

AVAILABLE NOW | 12345 NE 116TH STREET, SUITE 11, KIRKLAND WA 98034

SLATER 116

OFFICE/RETAIL FOR LEASE



FOR MORE INFORMATION PLEASE CONTACT:

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PROJECT OVERVIEW

- Available now. Rare opportunity to lease high-visibility office/retail space in Kirkland's Totem Lake neighborhood
- Located on the ground level of Slater 116, an upscale apartment community with 108 residential units
- Highly visible, light-filled modern space sits between Building outdoor plaza and customer/residential parking garage.
- Features large storefront windows on 3 sides, ensuite ADA restroom, kitchenette, and polished concrete floors
- Convenient access to I-405
- Join a diverse mix of tenants including Waxing the City, The Art of Coffee, Covertti, and Melody Music
- 2,386 SF
- Ideal for office or merchandise retail
- No fitness, restaurant, or medical office/spa uses allowed
- Rental Rate \$30/SF plus 2026 NNN \$11.28/SF = \$8,207.84/month



DEMOGRAPHICS

POPULATION	71,964
HOUSEHOLDS	30,183
AVERAGE HH INCOME	\$145,570

* 2024 DEMOGRAPHICS BASED ON A 2-MILE RADIUS



PARKING

- 17 shared spaces in the outdoor lot, of which 7 are exclusive to the coffee shop from 6-9am.
- 18 shared spaces in the garage, of which 15 are 2-hour max or residential permit parking.
- Garage is open 9am-6pm



