

FOR LEASE



EMERALD BUILDING

520 KIRKLAND WAY, KIRKLAND, WA 98033

±2,285 RSF AVAILABLE STEPS FROM KIRKLAND URBAN

HIGHLIGHTS

Emerald Building



PREMIER LOCATION

Located in the heart of downtown Kirkland adjacent to Kirkland Urban, a new live/work/play center home to world-class technology firms, upscale apartments and over 75,000 sq. ft. of restaurants, shopping and specialty cafés. Also just a short walk to Peter Kirk Park, Kirkland Transit Center and more restaurants and shops in old downtown and the waterfront



ALL FREE PARKING

Enjoy free surface and covered/reserved parking in the building's garage at an overall ratio of approximately 4/1,000 SF. Plentiful visitor parking stalls are conveniently located along the front of the building.



LOW OPEX & NO B&O TAX

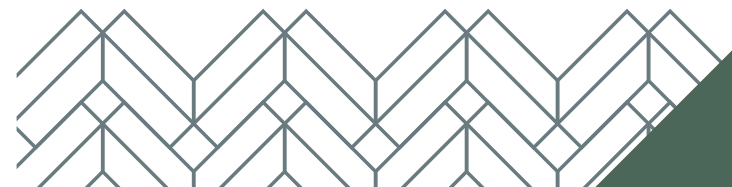
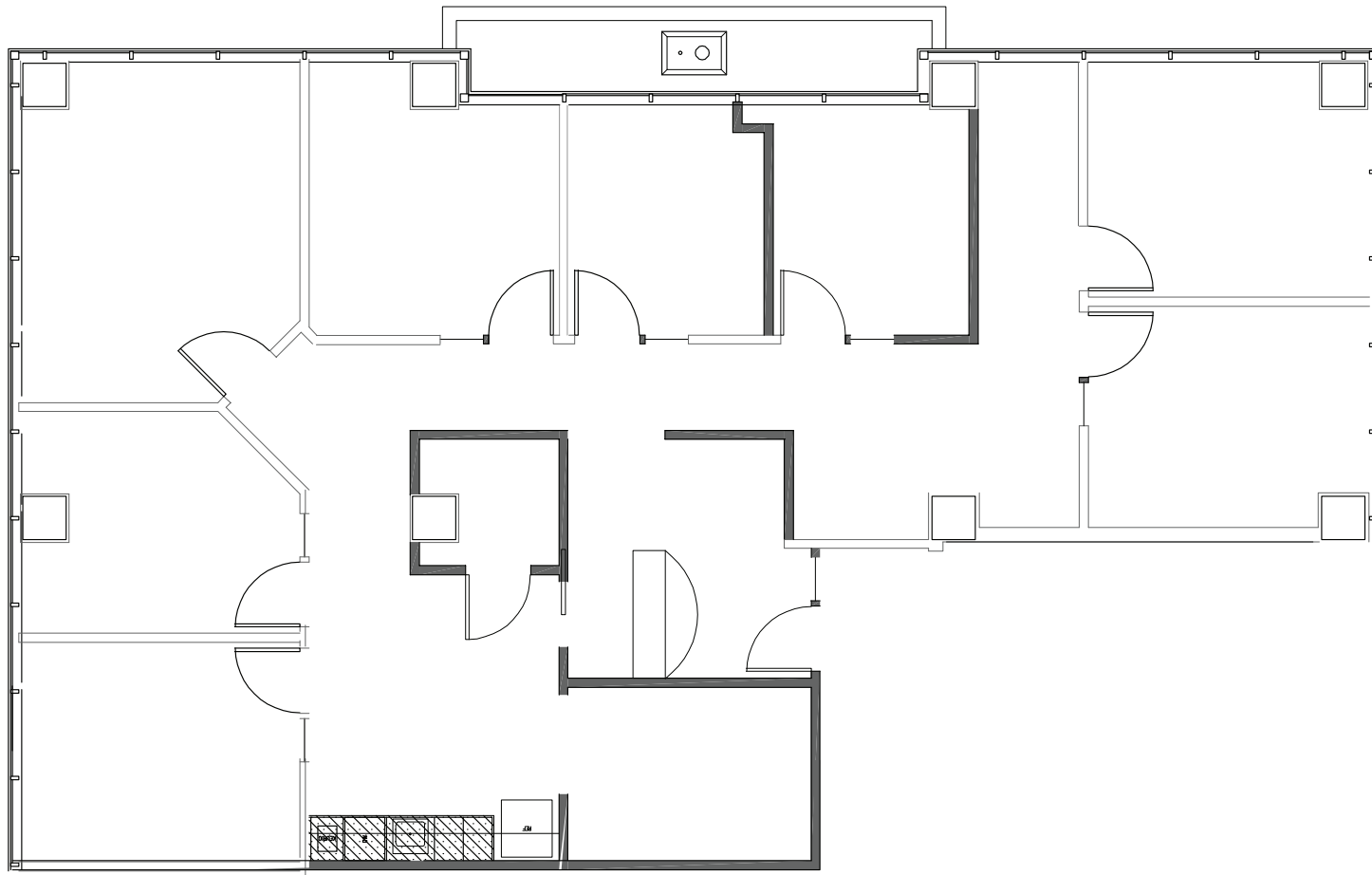
2025 Estimated OPEX: \$11.25/RSF/YR

No Bellevue B&O Tax



SUITE 301 | ±2,285 RSF

Available October 1, 2026



AREA MAP

- 1** QFC, STARBUCKS, EVERGREENS, FIVE IRON GOLF, SOI THAI RESTAURANT & BAR
- 2** SHAKE SHACK, RARE TEA, TUTTA BELLA PIZZERIA, RESTORE HYPER WELLNESS
- 3** CAFE LADRO, DOUGH ZONE, CHAINLINE BREWING, VINASON PHO
- 4** PCC MARKETS, KIRKLAND PERFORMANCE CENTER
- 5** KIRKLAND TRANSIT CENTER, KIRKLAND PUBLIC LIBRARY
- 6** SUBWAY, TACO DEL MAR, THE GUILT TRIP, ORANGE THEORY FITNESS
- 7** THE HEATHMAN HOTEL KIRKLAND
- 8** ZEEK'S PIZZA, THRULINE COFFEE, SWEET CAKE'S, RISTORANTE PARADISO
- 9** CACTUS KIRKLAND, GEORGE'S, KIWAMI SUSHI BAR & SAKE HOUSE
- 10** COASTLINE BURGERS, SANTORINI GREEK GRILL
- 11** SANTA FE MEXICAN GRILL & CANTINA, LODGE SPORTS GRILLE, FLATSTICK PUB
- 12** JUST POKE, KIWAMI SUSHI, VOLTERRA
- 13** BOTTLE & BULL, ANTHONY'S HOMEPORT KIRKLAND



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FOR MORE INFO PLEASE CONTACT

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