

FOR LEASE

# TOTEM VALLEY BUSINESS CENTER

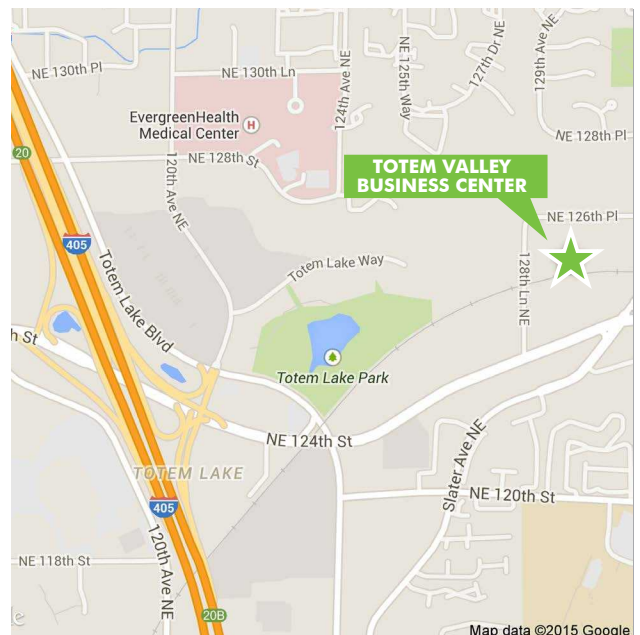
12521, 12531 & 13029 131ST COURT NE, BLDG A2  
12911 NE 126TH PLACE, BLDG B2  
12809 NE 126TH PLACE, BLDG B4

Kirkland, WA 98034



## FEATURES

- + Kirkland location with easy access to I-405
- + Quality office, flex and warehouse spaces
- + Comcast business class internet available
- + Many of the units have recently been remodeled
- + Abundant and free surface parking
- + Beautiful grounds in a park-like setting
- + Many surrounding amenities including hotels, restaurants and a retail mall just minutes away



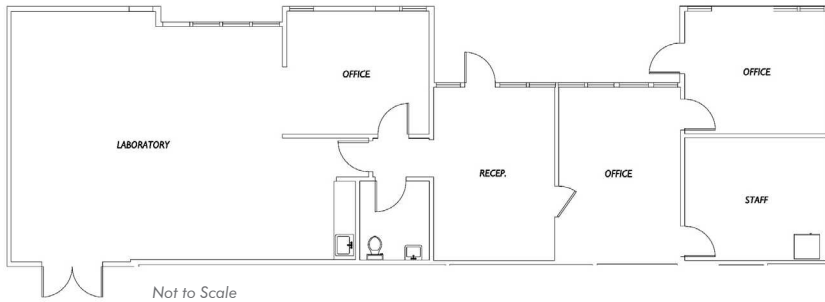
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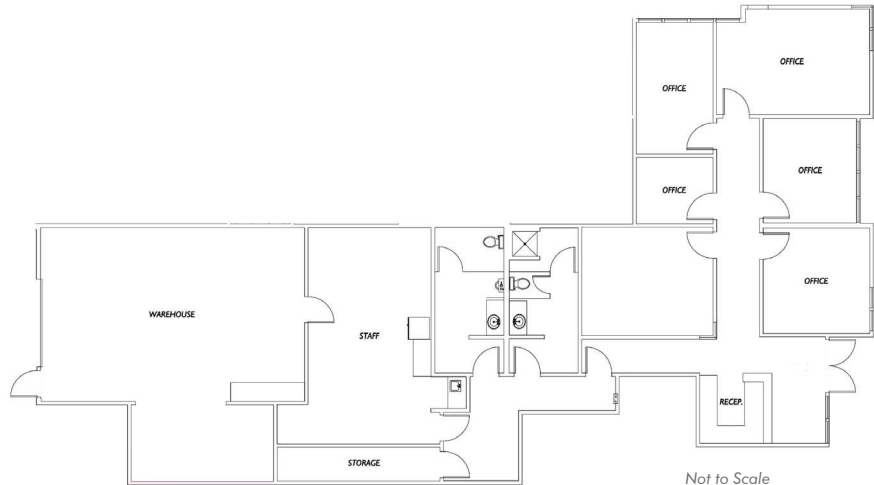
## FLOOR PLAN BLDG A2 ±2,130 RSF



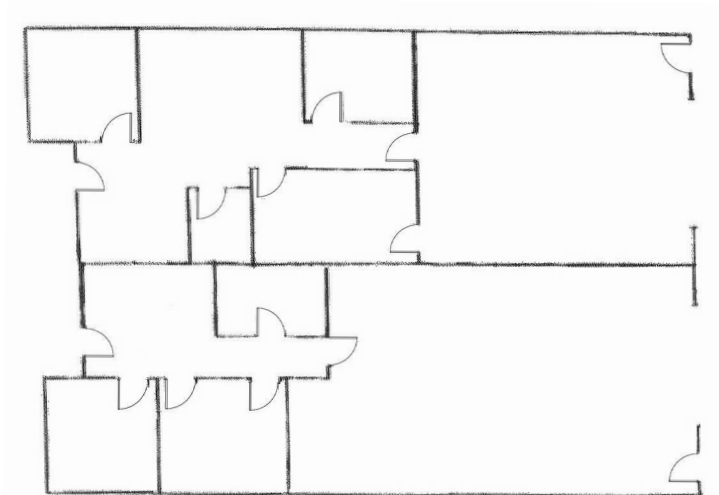
Not to Scale



## FLOOR PLAN BLDG A2 ±3,137 RSF



Not to Scale



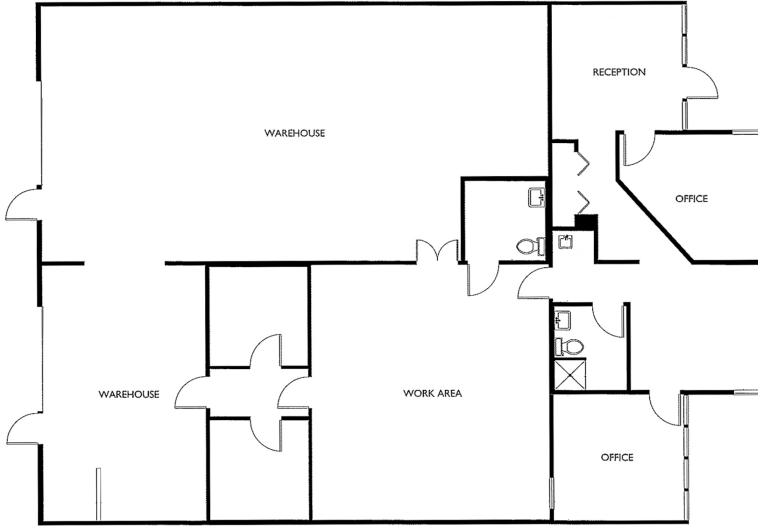
## FLOOR PLAN BLDG A2 ±3,800 RSF

Not to Scale





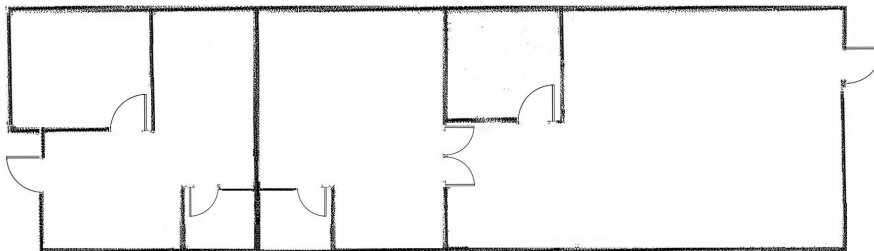
**FLOOR PLAN**  
**BLDG B2 ±3,500 RSF**



Not to Scale



**FLOOR PLAN**  
**BLDG B4 ±2,150 RSF**



Not to Scale



Not to Scale

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## AVAILABILITIES

Building	Address	Total (±RSF)	Office/Warehouse (±RSF)	Year 1 Base Rent/Mo	NNN	Base Rate +NNN Total	Availability
A2	12521 131st Court NE	3,800	1,760/2,040	\$4,530.00	\$1,330.00	\$5,860.00	March 1, 2018
A2	12531 131st Court NE	3,137	1,845/1,292	\$4,145.00	\$1,097.95	\$5,242.95	March 1, 2018
A2	13029 131st Court NE	2,130	1,260/870	\$2,780.00	\$745.50	\$3,525.50	Now
B2	12911 NE 126th Place	3,500	1,600/1,900	\$4,260.00	\$1,225.00	\$5,485.00	30 days notice
B4	12809 NE 126th Place	2,150	1,150/1,000	\$2,700.00	\$752.50	\$3,452.50	March 1, 2018

Note: Triple Net operating expenses estimated at \$0.35/RSF/Month



## CONTACT US

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