



NEW DEVELOPMENT LEASING OPPORTUNITY

EVEREST NEIGHBORHOOD • KIRKLAND WA

44,795
SF SITE

26,938
SF PROJECTED
BUILDING
TOTAL

THE OPPORTUNITY

Lee & Associates Commercial Real Estate Services, LLC ("Lee & Associates"), is pleased to present the opportunity to lease a premier development site in Kirkland, WA. Located near Lake Washington with stunning views of Lake Washington and the Olympic Mountains, the site is situated in one of the Eastside's most desirable submarkets with easy access to State Route 520, Interstate 405 and the active Lake Washington waterfront.

Kirkland is located on the east shore of Lake Washington, just north of Bellevue. It offers the conveniences of a larger city, while maintaining a comfortable small town feel. It offers a unique blend of outdoor recreation, art, dining, and boutique shopping. The city is also experiencing redevelopment, like Kirkland Urban, that is placing new retail shops, residential apartments, and employment opportunities near the city's core.

Kirkland Urban, provides 1.2 million square feet of multi-use space for retail, office, and residential. QFC, Wave Broadband, and Tableau Software lease space at the project, in addition to many other restaurants and retailers.

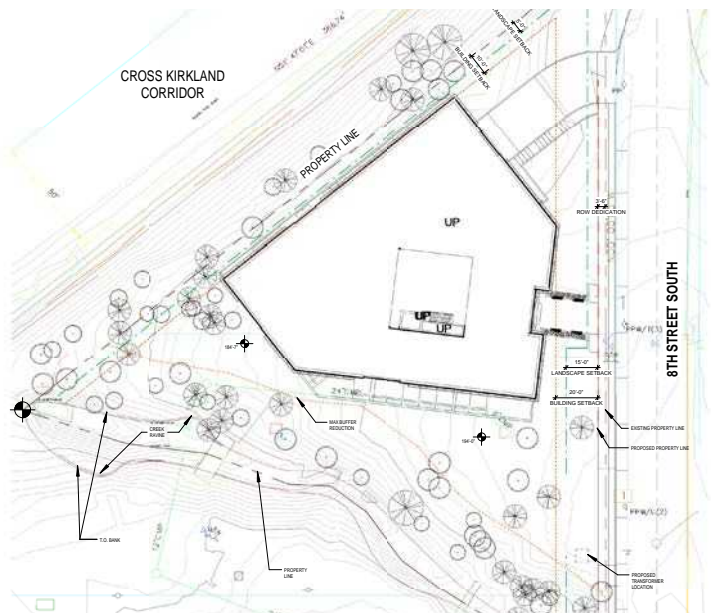


- » Access to all regional trails via Cross Kirkland Corridor
- » Provides green transportation options
- » Close proximity to Downtown Kirkland and Kirkland Urban
- » Near a variety of entertainment, shopping and dining options
- » Just a short distance from the Waterfront



THE PROJECT

Project Name	Railway Avenue
Project Address	299 8th Street Kirkland, WA 98033
Jurisdiction	City of Kirkland



LIT ZONE
EVEREST PARK

PROPERTY DETAIL

Parcel Number	012000-0220
Lot Size	44,795 SF
Building Total	26,938 SF
Stories	2-story building / 2-story garage
Parking	Total 76 covered stalls
Bike Storage	16 stalls
Potential Delivery	±18 - 24 months



LOCATION

PREMIER SUBMARKET

With its proximity to downtown Bellevue and with access to I-405 and SR 520, the Kirkland submarket is an ideal location for businesses and tenants alike. The City of Kirkland has more waterfront parks and beaches than any other city in the Puget Sound region. It's an upscale and lively waterfront destination known as much for its outdoor recreation as for its art galleries, award-winning dining and boutique shopping. Kirkland's reputation as one of the region's growing 'tech hubs' is influenced by Google who has absorbed 500,000 SF of office space since 2019 and now occupies 1.1 million total SF. It also sits between other world class tech giants in the Innovation Triangle including Microsoft (Redmond), Meta (Spring District), and Meta/Oculus (Redmond/Totem Lake).

299 8th Street represents a unique development opportunity in a well-located and highly desirable submarket

[For more information about the Innovation Triangle](#)

THE SITE OFFERS
A UNIQUE PARK- LIKE
SETTING WITH LUSH
WOODED AREAS, MATURE
TREE LINES, AND NEARBY
PARK & WALKING TRAILS
IN THE CENTER OF THE
VIBRANT KIRKLAND
COMMUNITY

299
EIGHTH STREET



EASY FREEWAY ACCESS



DYNAMIC COMMUNITY



TECHNOLOGY HUB



PARKS / RECREATION



WATERFRONT ACCESS



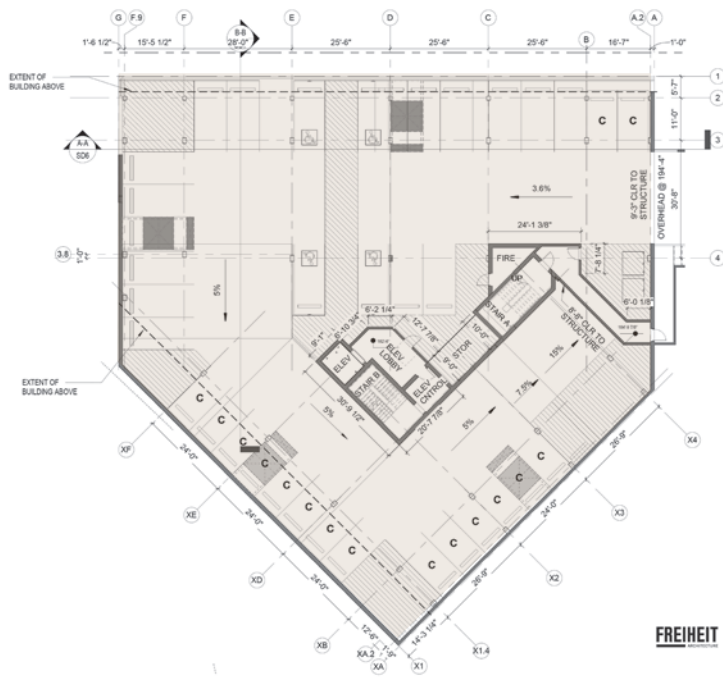
NEARBY RESTAURANTS

CONCEPTUAL PLANS

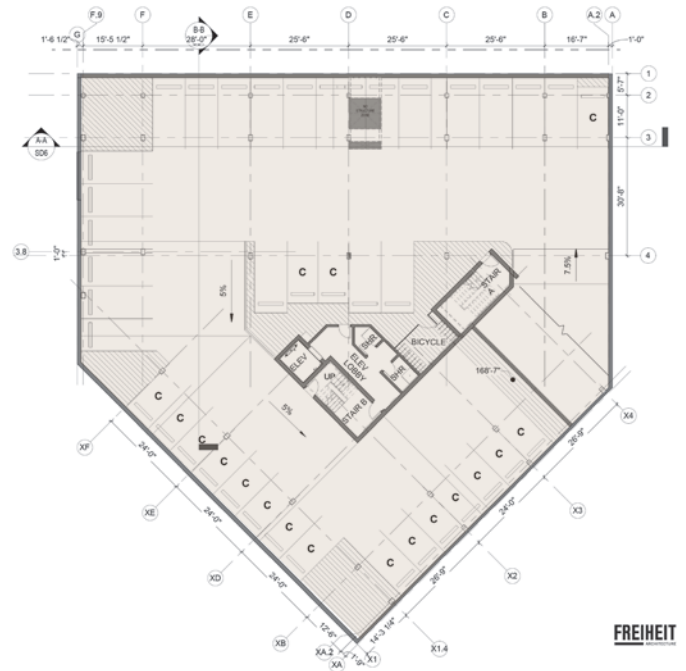
299

EIGHTH STREET

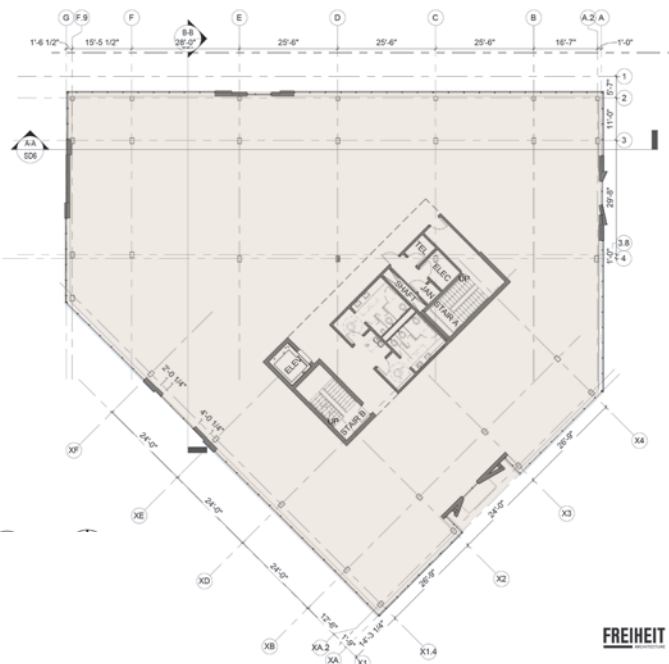
UPPER LEVEL GARAGE



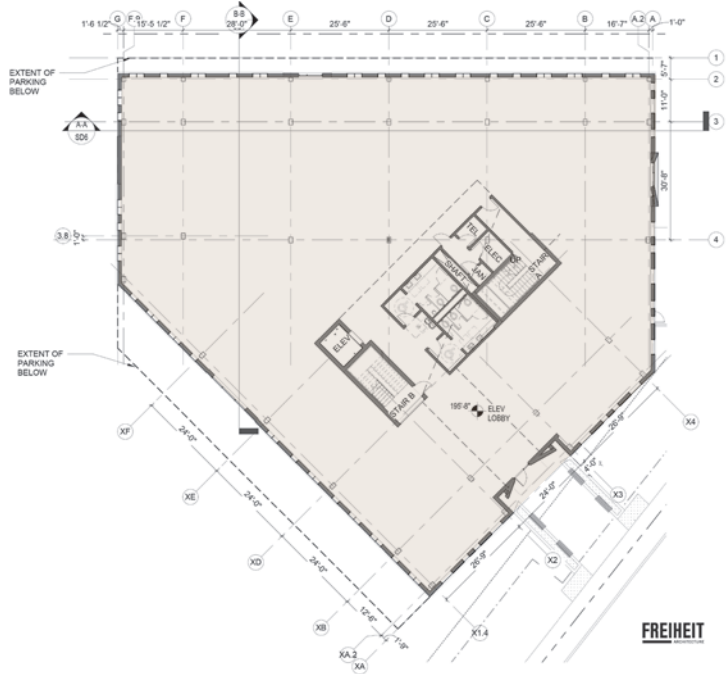
LOWER LEVEL GARAGE



UPPER LEVEL



MAIN LEVEL



FREIHEIT

FREIHEIT

FREIHEIT

FREIHEIT



FAVORABLE DEMOGRAPHICS

\$172K



AVERAGE
HH INCOME

1.3%



ANNUAL GROWTH
2023-2028

339K



POPULATION
(5-MILE RADIUS)

FOR MORE INFORMATION

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