



THE GRID

12220 113TH AVE NE KIRKLAND, WA 98034

BIG CHANGES AHEAD

Reimagined and Renewed.
Ready for What's Next.



Colliers Bellevue

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Elevate your business in Kirkland's most connected and amenity-rich location.

Strategically located near the 405 Exchange in Kirkland's dynamic Eastside market—"The Grid" offers outstanding visibility, premier amenities, and seamless connectivity to Bellevue, Redmond, and downtown Seattle, creating an ideal environment for teams to work, connect, and grow.



Major renovation underway, delivering upgraded common areas, refreshed interior and exterior finishes, and enhanced building systems.



Generous surface parking (170 on-site parking stalls).



Walkable amenities including The Village at Totem Lake, featuring premium dining, retail, cafés, and fitness options.



Excellent commuter access via I-405, public transit, and nearby bike paths.



Strong visibility along 124th Street and signage opportunities for tenant branding.



Professional management and customizable floor plans to fit your business needs.

Current Availabilities

Second Floor

Suite 200	7,272 SF	Divisible to 2,511 SF
Suite 240	6,270 SF	Divisible to 2,105 SF
Suite 250	4,947 SF	Divisible to 1,638 SF
Suite 260	6,386 SF	Divisible to 2,407 SF



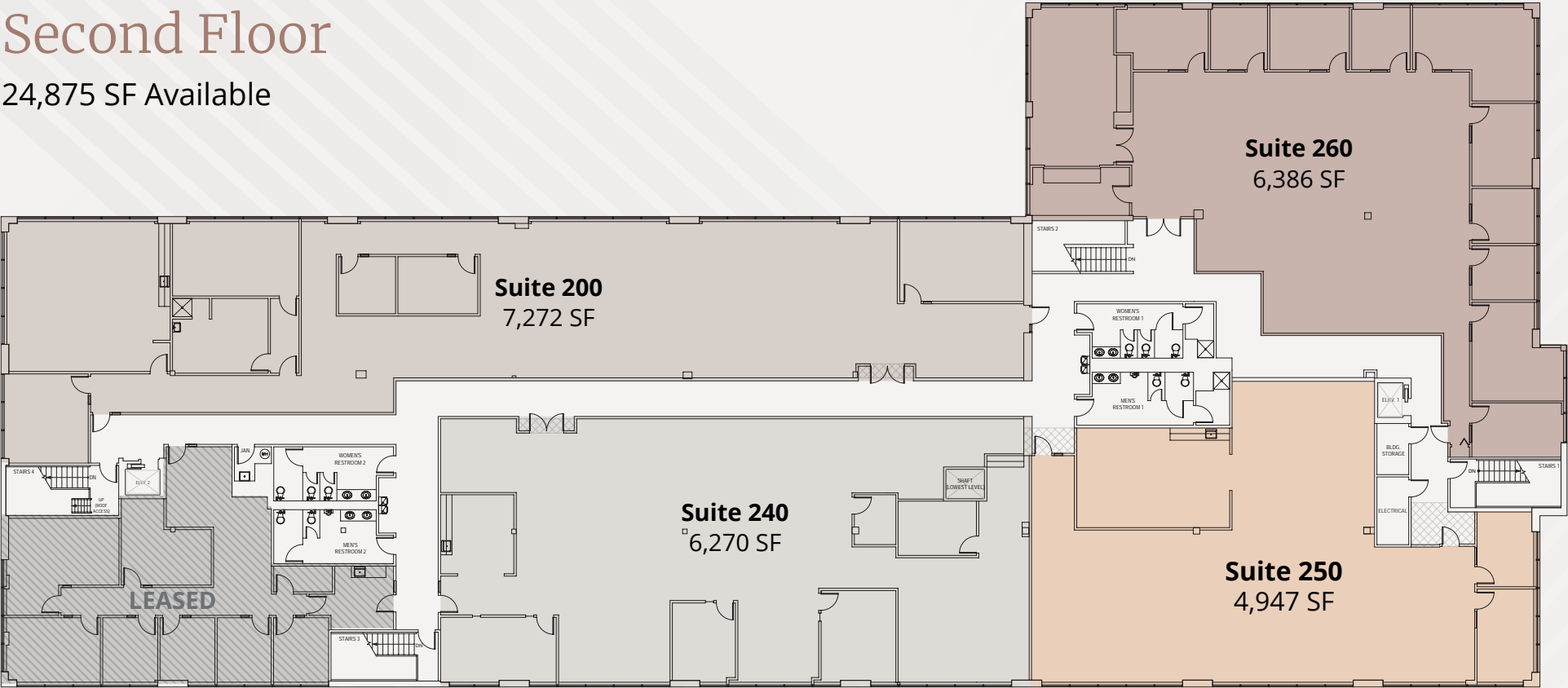
Formations

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Second Floor

24,875 SF Available







Kirkland—Inspired by Innovation, Defined by Opportunity.

Nestled on the eastern shore of Lake Washington, Kirkland is a compact yet dynamic suburban city that excels in regional connectivity and quality of life. As part of the “Innovation Triangle” alongside Bellevue and Redmond, Kirkland benefits from a rich ecosystem of talent, infrastructure, and forward-looking industries. Major tech employers—including Google, Microsoft, Apple, and Tableau—have established or expanded offices and engineering campuses here, reinforcing the city’s reputation as a hub for innovation. With its mix of waterfront parks, vibrant urban amenities, and easy access to neighboring tech centers, Kirkland offers an appealing balance of professional opportunity and livable charm.

The Totem Lake neighborhood anchors Kirkland’s urban growth, centered around The Village at Totem Lake—a modern mixed-use district featuring restaurants, shops, entertainment, and contemporary residences. Conveniently situated off I-405, Totem Lake provides quick access to Redmond, Bellevue, and Seattle, making it an ideal base for Eastside commuters. Supported by new infrastructure, trail networks, and a growing array of local amenities, Totem Lake is rapidly emerging as one of the region’s most connected and desirable tech communities.

5.5 miles
to Redmond

8 miles
to Bellevue

15.5 miles
to Seattle

0.2 miles

Cross Kirkland Corridor

A 5.75-mile rail-trail corridor ideal for walking and biking, connecting various neighborhoods and providing access to parks and commercial areas.

0.3 miles

Totem Lake Park

A 17.2-acre urban green space with an accessible playground, picnic areas, and a boardwalk connecting to the Cross Kirkland Corridor.

0.5 miles

The Village at Totem Lake

A 360,000 SF mixed-use retail and lifestyle center featuring gourmet grocery, restaurants, cinema, and modern retail.

2 miles

Bridle Trails State Park

A 489-acre wooded haven on the Kirkland–Bellevue border, featuring nearly 28 miles of scenic trails popular for walking, jogging, and horseback riding

— ↑↑↑ —
THE VILLAGE
AT TOTEM LAKE

Totem Lake Park

Fred Meyer



NE 124th St



NE 124th St



NE 112nd St

113th Ave NE



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