



AMTEST WAREHOUSE BUILDING FOR LEASE

13536 NE 126TH PLACE | KIRKLAND, WA 98034

WCCR

West Coast Commercial Realty



Property Features

- Suite A: 6,543 total SF
1,500 SF office, 5,043 SF warehouse
- Suite B: 9,125 total SF
1,558 SF office, 7,567 SF warehouse
- \$2.25/SF NNN, Office
\$1.50/SF NNN, Warehouse
- Grade-level and dock-high loading
- Great Kirkland location,
minutes to Redmond, Woodinville,
Kirkland, and Bellevue

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AVAILABLE FOR LEASE

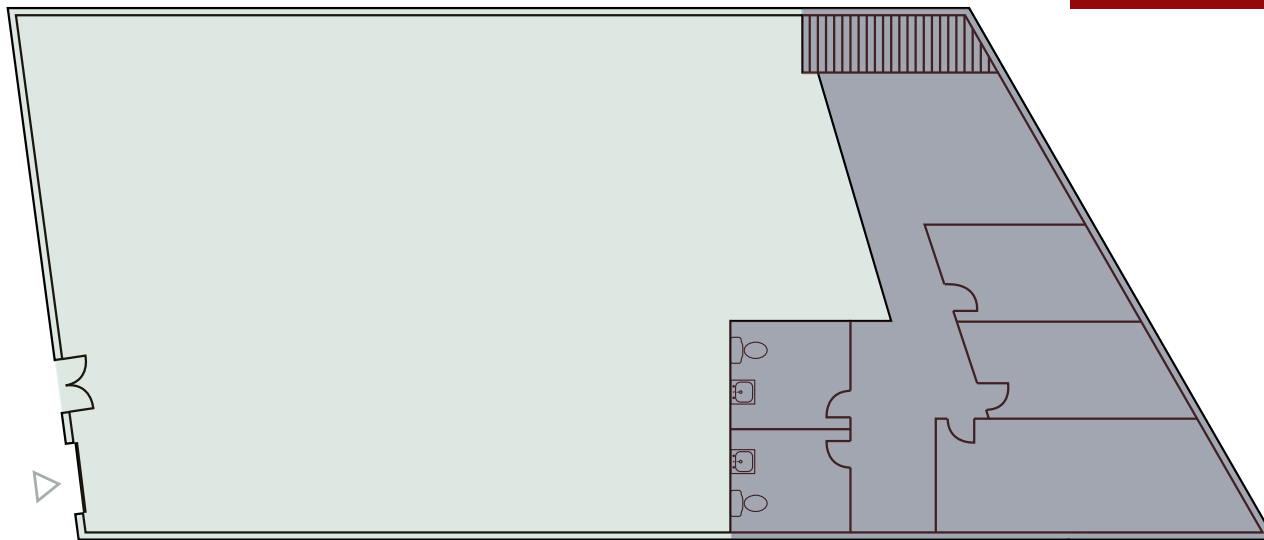
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Suite A - 6,543 SF TOTAL

1,500 SF
TOTAL OFFICE

5,043 SF
TOTAL WAREHOUSE



OFFICE

WAREHOUSE

DOCK-HIGH DOOR

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AVAILABLE FOR LEASE

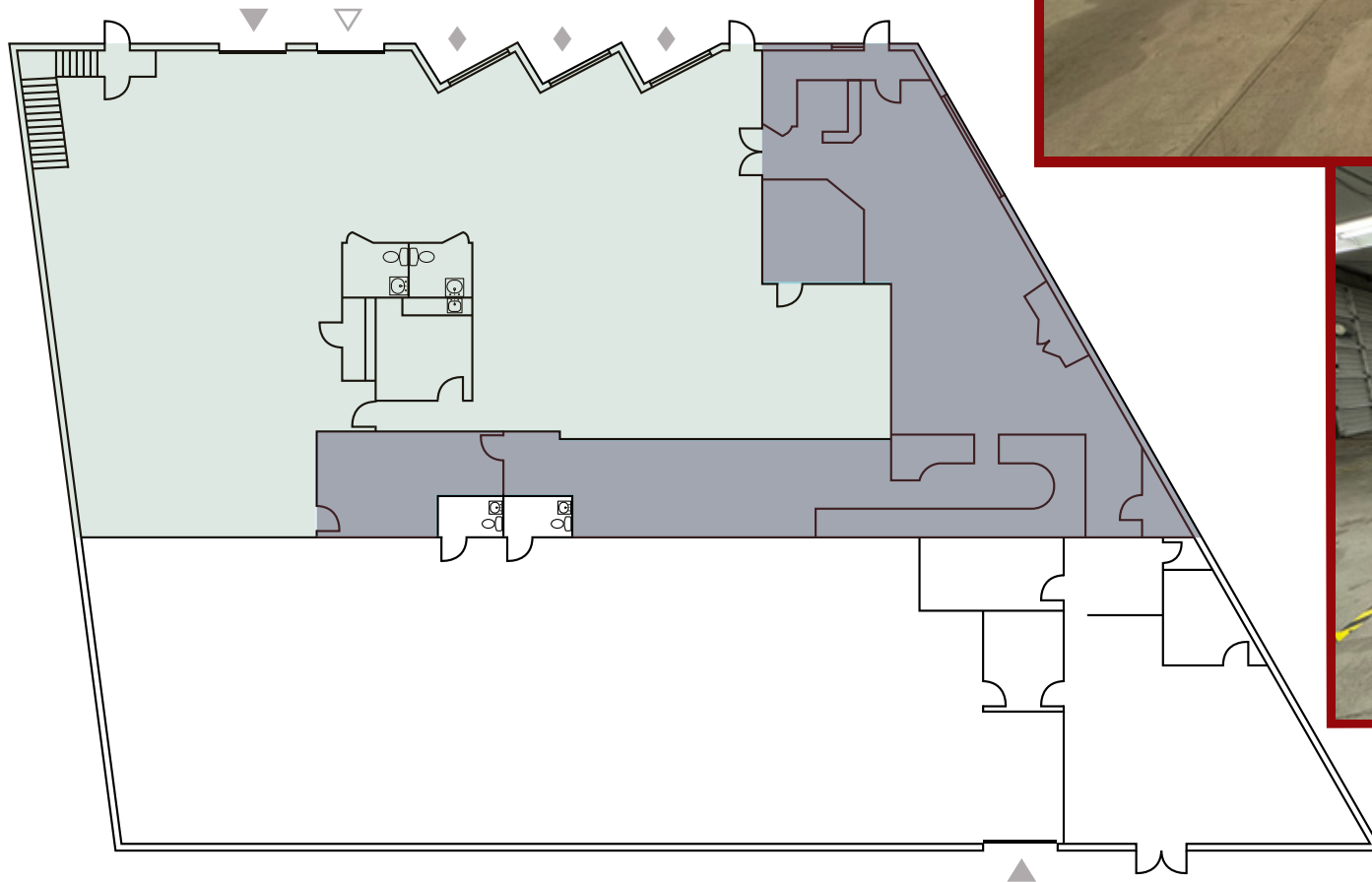
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Suite B - 9,125 SF TOTAL

1,558 SF
TOTAL OFFICE

7,567 SF
TOTAL WAREHOUSE



OFFICE

WAREHOUSE

▲ GRADE-LEVEL LOADING

△ DOCK-HIGH LOADING

◆ POTENTIAL FOR ADDITIONAL DOCK-HIGH LOADING



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FOR LEASE

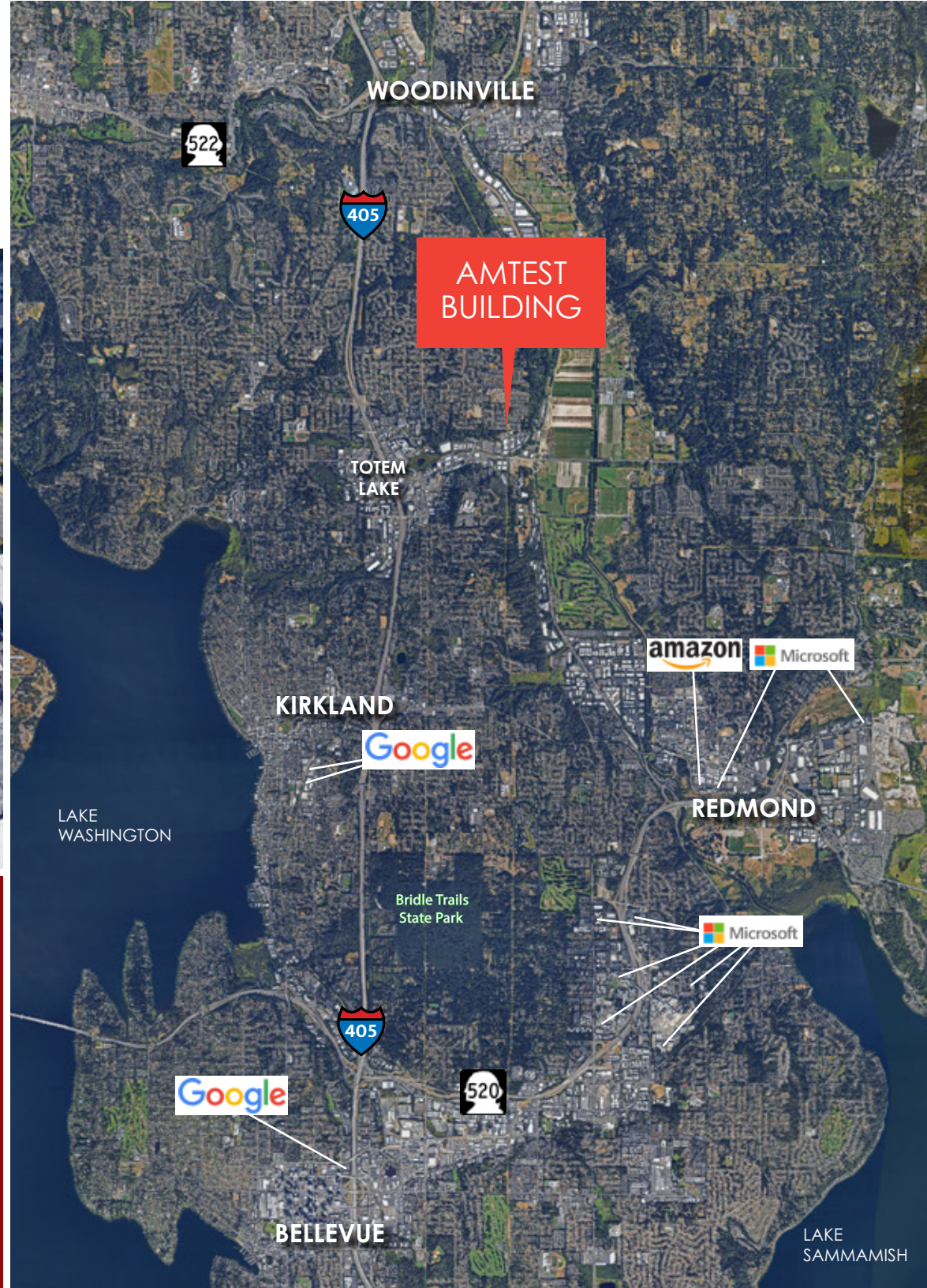
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DRIVE TIMES

- 8 MINUTES ▶▶▶▶ REDMOND
- 9 MINUTES ▶▶▶▶ KIRKLAND
- 9 MINUTES ▶▶▶▶ WOODINVILLE
- 16 MINUTES ▶▶▶▶ BELLEVUE



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West Coast Commercial Realty

Baylor Gordon

baylor@wccommercialrealty.com

Kara Farley

karaf@wccommercialrealty.com

(206) 283-5212

www.wccommercialrealty.com

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Together +
Your Investment,
Our Business