

FOR LEASE

# 525 KIRKLAND WAY

*3,768 RSF Available in Downtown Kirkland,  
Located Adjacent to Kirkland Urban*

525 KIRKLAND WAY, KIRKLAND, WA 98033



KIDDER.COM

**km** Kidder  
Mathews



## *Building Highlights*

3,768 RSF available

Available with 30-60 days notice

Monument signage facing Kirkland Way available

27 parking stalls shared between building tenants,  
with ample street parking also available

Lease rate: \$34.00/SF, Full service, gross

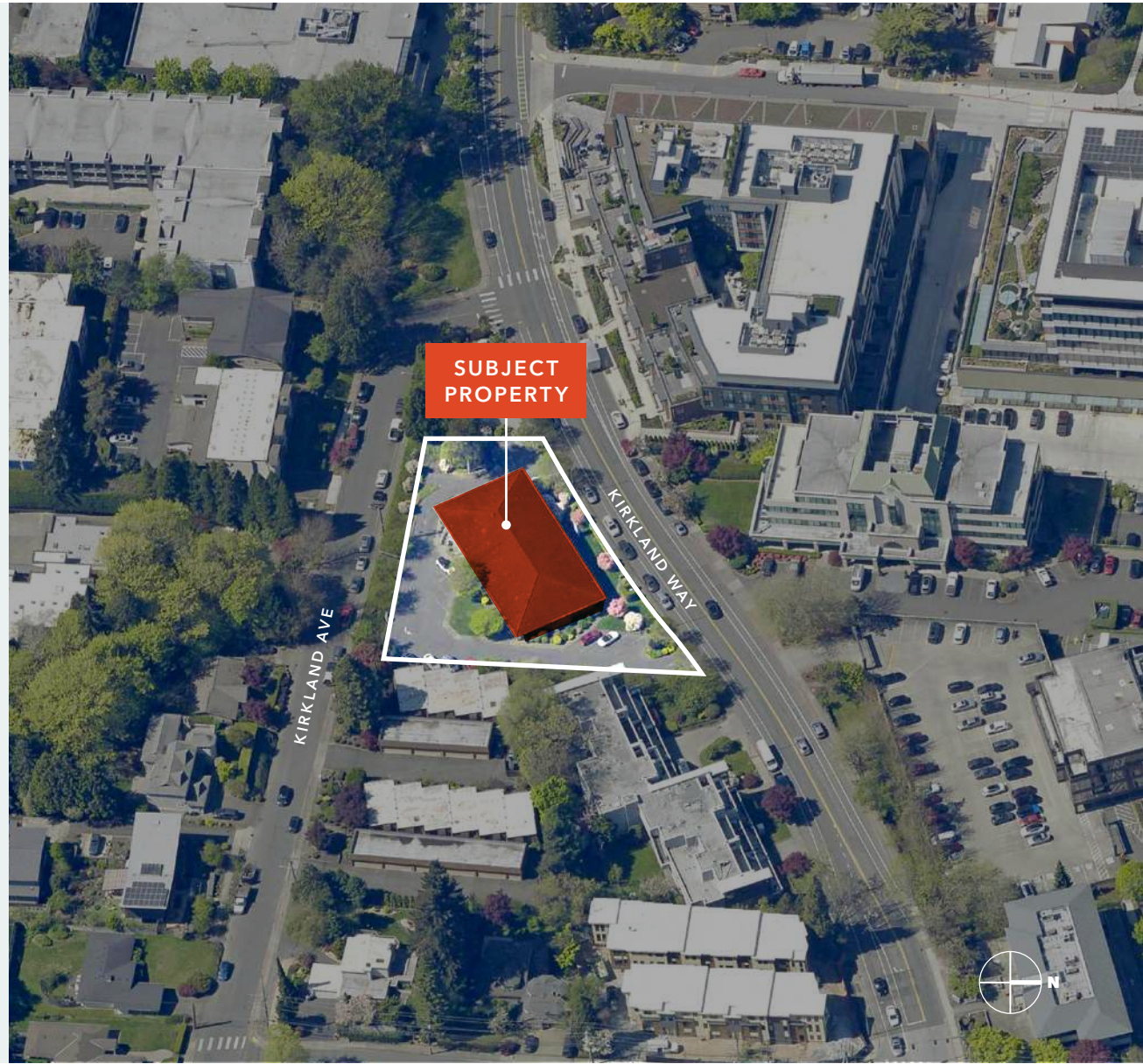
Space features include reception, mix of offices  
and open work area, conference room, kitchenette,  
window line facing Kirkland Way, ground floor  
storage available

92

WALKER'S PARADISE  
WALK SCORE

49

SOME TRANSIT  
TRANSIT SCORE



FLOOR PLAN



*3,768 RSF*

TOTAL AVAILABLE

*\$34.00*

LEASE RATE (SF/YR, FS, GROSS)

*30-60 DAYS*

AVAILABILITY DATE



# PREMIER LOCATION

Located in the heart of downtown Kirkland, directly across from Kirkland Urban with access to over 75,000 SF of retail and restaurant amenities

Proximity to Peter Kirk Park, PCC Market, Kirkland Transit Center, short walk to downtown Kirkland waterfront park

Free parking

Great access to I-405, SR-520, and Cross Kirkland Corridor Trail system

**6 MIN**  
WALK TO KIRKLAND  
TRANSIT CENTER

**5 MIN**  
WALK TO  
KIRKLAND URBAN











## 525 KIRKLAND WAY

*For more information on  
this property, please contact*

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