

FOR LEASE



# EMERALD BUILDING

520 KIRKLAND WAY, KIRKLAND, WA 98033

±896-1,045 RSF AVAILABLE NEXT TO KIRKLAND URBAN



# HIGHLIGHTS

## Emerald Building



### PREMIER LOCATION

Located in the heart of downtown Kirkland adjacent to Kirkland Urban, a new live/work/play center home to world-class technology firms, upscale apartments and over 75,000 sq. ft. of restaurants, shopping and specialty cafés. Also just a short walk to Peter Kirk Park, Kirkland Transit Center and more restaurants and shops in old downtown and the waterfront



### ALL FREE PARKING

Enjoy free surface and covered/reserved parking in the building's garage at an overall ratio of approximately 4/1,000 SF. Plentiful visitor parking stalls are conveniently located along the front of the building.



### LOW OPEX & NO B&O TAX

2024 Estimated OPEX: \$11.00/RSF/YR

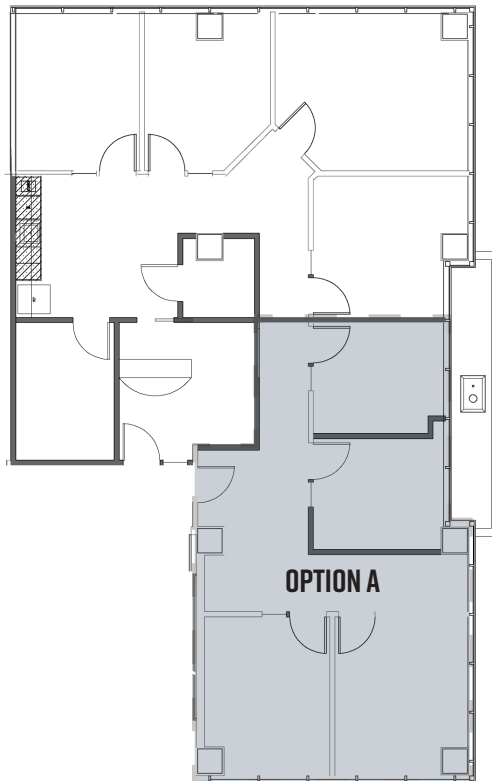
No Bellevue B&O Tax



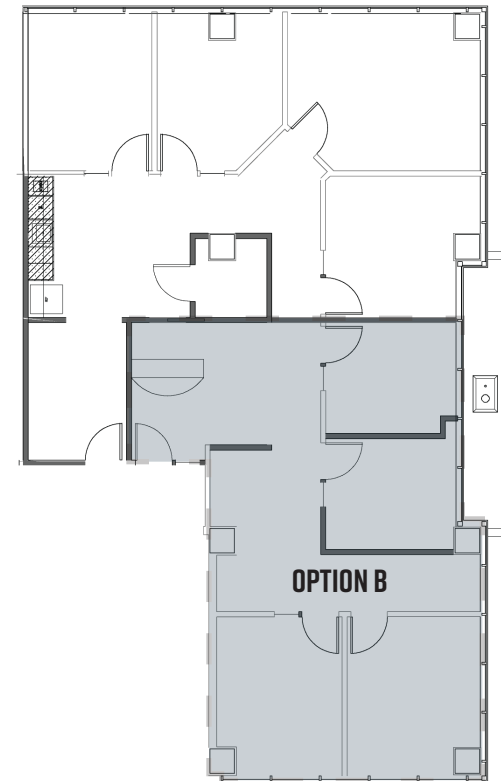
# SUITE 302 | ±896-1,045 RSF

Available with 30-60 days notice

**OPTION A: ±896 RSF**

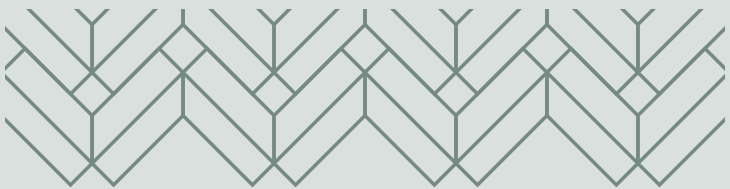


**OPTION B: ±1,045 RSF**



# AREA MAP

- 1** QFC, STARBUCKS, EVERGREENS, LOUNGE BY TOPGOLF, SOI THAI RESTAURANT & BAR
- 2** SHAKE SHACK, PLENTIFUL SUPERFOODS, TUTTA BELLA PIZZERIA
- 3** CAFE LADRO, DOUGH ZONE, POWER HOUR 360, CHAINLINE BREWING, VINASON PHO
- 4** PCC MARKETS, KIRKLAND PERFORMANCE CENTER
- 5** KIRKLAND TRANSIT CENTER, KIRKLAND PUBLIC LIBRARY
- 6** SUBWAY, TACO DEL MAR, THE GUILT TRIP, ORANGE THEORY FITNESS
- 7** THE HEATHMAN HOTEL KIRKLAND
- 8** ZEEK'S PIZZA, THRULINE COFFEE, SWEET CAKE'S, RISTORANTE PARADISO
- 9** CACTUS KIRKLAND, GEORGE'S, KIWAMI SUSHI BAR & SAKE HOUSE
- 10** COASTLINE BURGERS, SANTORINI GREEK GRILL
- 11** SANTA FE MEXICAN GRILL & CANTINA, LODGE SPORTS GRILLE, FLATSTICK PUB
- 12** HOMEGROWN, JUST POKE
- 13** BOTTLE & BULL, ANTHONY'S HOMEPORT KIRKLAND



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FOR MORE INFO PLEASE CONTACT

## **JEFF JOCHUMS**

EXECUTIVE VICE PRESIDENT

+1 425 462 6971

JEFF.JOCHUMS@CBRE.COM

## **ROBERT BAKER**

TRANSACTION SPECIALIST

+1 425 462 6974

ROBERT.BAKER@CBRE.COM

CBRE, INC. | 929 108TH AVE NE | SUITE 700 | BELLEVUE, WA 98004

**CBRE**