

FULL BUILDING AVAILABLE



First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

12801 NE 85TH STREET | KIRKLAND, WA

ROSE HILL PLAZA

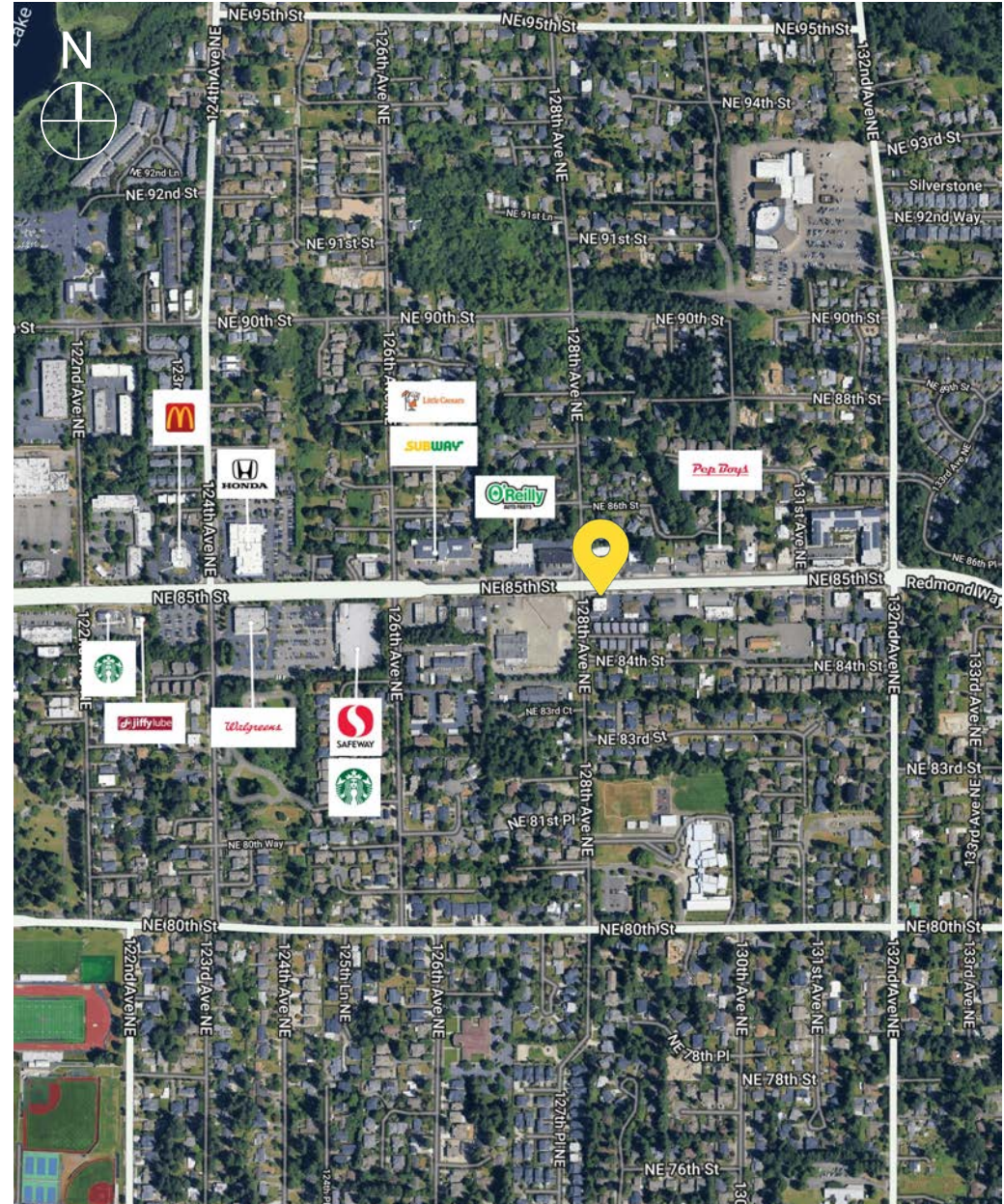
RETAIL/OFFICE FOR LEASE

SITE SUMMARY

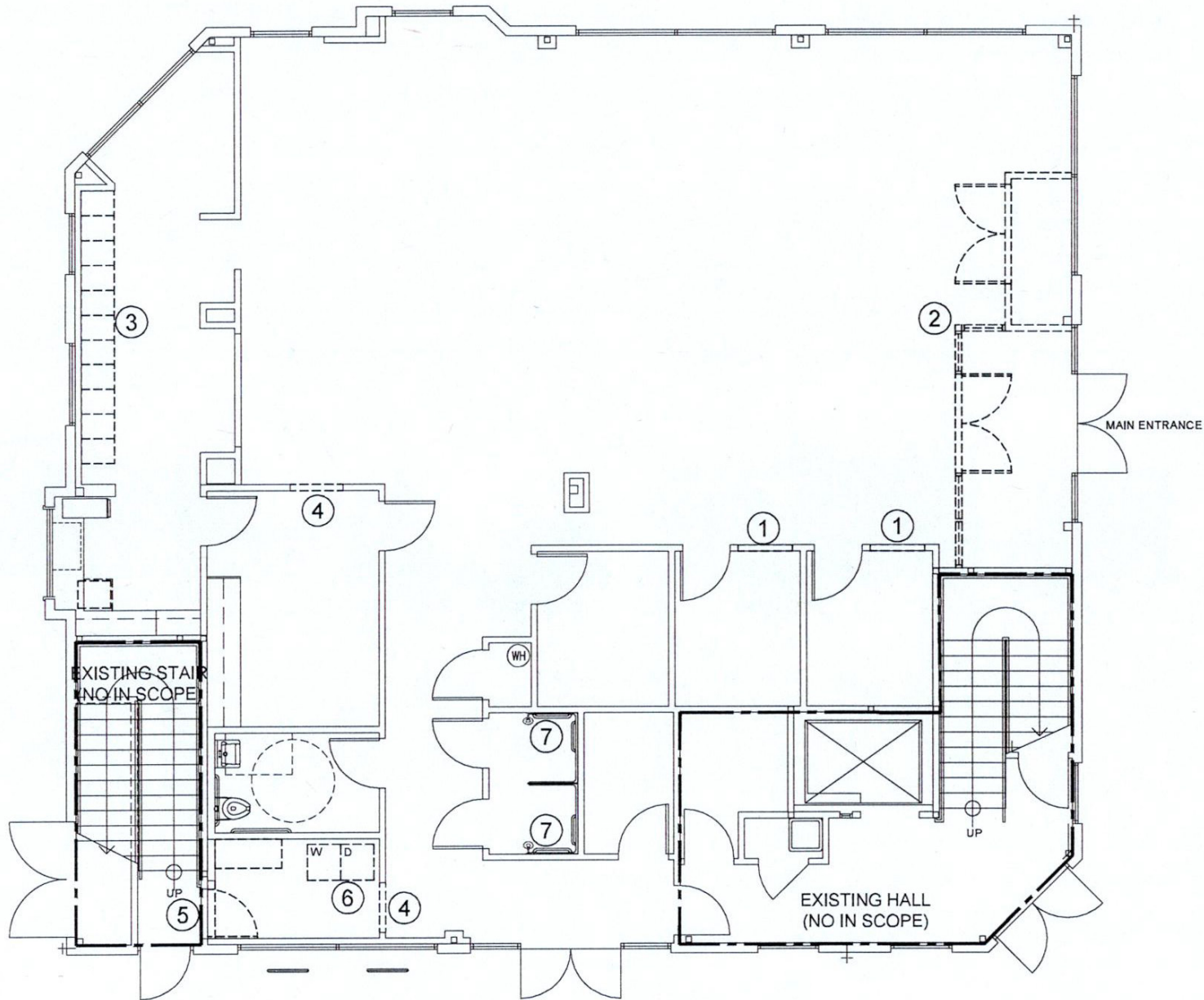


Rose Hill Plaza benefits from its prime location at the corner of the signalized intersection of 128th Ave and 85th St, and ease of access from both streets. Located in the Rose Hill neighborhood of Kirkland, WA; a vibrant, walkable residential neighborhood with an active neighborhood commercial center along NE 85th Street. Rose Hill Plaza is located in the heart of the Rose Hill Business District which straddles NE 85th Street and connects downtown Kirkland with downtown Redmond.

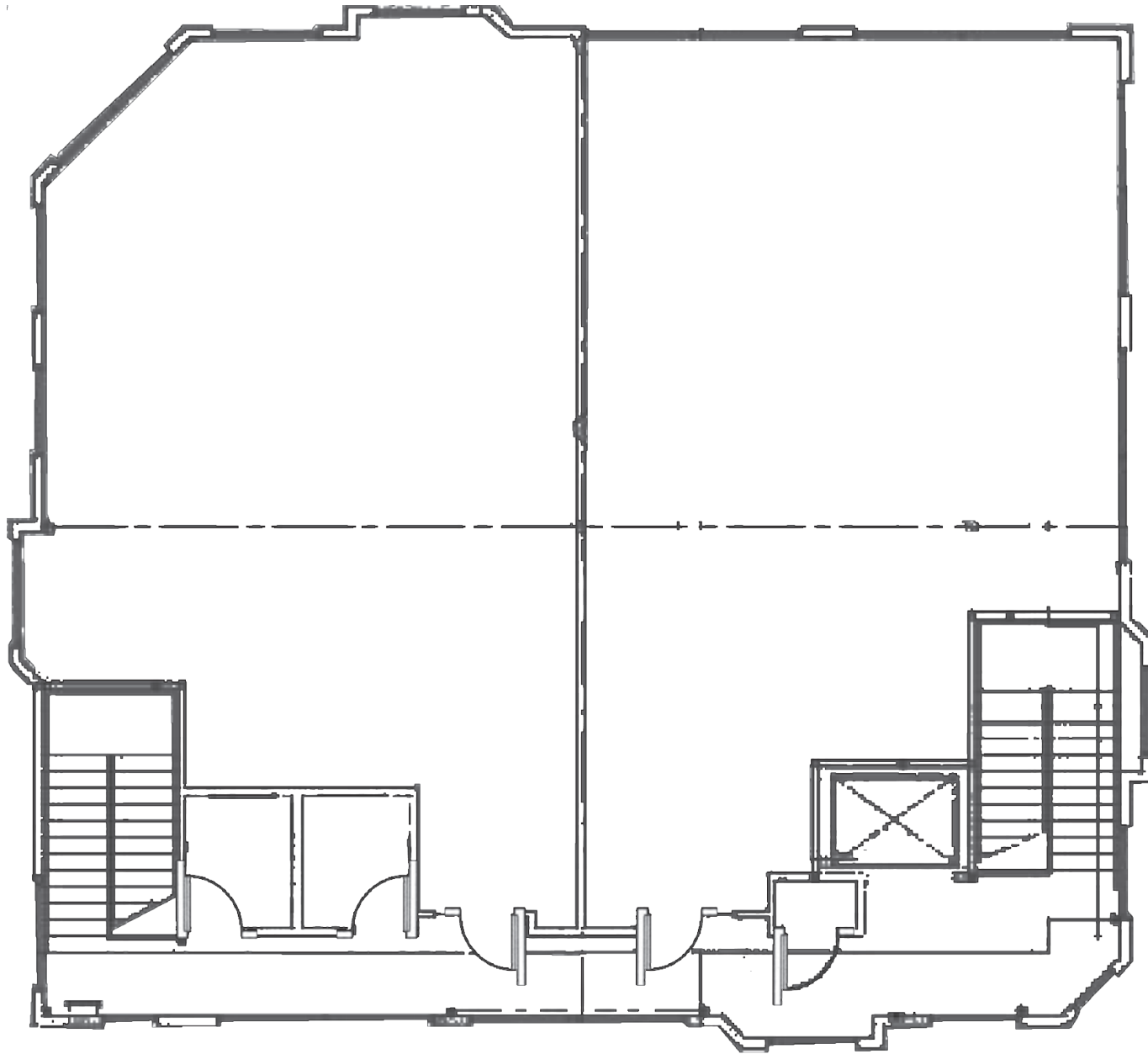
First Floor	3,423 SF with Grandfathered Drive Thru Space
Second Floor	3,400 SF (Can be Demised)
Asking Rent	Call Broker
NNN's	\$13.00 PSF
Available	Immediately
About	The site is centrally located on Seattle's Eastside and is located moments from I-405 access. Ingress/Egress from 85th Street & 128th Avenue NE.



1ST FLOOR PLAN | WITH DRIVE THRU

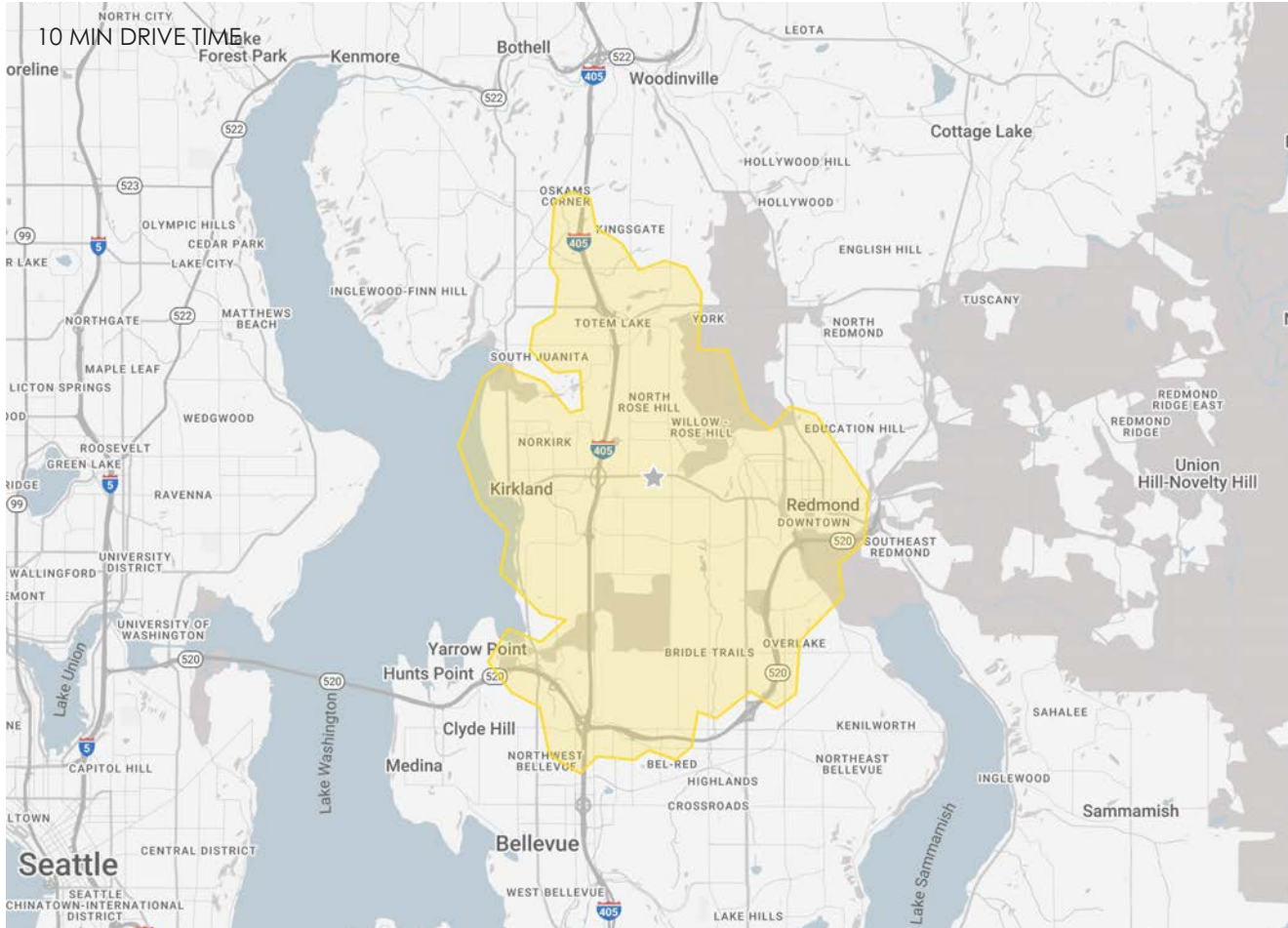


2ND FLOOR PLAN



DEMOGRAPHICS

Kirkland, Washington, presents a compelling proposition for businesses and residents alike. Its strategic location on the eastern shores of Lake Washington, coupled with its proximity to Seattle and the broader Eastside tech corridor, fosters a dynamic and affluent environment. The city's robust infrastructure, coupled with its focus on quality of life, attracts a highly skilled workforce. Kirkland's thriving downtown, with its diverse retail and dining options, contributes to a vibrant local economy. Furthermore, the city's commitment to parks and recreation enhances its appeal, creating a desirable locale for professionals and families, thereby supporting sustained economic growth and stability.



108,346

POPULATION
10 MIN DT



47,903

NO OF HOUSEHOLDS
10 MIN DT

\$232,057

AVERAGE HH INCOME
10 MIN DT



\$1.21M

MEDIAN PROPERTY VALUE
10 MIN DT



36.0

YEARS OLD
MEDIAN AGE



\$3.87B

**TOTAL NON-RETAIL
EXPENDITURE**



101,629

DAYTIME ADJ. POPULATION
10 MIN DT



31,506

NE 85TH ST & 128TH AVE NE
ADT AT INTERSECTION



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

BRENNAN MCCLURG

📞 425.822.5522

✉️ bmcclurg@fwp-inc.com

STEVE ERICKSON

📞 425.822.5522

✉️ serickson@fwp-inc.com

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