



OFFICE
SPACE FOR
LEASE

KIRKLAND GATEWAY

11250 Kirkland Way, Kirkland, WA 98033

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Prominent, highly visible Class A Office Building with views of Downtown Kirkland & Lake Washington

Suite 201	1,789 SF
Rental Rate	\$35.00 per SF NNN
Est. NNN (2026)	\$14.07 per SF
Stories	2 floors of office over 2 stories of covered parking
Parking	3.6 1,000 SF; free surface parking and 2 levels of covered parking
Year Built	2000
Building Upgrades	Updated lobby & common areas
Communication/ Fiber	Frontier's FiOS, Comcast Business & CenturyLink
Access	Immediate access to I-405 and NE 85 th Street
Signage	Monument signage on parking lot side
Amenities	Easy access to shopping, dining, & other downtown Kirkland amenities. Building is also located just 300 feet from Cross Kirkland Corridor (Rails to Trails)

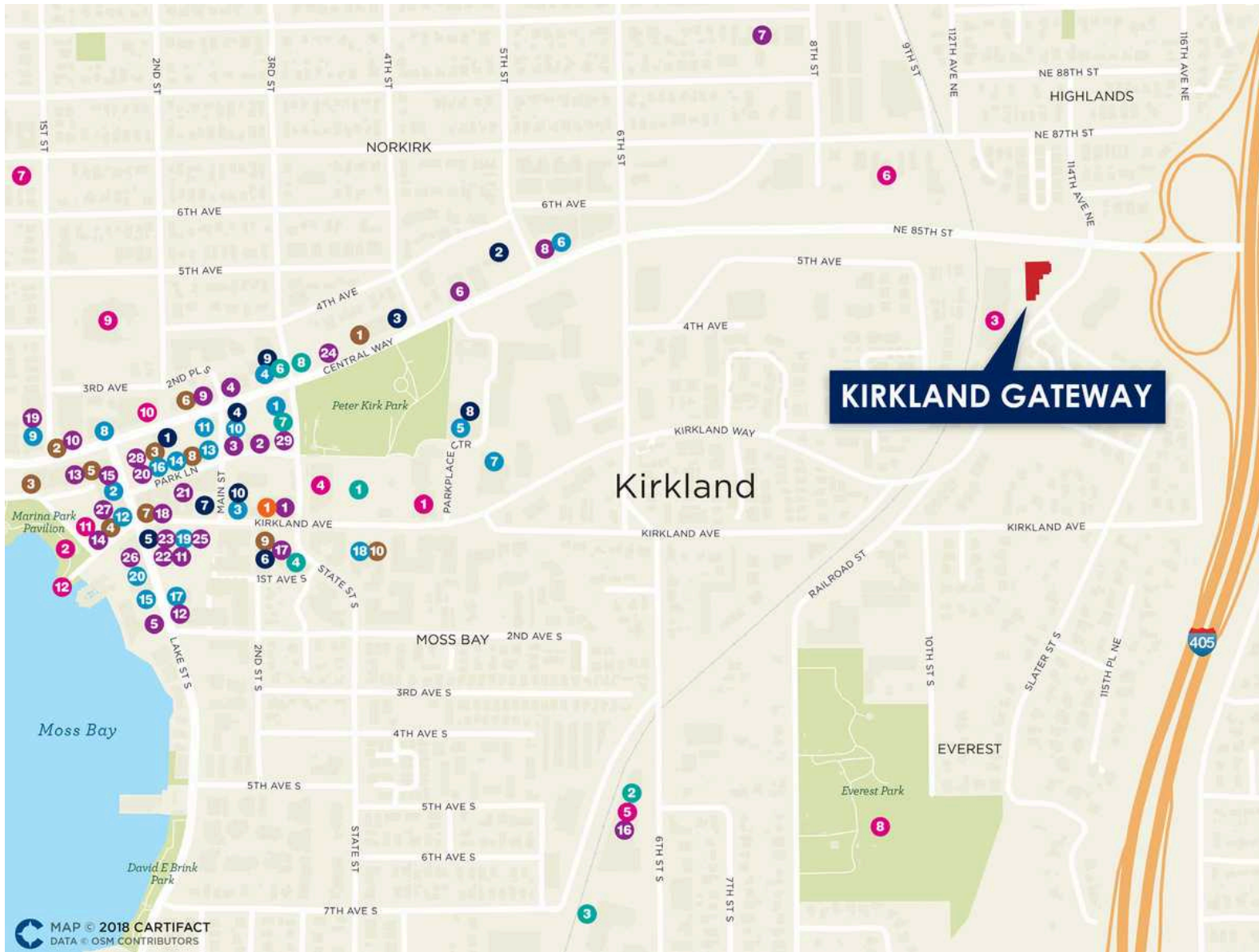






SUITE 201 – AVAILABLE NOW

Approx. 1,789 SF



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EATERIES

- 1 Trellis Restaurant
- 2 Dakshin South Indian Bistro
- 3 Beijing O'Chef
- 4 Wing Dome
- 5 Anthony's HomePort
- 6 Little Brother
- 7 DERU
- 8 Acropolis Pizza & Pasta
- 9 Lynn's Bistro
- 10 Santorini Greek Grill
- 11 Just Poké
- 12 Isarn Thai Soul Kitchen
- 13 Wilde Rover
- 14 The Slip
- 15 Casa Ricardos
- 16 Chainline Brewing Co
- 17 The French Bakery
- 18 Café Happy
- 19 Jimmy John's
- 20 Ristorante Paradiso
- 21 Cactus Kirkland
- 22 Hector's Restaurant
- 23 Homegrown
- 24 Wendy's
- 25 Volterra
- 26 Raw Bar 89
- 27 CHIANTI Kirkland
- 28 Zeeks Pizza
- 29 Papa John's Pizza

SHOPPING

- 1 Market on Central
- 2 MeaMarie Bridal Atelier
- 3 Kirkland Bicycle
- 4 Everyday Athlete
- 5 QFC
- 6 FedEx
- 7 Kirkland Urban
- 8 The Birdcage
- 9 Sur La Table
- 10 The UPS Store
- 11 Eastside Trains
- 12 Crush Footwear
- 13 Hepburn
- 14 Parklane Gallery
- 15 Via Lago
- 16 Simplicity Decor
- 17 Istina
- 18 NW Fine Art Printing
- 19 LizzyKate
- 20 Booboo Bakery

CAFES

- 1 Emerald City Smoothie
- 2 Caffe Ladro
- 3 Sweet Cakes
- 4 Coffee & Cone
- 5 Zoka Coffee Roasters
- 6 Lilac Cafe
- 7 Starbucks
- 8 Caffe Roccoco
- 9 The French Bakery
- 10 Reunion Bake Brew Bite

FINANCIAL

- 1 U.S. Bank
- 2 Wells Fargo Bank
- 3 Key Bank
- 4 Umpqua Bank
- 5 Bank of America
- 6 Chase Bank
- 7 Union Bank
- 8 Bank of America
- 9 Opus Bank
- 10 Banner Bank

FITNESS

- 1 Peter Kirk Pool
- 2 AMC Kickboxing
- 3 Corridor Basketball Court
- 4 barre3
- 5 Bassilne Fitness
- 6 Spa Eir
- 7 Urban Float
- 8 9Round

ATTRACTIONS

- 1 Performance Center
- 2 Marina Park
- 3 Wild About Cars Garage
- 4 Kirkland Library
- 5 Int'l Ballet Theatre
- 6 Kirkland Dance Center
- 7 Kirkland Arts Center
- 8 Everest Park
- 9 Kirkland City Hall
- 10 CANVAS! Paint and Sip
- 11 Public Deck Space
- 12 Kirkland City Dock

LODGING

- 1 The Heathman Hotel

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