



# THE GRID

12220 113TH AVE NE KIRKLAND, WA 98034

## BIG CHANGES AHEAD

Reimagined and Renewed.  
Ready for What's Next.



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# Elevate your business in Kirkland's most connected and amenity-rich location.

Strategically located near the 405 Exchange in Kirkland's dynamic Eastside market—"The Grid" offers outstanding visibility, premier amenities, and seamless connectivity to Bellevue, Redmond, and downtown Seattle, creating an ideal environment for teams to work, connect, and grow.



Major renovation underway, delivering upgraded common areas, refreshed interior and exterior finishes, and enhanced building systems.



New tenant amenity space coming soon — featuring modern collaboration areas, lounge seating and a coffee bar.



Generous surface parking (170 on-site parking stalls).



Walkable amenities including The Village at Totem Lake, featuring premium dining, retail, cafés, and fitness options.



Excellent commuter access via I-405, public transit, and nearby bike paths.



Strong visibility along 124th Street and signage opportunities for tenant branding.



Professional management and customizable floor plans to fit your business needs.

## Current Availabilities

### First Floor

<b>Suite 120</b>	4,439 SF
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### Second Floor

<b>Suite 200</b>	7,064 SF	Divisible to 2,511 SF
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<b>Suite 240</b>	6,106 SF	Divisible to 2,105 SF
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<b>Suite 250</b>	4,666 SF	Divisible to 1,638 SF
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<b>Suite 260</b>	6,212 SF	Divisible to 2,407 SF
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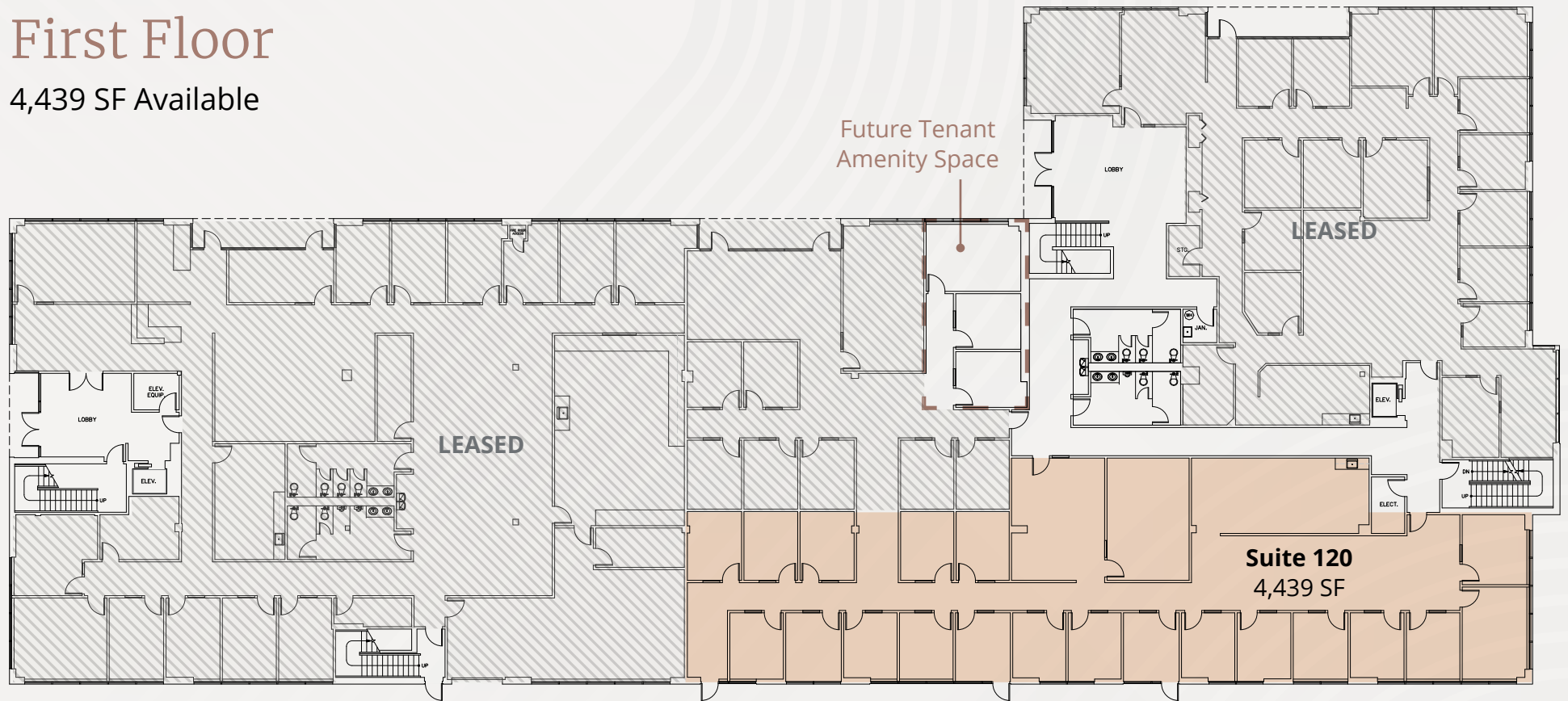






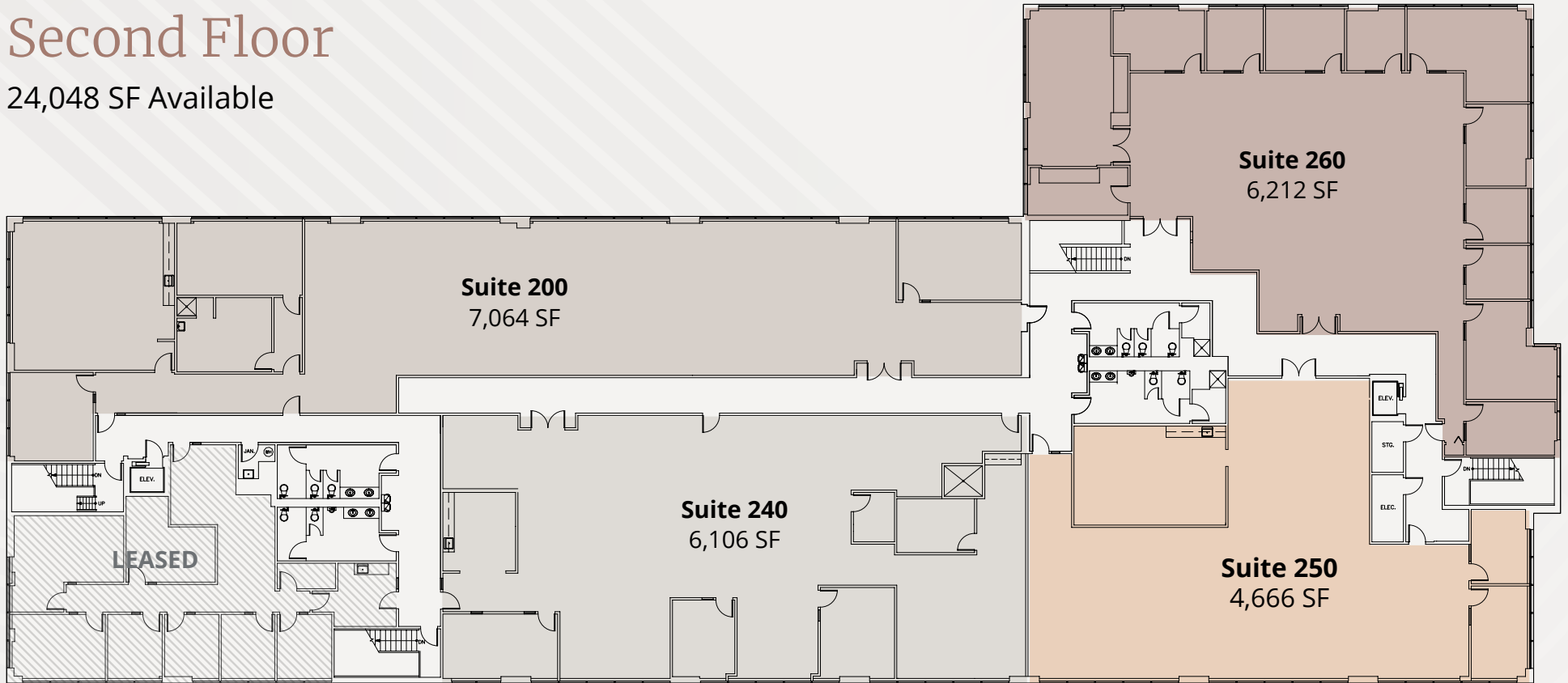
# First Floor

4,439 SF Available



# Second Floor

24,048 SF Available













# Kirkland—Inspired by Innovation, Defined by Opportunity.

Nestled on the eastern shore of Lake Washington, Kirkland is a compact yet dynamic suburban city that excels in regional connectivity and quality of life. As part of the “Innovation Triangle” alongside Bellevue and Redmond, Kirkland benefits from a rich ecosystem of talent, infrastructure, and forward-looking industries. Major tech employers—including Google, Microsoft, Apple, and Tableau—have established or expanded offices and engineering campuses here, reinforcing the city’s reputation as a hub for innovation. With its mix of waterfront parks, vibrant urban amenities, and easy access to neighboring tech centers, Kirkland offers an appealing balance of professional opportunity and livable charm.

The Totem Lake neighborhood anchors Kirkland’s urban growth, centered around The Village at Totem Lake—a modern mixed-use district featuring restaurants, shops, entertainment, and contemporary residences. Conveniently situated off I-405, Totem Lake provides quick access to Redmond, Bellevue, and Seattle, making it an ideal base for Eastside commuters. Supported by new infrastructure, trail networks, and a growing array of local amenities, Totem Lake is rapidly emerging as one of the region’s most connected and desirable tech communities.

5.5 miles  
to Redmond

8 miles  
to Bellevue

15.5 miles  
to Seattle

0.2 miles

## Cross Kirkland Corridor

A 5.75-mile rail-trail corridor ideal for walking and biking, connecting various neighborhoods and providing access to parks and commercial areas.

0.3 miles

## Totem Lake Park

A 17.2-acre urban green space with an accessible playground, picnic areas, and a boardwalk connecting to the Cross Kirkland Corridor.

0.5 miles

## The Village at Totem Lake

A 360,000 SF mixed-use retail and lifestyle center featuring gourmet grocery, restaurants, cinema, and modern retail.

2 miles

## Bridle Trails State Park

A 489-acre wooded haven on the Kirkland-Bellevue border, featuring nearly 28 miles of scenic trails popular for walking, jogging, and horseback riding





— ↑↑↑ —  
**THE VILLAGE**  
AT TOTEM LAKE

Totem Lake Park

**Fred Meyer**



NE 124th St



NE 124th St



NE 112nd St

113th Ave NE





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