



NEW TOTEM LAKE MIXED-USE MEDICAL/OFFICE DEVELOPMENT
BREAKING GROUND SPRING 2024



NEWMARK



MAINSTREET
PROPERTY GROUP LLC



Adjacent Medical Office / Office Courtyard

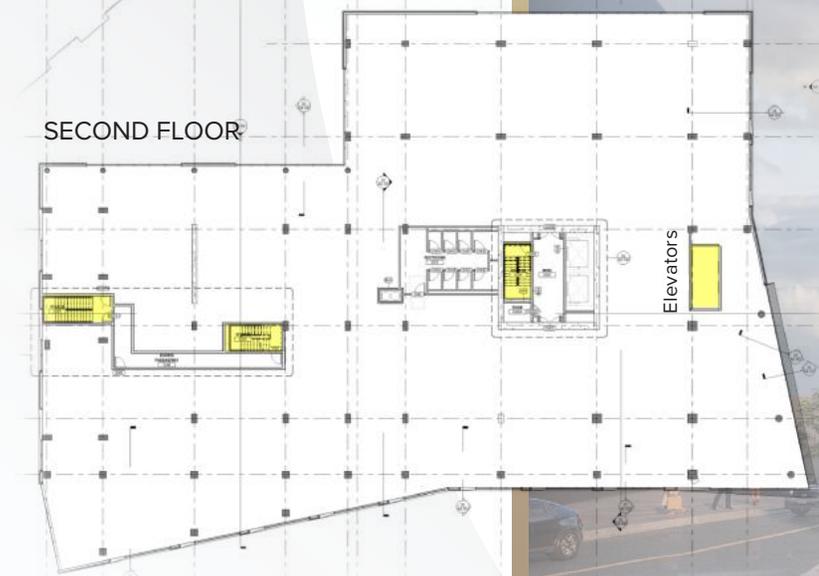
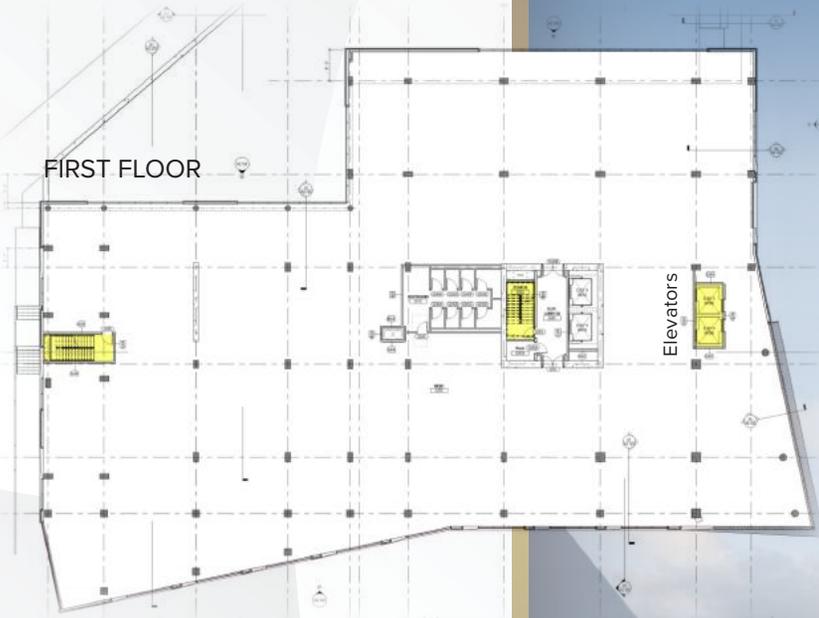


ADDRESSES	12707 120th Avenue NE, Kirkland, WA 11919 NE 128th Street, Kirkland, WA
SQUARE FOOTAGE	±50,000 square feet on two floors, each ±\$25,000 square feet with both single and multi-tenant options per floor
FLOOR TO FLOOR HEIGHT	14' – 8"
WINDOWS	11' – 6" floor to head mullion, designed to accommodate tenant-added operable windows
CONSTRUCTION TYPE	Type 1A. Parking structure is concrete slabs and concrete columns Commercial space is reinforced concrete floor + ceiling with concrete columns
ELECTRICAL	Total electrical service capacity = 37,500A at 480V / 3 phase electrical Designed at approx. 24 w/SF Capacity for tenant-added backup power
HVAC	Designed at 1 ton per 350 square feet
ELEVATORS	Two (2) dedicated gurney sized elevators exclusive to commercial tenants, not shared with residential portion
PARKING	Secured structured parking, both unreserved and reserved stalls, available on-site
TRANSIT ACCESS	Adjacent to Totem Lake Transit Center and nearby Kingsgate Park & Ride, accessible from all major park & ride hubs around the Puget Sound
SECURITY	Secure garage with access control system throughout
AMENITIES	Dedicated bike access with secured storage in the garage and commercial lobby for tenants
RETAIL	Adjacent to the new Village at Totem Lake with 400,000 square feet of new retail, restaurants and outdoor community spaces (www.thevillageattotemlake.com)



±50,000 SF

MEDICAL OFFICE
/COMMERCIAL OFFICE SPACE



IMMEDIATE NEIGHBORHOOD MAP

FOOD & GROCERY

203°F COFFEE CO.
BOK A BOK FRIED CHICKEN
CHIPOTLE
DON'T YELL AT ME
DUÉ CUCINA
HANOON
JOE'S BURGERS

KATI VEGAN THAI
MOD PIZZA
PANDA EXPRESS
PRESSED
SALT & STRAW
SERIOUS PIE
SHABUGEN

SILVERLAKE RAMEN
STACK 571 BURGER &
WHISKEY BAR
THE SWEETSIDE
TRADER JOE'S
UMIGAWA SUSHI
WHOLE FOODS

HEALTH & BEAUTY

ANTHONY VINCÉ NAIL SPA
DEKA LASH
LASERAWAY
LENSCRAFTERS

MADISON REED
MAYWEATHER BOXING
& FITNESS
ONE MEDICAL
PURE BARRE

RUDY'S BARBERSHOP
SEPHORA
ULTA BEAUTY
YUAN SPA

APPAREL & JEWELRY

ATHLETA
EVEREVE
LULULEMON

NORDSTROM RACK
PENDLETON
PURPOSE BOUTIQUE

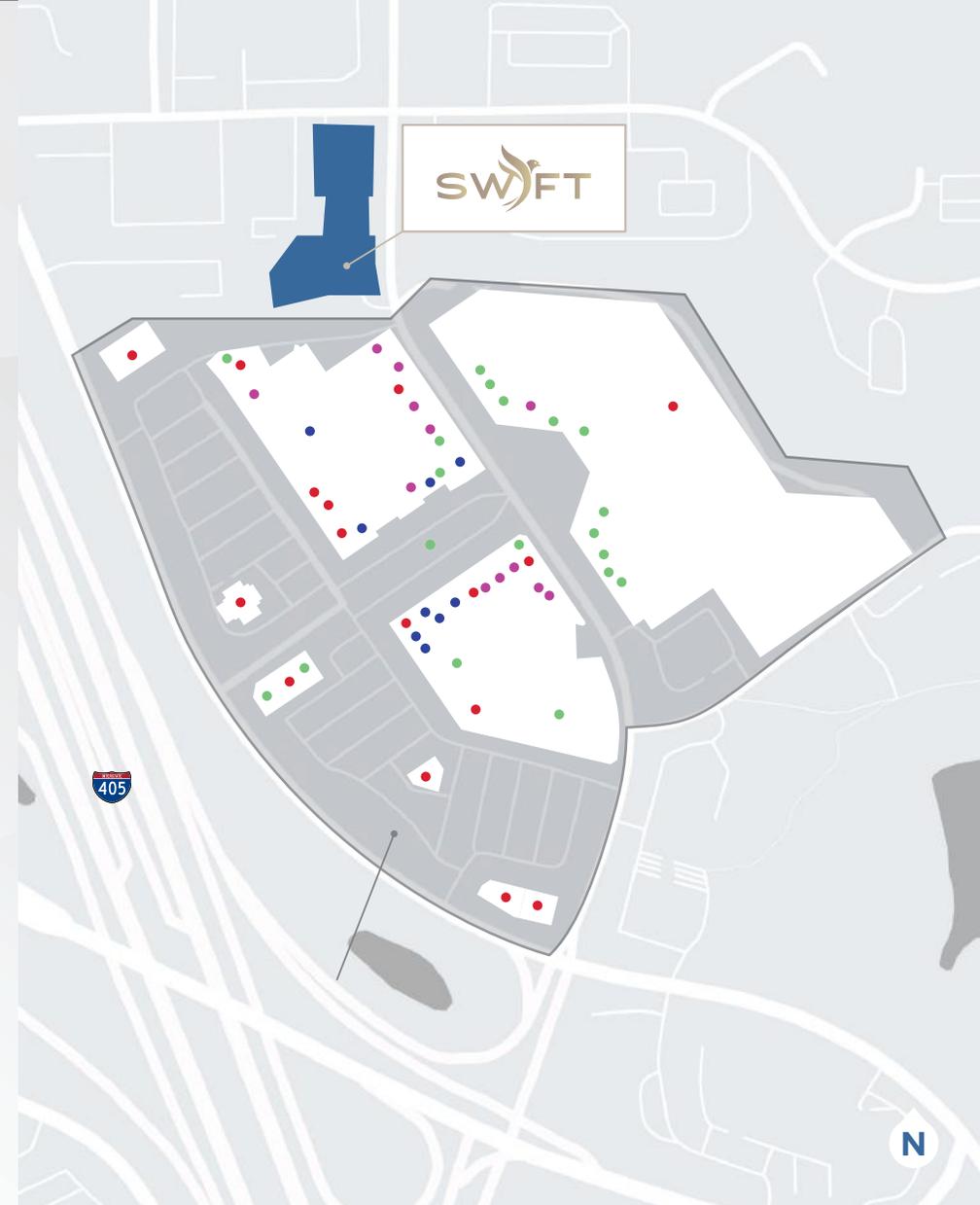
RION JEWELRY
ROSS
URBAN TREAD

SPECIALTY

ALL THE BEST PET CARE
AT&T
AUTOZONE
BARNES & NOBLE
KEY BANK
PURPLE SHOWROOM

THE SEATTLE BAKERY
SLEEP NUMBER
SNAPDOODLE TOYS &
GAMES
SWEET SERENITY PLANT &
FLOWER SHOP

T-MOBILE
VERIZON
WELLS FARGO
XFINITY
CINEMARK
SANDBOX VR



SWYFT - BY THE NUMBERS

WITHIN A THREE MILE RADIUS



8.56%

Projected population
growth from 2022-2027



\$769K

Home value 2022



\$152K

Average household
income 2022



57.98%

Population with a
Bachelor's degree or higher



Downtown Redmond

10 min 28 min



LAKE WASHINGTON
INSTITUTE OF TECHNOLOGY



Willows Road

10 min 20 min



Downtown Bellevue

14 min 28 min



Downtown Kirkland

6 min 20 min

CROSS KIRKLAND CORRIDOR



THE VILLAGE
AT TOTEM LAKE

EvergreenHealth



TOTEM LAKE TRANSIT CENTER



UNIVERSITY of WASHINGTON

Bothell Campus

6 min 20 min

KINGSGATE PARK & RIDE



CROSS KIRKLAND CORRIDOR

1. EvergreenHealth Emergency Department - Kirkland
2. EvergreenHealth Medical Center Kirkland
3. EvergreenHealth Midwifery Care
4. EvergreenHealth Hospice Care
5. EvergreenHealth Heart Care
6. EvergreenHealth Rehabilitation Services
7. EvergreenHealth General Neurology
8. Evergreen Cardiovascular Health and Wellness Center
9. The Foot and Ankle Center of Kirkland
10. EvergreenHealth Professional Center Pharmacy
11. Seattle Cancer Care Alliance at EvergreenHealth
12. EvergreenHealth Breastfeeding Center
13. Cardiac Care - Virginia Mason Kirkland
14. EvergreenHealth Weight Loss & Bariatric Care
15. EvergreenHealth Cardiac Rehabilitation
16. Proliance Eastside ENT: Kirkland
17. Integrative Foot & Ankle Centers of Washington
18. Bay Side Medical Clinic
19. Cascadia Oral & Facial Surgeons
20. Neurological Associates of WA
21. Madrona Dermatology
22. Totem Lake Pediatric Dentistry
23. Lund Orthodontics
24. Neal, Leonard, and Sorensen Implant, Facial, and Oral Surgery
25. Kirkland Kids Dentistry
26. Gentle Dental Kirkland
27. Beetham Dentistry
28. First Step Pediatric Therapy
29. Strother Dermatology
30. Kirkland Compounding Pharmacy
31. Professional Perio Partners
32. ProOrtho
33. Proliance Hand, Wrist & Elbow Physicians
34. Pediatrix Eye Care | Kirkland
35. The Everett Clinic Primary Care
36. Kirkland Endodontics
37. Advanced Dermatology Northwest
38. Evergreen Optical
39. EvergreenHealth Totem Lake Medical Plaza
40. EvergreenHealth Urgent Care - Totem Lake
41. ZoomCare



EvergreenHealth

SWIFT





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