

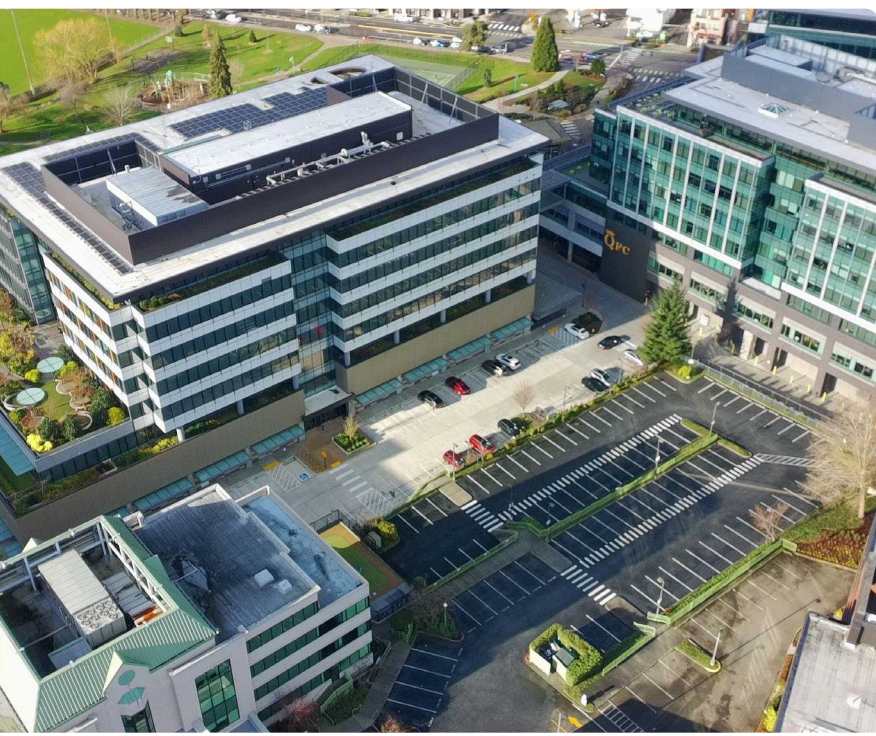
3,916 RSF & 7,149 RSF AVAILABLE

CBRE



## EMERALD BUILDING

520 KIRKLAND WAY | KIRKLAND, WA | 98033



LOCATED IN THE HEART  
OF DOWNTOWN KIRKLAND  
ADJACENT TO KIRKLAND URBAN

# PROPERTY HIGHLIGHTS

## **Emerald Building**

The Emerald Building is a 48,878 RSF Class A office building built in 1995 located in the heart of downtown Kirkland adjacent to Kirkland Urban, home to a world-class technology company, upscale apartments, and over 75,000 sq. ft. of restaurants, shopping and specialty cafés.

This premier location provides convenient freeway access and easy walking distance to the Kirkland waterfront, Peter Kirk Park, Kirkland Transit Center and a wide array of additional restaurants, bars and shopping.

- Unmatched location steps from Kirkland Urban, offering vibrant dining, beverage, boutique services, and entertainment options
- Stunning views of the Olympic Mountains and Lake Washington in select suites
- Tenants enjoy free surface and covered/reserved parking in the garage at an overall ratio of approximately 4/1,000 SF with plentiful visitor parking
- Meticulously maintained by the original ownership group with low operating expenses and no Bellevue B&O tax
- On-site showers
- On-site Bright Horizons on the Garden Level

**48,878**  
**RSF BUILDING**

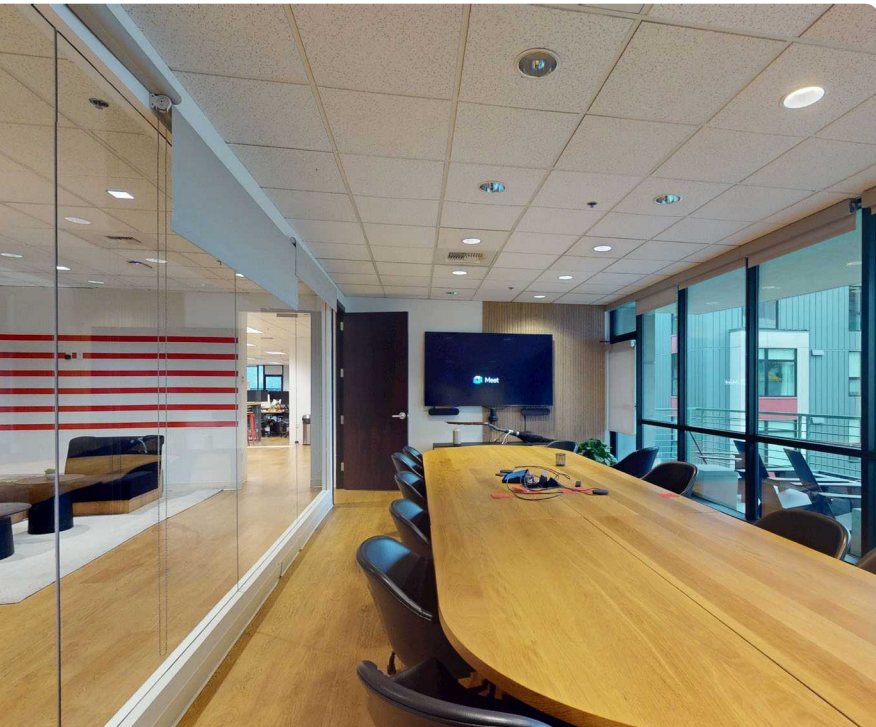
**1995**  
**YEAR BUILT**

**1.36**  
**ACRE SITE**

**\$11.75**  
**PSF 2026 OPEX EST.**

**4/1,000**  
**SF PARKING RATIO**

**100%**  
**FREE PARKING**



# AVAILABILITIES

Suite	Available	Rate	Details
Suite 200	±7,149 RSF	\$45.00/SF/YR Triple Net	Available with 30-60 days notice. 44 Seats, furniture potentially available.
Suite 401	±3,916 RSF	\$48.00/SF/YR Triple Net	Available July 1, 2026. Top floor with large conference room and west-facing balcony with views of the lake and Olympic Mountains

ENJOY VIEWS OF LAKE WASHINGTON & THE OLYMPIC MOUNTAINS

# STEPS

To Kirkland Urban



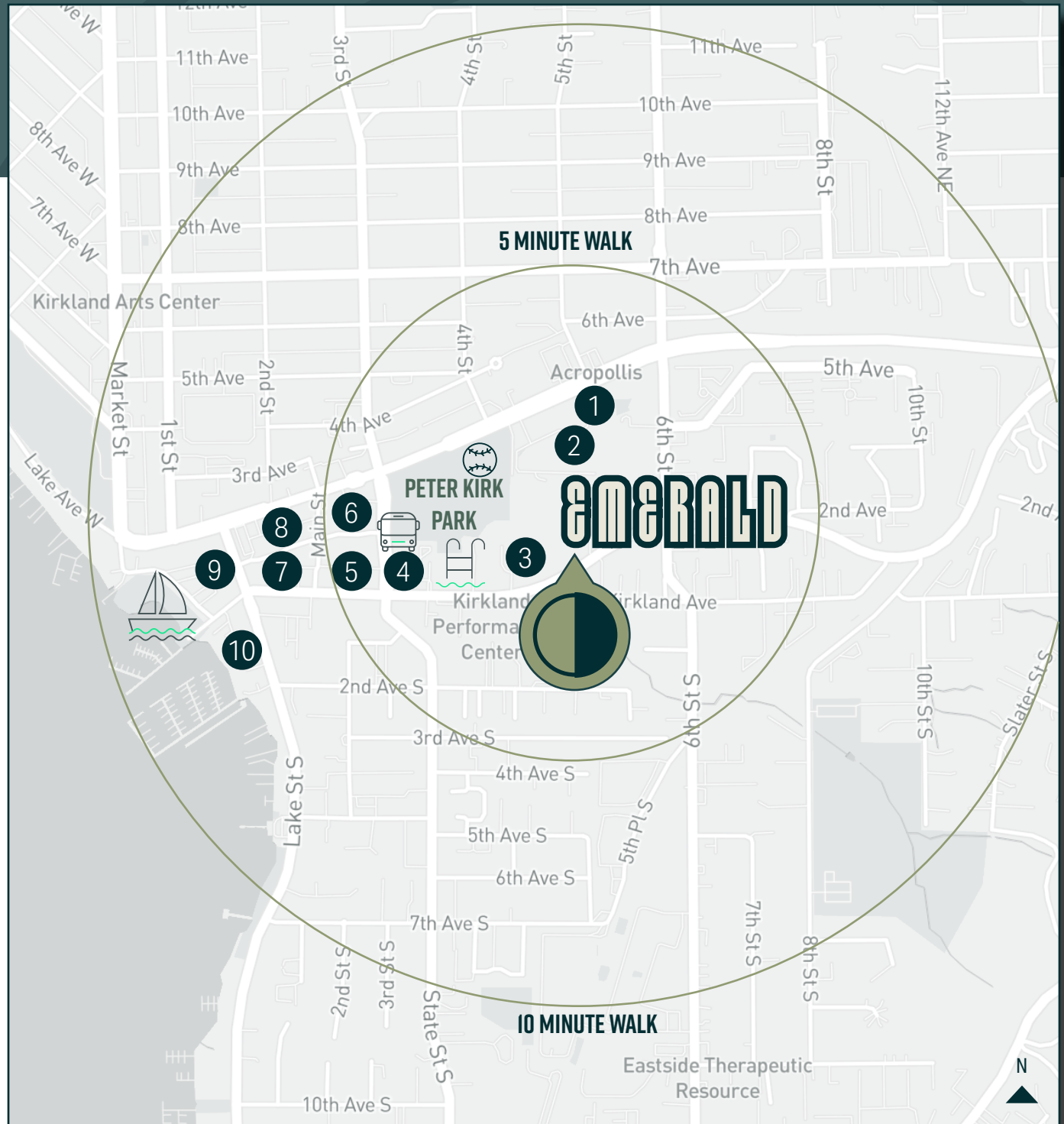
## KIRKLAND URBAN

Featuring:  
QFC, Starbucks, Shake Shack,  
Tutta Bella, Five Iron Golf, Cafe Ladro, SOI Thai,  
Vinason Pho, Chainline Brewing Co. & more

# NEIGHBORHOOD

## AMENITIES

- 1 Vinason Pho Kitchen, Dough Zone Dumpling House, Café Ladro, Salon Republic, Restore Hyper Wellness, PNW Barber, Belle Marie Hair Salon, Salon Lulu
- 2 Shake Shack, QFC, Starbucks, Tutta Bella Neapolitan Pizzeria, Five Iron Golf, SOI Thai Restaurant & Bar
- 3 PCC Market, Kirkland Performance Center, Peter Kirk Community Center, Peter Kirk Pool
- 4 Kirkland Library, Kirkland Transit Center, Kirkland Athletic Field
- 5 The Heathman Hotel Kirkland, Hearth, Bella Sirena Salon, Orange Theory Fitness, Snoqualmie Ice Cream, Kirkland Bicycle, Urban Haircuts
- 6 The Dumpling Noodle, Subway, Taco Del Mar, Sushi & Bowls, Nothing Bundt Cakes, Artha Indian Bistro, Nail & You, Tropical Tan, BECU Credit Union
- 7 Kokio Chicken Bistro, Cactus Kirkland, Central Tavern, George's, WaFd Bank, KIWAMI Sushi Bar & Sake House, Crispy Bit House, Sirena Gelato
- 8 Supreme Dumplings, Zeeks Pizza, Nouna Sweets, Ristorante Paradiso, F45 Training Kirkland
- 9 Zoka Coffee Roasters & Tea, Lady Yum, Santa Fe Mexican Grill & Cantina, Noii Sushi, Flatstick Pub, Side Hustle Taproom, The Grape Choice, Rimini Restaurant, Alanya Doner, Prosecco Restaurant & Pizzeria
- 10 RockCreek Seafood & Spirits, Bottle & Bull, Falafel Fresh, Anthony's Homeport





**FOR LEASE**

# EMERALD Bldg

520 KIRKLAND WAY  
KIRKLAND | WASHINGTON

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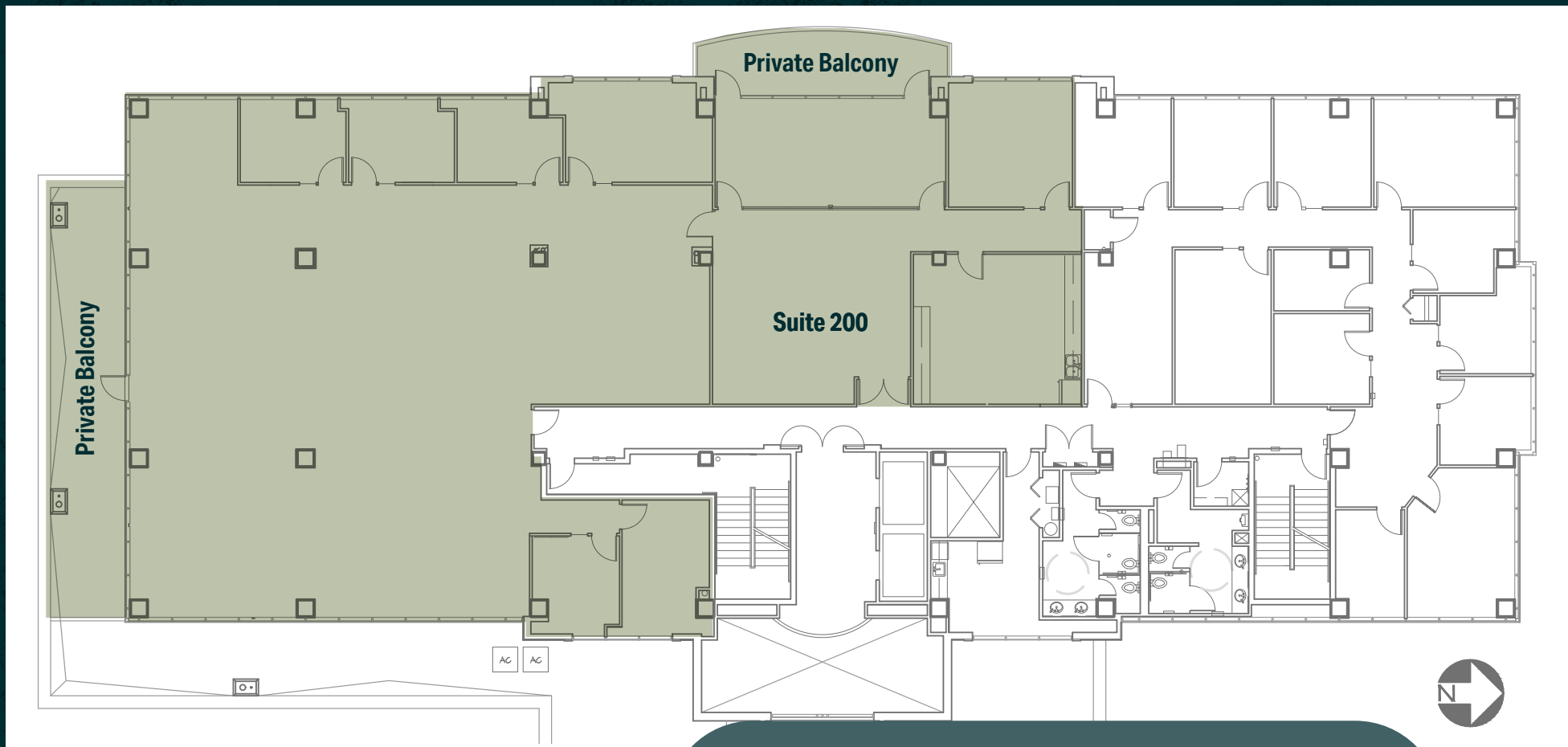
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**CBRE**

# SUITE 200

Available with 30-60 days notice | Furniture potentially available

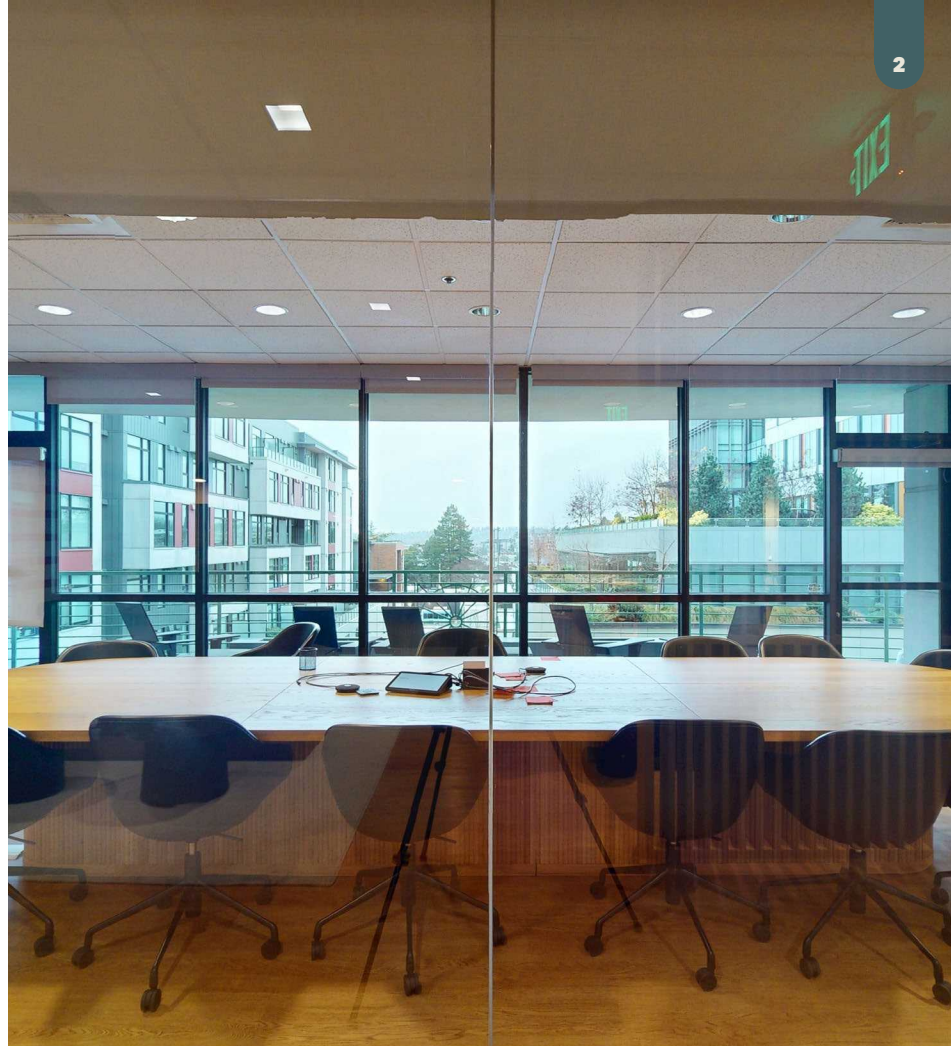


7,149 SF

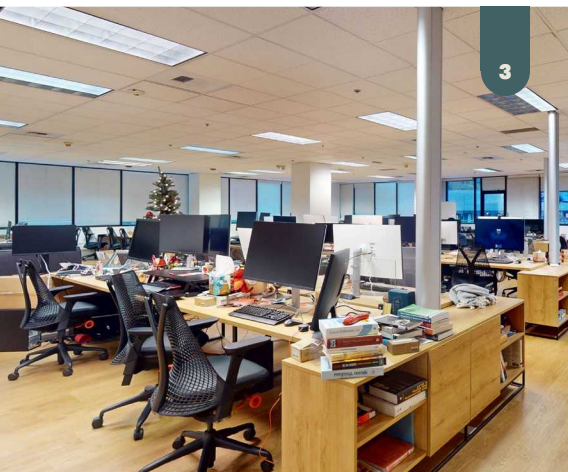
PRIVATE BALCONY WITH WESTERN VIEWS OF  
THE LAKE & OLYMPIC MOUNTAINS



1



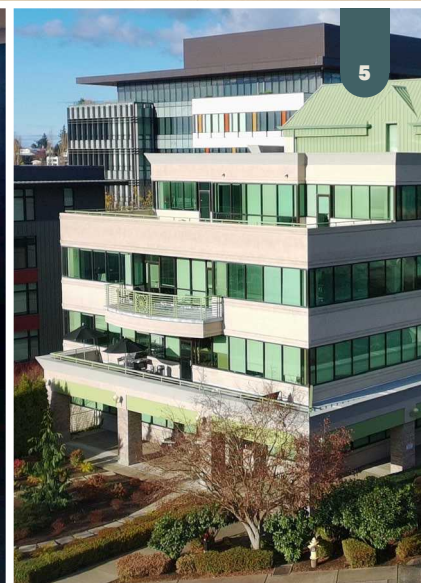
2



3



4



5



6

SUITE 200

7,149 RSF

Available with  
30-60 days  
notice

44 workstations

Furniture potentially  
available

[1] Reception / Waiting area

[2] Large conference room

[3] Open office area

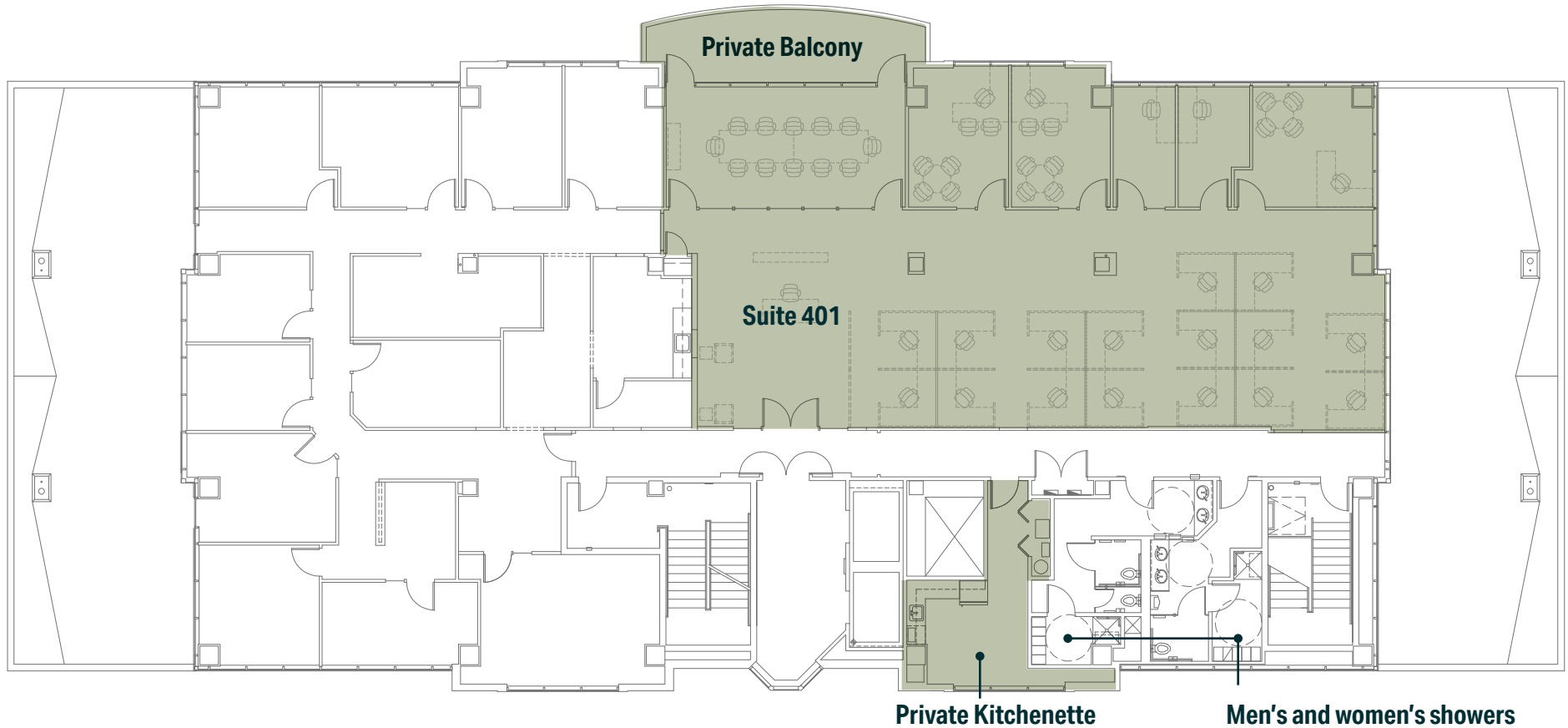
[4] Private balcony w/western  
views of the lake and mountains

[5] Large private south-facing  
balcony

[6] Break room / kitchenette

# SUITE 401 | SAMPLE PLAN 1

Available July 1, 2026

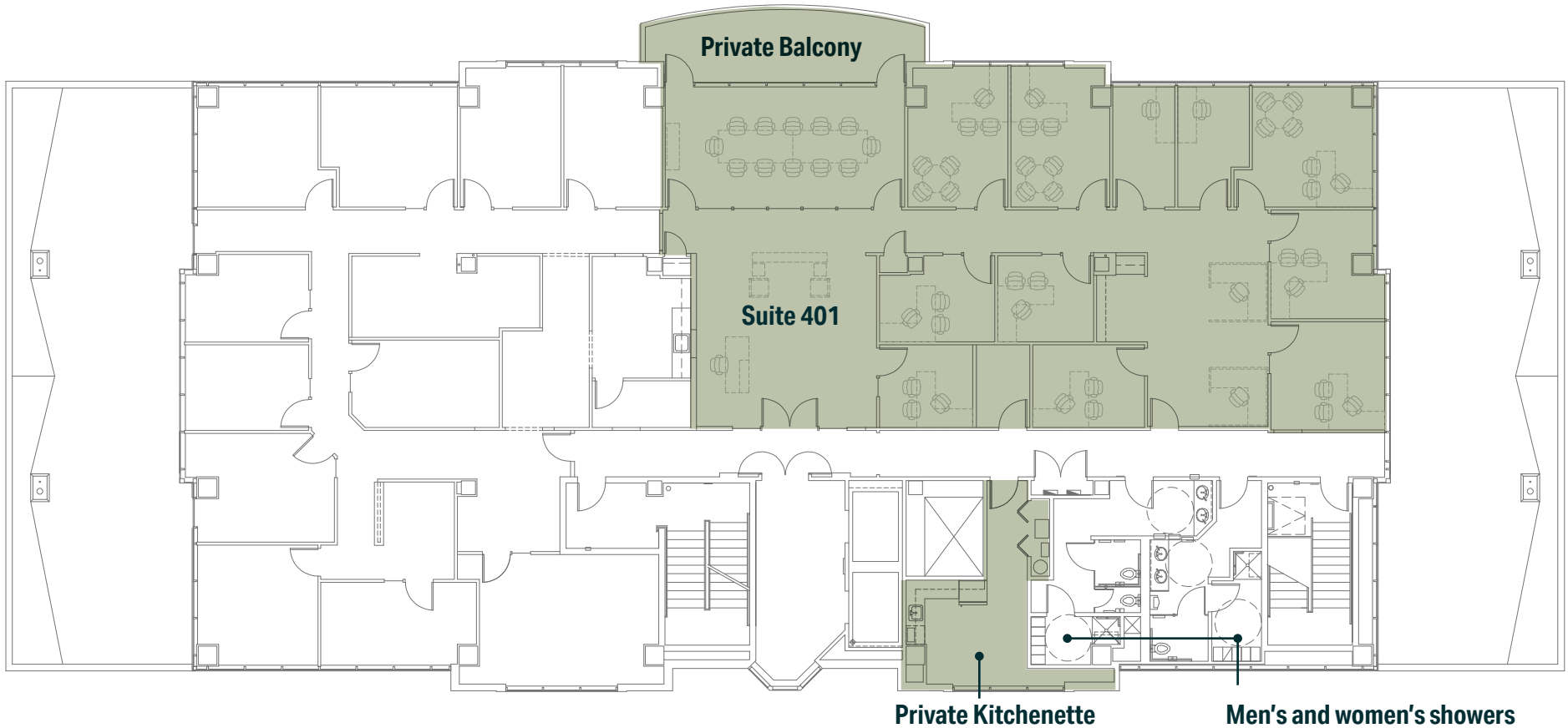


3,916 SF

PRIVATE BALCONY WITH WESTERN VIEWS OF  
THE LAKE & OLYMPIC MOUNTAINS

# SUITE 401 | SAMPLE PLAN 2

Available July 1, 2026

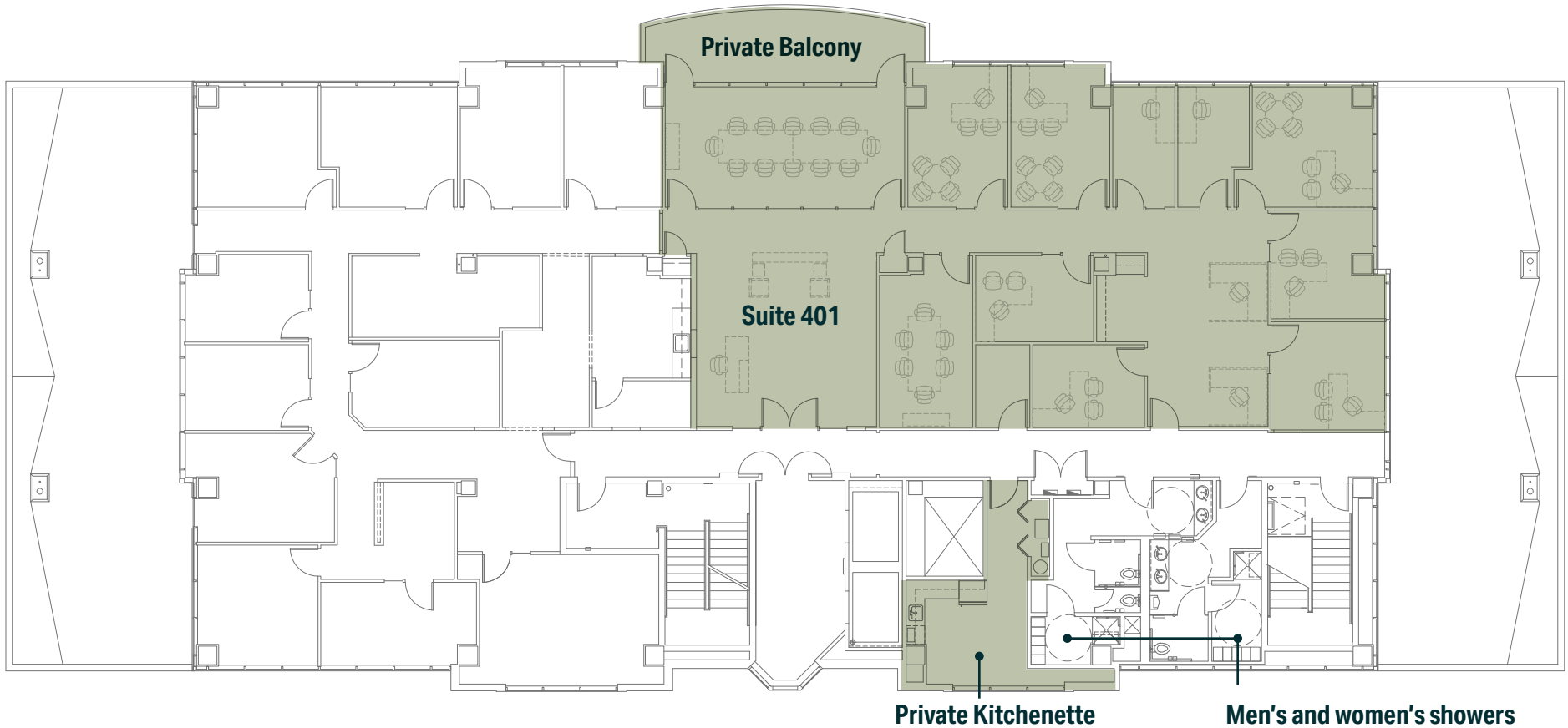


3,916 SF

PRIVATE BALCONY WITH WESTERN VIEWS OF  
THE LAKE & OLYMPIC MOUNTAINS

# SUITE 401 | SAMPLE PLAN 3

Available July 1, 2026



3,916 SF

PRIVATE BALCONY WITH WESTERN VIEWS OF  
THE LAKE & OLYMPIC MOUNTAINS