

CITY ON A HILL PROPERTY

11805 NE 116TH ST | KIRKLAND, WA



THE ANDOVER
COMPANY, INC.
CORFAC INTERNATIONAL

JOSH KLEIN
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FOR SALE

OFFERING SUMMARY



Perched about 126 feet above the neighboring lowlands and 108 feet above the adjoining I-405 freeway, this hilltop parcel offers 360-degree views of the surrounding landscape and is easily visible to passing motorists from more than a mile away.

- Investment or owner-user opportunity
- 70,814 SF - 1.63 Acre Parcel
- TL 10C zoning allows variety of uses in the thriving Totem Lake Business District.

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PROPERTY HIGHLIGHTS

- Address: 11805 NE 116th St, Kirkland, WA
- Parcel: 332605-9121
- Building Size: 10,385 SF
- Land Size: 70,814 SF
- Clear Height: 20'
- Loading: 6 Grade level doors
- Construction: Masonry
- Power: Heavy
- Zoning: TL 10C
- Submarket: Kirkland

The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

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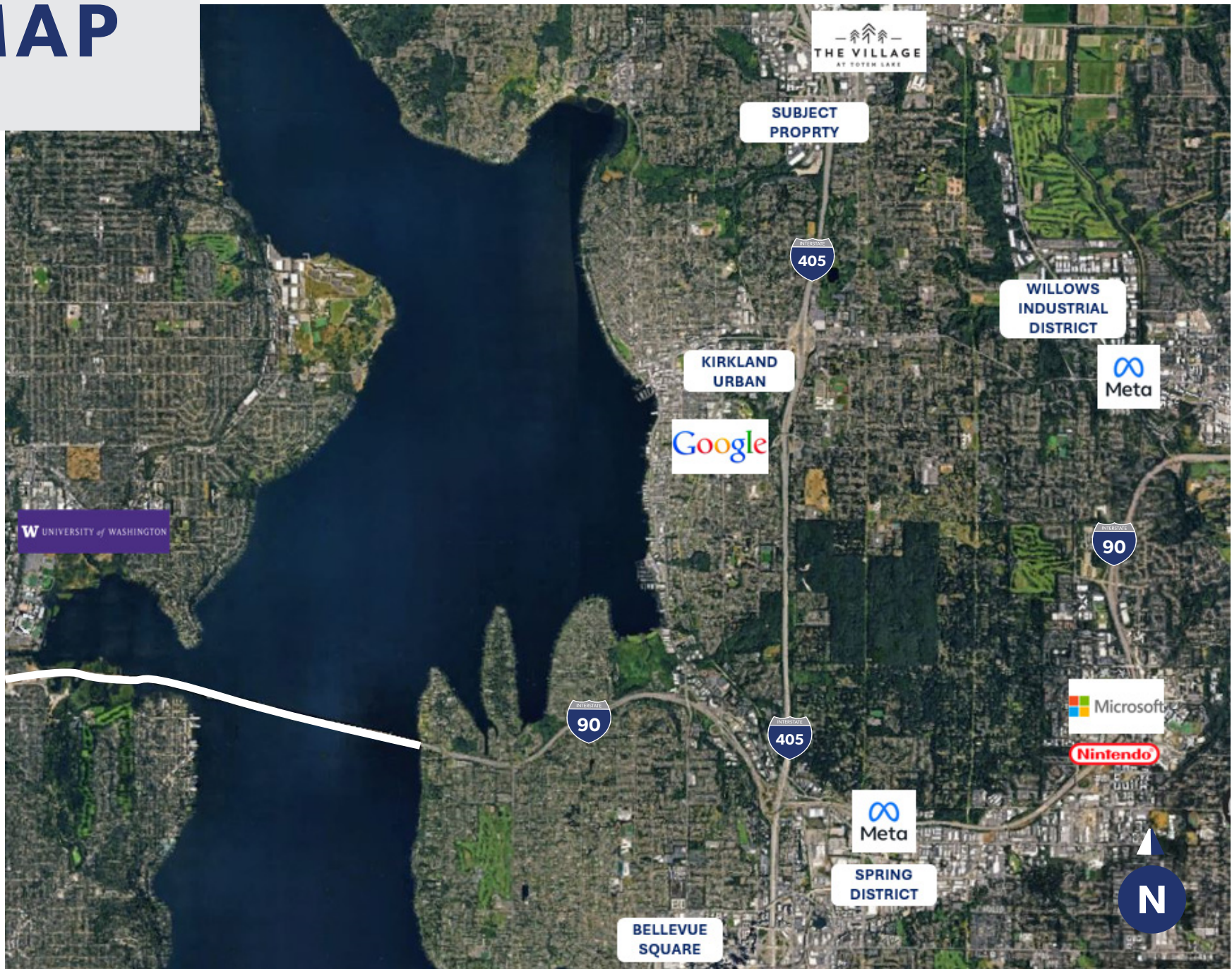


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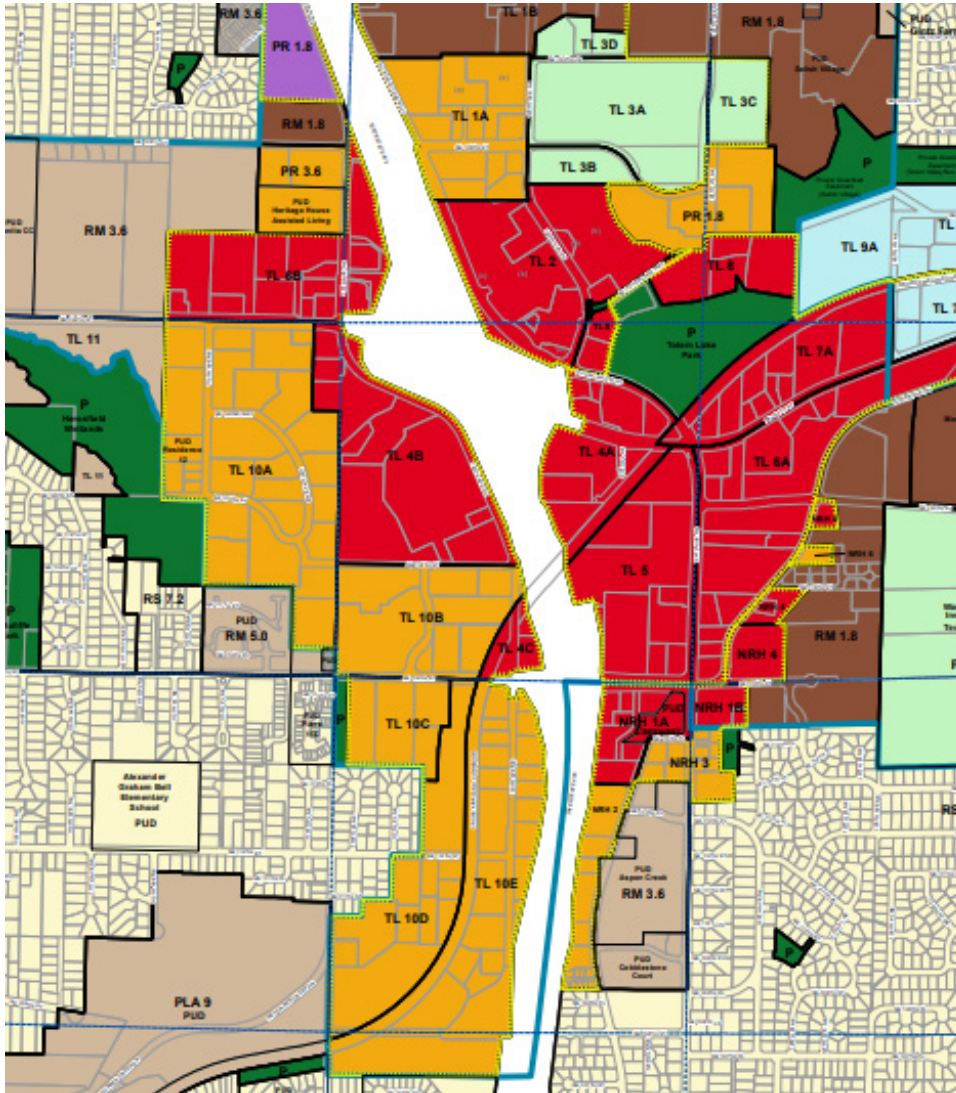


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MAP



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- ## TL 10C Approved Uses

- Attached and stacked dwelling units
- Residential suites
- Warehouse storage services
- Most industrial uses
- Office use
- High technology
- School or daycare
- Vehicle and boat sales, repairs, service and rentals
- Government facilities
- Recreational, cultural and entertainment facilities
- Assisted living facilities

KIRKLAND QUICK FACTS



Population
255,879



2024 Households

103,768



Avg Household Income

\$166,939



Employment

93.7%

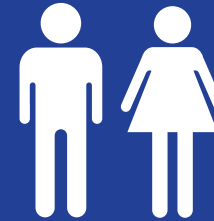


Bachelor's
Degree

64%

Median
Age

38.5



Service Producing
Industries

11,659

Goods Producing
Industries

1,299



Source: Costar.com



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