



TOTEM LAKE | MARKET SNAPSHOT

Located at a literal and metaphorical crossroads, Totem Lake represents the largest and most significant redevelopment project in Kirkland history. Within the next several decades the area is expected to grow into one of the largest employment centers on the Eastside.

TALENT

14,800

Current
Totem Lake Jobs

20,600

Forecast Jobs
By 2030

4,700

Current
Totem Lake Residents

8,000

Forecast Residents
By 2030

Share of Population With at Least a Bachelor's Degree

- 54.9% | Totem Lake
- 58.3% | Kirkland
- 62.1% | Seattle
- 50.1% | King County

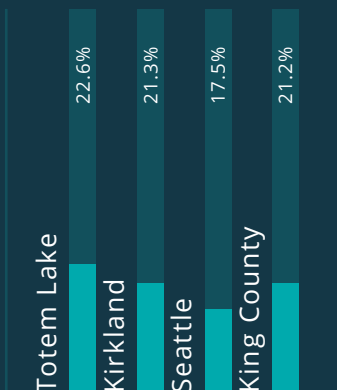
Population Median Age Range

- 34.2 | Totem Lake
- 40.8 | Kirkland
- 35.5 | Seattle
- 37.2 | King County

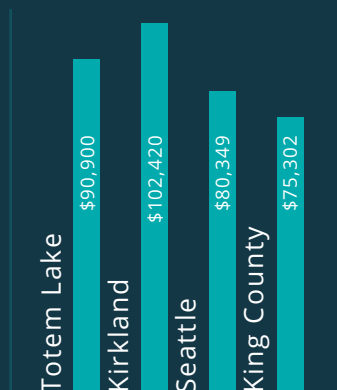
In Development

- ▶ Over 3,300 new housing units in development.
- ▶ 560,000 Square Feet of new commercial space in development.
- ▶ This includes nearly 150,000 Square Feet of new office space in development.
- ▶ Significant Public Investment underway in new transportation, environmental, and business infrastructure.

Foreign-Born Population



Median Household Income



Real Estate (Kirkland-wide)

Class A avg asking rate (\$/SF/yr): **\$36-42**
Class B avg asking rate (\$/SF/yr): **\$28-32**
Class C avg asking rate (\$/SF/yr): **\$26-30**
Total vacancy rate: **3.3%**
Net rentable area: **1.6 Million Square Feet**

Sites zoned for a variety of uses, including dense, urban mixed use development, office, and residential

Transportation in Totem Lake

Totem Lake Transit Center provides easy, frequent access, with service to downtown Bellevue, downtown Redmond, and downtown Seattle.

Sound Transit 3 will expand reliable, frequent (10-minute headway) bus rapid transit service along I-405 between Burien and Lynnwood, including a station at Totem Lake.

Eastside Rail Corridor will provide a non-motorized, grade-separated north-south rail trail between Renton and Woodinville.

The Cross-Kirkland Corridor, is the first open segment of the 42-mile Eastside Rail Corridor that connects Totem Lake along a 5.75-mile interim trail to Downtown Kirkland and Bellevue.

Easy access to Interstate 405 and State Route 520.

Clusters in Gaming, Aerospace, and Hardware/Software Engineering



Nabtesco



Major Institutions



LAKE WASHINGTON
INSTITUTE OF TECHNOLOGY



THE VILLAGE AT TOTEM LAKE

- ▶ An expansive, ambitious Reconstruction of the Totem Lake Mall and its 26-acre site, featuring a new, mixed-use urban concept and significant new public plaza space.
- ▶ Over 400,000 Square Feet of new commercial space, including Nordstrom Rack, Trader Joe's, Whole Foods Market, and between 60 and 80 additional food, entertainment, and retail tenants.
- ▶ Around 900 new apartment units.
- ▶ First phase scheduled to open in Early 2018, with second phase following about a year later.

▼ *Village at Totem Lake*



Contact Us

Is your company looking for a location with the talent and commercial space ecosystem to grow your company? Find it in the Innovation Triangle of Redmond, Bellevue and Kirkland Washington.

INNOVATIONTRIANGLE.US



Special thanks to the Port of Seattle for supporting the Innovation Triangle.