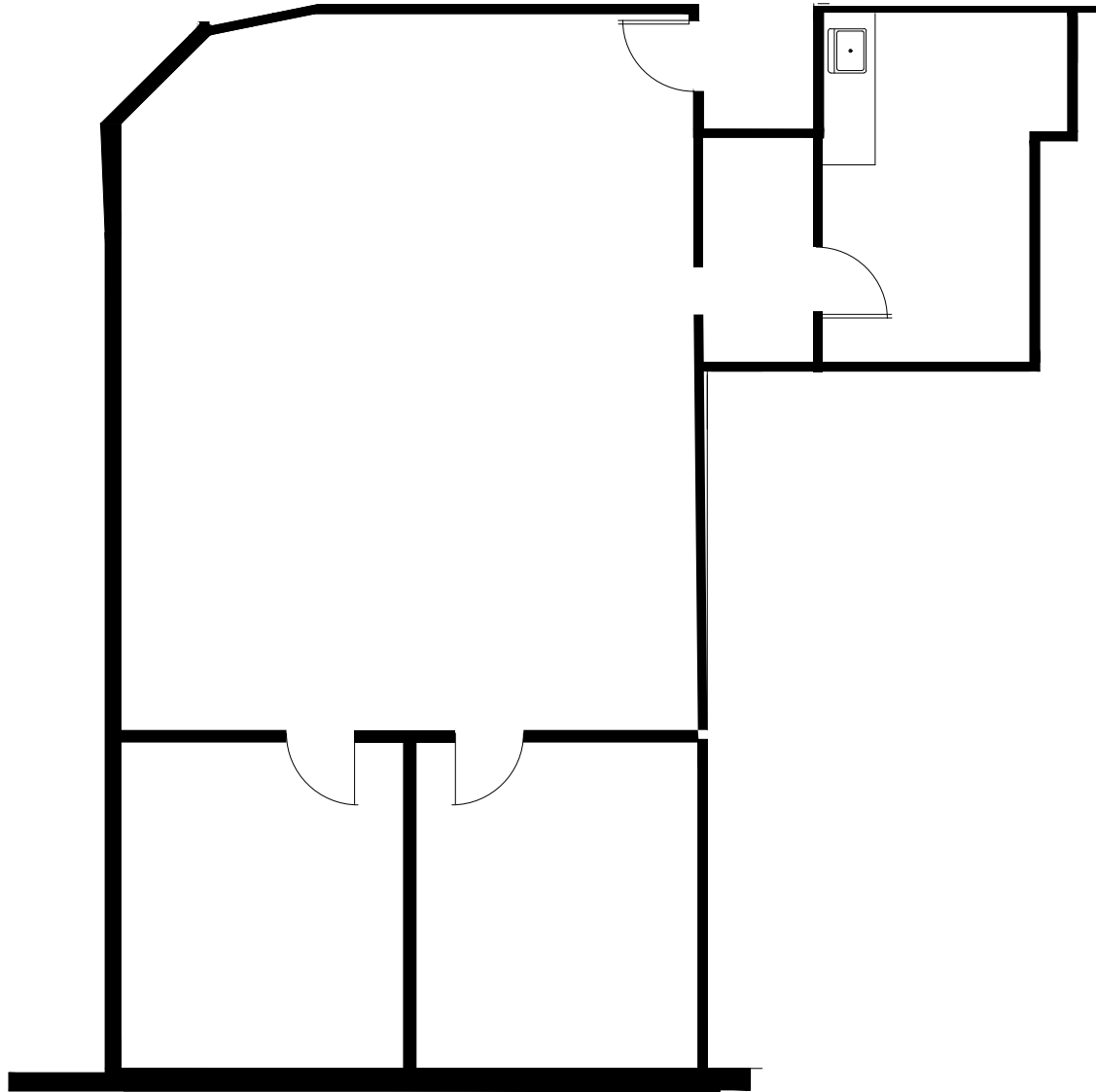
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SUITE 200

1,557 SF of office and work space on second floor

\$30/SF, FS lease rate

06/01/20 availability

INCLUDES large open workspace, private offices, and reception area

3.0/1,000 parking ratio

AARON KRAFT

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KIDDER.COM

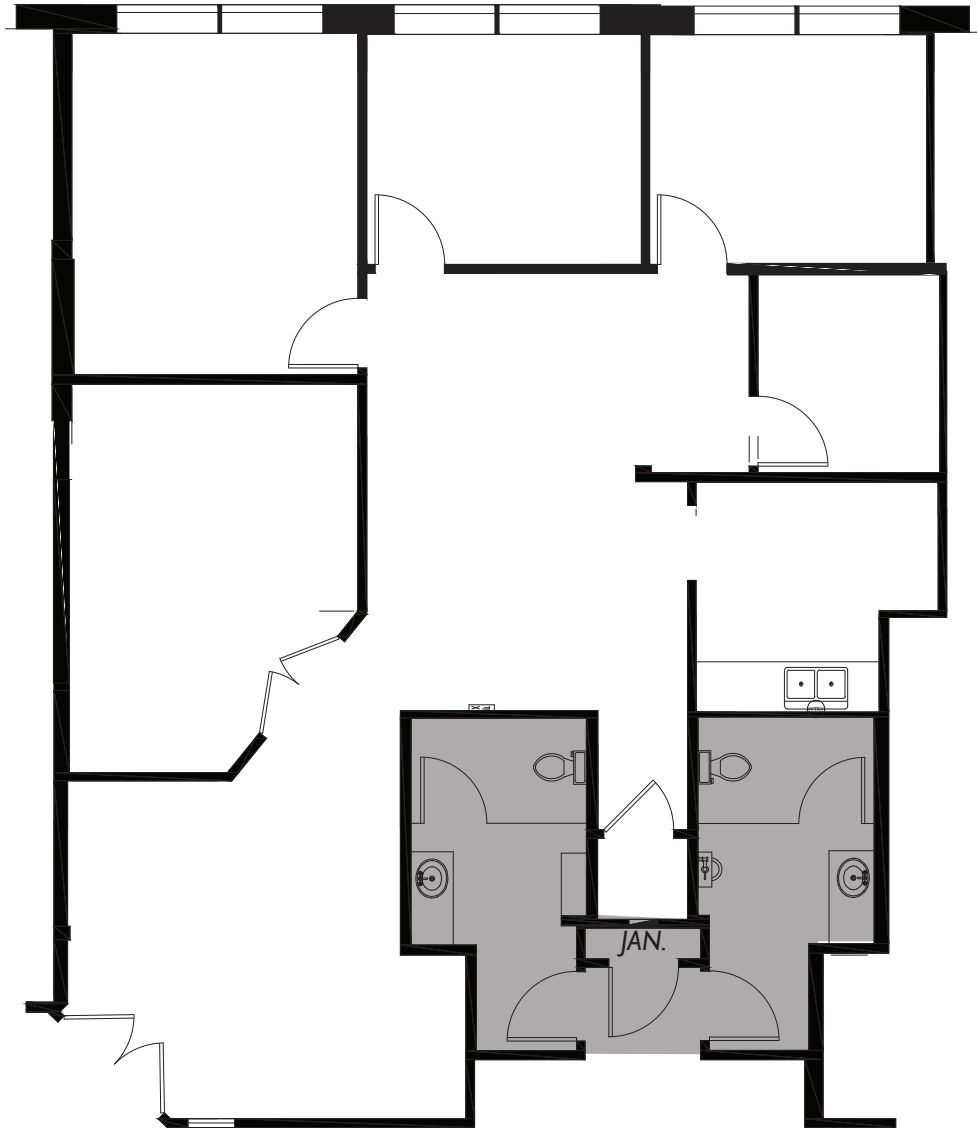
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SUITE 205

1,592 SF of office and work space on second floor

\$30/SF, FS lease rate

10/01/20 availability

INCLUDES multiple private offices, conference room, staff area, open work area, and reception space

3.0/1,000 parking ratio

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DEMOGRAPHICS

2019	1 Mile	3 Miles	5 Miles
Population	18,486	125,291	260,769
Population (2024 Estimation)	20,622	136,940	282,738
Households	7,267	52,634	107,376
Median HH Income	\$112,081	\$109,088	\$112,023
Total Businesses	1,280	5,438	11,953
Total Employees	13,108	55,599	163,505

TRAFFIC COUNTS

Collection St	Cross St	Traffic Volume (2018)
I- 405	NE 116th Ave	166,963
NE 112th St	120th Ave NE	6,373
120th Ave NE	NE 116th St	16,213
NE 116th St	NE 116th Ave	30,598
NE 116th St	120th Ave NE	17,310

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