

FOR LEASE

# PARMAC BUSINESS PARK

*1,920 SF - 7,125 SF Industrial Space  
& 35,000 SF of Paved Yard Space  
Available in Kirkland, WA*

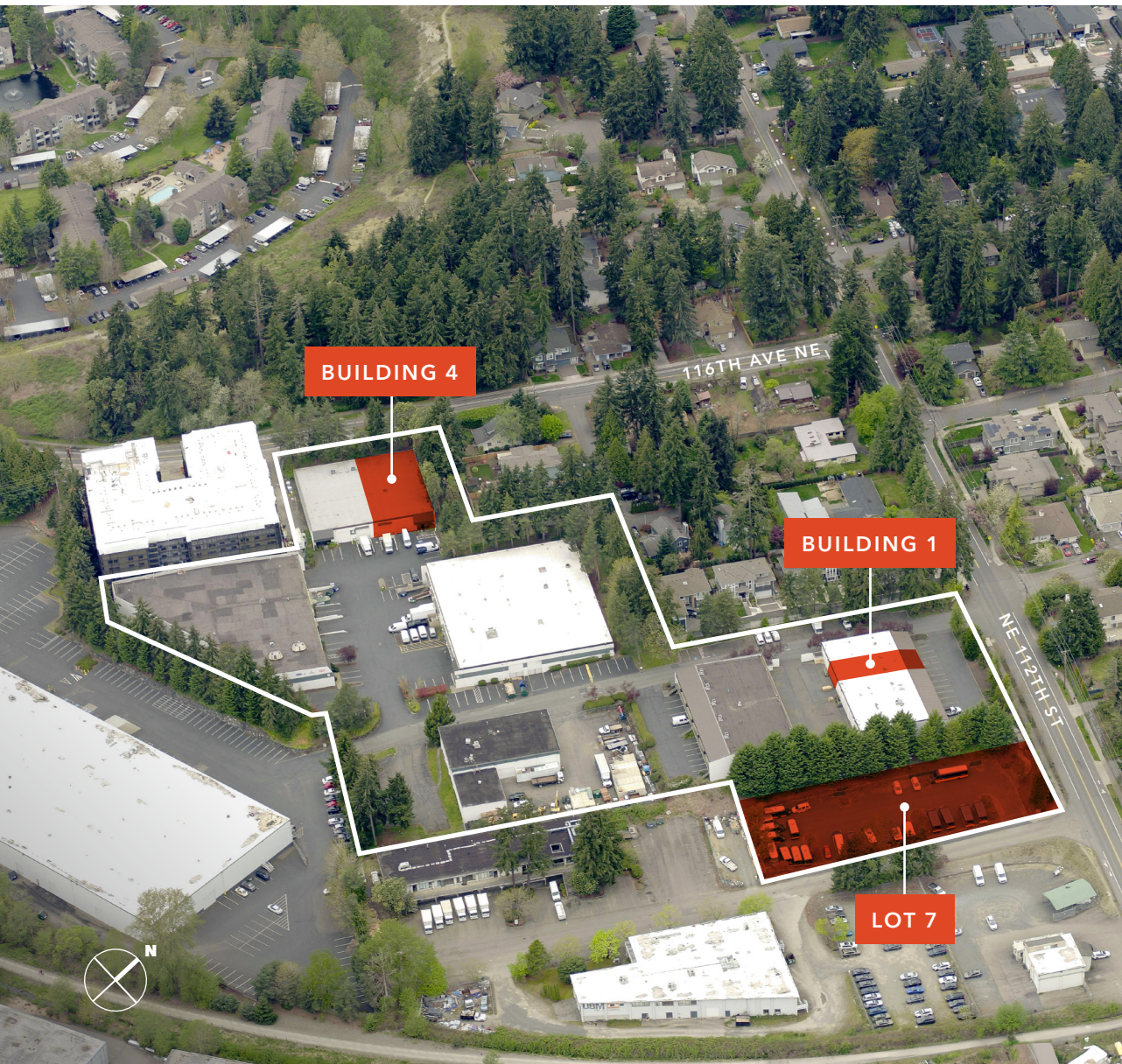
11118-11134 117TH PL NE, KIRKLAND, WA



KIDDER.COM

**km** Kidder  
Mathews





**BUILDING 1**

1,920 SF total (400 SF office, 1,520 SF Warehouse)

Power includes 3-phase, 100 amps, 120/208v

14'-15' ceilings

**BUILDING 4**

7,125 SF total (867 SF office, 6,258 SF warehouse)

16' - 19' high ceilings in warehouse space

Power includes 3-phase, 400 amps, 120/208V,  
plus 3-phase, 600 amps, 277/400V

One large grade-level roll-up door and one  
dock-high roll-up door (14' x 12')

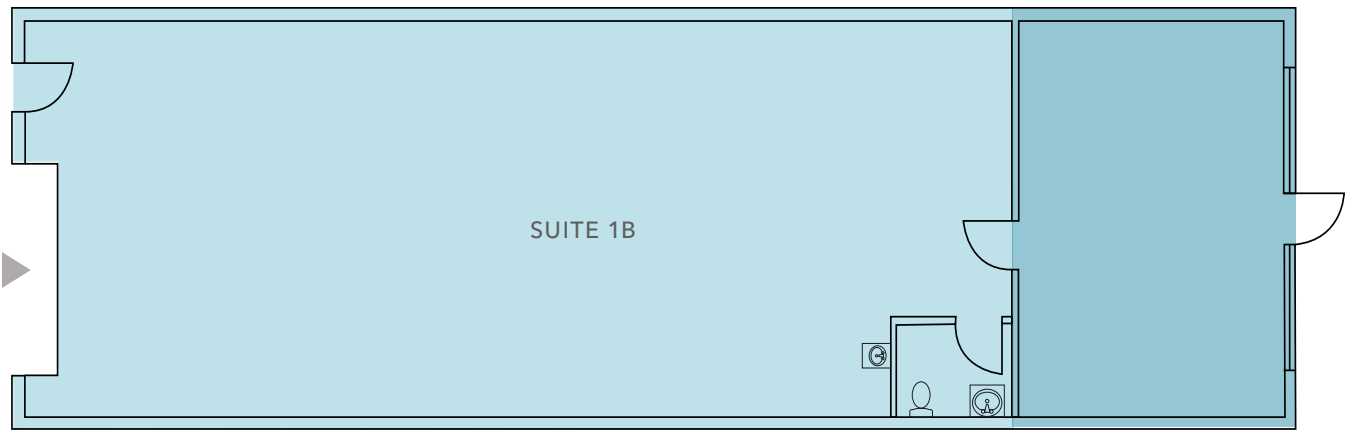
**LOT 7**

35,750 SF

\$0.50/SF, Lease Rate, NNN

Paved yard

BUILDING 1 - SUITE 1B



1,920 SF

TOTAL AVAILABLE

1,520 SF

TOTAL WAREHOUSE

400 SF

TOTAL OFFICE

\$1.50/SF

WAREHOUSE LEASE RATE, NNN

\$2.15/SF

OFFICE LEASE RATE, NNN

\$0.41

NNN PRICE

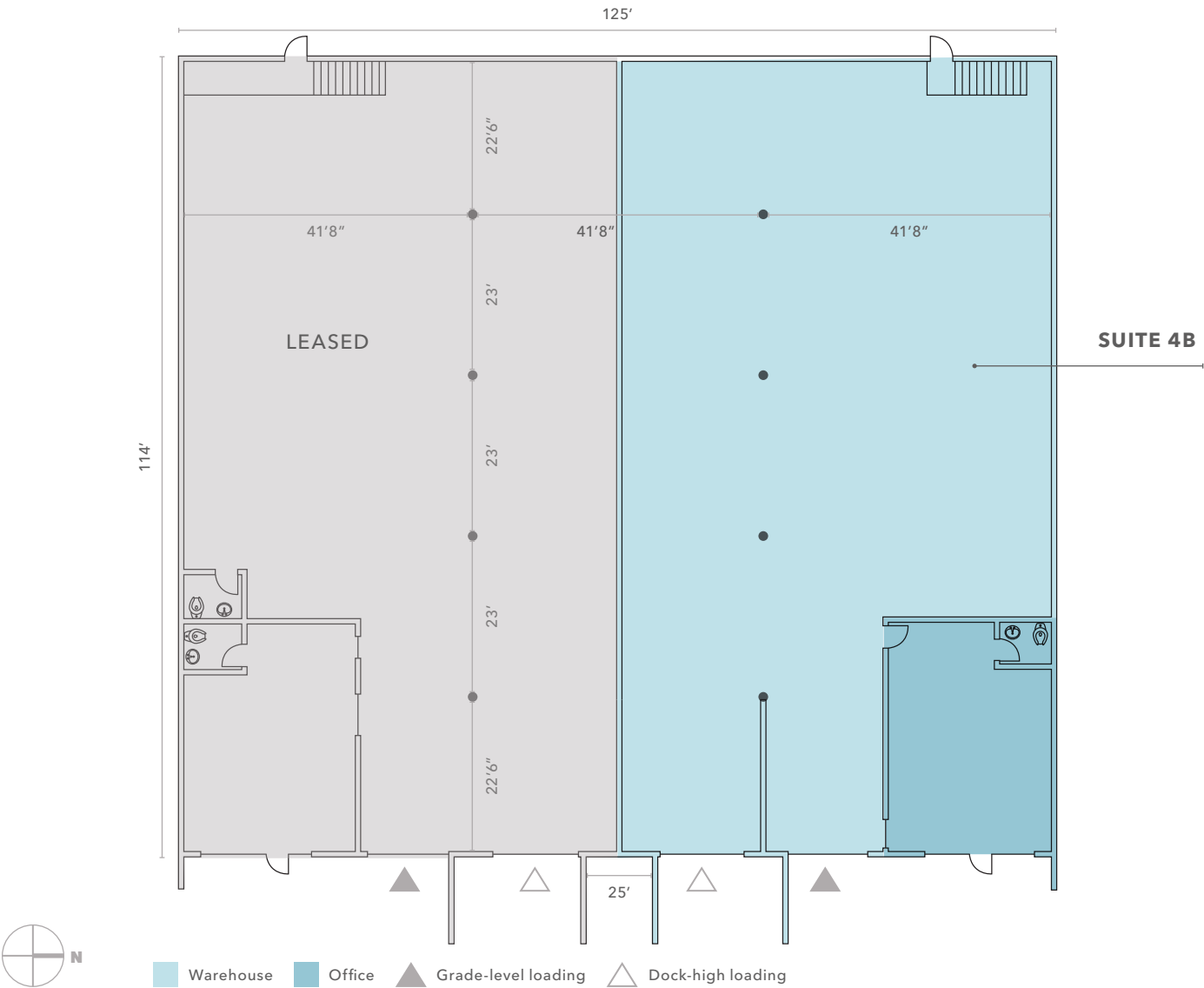
01/01/26

AVAILABLE



Warehouse Office Grade-level loading

BUILDING 4 - SUITE 4B



7,125 SF

TOTAL AVAILABLE

6,258 SF

TOTAL WAREHOUSE

867 SF

TOTAL OFFICE

\$1.50/SF

WAREHOUSE LEASE RATE, NNN

\$2.15/SF

OFFICE LEASE RATE, NNN

\$0.41

NNN PRICE

NOW

AVAILABLE



LOT 7



35,750 SF

TOTAL AVAILABLE

\$0.50/SF

LEASE RATE, NNN

\$0.06/SF

NNN, MONTH





# CONVENIENT LOCATION

Conveniently located just off I-405

Easy access to amenities in Totem Lake and  
downtown Kirkland

Central Eastside location

## Drive Times

**6 MIN**

TOTEM LAKE

**7 MIN**

DOWNTOWN KIRKLAND

**14 MIN**

BELLEVUE

**12 MIN**

REDMOND







*Exclusively listed by*

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