

FOR LEASE

KIRKLAND CENTRAL OFFICE BUILDING

625 4TH AVE
KIRKLAND, WA 98033



FREE RENT BONUS

6 MONTHS ON A 3-YEAR DEAL
10 MONTHS ON A 5-YEAR DEAL

YOUR SIGN HERE



KIDDER.COM

km Kidder
Mathews

FREE RENT BONUS FOR 3 & 5 YEAR DEALS



*Multiple office and medical/
surgical spaces available for lease
adjacent to Kirkland Urban*

Walking distance to numerous restaurants,
grocery, pharmacy, and shopping

Close proximity to Kirkland Urban and
downtown Kirkland

Easy access to I-405 and SR-520 via
Central Way and Lake Washington Blvd

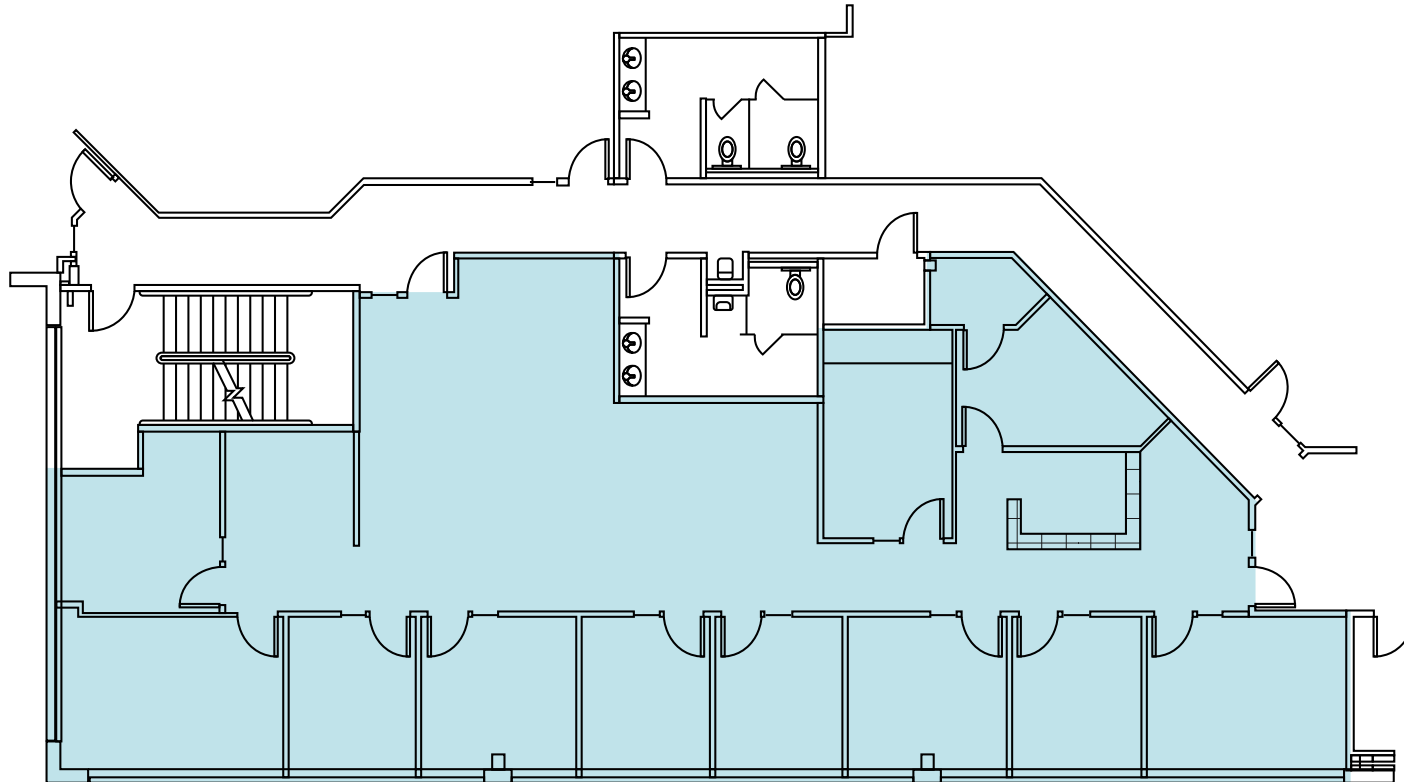
Free 4.0/1,000 RSF parking ratio, both
covered and uncovered available

Free Base Rent Bonus of 6 months on a 3-year deal
and 10 months on a 5-year deal

6 MI
BELLEVUE CBD

4 MIN
REDMOND CBD

SUITE 200



±3,394 SF

AVAILABLE

\$43.00

PSF RATE (NNN)

\$11.29

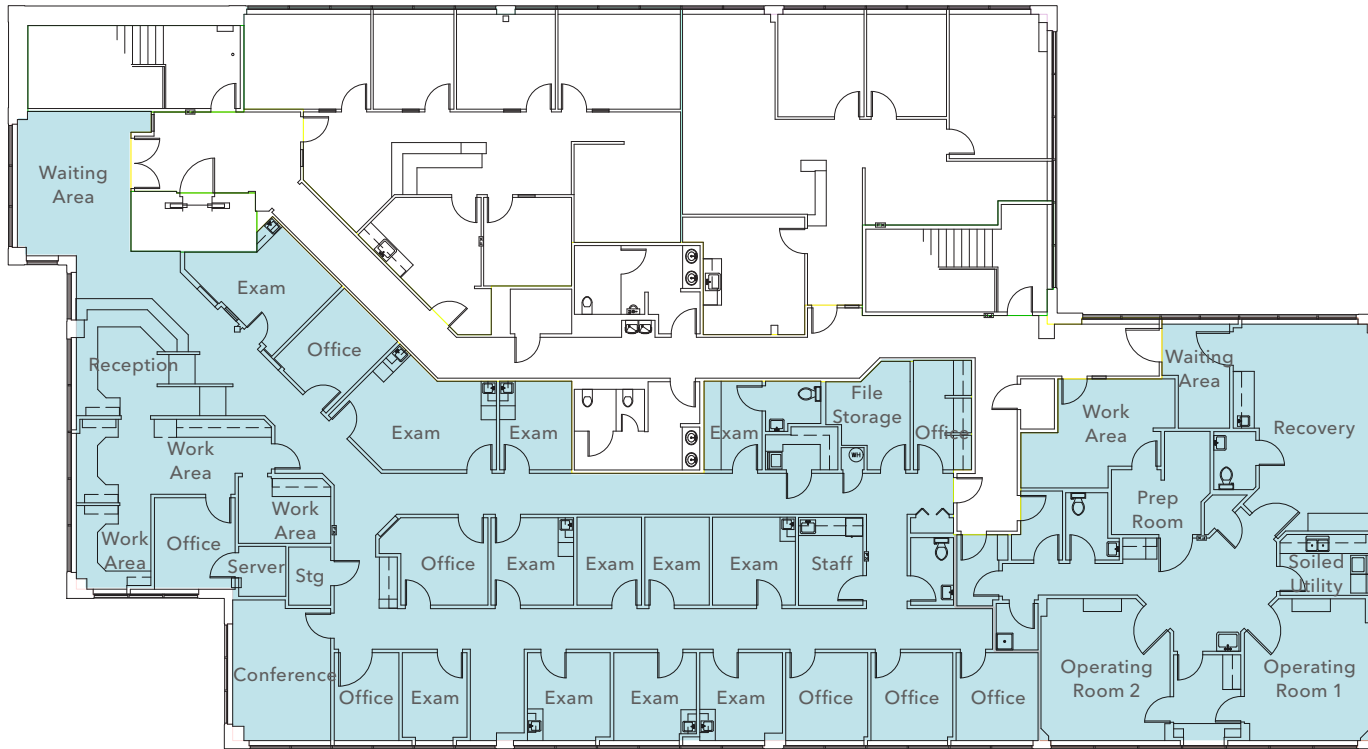
ESTIMATED NNN'S

NOW

AVAILABLE



SUITE 301/302



±8,611 SF

AVAILABLE OFFICE/MEDICAL

TWO

SURGICAL OPERATORY ROOMS

NOW

AVAILABLE

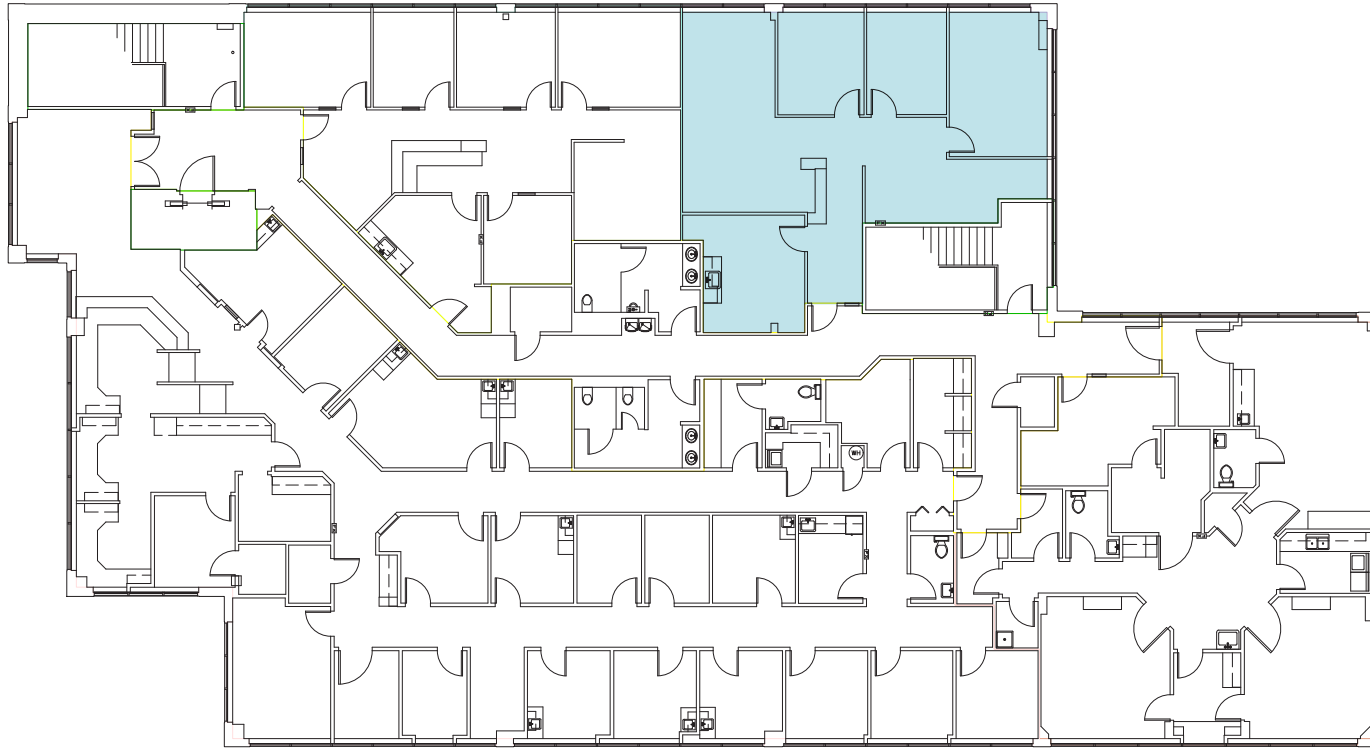
CONTACT

BROKERS FOR RATES

Exterior building signage
is available.



SUITE 303



±1,623 SF

AVAILABLE OFFICE

\$43.00

PSF RATE (NNN)

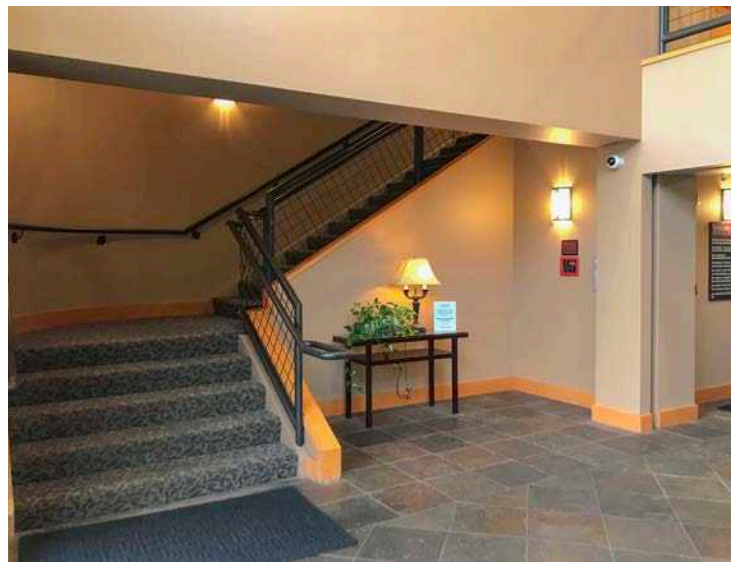
\$11.29

ESTIMATED NNN'S

NOW

AVAILABLE





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