

LAKEVIEW PLACE

6725 116th Ave NE | Kirkland, Washington 98033



AVAILABLE SPACE:

1,562 SF - 5,346 SF

AVAILABLE SUITES

Suite 140: 1,720 RSF on the 1st floor

- Reception area, two (2) private offices, large open / work areas, kitchenette; Lake Washington and Olympic views
- Can be combined with suite 130 for 3,282 RSF.

Suite 130: 1,562 RSF on the 1st floor

- Reception area, two (2) private offices, large open / work areas, kitchenette; Lake Washington and Olympic views
- Can be combined with suite 140 for 3,282 RSF.

Suite 201: 5,346 RSF on the 2nd floor

- Perimeter offices
- Work areas
- Views of Olympic Mts. and Lake Washington



BUILDING FEATURES

- Immediate Interstate 405 access via NE 70th St exit
- Freeway visibility
- On-site property management
- Abundant free surface and garage parking
- Quality construction and finishes
- Lake Washington and Olympic views
- Very convenient location

For further information or to schedule a tour, please contact:



Commercial Real Estate Services

Al Hodge

425.646.5240

hodge@broderickgroup.com

Trevor Clark

206.838.7638

clark@broderickgroup.com

Broderick Group, Inc.
10500 NE 8th Street, Suite 900
Bellevue, WA 98004
Main: 425.646.3444
Fax: 425.646.3443
www.broderickgroup.com

LAKEVIEW PLACE

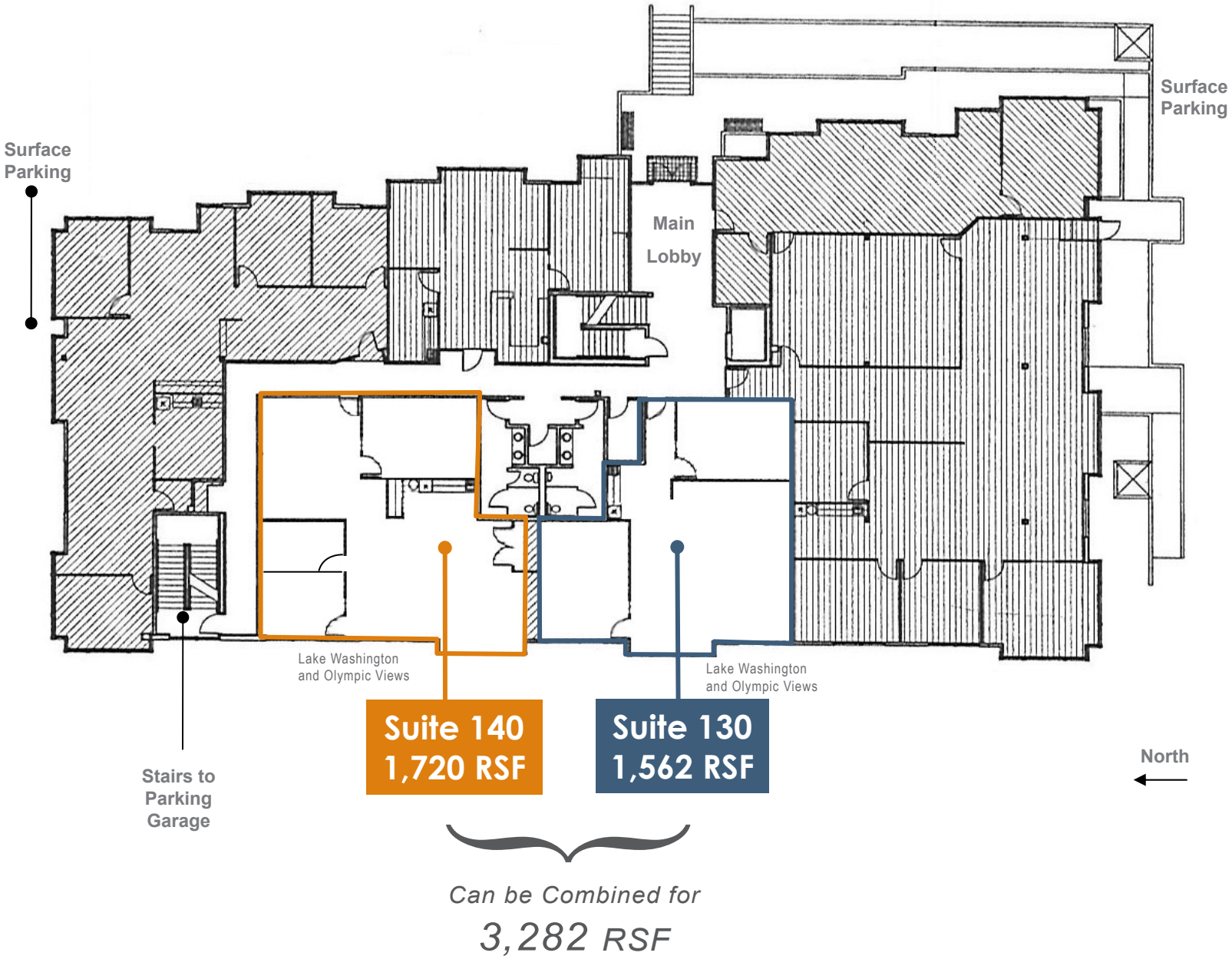
6725 116th Ave NE | Kirkland, Washington 98033

FLOOR PLAN

SUITE 140 // 1,720 RSF | SUITE 130 // 1,562 RSF

Metro Park & Ride

116th Street



For further information or to schedule a tour, please contact:



Commercial Real Estate Services

Al Hodge

425.646.5240

hodge@broderickgroup.com

Trevor Clark

206.838.7638

clark@broderickgroup.com

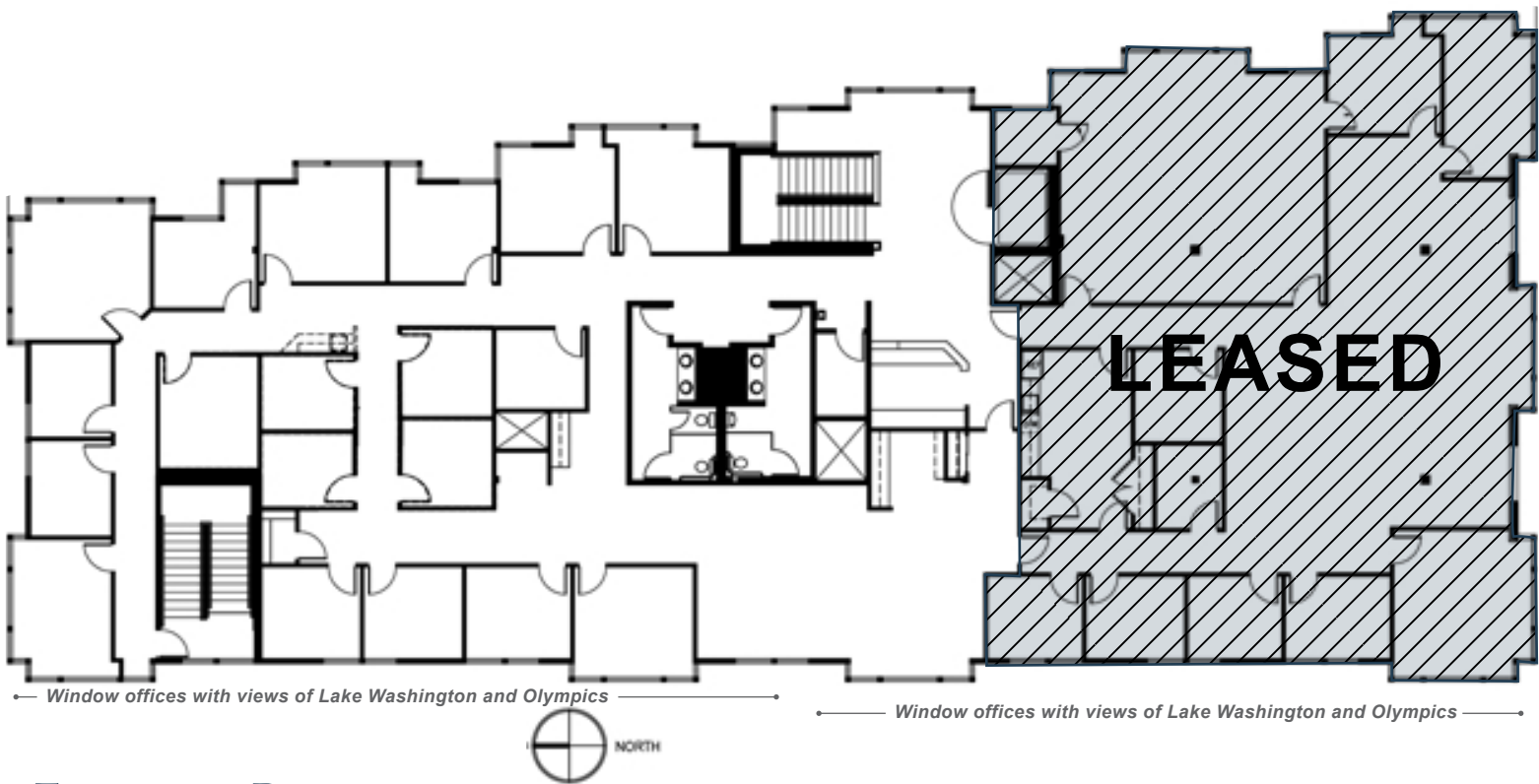
Broderick Group, Inc.
10500 NE 8th Street, Suite 900
Bellevue, WA 98004
Main: 425.646.3444
Fax: 425.646.3443
www.broderickgroup.com

LAKEVIEW PLACE

6725 116th Ave NE | Kirkland, Washington 98033



View of Lake Washington & Seattle Skyline from Lakeview Place



FLOOR PLAN

SUITE 201 - 5,346 RSF

SECOND FLOOR

SPACE FEATURES

- Western views of Olympic Mountains and Lake Washington
- 5,346 rentable square feet
- Perimeter offices, workspaces, and conference rooms
- Perimeter offices have large windows with beautiful western views

For further information or to schedule a tour, please contact:



Commercial Real Estate Services

Al Hodge

425.646.5240

hodge@broderickgroup.com

Trevor Clark

206.838.7638

clark@broderickgroup.com

Broderick Group, Inc.
10500 NE 8th Street, Suite 900
Bellevue, WA 98004
Main: 425.646.3444
Fax: 425.646.3443
www.broderickgroup.com

LAKEVIEW PLACE

6725 116th Ave NE | Kirkland, Washington 98033

SITE PLAN



← North

> Best Freeway Access on the Eastside <

Lakeview Place



Building Main Entrance



Building Main Lobby



For further information or to schedule a tour, please contact:



Commercial Real Estate Services

Al Hodge

425.646.5240

hodge@broderickgroup.com

Trevor Clark

206.838.7638

clark@broderickgroup.com

Broderick Group, Inc.
10500 NE 8th Street, Suite 900
Bellevue, WA 98004
Main: 425.646.3444
Fax: 425.646.3443
www.broderickgroup.com

LAKEVIEW PLACE

6725 116th Ave NE | Kirkland, Washington 98033



BUILDING FACT SHEET

Location: 6725 116th Ave. NE
Kirkland, Washington 98033

Jurisdiction: City of Kirkland

Total Building Size: 21,694 rentable square feet

Available SF: Suite 140: 1,720 RSF on the 1st floor } *Can be Combined for*
Suite 130: 1,562 RSF on the 1st floor } **3,282 RSF**
Suite 201: 5,346 RSF on the 2nd floor

Construction: Wood Frame over concrete garage – fully sprinklered

Number of Floors: Three (3): one (1) level parking, two (2) levels office

Parking: 75 parking stalls with approximately 50% in garage

Elevators: One hydraulic passenger serving all three levels

Quoted Lease Rate: \$17.50 per square foot, NNN

- Amenities/Highlights:
- Best freeway access on Eastside
 - Park & Ride across the street for transit options
 - Views of Lake Washington & Olympic Mountains
 - Free secured covered parking
 - Class A construction and finishes

Building Architect: LDG Architects

Developer: MJR Development

For further information or to schedule a tour, please contact:



Commercial Real Estate Services

Al Hodge
425.646.5240

hodge@broderickgroup.com

Trevor Clark
206.838.7638

clark@broderickgroup.com

Broderick Group, Inc.
10500 NE 8th Street, Suite 900
Bellevue, WA 98004
Main: 425.646.3444
Fax: 425.646.3443
www.broderickgroup.com