



WALLACE
PROPERTIES

330 112th Ave NE
Bellevue, WA 98004
425-455-9976
www.wallaceproperties.com

For Lease: Dental/Medical Space

Inglewood Professional Center | 7317-7311 NE 141st Street | Kirkland, WA 98034

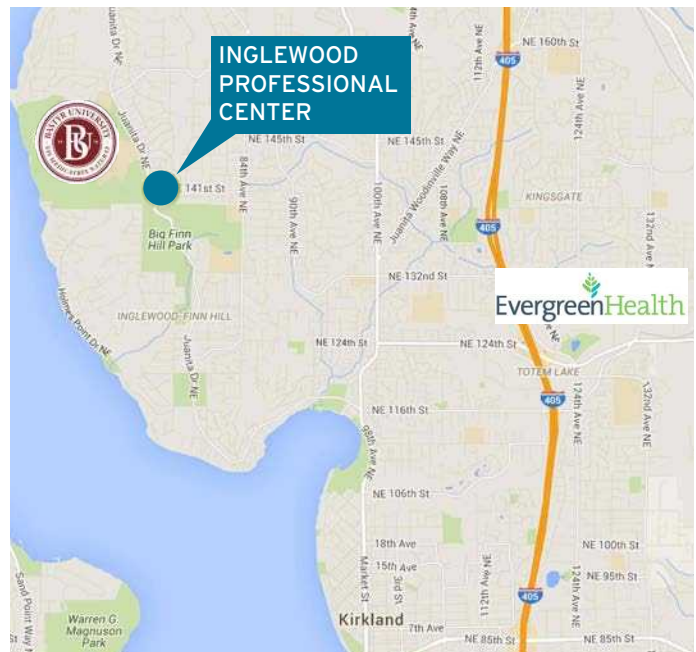
**\$50 gift card available for lease proposal. \$2,500 broker bonus for executed 5 year lease, \$5,000 bonus for executed 10 year lease.*



Inglewood Professional Center is a multi-tenant medical/dental park located near the Bastyr University Campus in Kirkland. The Center consists of 4 buildings occupied by eight medical/dental practices, serving north Kirkland, Bothell, Woodinville and the areas of Juanita, Kenmore and Lake Forest Park. Inglewood Professional Center is well-located on a highly visible corner across from a community shopping center anchored by QFC and Bartell Drugs.

FEATURES

- Suite 7317 NE 141st Street, Kirkland, WA
- 1,800 RSF
- Asking Rate: \$24.00/RSF, NNN
- Est. 2018 Operating Expenses: \$9.24/RSF
- Utilities: In addition to operating expenses, tenant pays for its prorated share of water/sewer. The suite is separately metered for electricity - tenant pays utility company directly.
- On-site parking at 5 stalls per 1,000 SF at no charge. Additional parking for staff has been reserved across the street for additional monthly fee.
- This is only the 2nd vacancy in 25 years in this highly successful center
- Other tenants include; general dentistry, eye & vision care, family medicine, physical therapy, and dental lab



For more information, please contact:

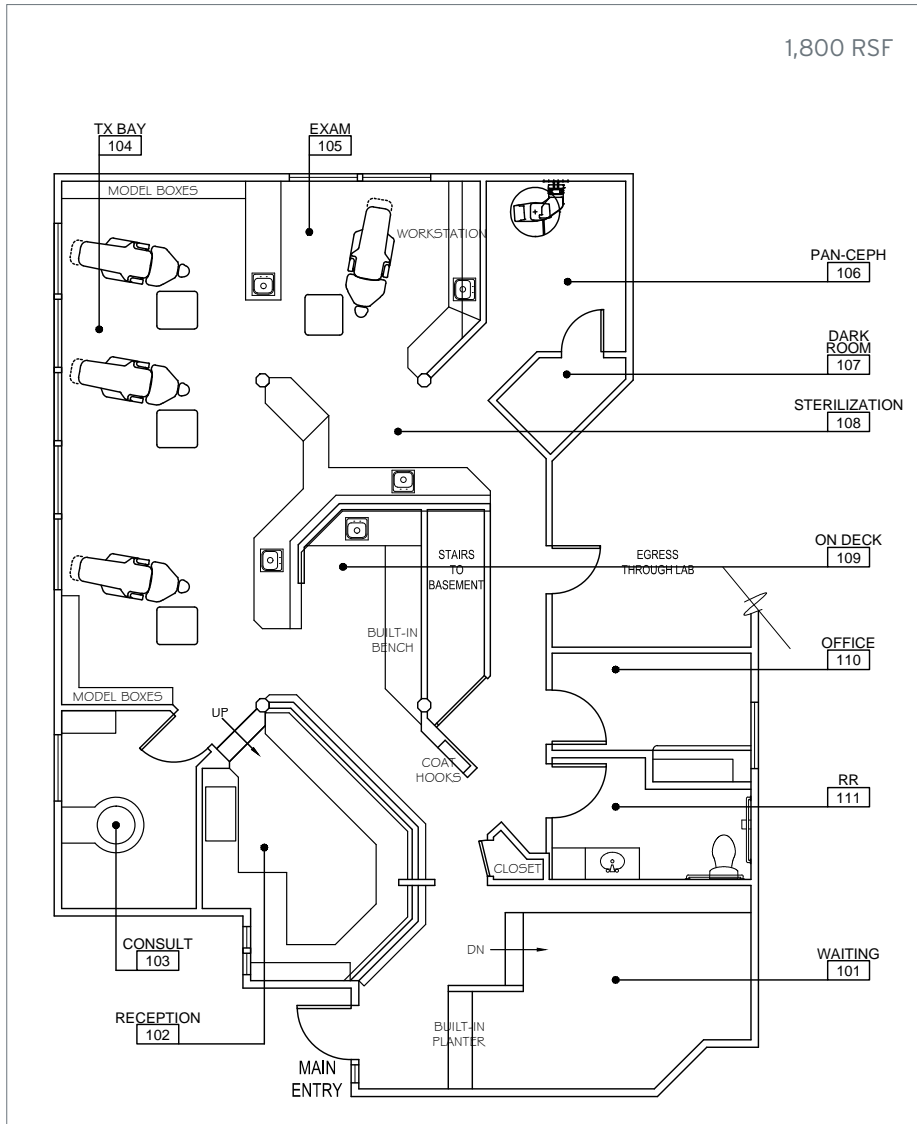
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Space features high ceilings, lots of natural light in a park-like setting.



This fully-fixture dental office was designed by Officeraps, Inc. Interior Design, for general dentistry or orthodontics, accommodating 4 to 5 patient chairs in an open concept with separate rooms for imaging and private consultation. The space plan can be re-designed to accommodate closed operatories and can serve a number of different uses.

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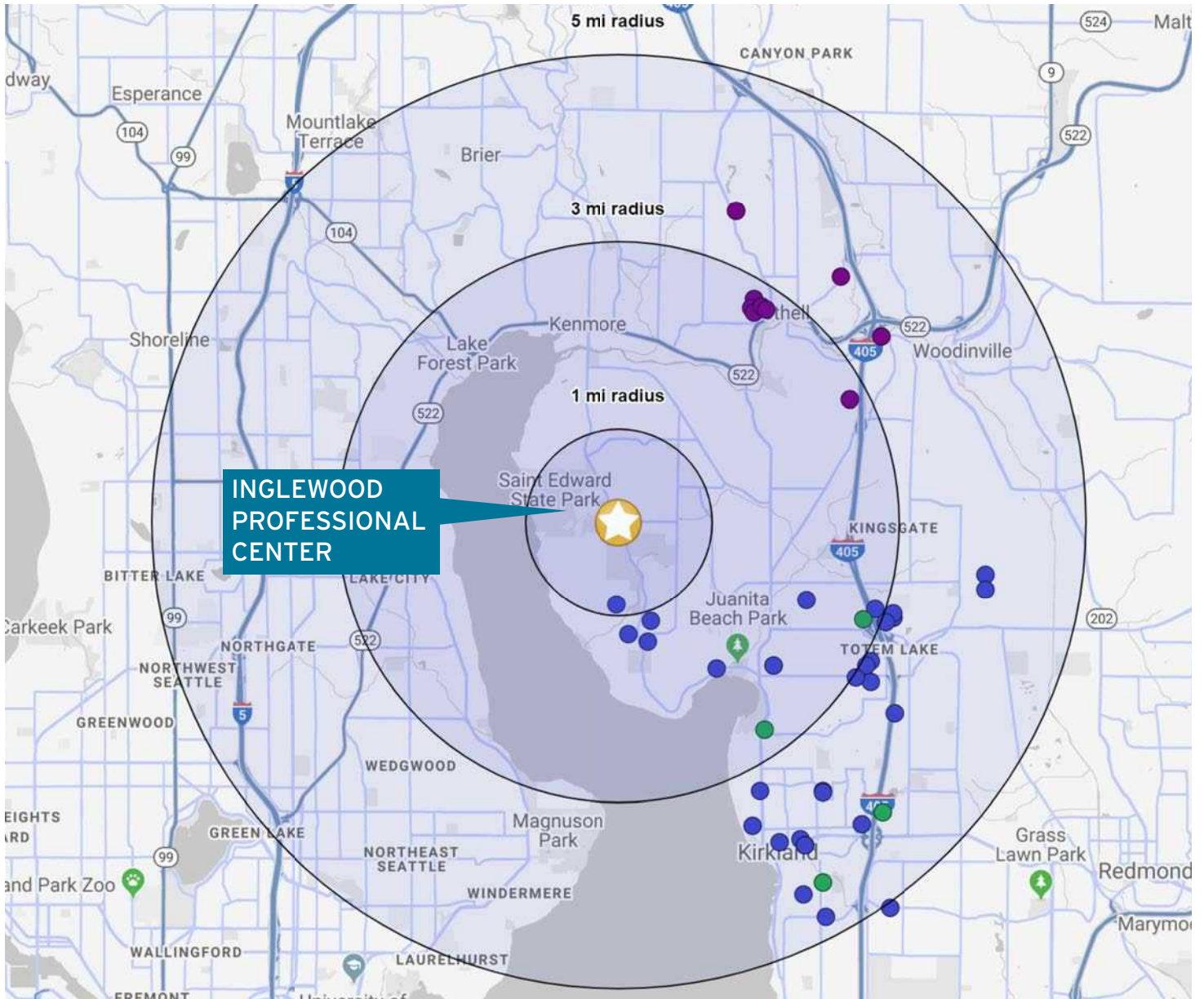
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Local Development Projects



Ideally located in the expanding north Kirkland area, Inglewood Professional Center serves countless new families and employees moving into this high-income community. Surrounded by friendly, welcoming neighborhoods, the Center benefits from the construction of exciting new multi-family apartment communities and commercial buildings that are attracting upscale retailers, restaurants, financial services and grocery stores.

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Inglewood Professional Center is located on a busy intersection along a main arterial commuter route. Traffic counts along Juanita Drive NE and NE 141st Street are approximately 15,000 cars per day.



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Demographics				
		1 Mile	3 Miles	5 Miles
POPULATION	2018 Estimated Population	18,365	104,173	269,221
	2023 Projected Population	19,597	111,124	287,800
	2010 Census Population	16,551	92,535	236,831
	2000 Census Population	16,749	87,521	219,847
	Projected Annual Growth 2018 to 2023	1.3%	1.3%	1.4%
	Historical Annual Growth 2000 to 2018	0.5%	1.1%	1.2%
	2018 Median Age	36.7	37.3	38.5
HOUSEHOLDS	2018 Estimated Households	7,212	43,034	111,783
	2023 Projected Households	7,728	46,122	119,802
	2010 Census Households	6,517	38,143	98,148
	2000 Census Households	6,226	35,337	89,842
	Projected Annual Growth 2018 to 2023	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2018	0.9%	1.2%	1.4%
RACE/ETHNICITY	2018 Estimated White	73.6%	72.9%	72.1%
	2018 Estimated Black or African American	2.7%	2.7%	3.3%
	2018 Estimated Asian or Pacific Islander	13.6%	15.2%	16.4%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2018 Estimated Other Races	9.6%	8.7%	7.7%
	2018 Estimated Hispanic	9.4%	9.1%	7.8%
INCOME	2018 Estimated Average Household Income	\$133,754	\$137,882	\$146,007
	2018 Estimated Median Household Income	\$108,778	\$107,345	\$114,027
	2018 Estimated Per Capita Income	\$52,656	\$57,053	\$60,721
EDUCATION (Age 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.0%	1.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.4%	2.5%
	2018 Estimated High School Graduate	14.3%	12.8%	11.6%
	2018 Estimated Some College	21.1%	19.0%	17.6%
	2018 Estimated Associates Degree Only	9.0%	8.5%	8.0%
	2018 Estimated Bachelors Degree Only	34.4%	35.8%	34.7%
	2018 Estimated Graduate Degree	16.6%	19.4%	23.8%
BUSINESS	2018 Estimated Total Businesses	310	4,667	11,657
	2018 Estimated Total Employees	1,896	44,799	111,915
	2018 Estimated Employee Population per Business	6.1	9.6	9.6
	2018 Estimated Residential Population per Business	59.2	22.3	23.1

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