

FOR LEASE

KIRKLAND CENTRAL BUILDING

625 4TH AVE
KIRKLAND, WA 98033

YOUR SIGN HERE



KIDDER.COM

km Kidder
Mathews

KIRKLAND CENTRAL BUILDING



*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

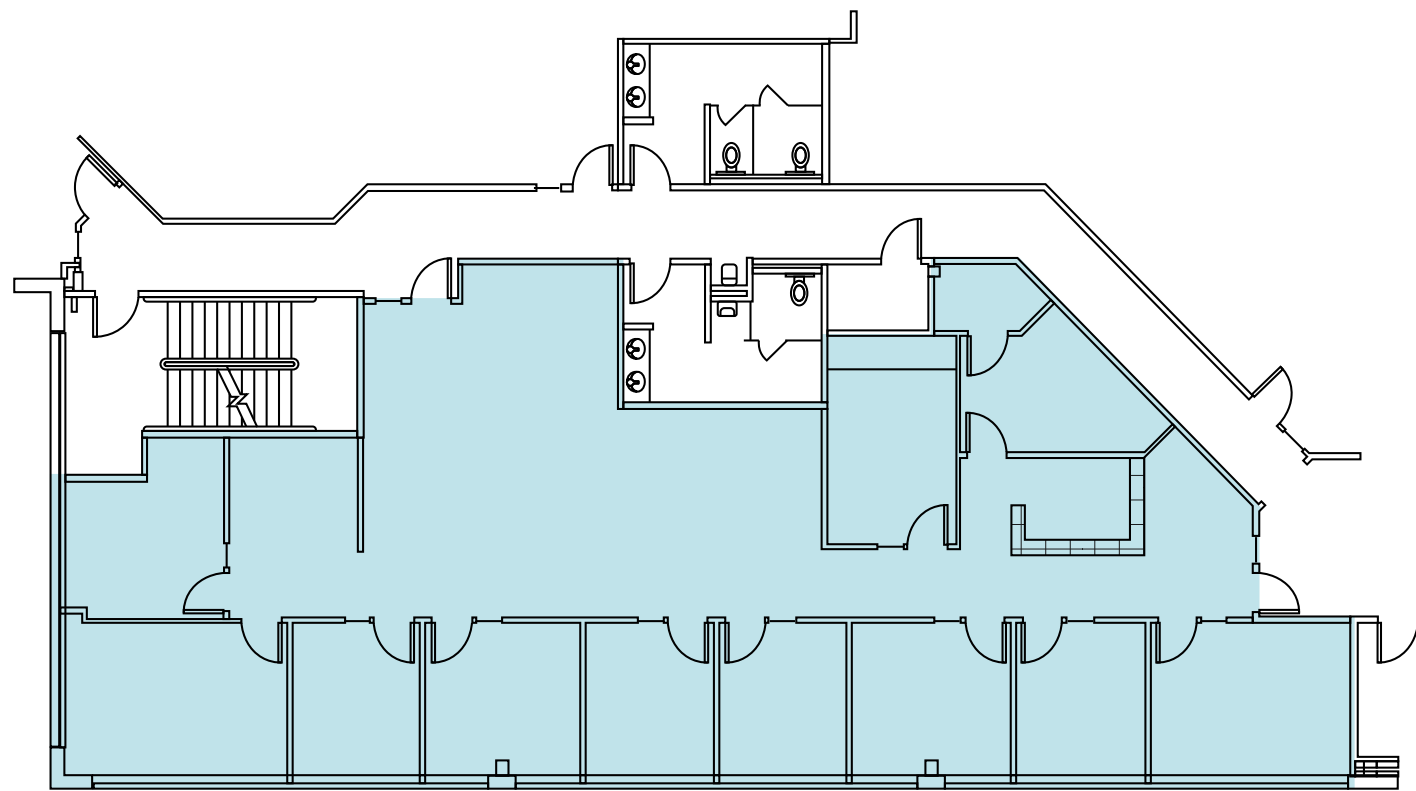
Easy access to I-405 and SR-520 via
Central Way and Lake Washington Blvd

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

6 MI
BELLEVUE CBD

4 MIN
REDMOND CBD

SUITE 200



±3,394 SF

AVAILABLE

\$39.00

PSF RATE (NNN)

\$11.50

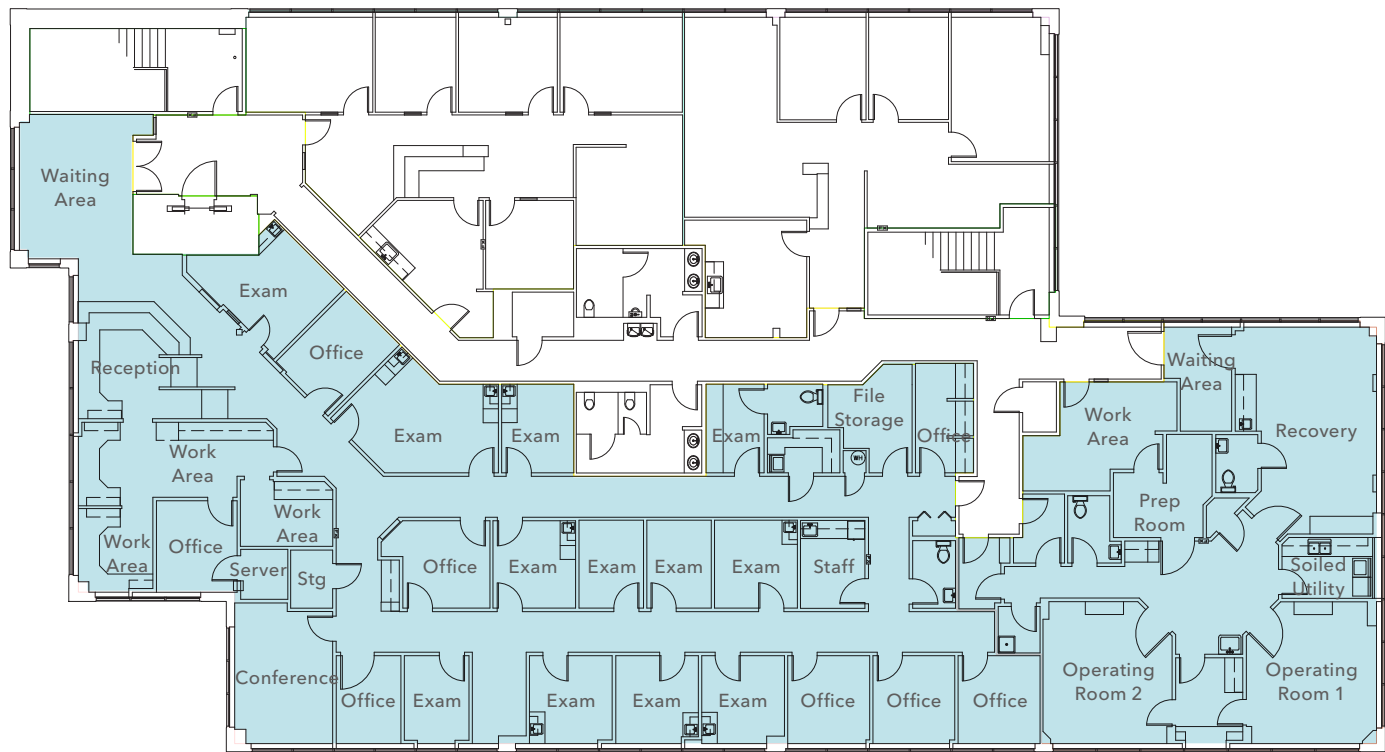
2025 ESTIMATED NNN'S

NOW

AVAILABLE



SUITE 301/302



AVAILABLE FOR LEASE

±8,611 SF

AVAILABLE OFFICE/MEDICAL

TWO

SURGICAL OPERATORY ROOMS

NOW

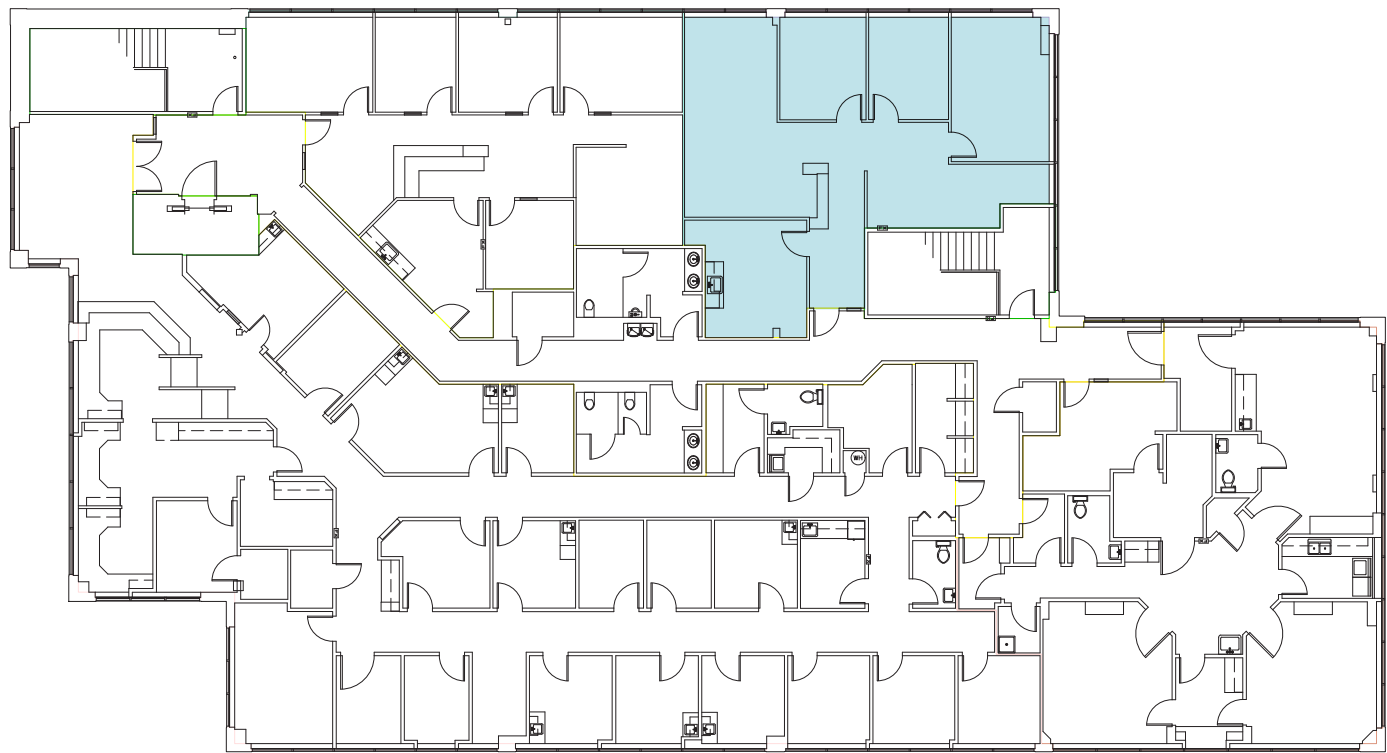
AVAILABLE

CONTACT

BROKERS FOR RATES

Exterior building signage
is available.

SUITE 303



±1,623 SF

AVAILABLE OFFICE

\$39.00

PSF RATE (NNN)

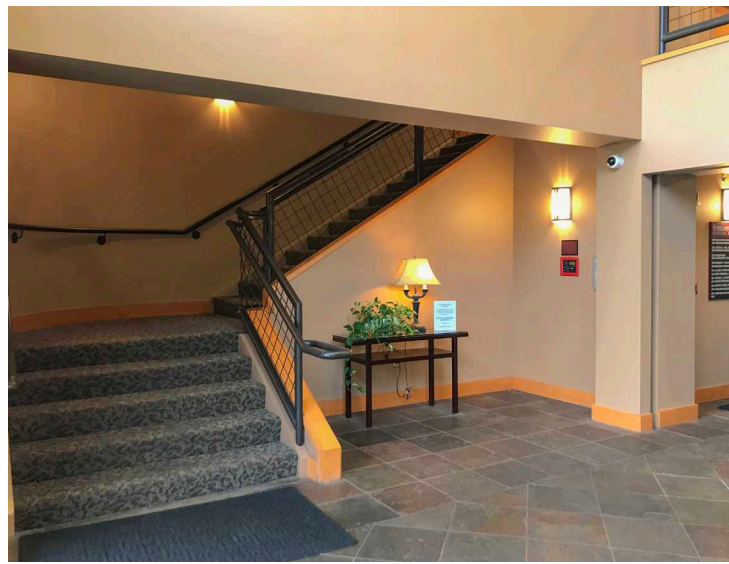
\$11.50

2025 ESTIMATED NNN'S

NOW

AVAILABLE





For more information, contact

TODD GAUTHIER
425.450.1118
todd.gauthier@kidder.com

JASON BLOOM
425.450.1102
jason.bloom@kidder.com

JACK ALBRECHT
425.450.1114
jack.albrecht@kidder.com

KIDDER.COM

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