



# **T H E B O W E R**

## **F O R L E A S E**

**11811 NE 128TH STREET | KIRKLAND, WA 98034**

**APPROXIMATELY 1,476 RSF**

**JOIN NEW TENANT: EVERGREEN COFFEE, ZOOM CARE & TOTEM LAKE DENTAL**

# THE BOWER

FOR LEASE

## AVAILABLE SPACE

1,476 RSF



## HIGHLIGHTS

- Located right off I-405 at NE 128th St., providing convenient access to I-405 and the highly touted medical core of Kirkland with direct exposure to EvergreenHealth Medical Center.
- Just north of the Village at Totem Lake, including Whole Foods, Trader Joe's, Nordstrom Rack, Cinemark, as well as restaurants and too many amenities to list.
- Close to Downtown Kirkland and Bellevue. Evergreen Health Medical Center sits directly across the street from The Bower and consists of nearly 3,000 staff members, 950 physician partners and 1,100 volunteers.
- Busy in-fill area with captured market
- Amazing visibility on the corner of NE 128th and 120th Ave NE
- Close to Transit Center/Park and Ride
- The Bower resides within a 5-mile radius of an average Household Income Area of \$145,247 and population of 265,000 people.

# THE BOWER

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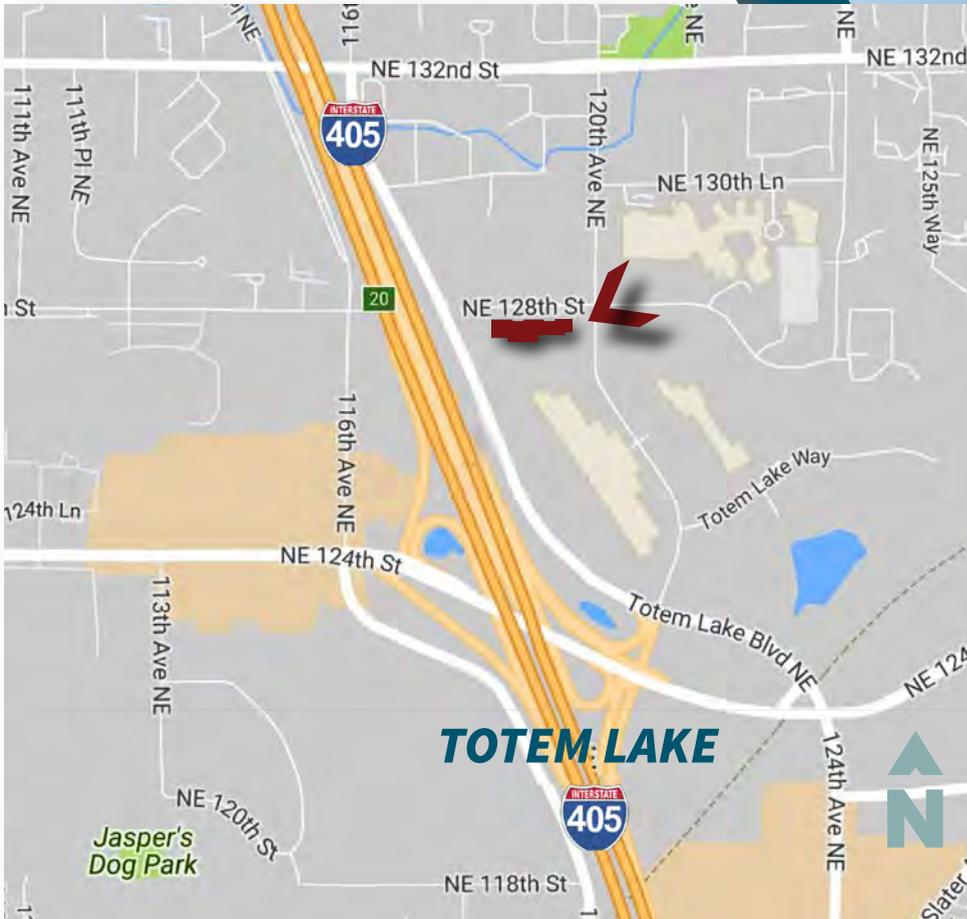
### EXECUTIVE SUMMARY

#### KIRKLAND WASHINGTON



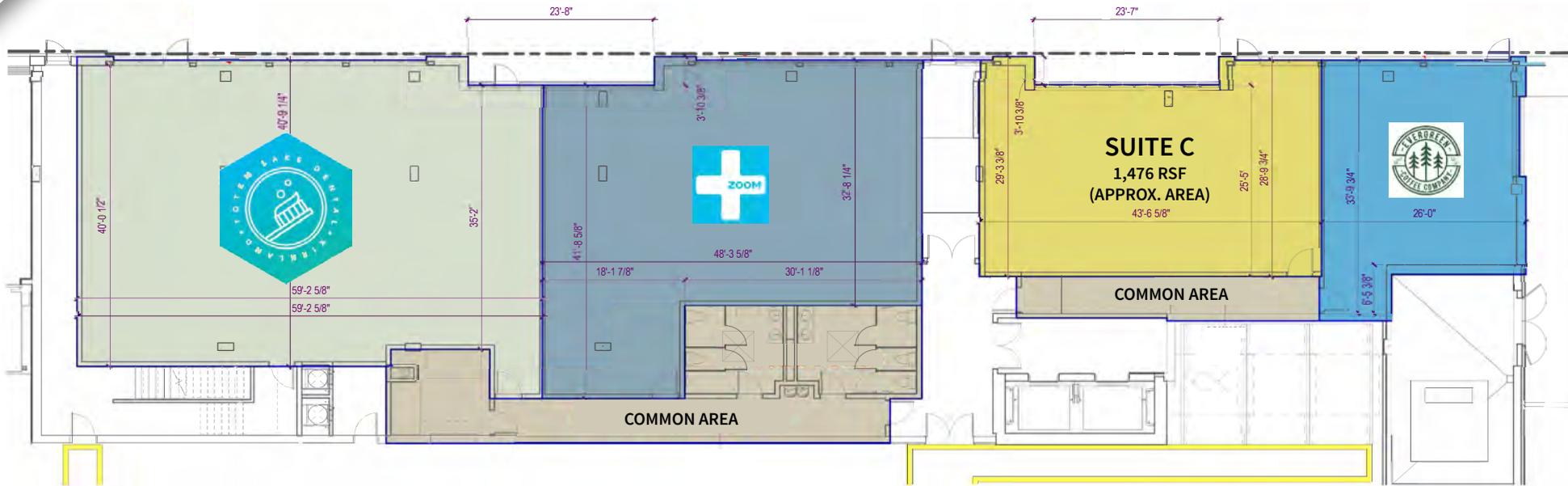
### Centrally Located in the Retail Core of Totem Lake

We are pleased to present **The Bower** at Totem Lake, situated directly off I-405 right next to the Village at Totem Lake. The Bower will consist of 339 residential units and approximately 6,240 square feet of retail space. The Bower is located in the medical core of Kirkland, anchored by EvergreenHealth Medical Center. The property is near newly developed, 400,000 SF Village at Totem Lake, anchored by Whole Foods, Trader Joe's, Nordstrom Rack, Cinemark Theatres, multiple restaurants and other national & regional retailers. The Bower has easy access to I-405. Anticipated delivery is late spring/summer of 2020.



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### 2 LEVEL 01 RETAIL SPACE

1/8" = 1'-0"

## AMPLE PARKING

Total Retail Space: 6,209

Total Shared Space: 942

Total Area: 7,151



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Demographics	1-Mile	3-Mile	5-Mile	10-Mile	15-Mile
Total Population	20,348	101,337	274,333	1,236,393	1,915,100
Daytime Population	11,348	48,594	134,726	808,460	1,122,766
Total Households	10,058	51,629	112,689	525,934	792,161
Average Household Income	\$106,060	\$126,980	\$132,274	\$121,425	\$120,953
Median Age	35.5	37.3	37.9	37.5	37.7

### KIRKLAND WASHINGTON



# THE BOWER

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