

FLEX/OFFICE/INDUSTRIAL PROPERTY **FOR LEASE**

PARK 118

11730 118TH Ave NE | KIRKLAND, WA 98034



***UP TO 32,563 SF
AVAILABLE***



PROPERTY HIGHLIGHTS



Cushman and Wakefield is proud to represent an extremely well located lease opportunity of up to 32,563 RSF on two floors featuring flex, industrial and office space. The Property offers immediate access to I-405 and the cross Kirkland Corridor and is just across the 405 the Village at Totem Lake with many other nearby retail amenities.

The first floor industrial flex space is currently built out as a full motion capture studio and has grade level loading access and floor to ceiling heights of 16', while the second floor office/flex space has ceiling heights of 14' and could accommodate additional grade level access if required.

Both the first and second floor are fully sprinkled and have full heating and cooling and the Property is uniquely positioned with direct fiber connectivity to the Westin in Seattle.

TOTAL SIZE

Up to 32,563 SF

FIRST FLOOR

13,228 SF
(Flex / Industrial)

Current Use:
full motion picture studio

SECOND FLOOR

19,335 SF
(Office / Flex Use)

LEASE RATE

\$24.00, NNN

ZONING

TL 10B, City of
Kirkland

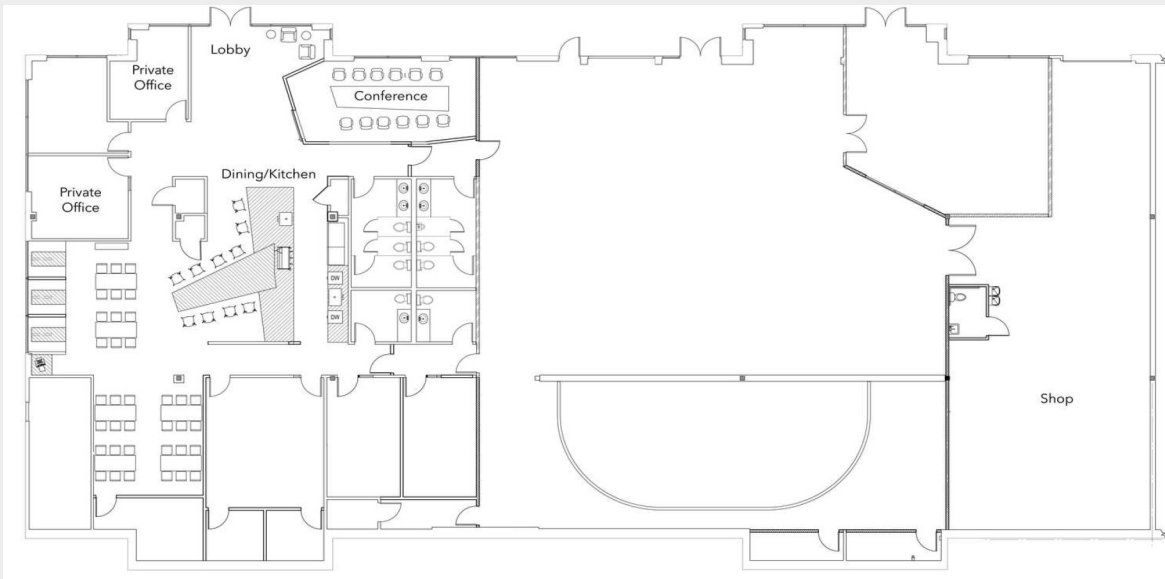
LOADING

Grade level door

LOT SIZE

2.71 ACRES

FLOOR PLANS



FIRST FLOOR | 13,228 SF

(FLEX / INDUSTRIAL)



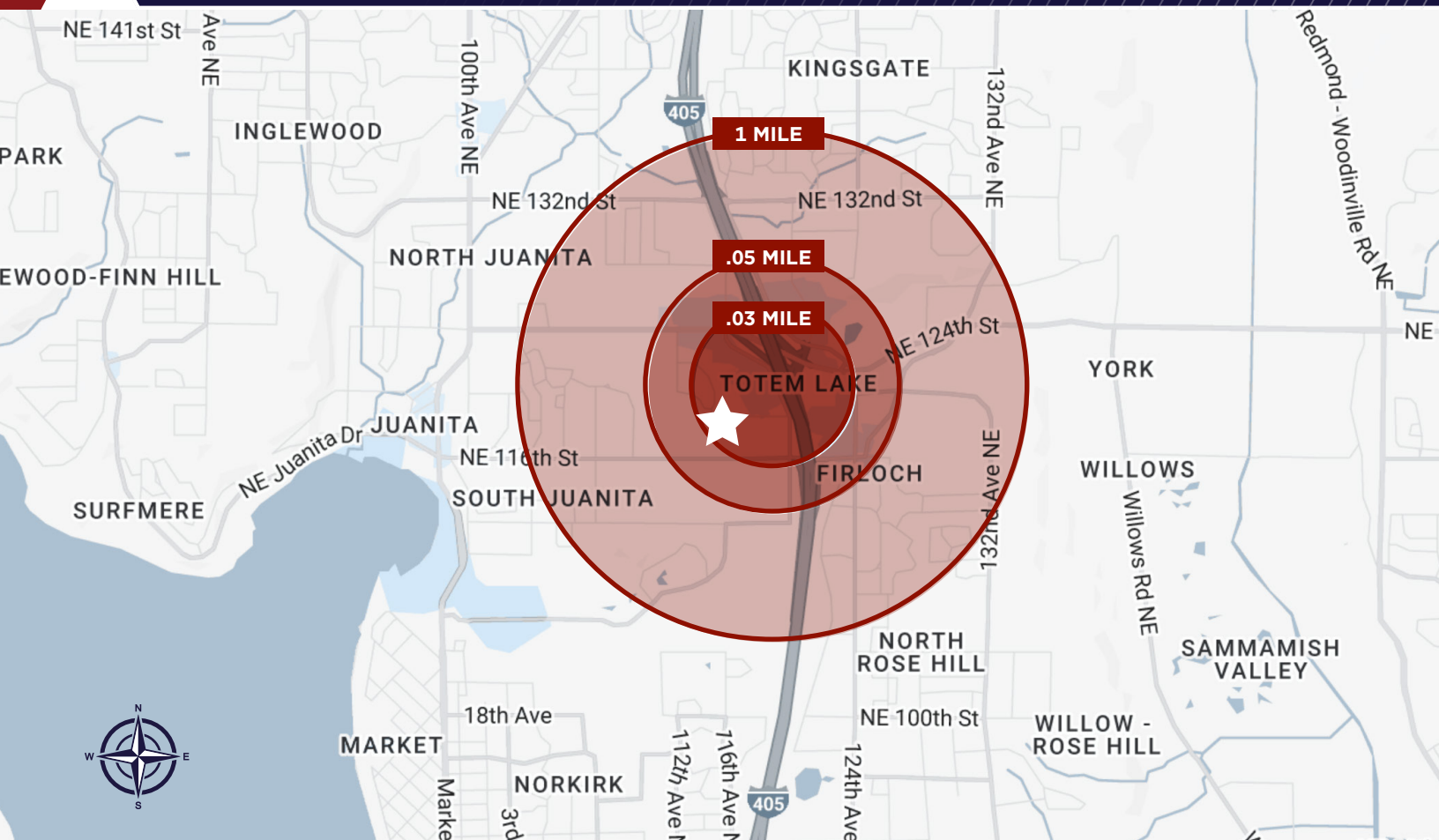
SECOND FLOOR | 19,335 SF

(OFFICE / FLEX USE)

REGIONAL RETAIL AMENITIES



DEMOGRAPHICS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	662	2,894	17,417
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	39	40	39

HOUSEHOLD & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	272	1,276	7,704
Number of People per HH	2.4	2.3	2.3
Average HH Income	\$165,178	\$158,345	\$167,449
Average House Value	\$1,223,531	\$1,106,695	\$1,121,972

KIRKLAND NEIGHBORHOOD



DISCOVER OPPORTUNITY ALONG THE CROSS KIRKLAND CORRIDOR AND TOTEM LAKE

The Cross Kirkland Corridor connects Kirkland. The light industrial warehouses along the Corridor have been re-purposed for uses as varied as high tech offices, pubs and restaurants, advanced manufacturing, and indoor recreational centers. Zoning changes will allow mixed-use residential as well. Currently, there are more than 1,800 businesses with more than 18,000 employees within 2,000 feet of the corridor. Imagine employees bicycling or walking to work, or children walking from home to school and after-school activities. Imagine your business along the Corridor.

The Village at Totem Lake

The Village at Totem Lake is a vibrant urban destination featuring a movie theater, scenic park and commons, upscale dining, unique retail, and modern residences. This dynamic redevelopment transforms a former shopping center into a lively hub for relaxation, entertainment, and community events.

[Click for more information on the The Village at Totem Lake](#)



FOR MORE INFORMATION, PLEASE CONTACT:

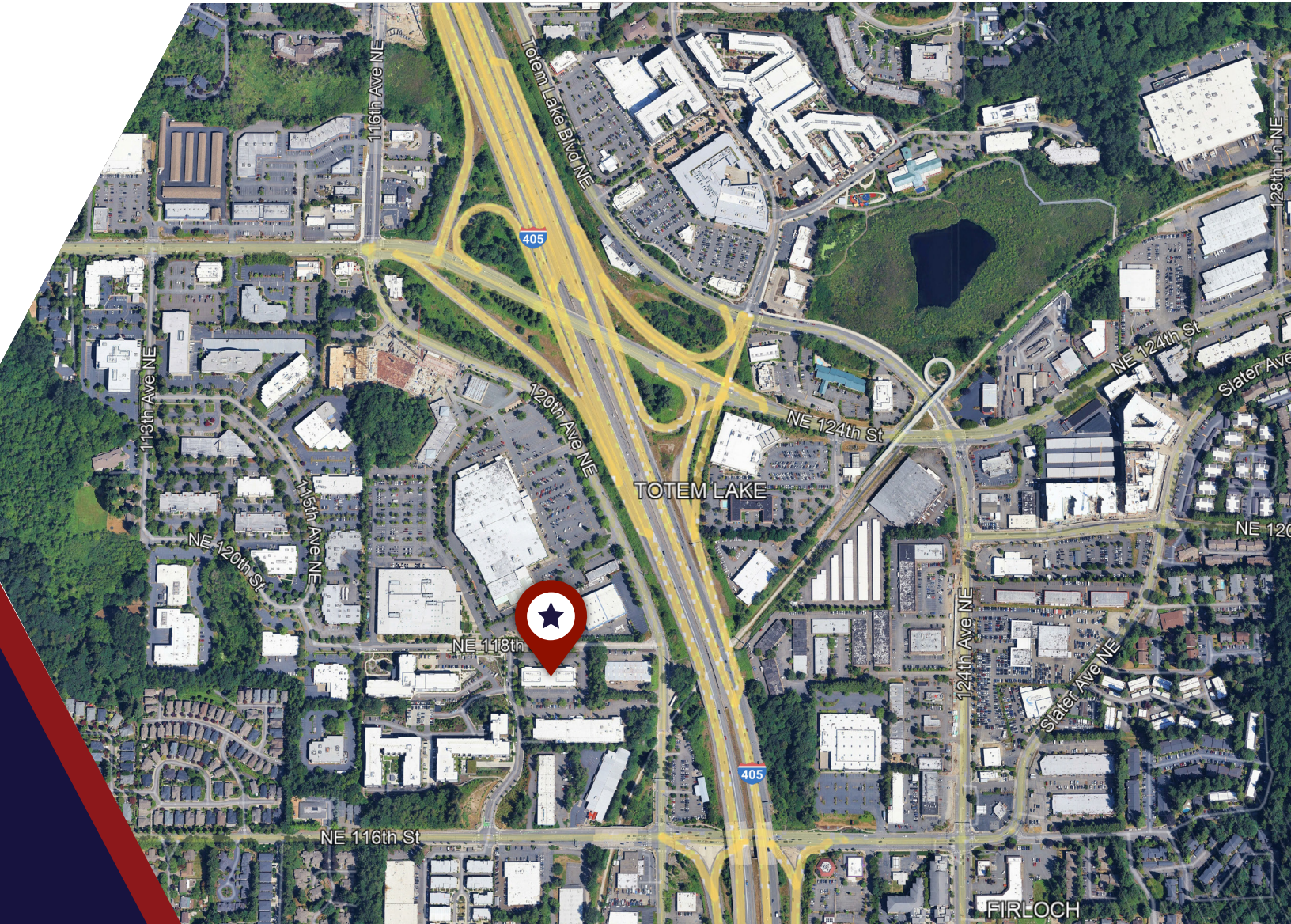
JIM REED

Executive Managing Director
+1 206 215 9815
jim.reed@cushwake.com

CARSON SCOTT

Senior Associate
+1 206 215 9781
carson.scott@cushwake.com

Cushman & Wakefield | 601 Union Street, Floor 11 | Seattle, WA 98101 | cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

