

FOR LEASE

405 BUSINESS PARK

Space Options to Fit Your Needs

11214 - 11232 120TH AVE NE, KIRKLAND, WA



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km Kidder
Mathews

*Outstanding location offers prominent
signage visibility & access to I-405.
Signage is available to 5,000+ SF tenants*

OFFICE AVAILABILITY

Suite	Size
200	1,557 SF
201	1,710 SF
203	1,967 SF
200 & 203 COMBINED	3,423 SF
Total Available	5,234 SF

1.5K - 3.4K SF

OFFICE SPACE AVAILABLE

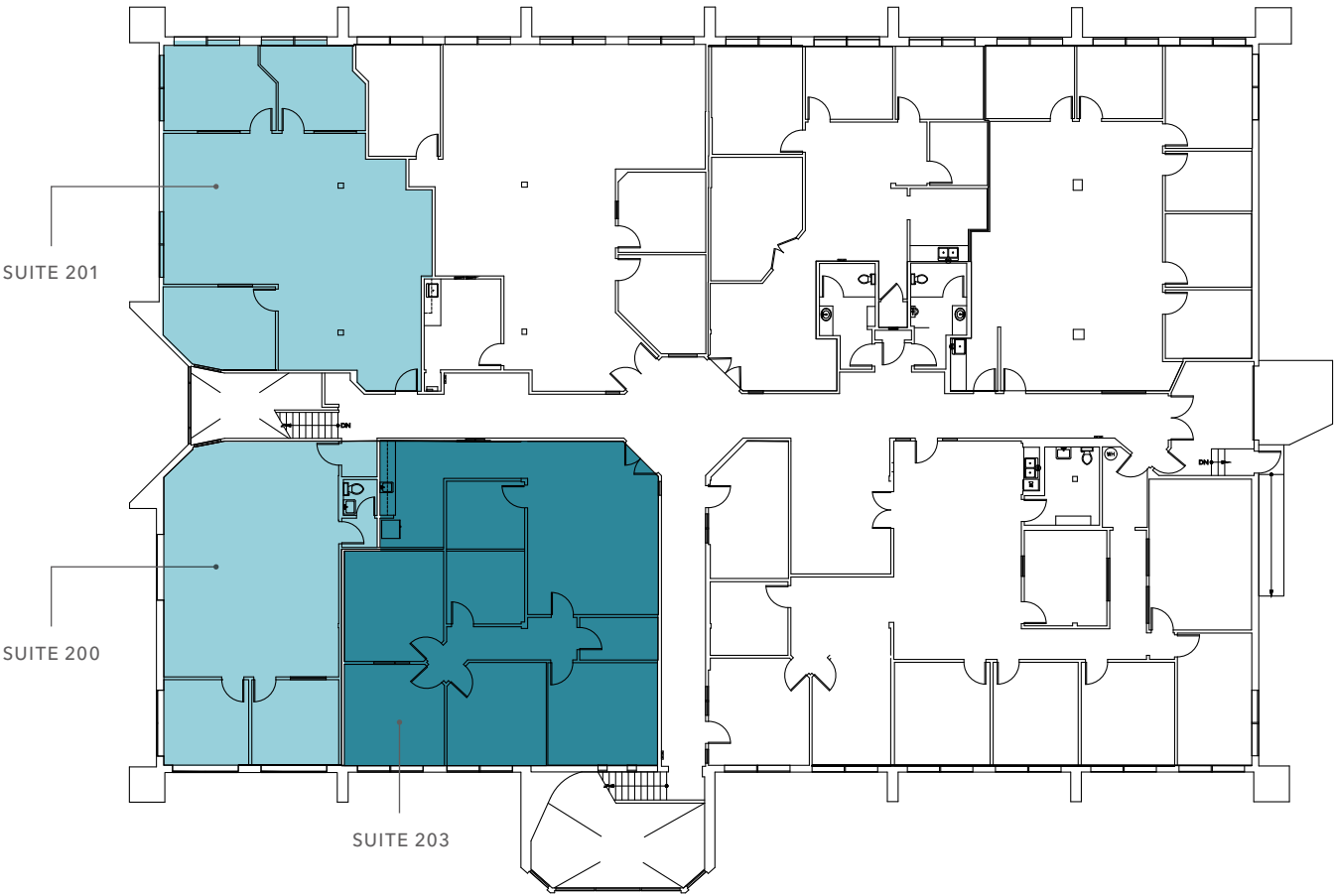
3/1,000 SF

PARKING RATIO

AVAILABLE FOR LEASE



SECOND
FLOOR
PLAN



Suite	Size	Lease Rate	Available	Notes
200	1,557 SF	\$28.00/SF, Full Service	Now	Can be combined with contiguous Suite 203 for total of 3,423 SF
201	1,710 SF	\$28.00/SF, Full Service	Now	
203	1,967 SF	\$28.00/SF, Full Service	Now	Can be combined with contiguous Suite 200 for total of 3,423 SF

STATISTICS

DEMOGRAPHICS 2025

	1 Mile	3 Miles	5 Miles
EST. POPULATION	18,301	123,525	267,032
PROJ. POPULATION 2030	19,440	127,019	272,267
EST. HOUSEHOLDS	7,453	51,167	111,769
EST. MEDIAN HH INCOME	\$153,752	\$165,879	\$169,572
TOTAL BUSINESSES	1,129	6,834	14,527
TOTAL EMPLOYEES	10,168	55,529	122,438

TRAFFIC COUNTS 2025

Collection Street	Cross Street	Est. Average Daily Traffic Volume
I-405	116th Ave NE	106,604
NE 112TH ST	120th Ave NE	13,577
120TH AVE NE	NE 116th St	29,035
116TH AVE NE	NE 112th St	4,551

Data Source: ©2026, Sites USA



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Exclusively leased by

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