

FOR SALE



Former Pathway Medical Technologies Building



Manufacturing/Assembly Space



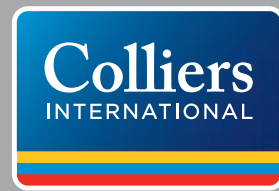
Conference Room



Open Office Space

ACQUISITION OPPORTUNITY

51,680 SF OFFICE/MANUFACTURING BUILDING | 10801 120TH AVENUE NE, KIRKLAND, WA 98033





Colliers International is pleased to offer a unique opportunity to acquire a single occupancy office technology building located in Kirkland, WA.

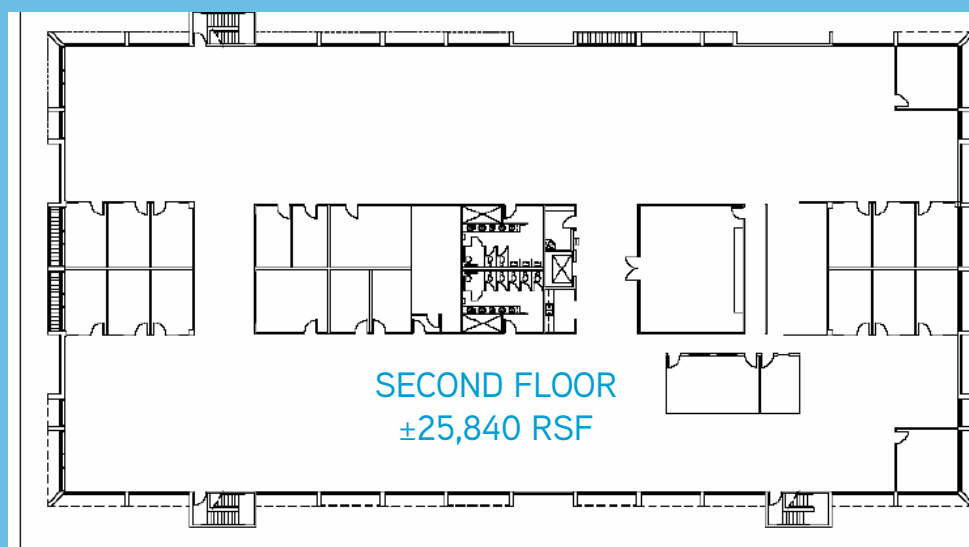
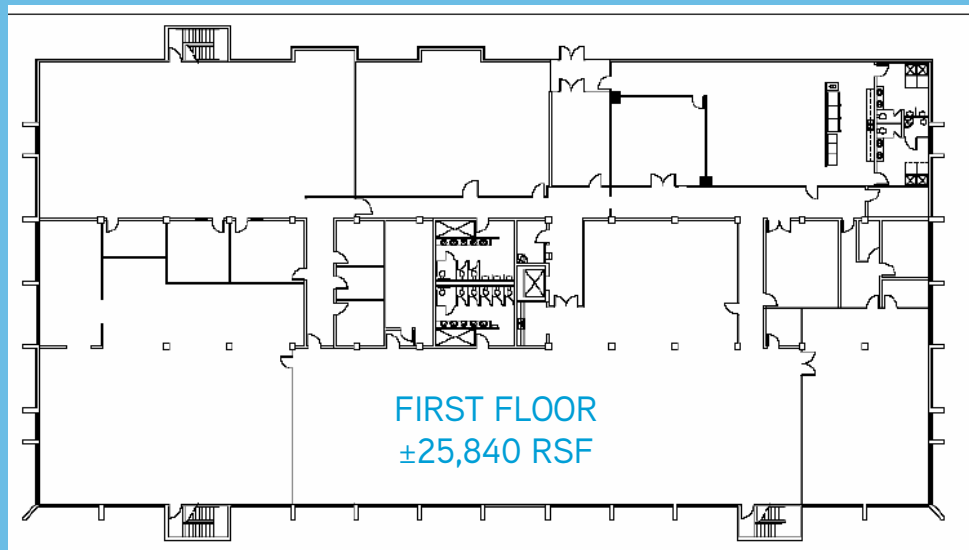
The offering consists of a two-story office building located in the Kirkland submarket with excellent proximity to Bellevue's CBD, Microsoft World Headquarters, Redmond, Kirkland, and Seattle.

The property has excellent access to and visibility from I-405, efficient floor plates, campus-like setting and abundant surface parking.

BUILDING INFORMATION

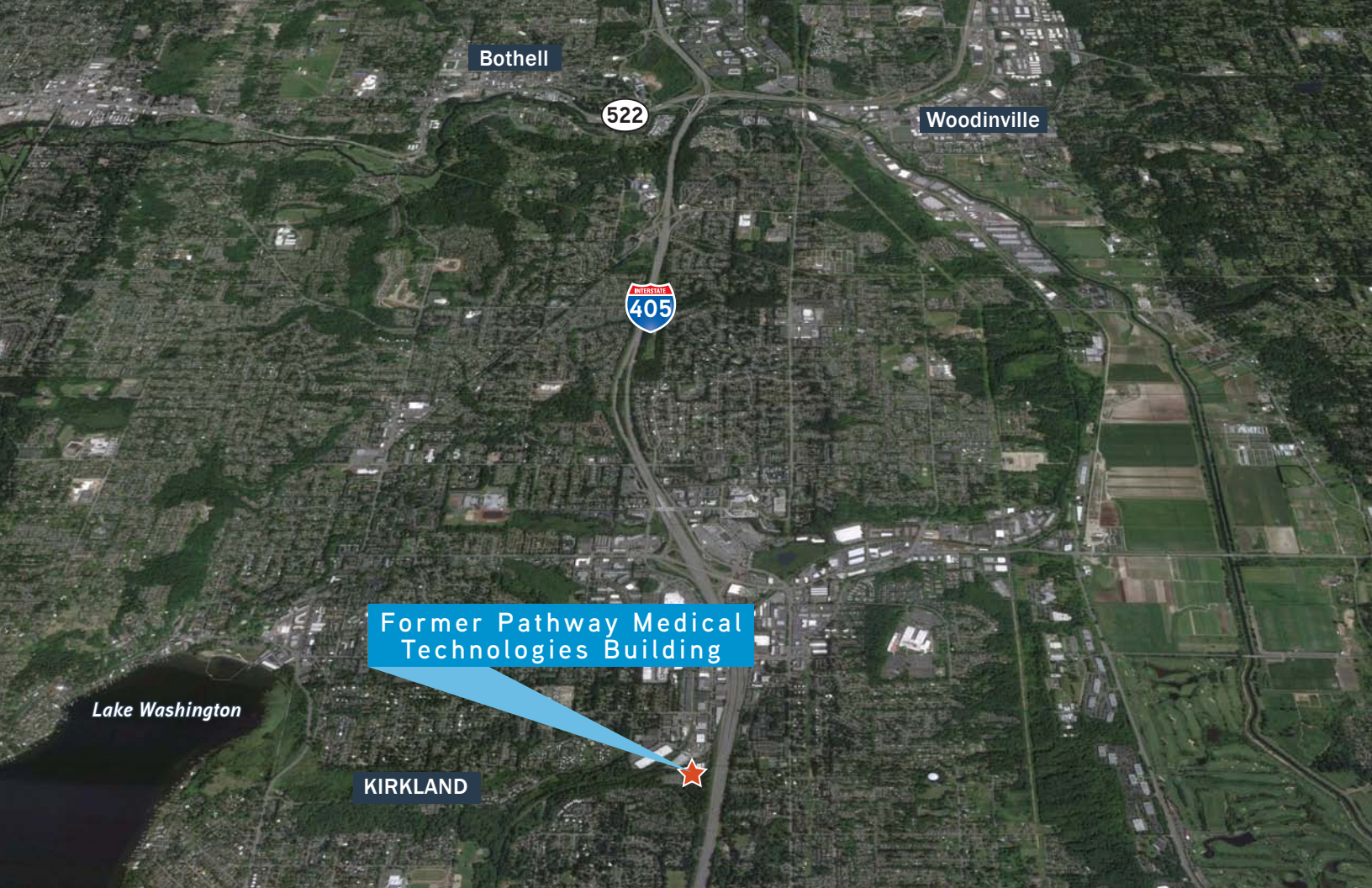
ADDRESS	10801 120th Avenue NE, Kirkland, WA 98033
SIZE	Approximately 51,680 rentable square foot building on approximately 7.66 acres
FLOORS	Two floors
AGE	Built in 1983, and fully remodeled in 2007
DESIGN	Timeless design and quality construction
FLOOR PLATES	Two (2) approximate 25,840 square foot floor plates
LOCATION & ACCESS	An ideal location in Kirkland with excellent visibility and exposure from I-405 and immediate access from 116th Avenue NE and 124th Avenue NE exits
PARKING	Above market 4.5 stalls per 1,000 rentable square feet parking ratio
EXTERIOR WALLS	Tilt-up concrete walls with Exterior Instillation Finish Systems (EIFS)
MECHANICAL	Two roof top mammoth units with horizontal VAV distribution with digital controls
NEAR BY HOTELS	Marriott Kirkland & Baymont Inn
ATHLETIC FACILITY	Golds Gym within walking distance

FLOOR PLANS



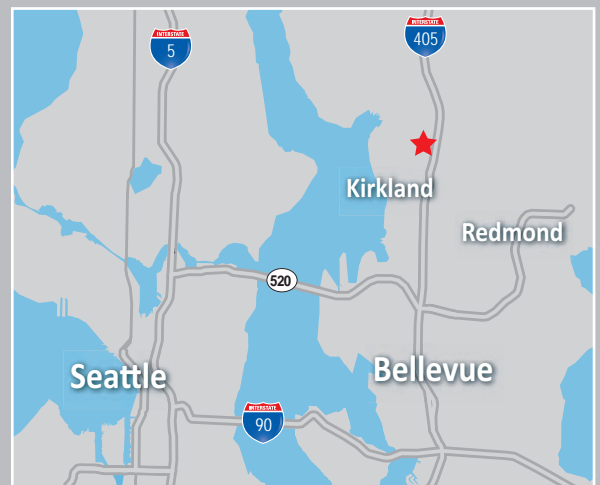
PROPERTY HIGHLIGHTS

- » Large block availability
- » Headquarter opportunity for owner/user
- » Single-user building or divisible to accommodate multiple uses
- » Superior access to I-405 and SR-520
- » Prominent signage and visibility to I-405
- » Efficient floor plates
- » Campus-like setting
- » Above market (3.5/1,000) parking; single level surface stalls
- » Multiple ingress/egress options from 116th Avenue NE & 124th Avenue NE exits off of I-405
- » Class 100K and ISO lab area
- » First floor manufacturing/assembly/warehouse space
- » Second floor interior private office and exterior open space
- » Abundance of natural light throughout
- » The Burlington Northern Railroad – running just west of the property – will be redeveloped into a regional trail and pedestrian transit system
- » City of Kirkland = No B&O Tax
- » Turn-key medical device, manufacturing facility with heavy power/excess air handlers by McQuay
- » Priced well below replacement value at \$8,750,000 or \$169.00/SF



MARKET HIGHLIGHTS

- » The Puget Sound region continues to be one of the top performing markets in the U.S. throughout the economic recovery with unemployment levels just below 4 percent, one of the lowest in the country. With job growth expected to increase 2.8 percent in 2013 the region is bound to remain competitive with strong and expanding tech and aerospace industry.
- » The Property is located in the Kirkland area of the 520 corridor, the key link between Seattle and the Microsoft campus. Located on the main arterial between downtown Bellevue and Kirkland. The property enjoys close proximity to both executive and knowledge worker housing.
- » With rapidly rising rents in the area, this building presents a unique opportunity to lock in occupancy costs for the long term.



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SERVICE & AMENITIES MAP

RESTAURANTS

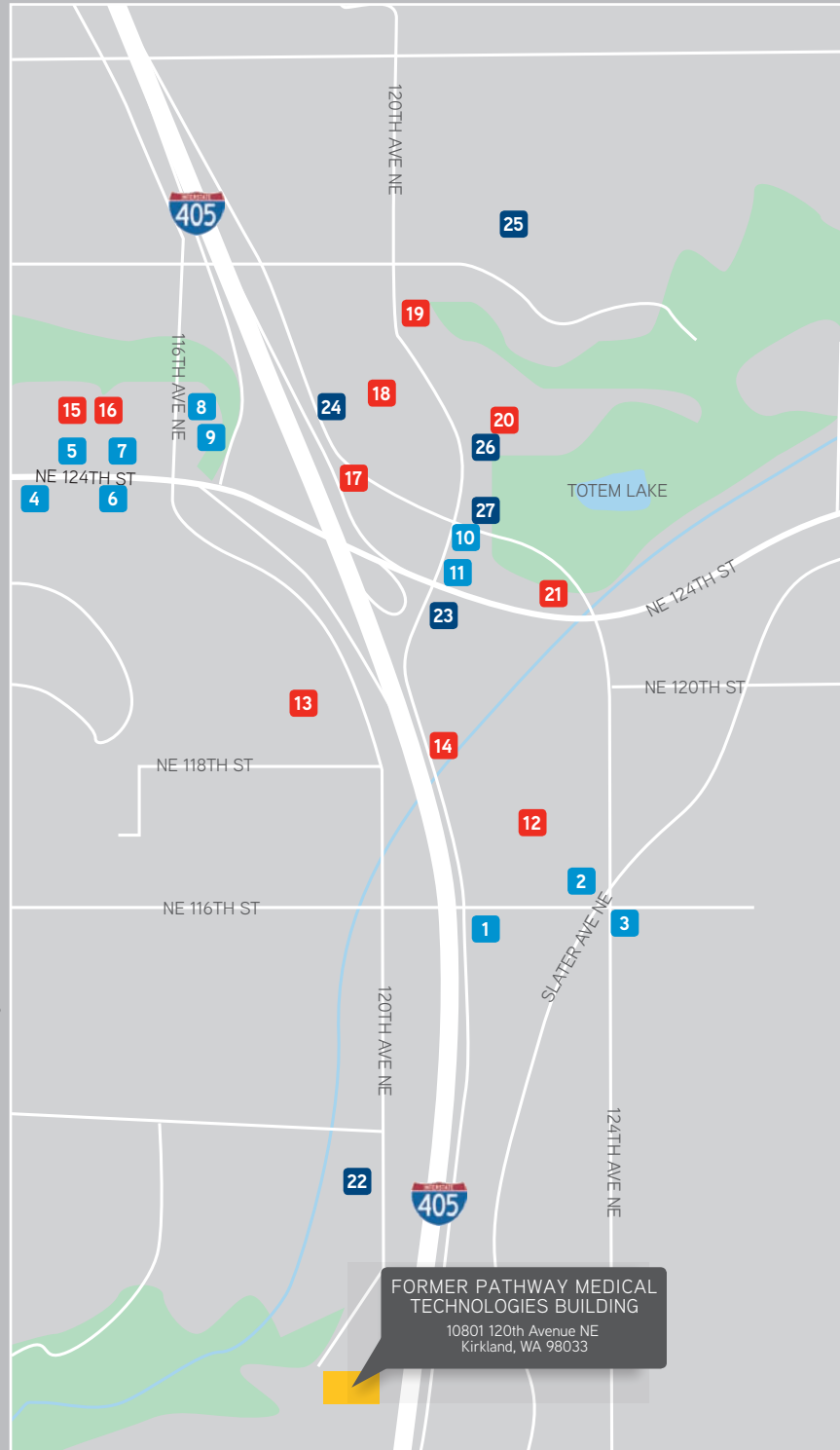
- 1 Shari's Restaurant
- 2 Subway
- 3 Jack in the Box
- 4 Olive Garden
- 5 Starbucks
- 6 Azteca
- 7 Burger King
- 8 McDonald's
- 9 Taco Time
- 10 Pizza Hut
- 11 Denny's

RETAIL

- 12 Dania
- 13 Fred Meyer
- 14 Office Max
- 15 Value Village
- 16 Totem Lake West Shopping Center
- 17 Radio Shack
- 18 Totem Lake Mall
- 19 Trader Joe's
- 20 Big 5 Sporting Goods
- 21 RiteAid

SERVICES

- 22 Gold's Gym
- 23 LA Fitness
- 24 KeyBank
- 25 Evergreen Hospital Medical Center
- 26 Chase Bank
- 27 Bank of America



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