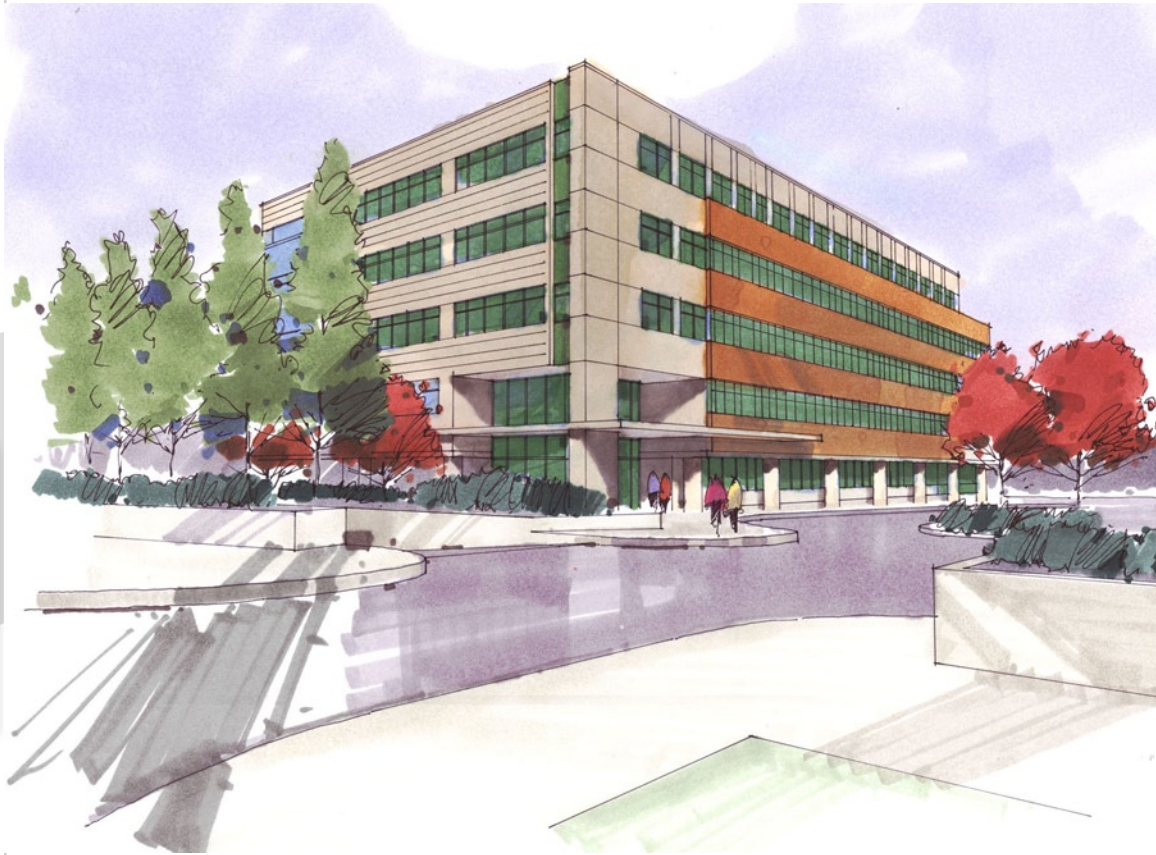


# DeYOUNG PAVILION

12039 NE 128<sup>TH</sup> STREET | KIRKLAND, WASHINGTON

## MEDICAL OFFICE SPACE FOR LEASE

Eastside medical office space under construction. Late 2008 completion



For information, contact:

**David Young**

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CB Richard Ellis

110-110<sup>th</sup> Ave. NE | Suite 100

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F 425.462.6966

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### HIGHLIGHTS

- ±1,500–45,000 SF
- Lease rate \$30.00/SF/NNN
- New construction allows for flexible suite configuration.
- Centrally located at Totem Lake on the Evergreen Healthcare Campus
- Convenient I-405 access
- Gateway to medical community
- Exterior building signage available
- Parking: Four stalls per 1,000 SF leased; separate physician and patient parking
- Metro/Sound Transit Transfer Station on-site



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### Newly Constructed Building With Expanded Infrastructure

- Class A finishes throughout
- HVAC capacity for an average of one person/100 sq. ft.
- Electrical capacity for up to 21 W per sq. ft.
- Structural load for up to 300 lbs per sq. ft.
- Ample plumbing for medical office build out
- Upgraded communications infrastructure
- Building card key security access with provisions for interior system
- State-of-the-art fire/life safety system

### Convenient Parking

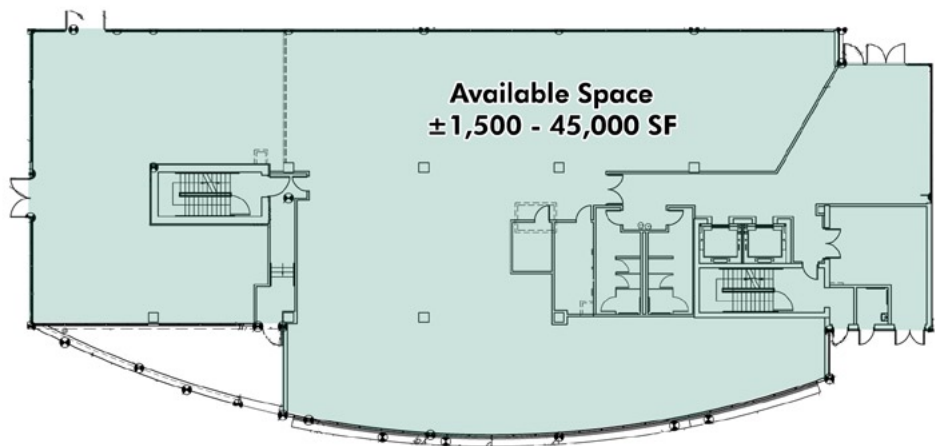
- Four parking spaces per 1,000 sq. ft. leased
- Reserved, non-reserved, and visitor parking stalls
- Two garage entrances with separate private and public access points
- Direct elevator access from parking garage to medical offices
- Private parking for physicians

### Central Location and Quick I-405 Access

- Located just off I-405
- Within walking distance to Evergreen Hospital
- Metro/Sound Transit buses serve vicinity

### Desirable Amenities for Physicians, Patients and Staff

- Across the street from Evergreen Hospital
- Pharmacy and restaurant opportunities available
- Shopping and banking within immediate vicinity



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