

FOR LEASE

EMERALD BUILDING

520

KIRKLAND WAY

Kirkland, WA 98033



AVAILABLE SPACE

- + Suite 103: 1,485 RSF
 - Available immediately
- + Suite 301: 2,280 - 2,763 RSF
 - Available with 120 days notice

RATE

- + \$32.50/SF, NNN
- + 2018 Est. OPEX: \$9.25/SF

HIGHLIGHTS

- + Premier downtown Kirkland location adjacent to the new Kirkland Urban live/work/play development project
- + Steps from QFC, Peter Kirk Park and Kirkland Transit Center
- + Shared 1st floor kitchen
- + 4/1,000 SF ratio including free covered parking
- + Convenient access to I-405



www.cbre.us/bellevue

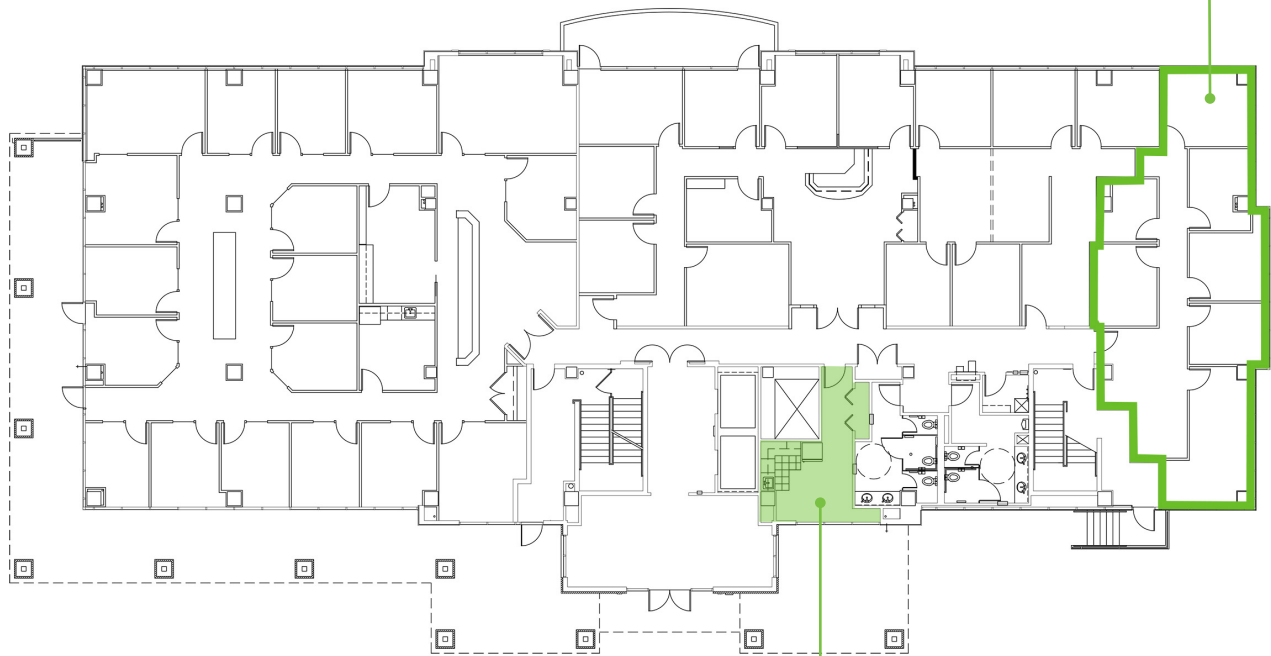
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FLOOR PLANS

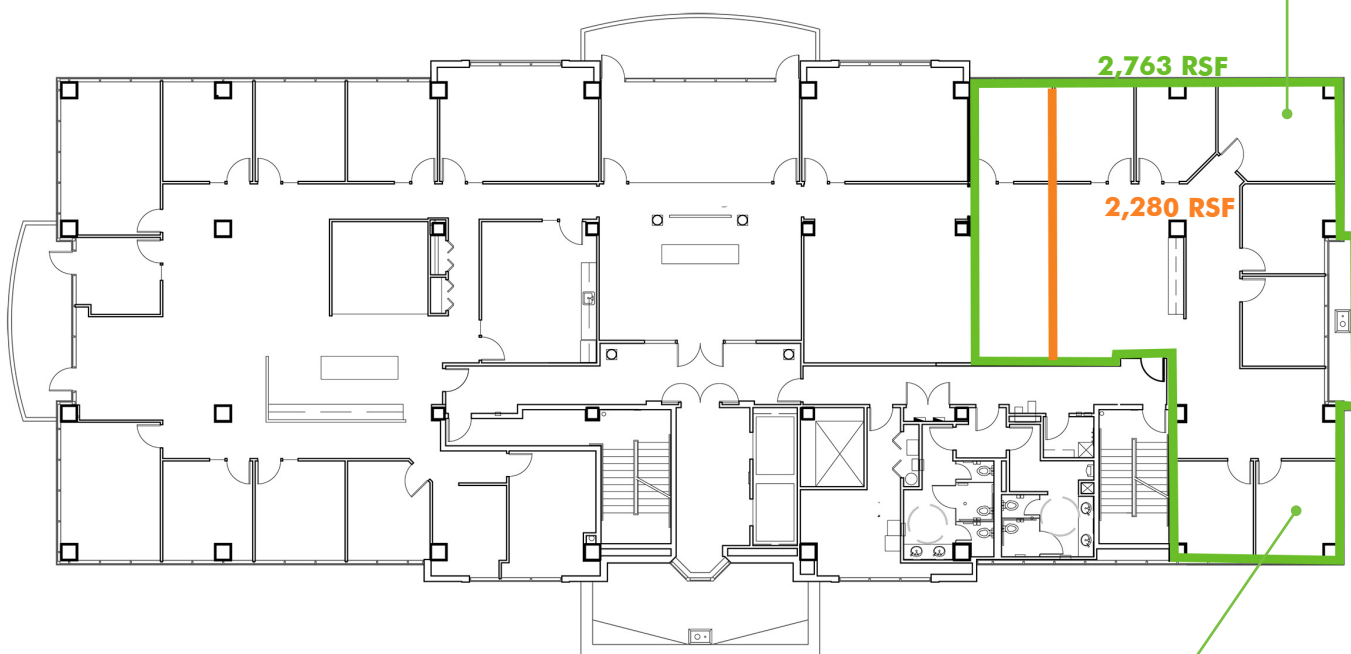
SUITE 103 | 1,485 RSF





FLOOR PLANS

SUITE 301 | 2,280 - 2,763 RSF

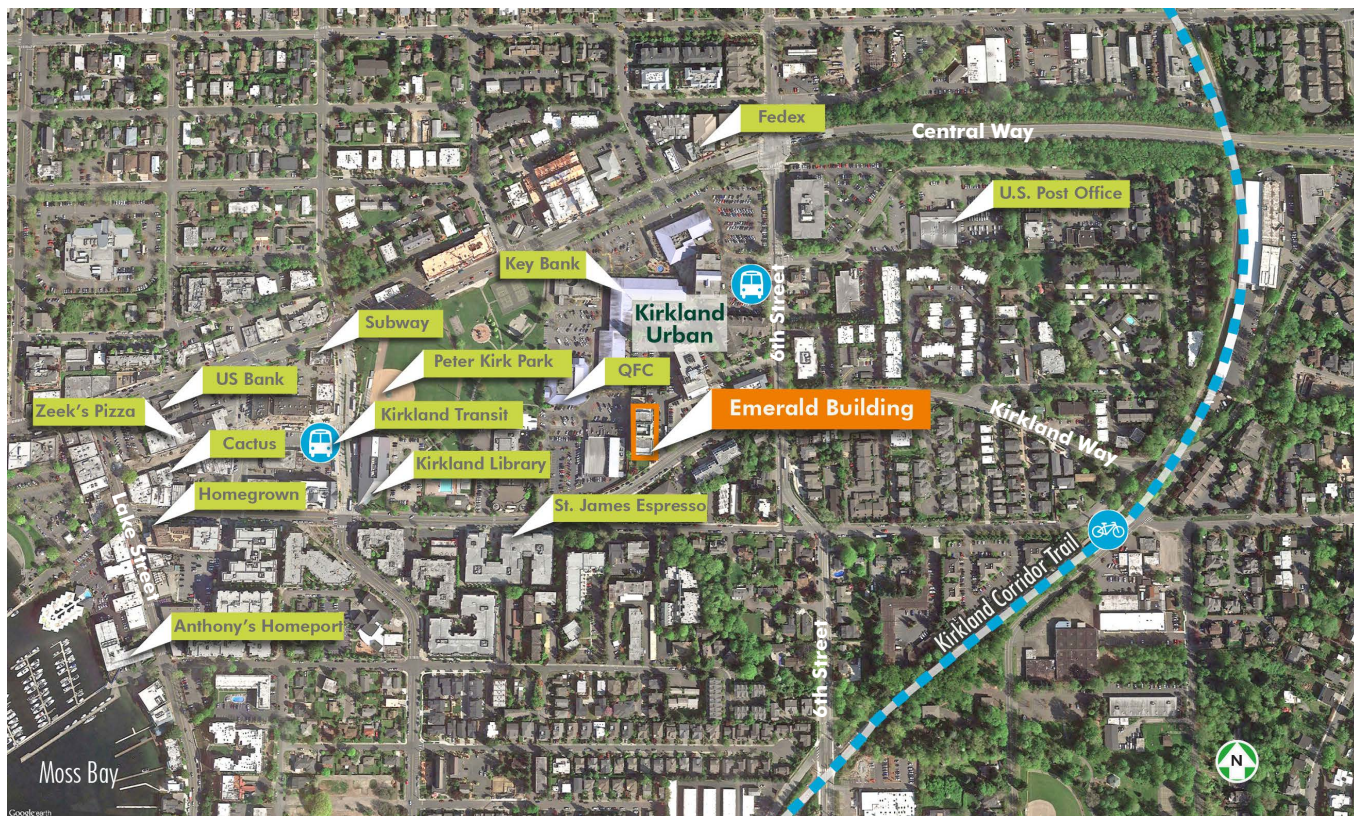


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LOCAL AMENITIES



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