

# KIRKLAND

## Industrial / Manufacturing

### FOR SALE - The LUDWIN BUILDING

221 10th St South / Kirkland, WA. 98033

Offered @ :Un-Priced



Matthew Royal  
matthew@royalcommercialcorp.com  
royal commercial corp.  
611 Market Street | Suite 8  
Kirkland | WA 98033  
425 - 952 - 4000  
www.royalcommercialcorp.com



221 10th  
Street South  
Kirkland, WA.  
98033

# FOR SALE - The LUDWIN BUILDING



Matthew Ro  
matthew@royalcommercialcorp.  
royal commercial c  
611 Market Street | Su  
Kirkland | WA 98  
425 - 952 - 4  
www.royalcommercialcorp.

# Property Overview

- ◆ **Sale Price:** Unpriced
- ◆ **Parcel Number:** 12000-0396
- ◆ **Lot sqft:** 21,850 sqft
- ◆ **Buildings Total sqft:** 6,667 sqft
  - ◆ **Main Bldg:** 5,463 (3 bays)
  - ◆ **Annex:** 1,203 sqft (2 bays)
- ◆ **CURRENT LEASES:** ( Two (2) Tenants )
  - Main Bldg: Expiration Est. May 2027— 5,464 sqft
  - Annex : Expiration Est. May 2026— 1,203 sqft
- ◆ **Zoning:** Industrial / Light Manufacturing (494—LIT).  
Allows a wide variety of uses including day-care centers, breweries/  
wineries, contractor's office, office, general retail, automotive & marine  
repair/service, and wholesale uses (Table 40.20).
- ◆ **Built in 1970**, wood frame const, excellent condition.

221 10th  
Street South  
Kirkland, WA.  
98033

FOR SALE



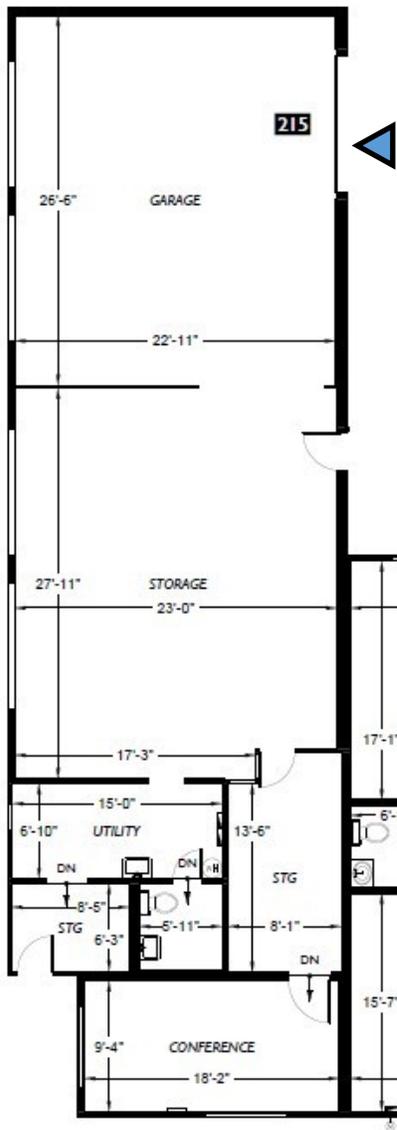
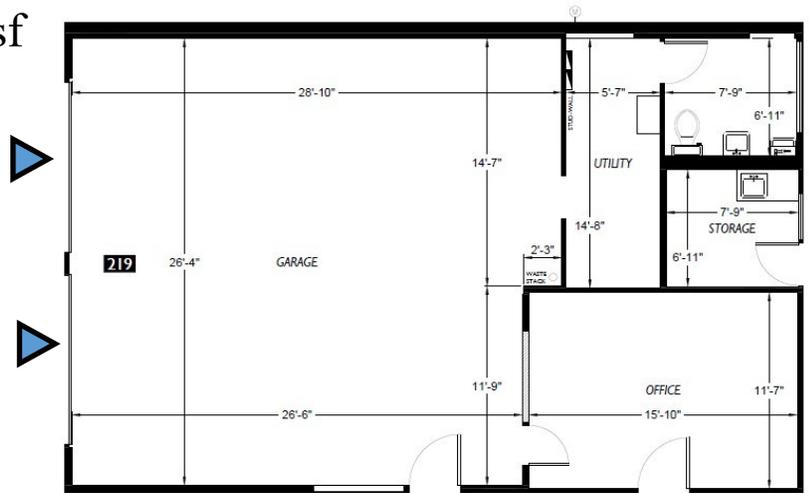
Matthew Royal:  
matthew@royalcommercialcorp.com

royal commercial corp.  
611 Market Street | Suite 8  
Kirkland | WA 98033  
425 - 952 - 4000  
www.royalcommercialcorp.com

# FOR SALE - The LUDWIN BUILDING

Office/Flex Annex- Total Sqft 1,203 rsf

Office— 375sf Flex— 828 sf



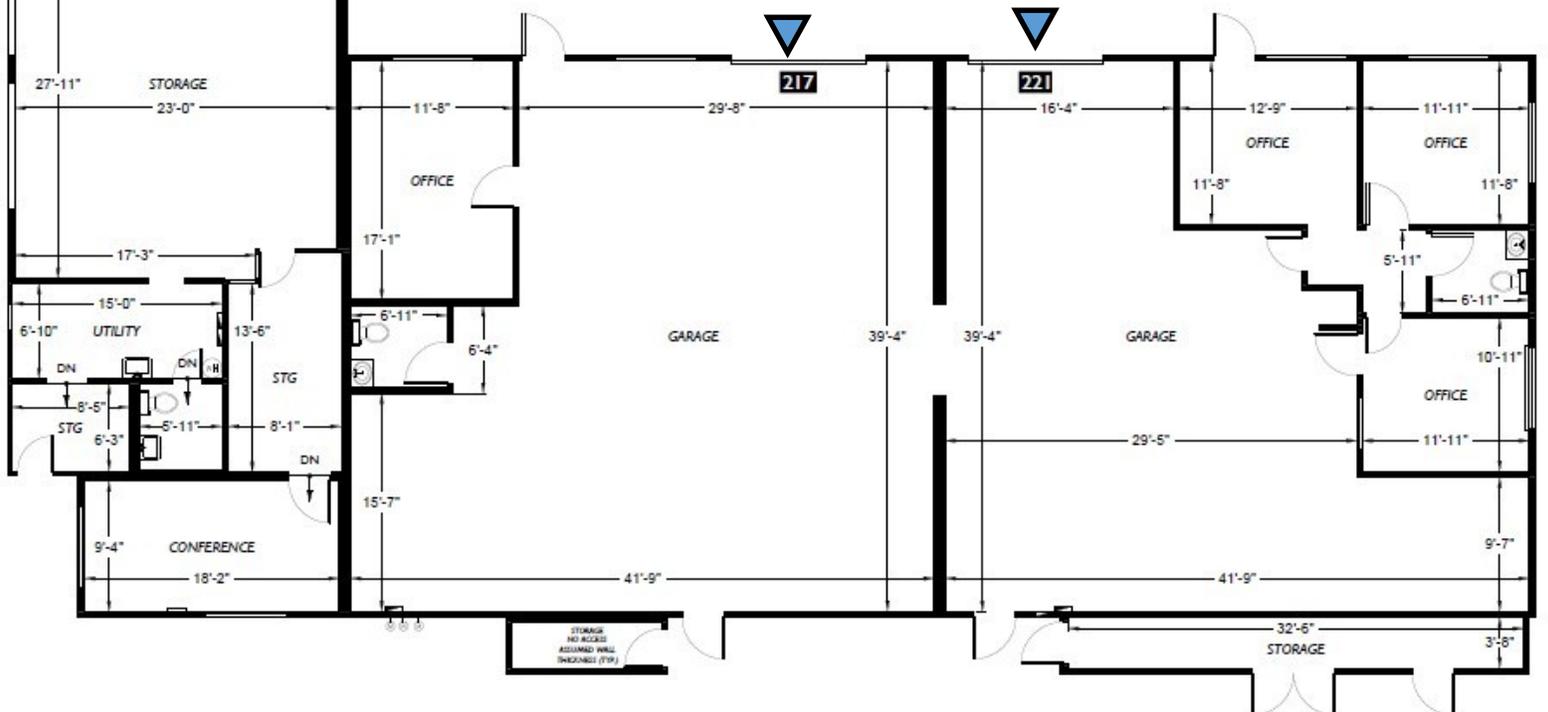
**Main Building Office/Flex — Total sqft 5,464**

Suite 215: 303sf/ Office—1,565sf Flex = 1,868 sf

Suite 217: 244 sf/Office—1,460 sf Flex = 1,704 sf

Suite 221: 423sf/Office—1,277sf/Flex = 1,700 sf

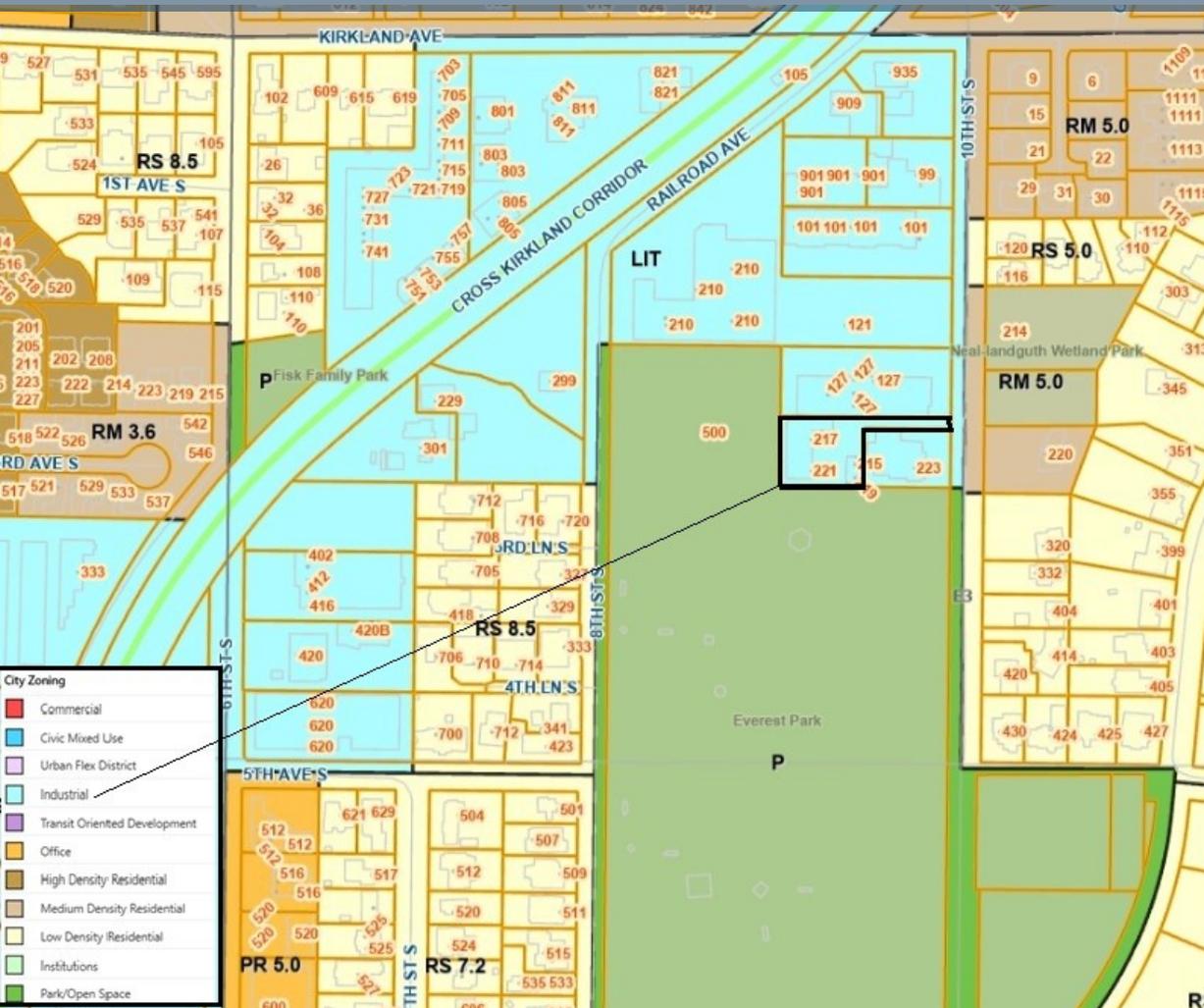
\* utility & storage = 192 sf\*



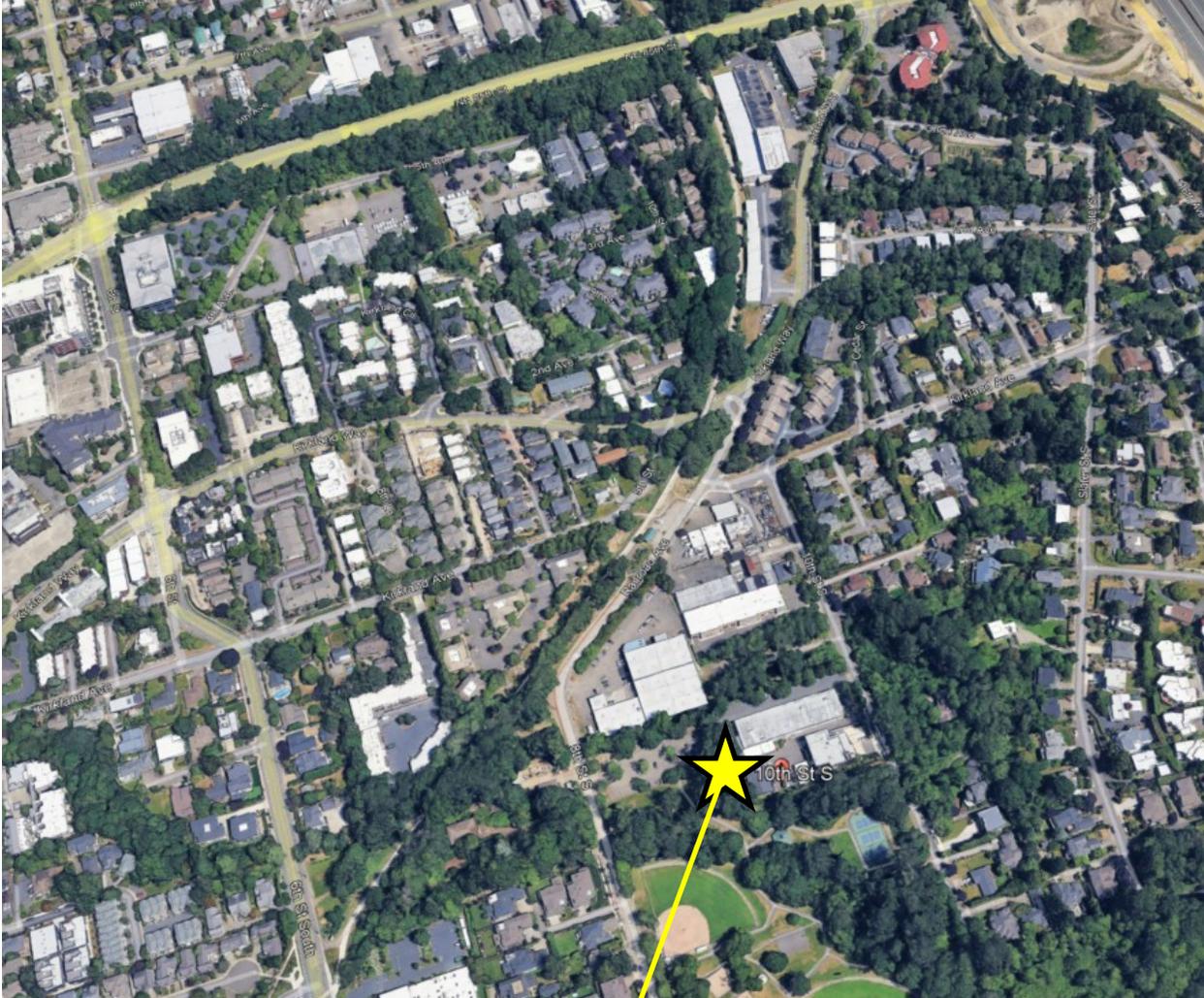


221 10th  
Street South  
Kirkland, WA.  
98033

# FOR SALE - The LUDWIN BUILDING

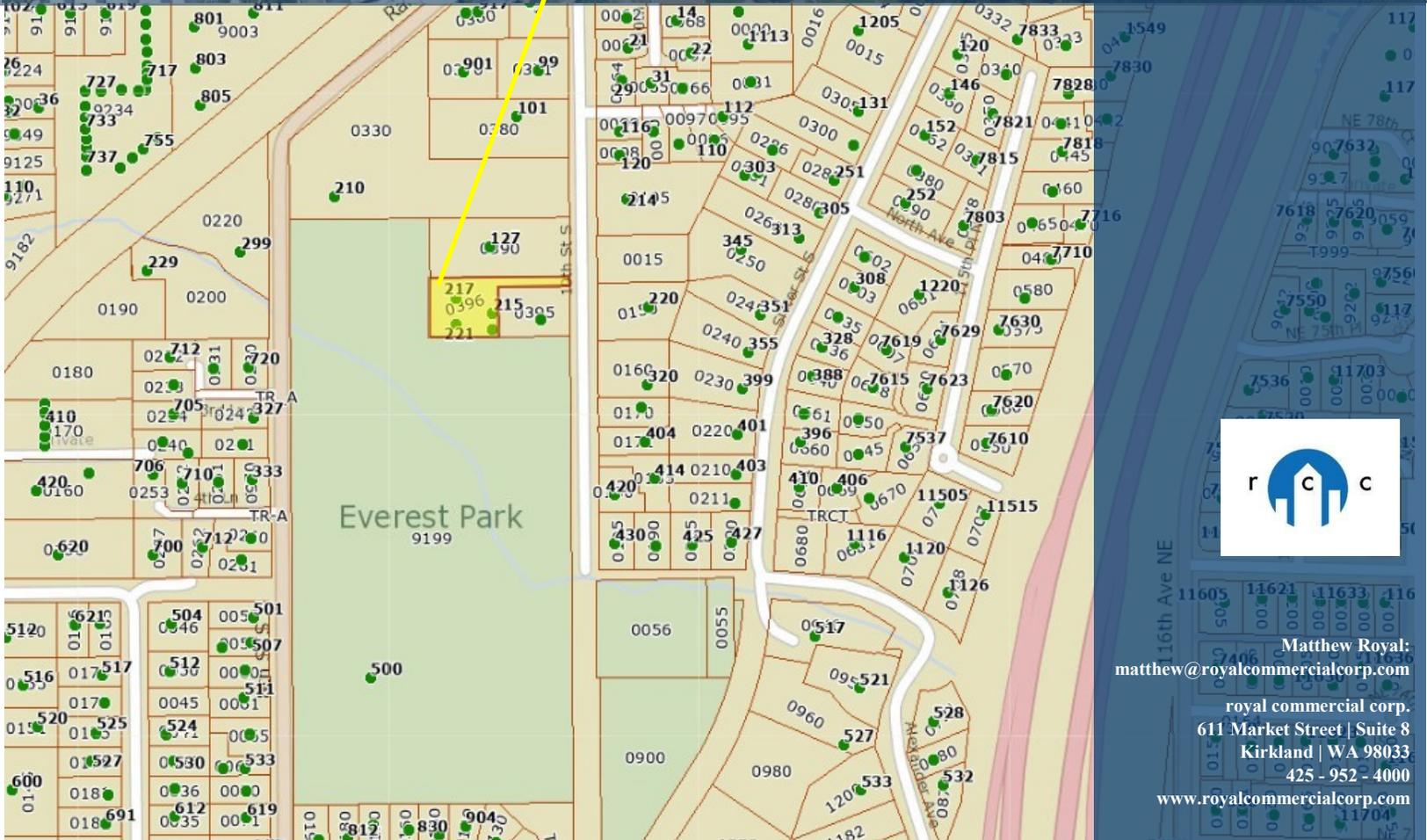


Matthew Royal:  
matthew@royalcommercialcorp.com  
royal commercial corp.  
611 Market Street | Suite 8  
Kirkland | WA 98033  
425 - 952 - 4000  
www.royalcommercialcorp.com



221 10th  
Street South  
Kirkland, WA.  
98033

# FOR SALE - The LUDWIN BUILDING



Matthew Royal:  
matthew@royalcommercialcorp.com  
royal commercial corp.  
611 Market Street | Suite 8  
Kirkland | WA 98033  
425 - 952 - 4000  
www.royalcommercialcorp.com