

# CENTRAL WAY PLAZA

720 4TH AVENUE | KIRKLAND, WASHINGTON

CLASS A OFFICE  
SPACE FOR LEASE  
IN DOWNTOWN KIRKLAND



Commercial Real Estate Services

NORTHSTREAM



# CENTRAL WAY PLAZA

720 4TH AVENUE | KIRKLAND, WASHINGTON

## OFFICE FEATURES

- Highly coveted Downtown Kirkland location across the street from *Kirkland Urban, a mixed-use development with over 250,000 SF of retail.*
- Suite 420 - 11,153 RSF
- Lease Rate: \$45.00/RSF, NNN
- Parking: 3.4 stalls/1,000 USF
- Long term local ownership
- Current fiber providers are Frontier, Level Three, Wave and Comcast
- Direct access to I-405



## AVAILABLE SPACE

SUITE	RSF	AVAILABLE DATE	VIRTUAL TOUR
Suite 420	11,153 RSF	June 1, 2026	<a href="#">View Virtual Tour</a>



Commercial Real Estate Services

### LEASING CONTACTS

Jim Kinerk (425) 646-5221

Al Hodge (425) 646-5240

[kinerk@broderickgroup.com](mailto:kinerk@broderickgroup.com)

[hodge@broderickgroup.com](mailto:hodge@broderickgroup.com)

NORTHSTREAM

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

# CENTRAL WAY PLAZA

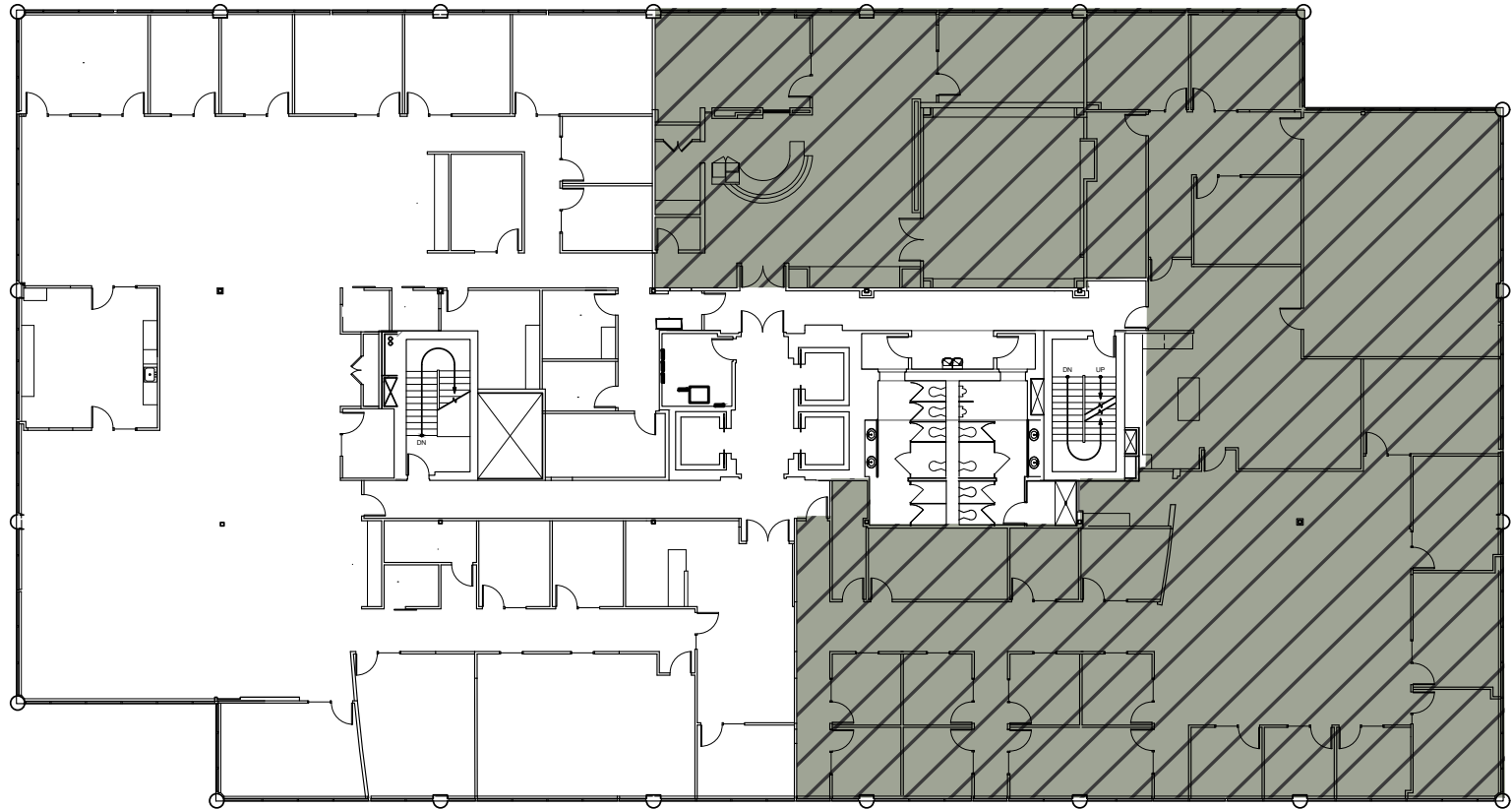
720 4TH AVENUE | KIRKLAND, WASHINGTON

720 4TH AVENUE | KIRKLAND, WASHINGTON

## SUITE 420 11,153 RSF

AVAILABLE JUNE 1, 2026

- Elevator lobby exposure
- Large open area
- 5 large shared offices
- 4 private offices
- 4 phone rooms
- 4 small conference rooms
- 1 large conference room
- 1 medium conference room
- Server room
- 1 copy room
- 1 kitchen
- 1 storage room
- 1 wellness room



### LEASING CONTACTS

Jim Kinerk (425) 646-5221

[kinerk@broderickgroup.com](mailto:kinerk@broderickgroup.com)

Al Hodge (425) 646-5240

[hodge@broderickgroup.com](mailto:hodge@broderickgroup.com)



Commercial Real Estate Services

NORTHSTREAM

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



# CENTRAL WAY PLAZA

720 4TH AVENUE | KIRKLAND, WASHINGTON

## BUILDING PROFILE

ADDRESS	720 4th Avenue, Kirkland WA 98033
BASE RENT / EST. 2025 OPEX (NNN)	\$45.00/SF, NNN / \$16.73/RSF, Estimated 2025 Op Ex (NNN)
BUILDING CONSTRUCTION	Building was constructed in 1998 by Northstream Development. Frame is post tension concrete, four stories over two levels of structured parking.
FREEWAY ACCESS	Two intersections west of Interstate 405 freeway.
PARKING	Two level underground gated garage with 178 parking spaces and 133 surface parking spaces. Ratio is 3.4 stalls per 1,000 usf.
SECURITY	Building is equipped with card readers for building, elevator and garage access. Tenants have 24 hour access.
TELECOM/FIBER	Current providers for fiber are Frontier, Level 3, Wave Broadband and Comcast.
ELECTRICAL	Building has 1.2 watts/SF lighting and 4.8 watts/SF for misc load of 600 amps per floor. The 480/277 volts circuit breaker panels are located on each floor.
HVAC	The HVAC System is a 213 ton rooftop VAV A/C cooling system.
ELEVATORS	Building has three passenger elevators that are maintained by El Tec. Weight capacity of 3,500 lbs at 350 ft per minute.
FIRE PROTECTION	Automatic fire sprinkler system on all floors with quick response heads.



### LEASING CONTACTS

Jim Kinerk (425) 646-5221

[kinerk@broderickgroup.com](mailto:kinerk@broderickgroup.com)

Al Hodge (425) 646-5240

[hodge@broderickgroup.com](mailto:hodge@broderickgroup.com)

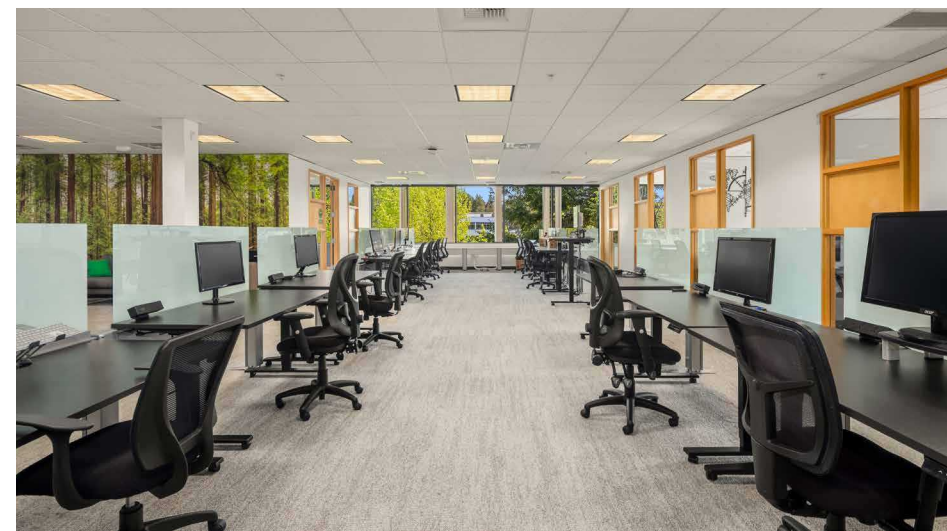


Commercial Real Estate Services

NORTHSTREAM

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.





#### LEASING CONTACTS

Jim Kinerk (425) 646-5221

[kinerk@broderickgroup.com](mailto:kinerk@broderickgroup.com)

Al Hodge (425) 646-5240

[hodge@broderickgroup.com](mailto:hodge@broderickgroup.com)



Commercial Real Estate Services

#### NORTHSTREAM

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.





Commercial Real Estate Services

#### LEASING CONTACTS

Jim Kinerk (425) 646-5221

[kinerk@broderickgroup.com](mailto:kinerk@broderickgroup.com)

Al Hodge (425) 646-5240

[hodge@broderickgroup.com](mailto:hodge@broderickgroup.com)

#### NORTHSTREAM

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



# HIGHLY COVETED DOWNTOWN KIRKLAND LOCATION & AMENITIES

## Quick Eats & Restaurants

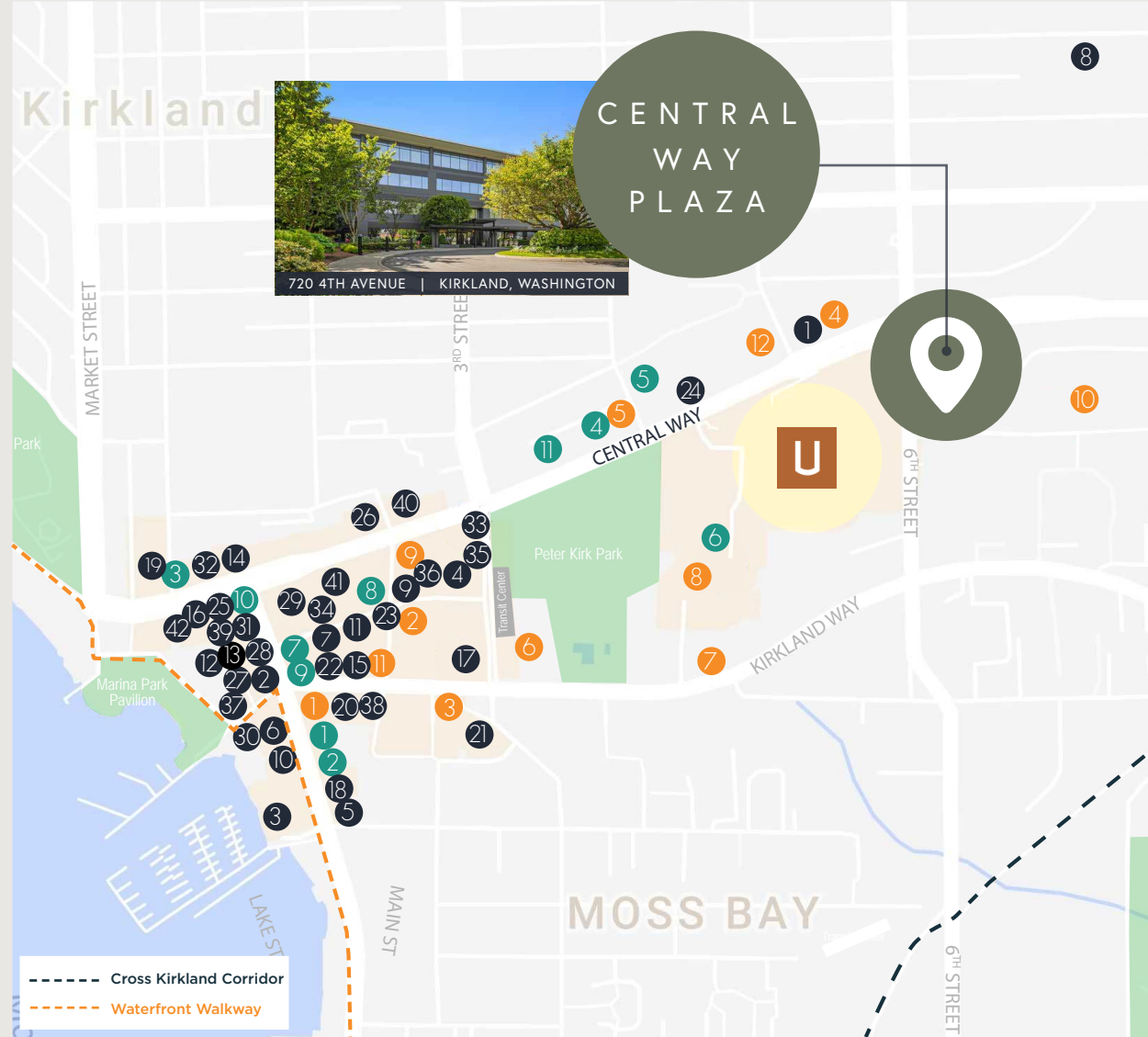
1. Acropolis Pizza & Pasta
2. Alanya Doner
3. Anthony's HomePort
4. Artha -The Indian Bistro
5. Ben & Jerry's
6. Bottle and Bull
7. Cactus Kirkland
8. Deru Market
9. Dumpling The Noodle
10. Falafel Fresh
11. Feast
12. Flatstick Pub
13. FogRose Atelier
14. Forge Pizza
15. George's
16. Hanuman Thai Cafe
17. Hearth
18. Isarn Thai Soul
19. Jimmy John's
20. Just Poke
21. Kirkland Bakery
22. KIWAMI Sushi Bar & Sake House
23. Kokio Chicken Bistro
24. Los Chilangos
25. Molly Moon's
26. Philly Ya Belly
27. Prosecco Restaurant & Pizzeria
28. Rimini Restaurant
29. Ristorante Paradiso
30. RockCreek Seafood and Spirits
31. Santa Fe Mexican Grill & Cantina
32. Santorini Greek Grill
33. Subway
34. Supreme Dumplings
35. SUSHI & BOWLS
36. Taco Del Mar
37. The Slip
38. Volterra
39. Vovina
40. Wing Dome
41. Zeeks Pizza
42. Zeitoon Grill House

## Coffee & Drinks

1. Bobae Coffee & Tea
2. Cafe Hagen
3. Caffè Ladro
4. Emerald City Smoothie
5. Happy Lemon
6. Starbucks
7. Starbucks
8. Thruline Coffee Co.
9. YiFang Taiwan Fruit Tea
10. Zoka Coffee Roasters
11. 5 Stones Coffee Co.

## Banks & Other Services

1. Bank of America
2. Banner Bank
3. Chase Bank
4. FedEx
5. KeyBank
6. Kirkland Library
7. PCC Community Market
8. QFC & QFC Pharmacy
9. The UPS Store
10. United States Postal Service
11. WaFd Bank
12. Wells Fargo Bank



## Kirkland Urban Retail Tenants:

Bright Hroizons  
Barbershop  
Caffè Lardo  
Chainline Brewing  
Dough Zone  
Five Iron Golf

Hair Salon  
Mud Bay  
Nail Salon  
QFC with Starbucks  
Q20 Public House  
RareTea

Shake Shack  
Soi Thai Restaurant  
Tutta Bella  
Vinason Pho Kitchen  
Walla Walla Clothing Co.  
Wellness Studio