

870 SF
AVAILABLE
(Approximately 12/01/25)
\$45.00/PSF, NNN



Steps from Google, Tableau, and Kirkland Marina.

Downtown Kirkland Square

255 CENTRAL WAY | KIRKLAND, WA 98033

Steven E. Olsen
425.283.5465
steveo@jshproperties.com

 JSH | PROPERTIES, INC.

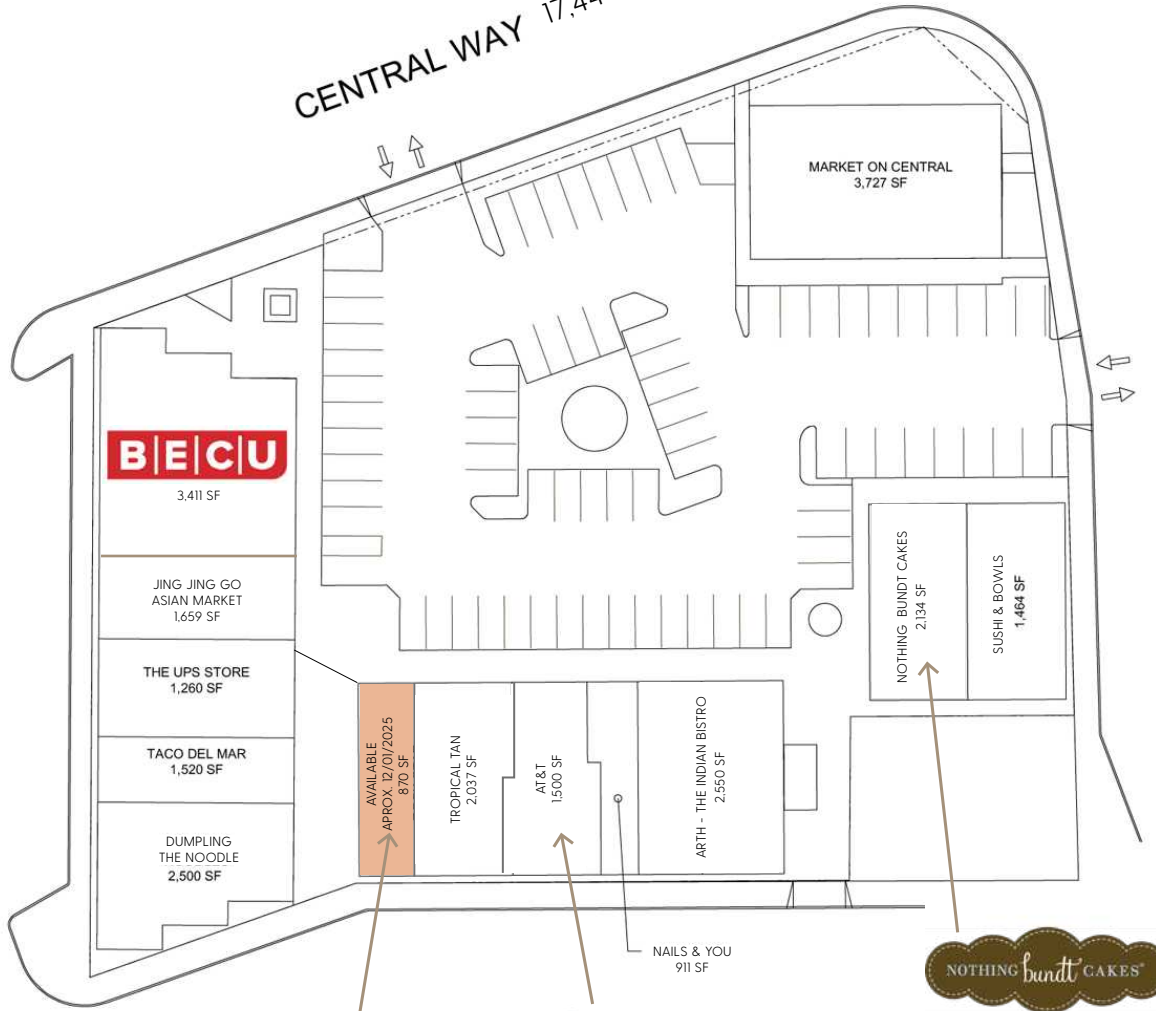
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CENTRAL WAY 17,440 VPD

MAIN STREET

THIRD STREET



870 SF
AVAILABLE
 (Approximately 12/01/2025)
 \$45.00/PSF, NNN



PARK LANE

Highlights

- Irreplaceable location on downtown's busiest street in Kirkland.
- Fantastic demographics!
- Rare downtown Kirkland parking
- Close to Google, Tableau, and Kirkland Marina
- \$45.00 PSF/YR + NNN
- NNN = \$14.02 PSF/YR and includes water/garbage*
- No intensive parking uses.

| | | |
|----|--------------------------------------|----------|
| 1 | BEUCU | 3,411 SF |
| 2 | Jing Jing Go Asian Market | 1,659 SF |
| 3 | The UPS Store | 1,260 SF |
| 4 | Taco Del Mar | 1,520 SF |
| 5 | Dumpling The Noodle | 2,500 SF |
| 6A | AVAILABLE - Approximately 12/01/2025 | 870 SF |
| 6B | Tropical Tan | 1,640 SF |
| 7 | AT&T | 1,500 SF |
| 8 | Nails & You | 911 SF |
| 9 | ARTH - The Indian Bistro | 2,550 SF |
| 10 | Nothing Bundt Cakes | 2,134 SF |
| 11 | Sushi & Bowls | 1,464 SF |
| 12 | Market On Central | 3,727 SF |

PARKING LOT



PARK LANE



2025 Demographics

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| POPULATION | 16,708 | 93,124 | 323,285 |
| HOUSEHOLDS | 7,970 | 39,221 | 134,124 |
| DAYTIME EMPLOYEES | 21,371 | 107,312 | 403,692 |
| AVERAGE HH INCOME | \$237,922 | \$235,162 | \$232,751 |

KIRKLAND SQUARE TENANTS

