

For Sale / For Lease

Professional Office Condominiums

110 JAMES STREET | KIRKLAND, WA

ONE
TEN
JAMES

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NAI Puget Sound
Properties

Offering Summary

110 James Street is a professional office condominium property located in Edmonds, Washington, one of the Puget Sound region's most desirable coastal communities. Positioned near the intersection of James Street and Sunset Avenue and just minutes from downtown Edmonds and the waterfront, the property benefits from convenient access, strong surrounding demographics, and proximity to a wide range of retail and service amenities.

The building consists of approximately 18,080 square feet and is configured into multiple office suites, offering flexibility for a variety of professional, medical, and dental users. With a mix of occupied and vacant suites, the property presents a unique opportunity to acquire a well-located office asset with immediate upside through lease-up or individual unit sales. The flexible suite configuration, combined with strong demand for smaller office and medical spaces in the Edmonds market, positions 110 James Street as a compelling investment opportunity.

ADDRESS	110 James Street Edmonds, WA
TYPE	Office Condominium
SIZE	18,080 SF
SALE PRICE	Negotiable
UNITS	9 (divisible to 12)
YEAR BUILT	1997
ZONING	BD4
USE	Professional Office / Medical / Dental





Investment Overview

+ PREMIER EDMONDS OFFICE LOCATION

Located in Edmonds near the intersection of James Street and Sunset Avenue, just minutes from downtown Edmonds and the waterfront, this property offers convenient access, strong surrounding demographics, and proximity to a wide range of retail and service amenities.

+ FLEXIBLE OWNERSHIP STRUCTURE

The condominium structure allows for individual unit sales or multi-unit ownership, providing flexibility and convenience.

+ RARE OWNER-USER OPPORTUNITY

The property offers multiple suite sizes suitable for professional, medical, and office users seeking ownership opportunities in Edmonds.

+ VALUE-ADD POTENTIAL

Vacant suites provide immediate opportunities for lease-up or owner-user occupancy.

Floor Plan Suite 101 & 102



SUITE 101

- + Size: 1,149 SF
- + Sale Price: Negotiable
- + Rate: \$28.00/SF NNN
- + NNN: \$12.21/SF
- + Features: 3 private offices, open work area, and reception
- + Can be combined with Suite 102

SUITE 102

- + Size: 1,393 SF
- + Sale Price: Negotiable
- + Rate: \$28.00/SF NNN
- + NNN: \$12.21/SF
- + Features: 4 private offices, open work area, reception, kitchenette, and server room
- + Can be combined with Suite 101



**Measurements are approximate and not to scale. This floor plan is intended for illustration only.*

Suite 101
1,149 SF



Suite 102
1,393 SF



Floor Plan Suite 105 & 106



SUITE 105

- + Size: 3,036 SF
- + Sale Price: Negotiable
- + Rate: \$28.00/SF NNN
- + NNN: \$12.21/SF
- + Features: 9 private offices, large open work area, reception, kitchenette, and mail room
- + Can be combined with Suite 106

SUITE 106

- + Size: 2,207 SF
- + Sale Price: Negotiable
- + Rate: \$28.00/SF NNN
- + NNN: \$12.21/SF
- + Features: 7 private offices, kitchenette, mail room, large open work area
- + Can be combined with Suite 105



**Measurements are approximate and not to scale. This floor plan is intended for illustration only.*



Retailer Map





Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	8,324	62,885	169,482
Annual Population Increase (2025-2030)	0.31%	0.42%	0.95%
Households	4,323	26,370	69,318
Median Age	60.7	45.2	42.6
Avg. HH Income	\$149,162	\$162,772	\$148,896

Source: ESRI Demographics

110 James Street

EDMONDS, WA

EXCLUSIVELY LISTED BY:

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