

FOR LEASE

550

Kirkland Way

Kirkland WA

550 KIRKLAND WAY

NEWMARK

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IN THE HEART OF DOWNTOWN

Kirkland

RESTAURANTS, BARS & COFFEE

1. Zeetoon Grill House
2. Moss Bay Beer Hall
3. Cactus Kirkland
4. Zoka Coffee
5. Cafe Ladro
6. Anthony's Homeport
7. Zeek's Pizza
8. Thruline Coffee
9. Central Club
10. Lynn's Bistro
11. Shake Shack
12. Starbucks
13. Lounge by Top Golf
14. Chainline Brewing Taphouse

SHOPPING

15. Sur la Table
16. The Grape Choice
17. Purpose Boutique
18. QFC

OTHER

19. Kirkland Performance Arts Center
20. Kirkland Library
21. Transit Center

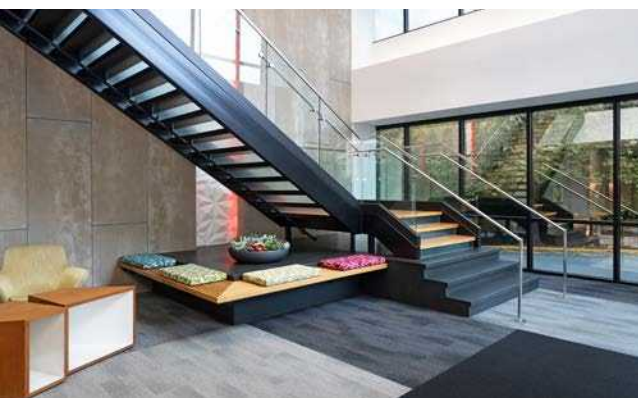
MARINA PARK

PETER KIRK PARK

KIRKLAND URBAN

550
Kirkland Way





PROPERTY highlights

- Best in class institutional building, professionally managed with high-end finishes
- Building amenities include exterior decks with spectacular views of the Seattle skyline across Lake Washington
- Steps away from an abundance of retail, dining, hospitality, and entertainment amenities including; Kirkland Parkplace, Peter Kirk Park and Lee Johnson Field and Kirkland Performing Arts Center
- Walking distance to Kirkland's downtown shopping district featuring local favorite destination coffee shops and specialty boutiques
- Great access to I-405 and downtown Kirkland. Close proximity to regional Kirkland Transit Center
- Lobby and exterior plaza were upgraded in 2016
- Surface level and underground parking



PUBLIC TRANSPORTATION

Kirkland Commutes

BELLEVUE
TRANSIT CENTER

SOUTH KIRKLAND
PARK & RIDE

SEATTLE
18 MINUTES

550
Kirkland Way

BELLEVUE
10 MINUTES

KIRKLAND
TRANSIT CENTER

LAKE STREET

KIRKLAND WAY

6TH STREET S

CENTRAL WAY



AVAILABLE space

Basement

Suite B100 3,229 RSF

Available Now

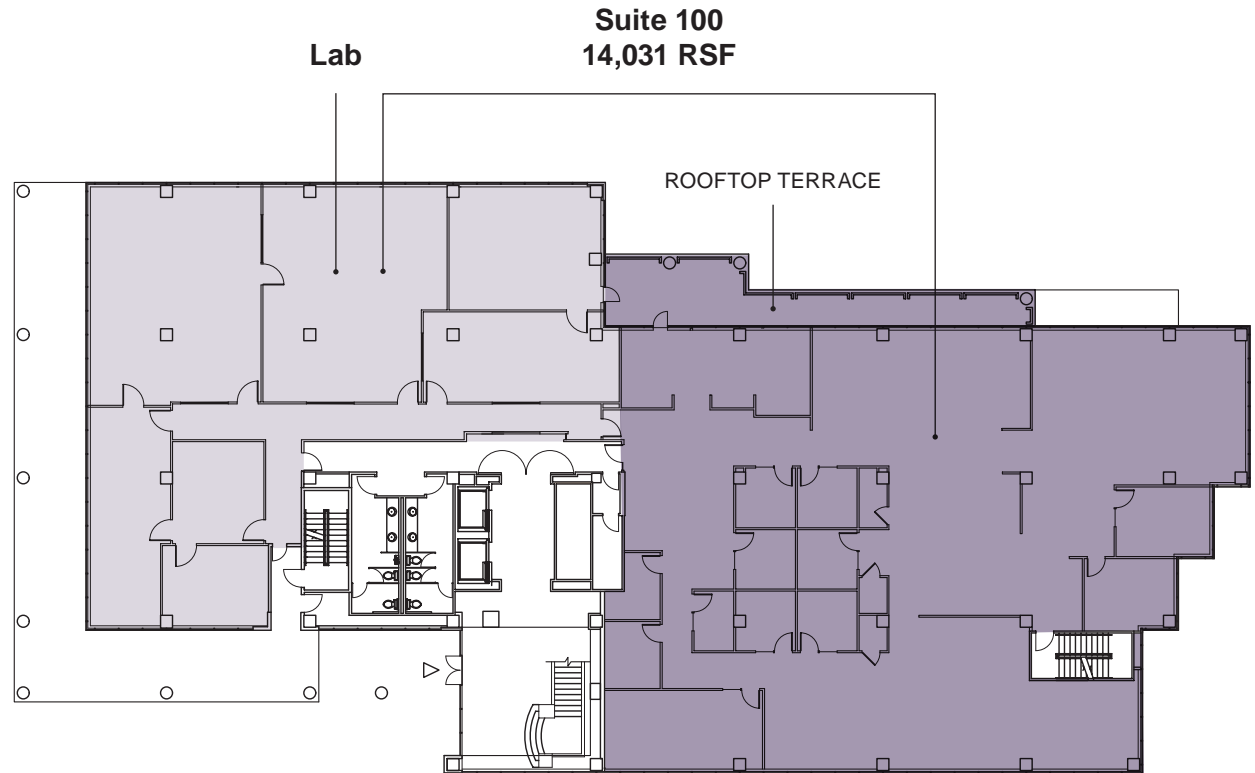


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AVAILABLE space

1st Floor

Suite 100 14,031 RSF
Available January 2026



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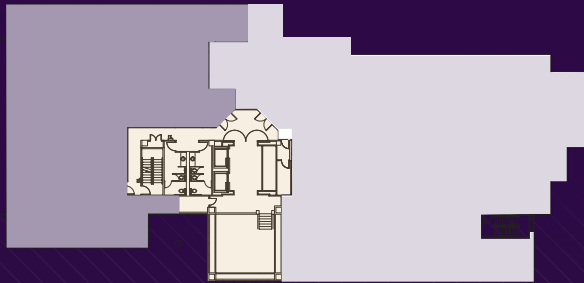
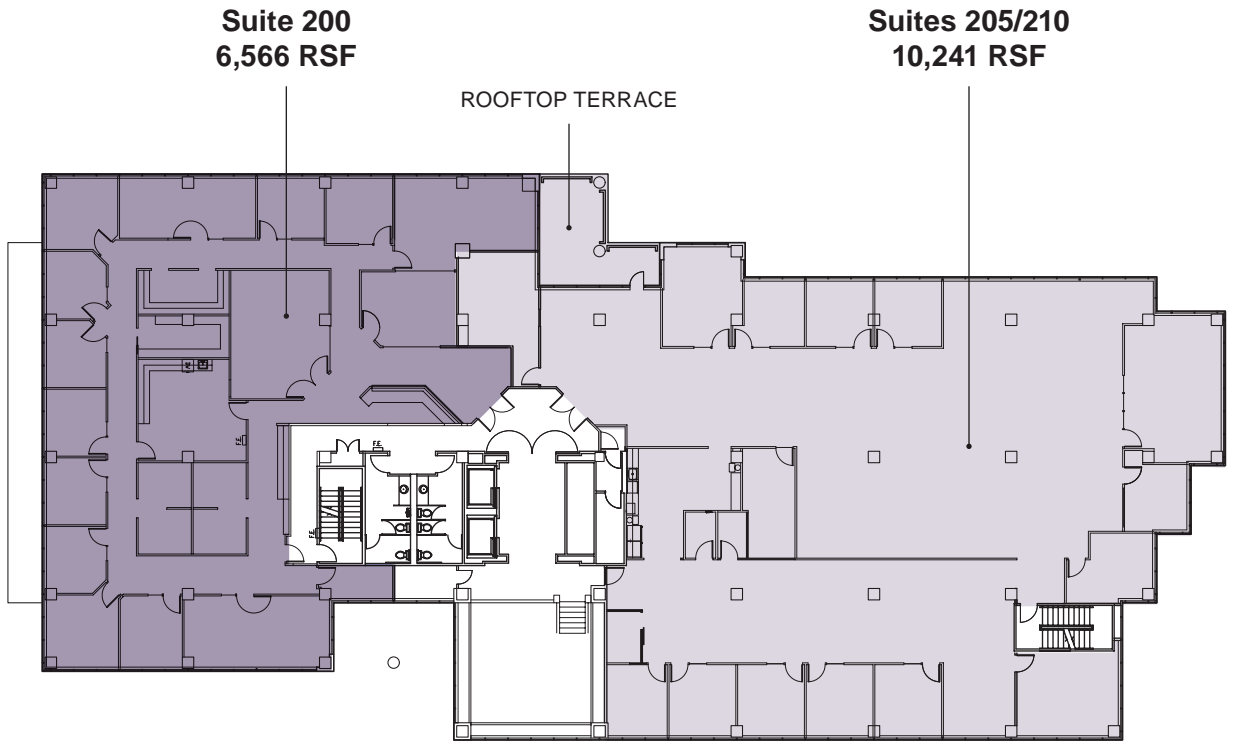
AVAILABLE space

2nd Floor

Suite 200 6,566 RSF
Available Now

Suites 205/210 10,241 RSF
Available December 2025

Total RSF 16,807



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AVAILABLE space

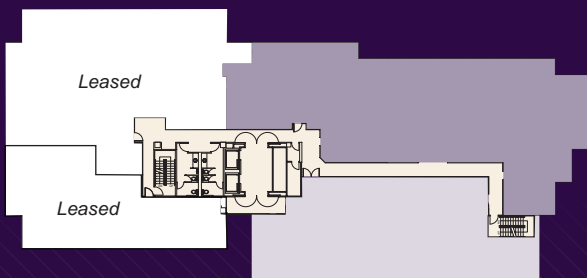
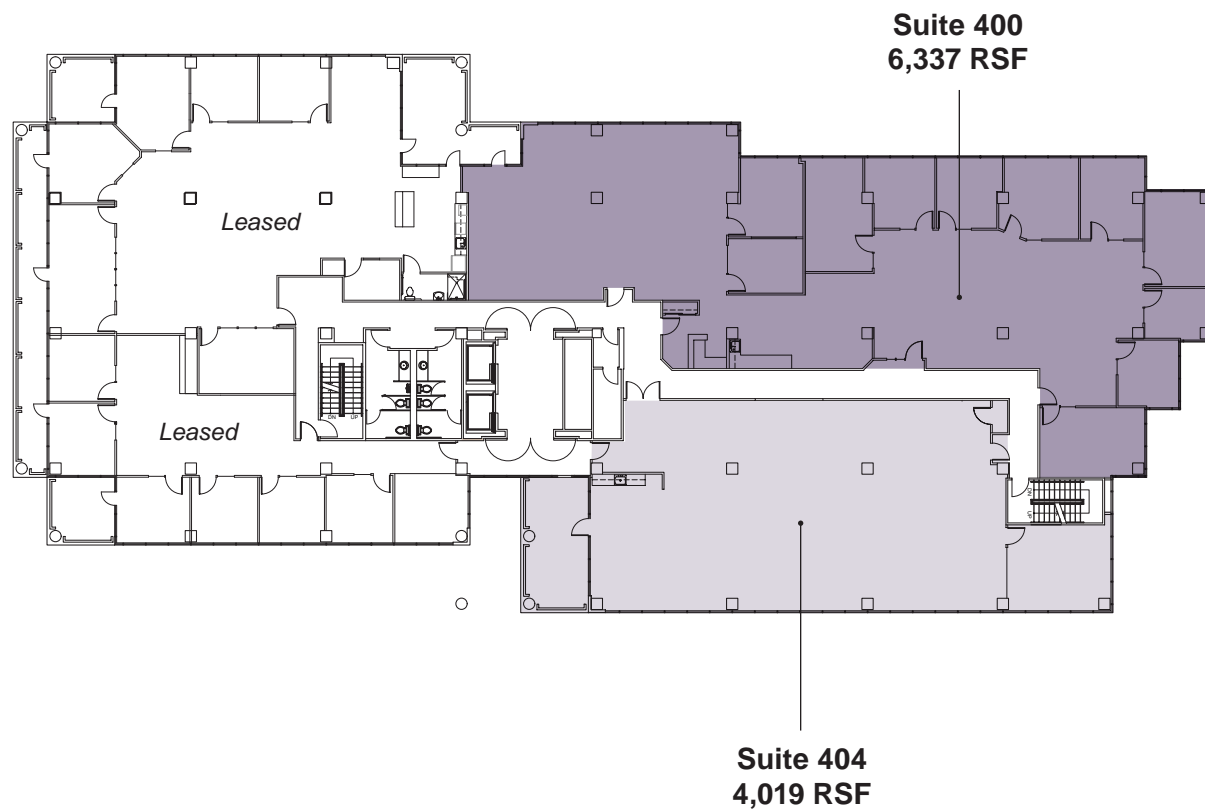
4th Floor

Suite 400 6,337 RSF

Available Now

Suite 404 4,019 RSF

Available Now



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