



**WESTLAKE**  
ASSOCIATES, INC.

# BOTHELL WAY OFFICE BUILDING

OWNER-OCCUPIER OFFICE

6270 NE BOTHELL WAY  
KENMORE, WA 98028



# 02

## SITE LOCATION





# 03 ASSET SUMMARY

## BOTHELL WAY OFFICE BUILDING

ADDRESS	6270 NE BOTHELL WAY KENMORE, WA 98028
COUNTY	King
MARKET	Bothell / Kenmore
STYLE	Office Building
APN#	794630-0325
ZONING	UC (Urban Corridor)
LOT SIZE	6,118 SF   0.14 AC
YEAR BUILT	1963
# OF BUILDINGS	1
# OF FLOORS	1
BUILDING SF	1,457 SF
CONSTRUCTION	Masonry
ROOF	Flat
PARKING	7 Surface Spaces
PARKING RATIO	4.80 / 1,000 SF
TRAFFIC COUNT	49,000 VPD



PRICE: \$800,000



# 04 OFFERING HIGHLIGHTS



## OWNER-OCCUPIER OPPORTUNITY

- Price: \$800,000
- Building is 1,457 Square Feet
- \$549 / Sq Ft
- Occupied through August 31, 2023
- Corner Lot Located on NE Bothell Way
- On-Site Parking
- Great Pylon Signage
- Urban Corridor Zoning



## CLOSE PROXIMITY TO AMENITIES

- Blocks to Downtown Kenmore
- 3 Miles to Downtown Bothell
- Lake Washington Views
- Across from Kenmore Air & North Lake Marina



Westlake Associates, Inc. is excited to present the Office Building on NE Bothell Way for sale.







58 STARS

Travel enlightened

Travel enlightened

6270







# SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY



## SCHOOLS AND SERVICES

- Kenmore Air
- North Lake Marina
- Harbour Village Marina
- Log Boom Park
- Kenmore Elementary
- Kenmore Middle School
- Inglewood Golf Club
- Bothell High School
- Saint Edward State Park



## RETAIL

- Third Place Books
- Safeway
- Albertsons
- Town Market
- All the Best Pet Care
- Grocery Outlet
- Kenmore Camera
- Micro Homebrew
- Les Schwab Tire
- Seattle Water Sports/Ski



## FOOD AND DRINK

- Pho House Deli
- Jack in the Box
- Savage Moose Sports Pub
- Buddha Bruddah
- Acapulco Fresh Mexican
- Kidd Valley
- Pagliacci Pizza
- Jimmy John's
- Stoup Brewing
- Ichiban Teriyaki
- Taco Time NW
- Dolce Vita Espresso
- Diva Espresso
- Zeeks Pizza
- Domino's Pizza
- North Shore Pub
- Lake Forest Bar & Grill
- Honey Bear Bakery
- MOD Pizza
- Cairn Brewing

## POPULATION

	1-MILE	3-MILE	5-MILE
Total Population	12,310	111,257	365,515
Growth 2022 - 2027 (est.)	0.73%	1.09%	1.79%
Median Age	39.6	40.4	39.4

## HOUSEHOLDS & INCOME

	1-MILE	3-MILE	5-MILE
Total Households	5,089	44,253	149,190
Median HH Income	\$115,319	\$114,212	\$102,511
Renter Occupied Housing	35.95%	30.47%	39.40%

# 08

## KENMORE

**JUST MINUTES FROM SEATTLE** and the Eastside, you can get to Kenmore from any place – whether by highway, seaplane, boat, or the Burke Gilman paved trail.

Kenmore is an urban community surrounded by the great outdoors, with family-friendly neighborhoods, an award-winning school district, quality services, and many cultural amenities. Yet, it is easy to hike in the woods, bike along Lake Washington, watch rare herons nest or put a kayak in the water. It also boasts lovely, new modern apartment/retail complexes, the Burke-Gilman biking and walking trail, and tasty craft breweries.

Local residents will tell you that Kenmore is truly the best place to live and work. A strong entrepreneurial spirit is at the core of the city. Kenmore is home to Bastyr University, the top natural medicine university and research institution in the U.S., and is the birthplace of many multi-generational business innovators, including Kenmore Camera and Kenmore Air. With a business-friendly city hall, accessible land, and no B & O tax, the city actively helps pioneering businesses soar without limits.

Bothell is located 25 mins northeast of Seattle, on the quaint and tranquil Sammamish River that connects Lake Washington and Lake Sammamish. It is home to the High Tech corridor of innovative technology companies, the University of Washington Bothell, and Cascadia College. With a population of approximately 43,000 it offers quiet family neighborhoods, bustling urban apartment centers, coffee houses and award-winning restaurants, a state-of-the-art theatre, beautiful parks, the famous paved Burke-Gilman Trail, and so much more.





# NE BOTHELL WAY OFFICE

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