

FOR LEASE

KIRKLAND CENTRAL OFFICE BUILDING

625 4TH AVENUE

Kirkland, WA 98033

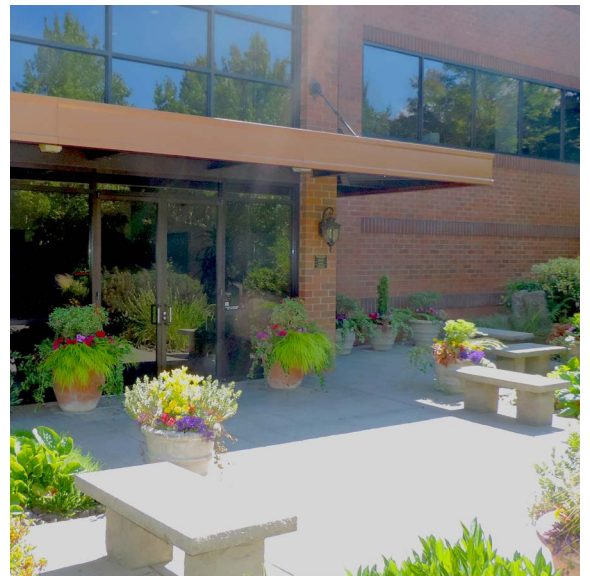
SUITES 203 & 200 AVAILABLE



AVAILABLE SPACE

- + Suite 203: $\pm 1,656$ RSF
 - Available October 1, 2021
- + Suite 200: $\pm 3,394$ RSF
 - Available 60 days notice
- + Below market NNN's estimated at 11.35/SF
- + Two minute drive to I-405 on ramps; ten minute walk to Downtown Kirkland* (Walkscore© 82**)
- + Free covered and surface parking at 4/1,000 RSF
- + Across the street from the new Kirkland Urban development which includes a new 50,000 SF QFC, Bright Horizons, multiple restaurants, bars and other food options.

*Google Maps **CoStar



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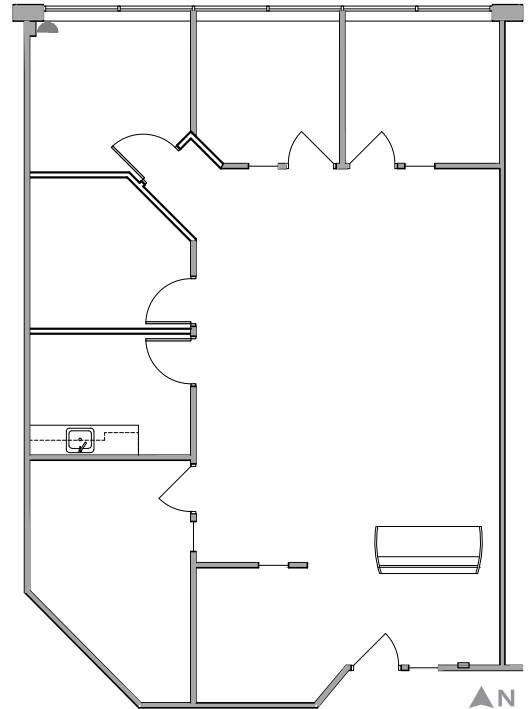
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SUITE 203 ±1,656 RSF

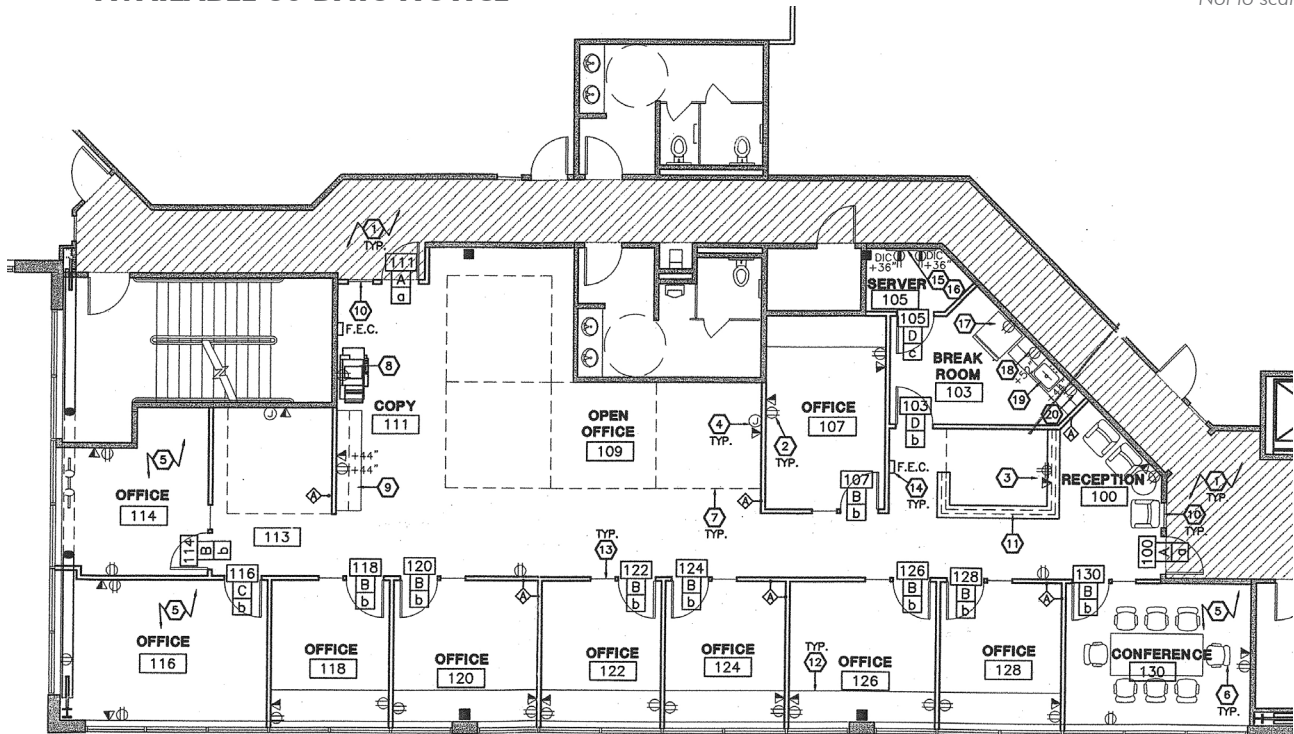
AVAILABLE OCTOBER 1, 2021



Not to scale

SUITE 200 ±3,394 RSF

AVAILABLE 60 DAYS NOTICE



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LOCAL AMENITIES MAP



CONTACT US

TIM OWENS

+1 425 462 6913
tim.owens@cbre.com

KEVIN MURRAY

+1 425 462 6969
kevin.murray@cbre.com

CBRE, Inc.

929 108th Avenue NE, Suite 700
Bellevue, WA 98004

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