



## FOR SUBLEASE

232 Central Way  
Kirkland, WA 98033

## LONGSTANDING RESTAURANT SPACE

Steve Erickson | Brennan McClurg | Jake Thurber



First Western Properties, Inc. | 425.822.5522 | fwp-inc.com  
11621 97th Lane NE, Kirkland, Washington 98034

# 232 CENTRAL WAY

**THE FORMER WING DOME** building in the vibrant heart of downtown Kirkland, offers an excellent foundation for a new restaurant venture. Its casual restaurant feel, combined with inviting outdoor seating, a full bar, and a dedicated dining room, provides a versatile layout perfect for various concepts. This prime location in downtown Kirkland is a major asset, benefiting from high foot traffic, a bustling local community, and proximity to Lake Washington. The neighborhood is known for its lively dining scene, upscale boutiques, and strong community engagement, all of which create a robust customer base eager for new and exciting culinary experiences.

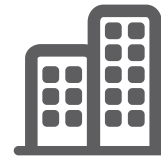
- Available: 3,360 SF | Equipment List Available
- Call Brokers for Rental Rates
- CAM Breakdown (2025):
  - \$2,244/month (\$7.70 per square foot) covers Taxes, Insurance, Roof, and Management Fees.
  - Tenant is responsible for all other expenses.
- Exclusive Parking
  - 7 Standard & 1 Handicapped
- Outdoor Patio Seating



Population



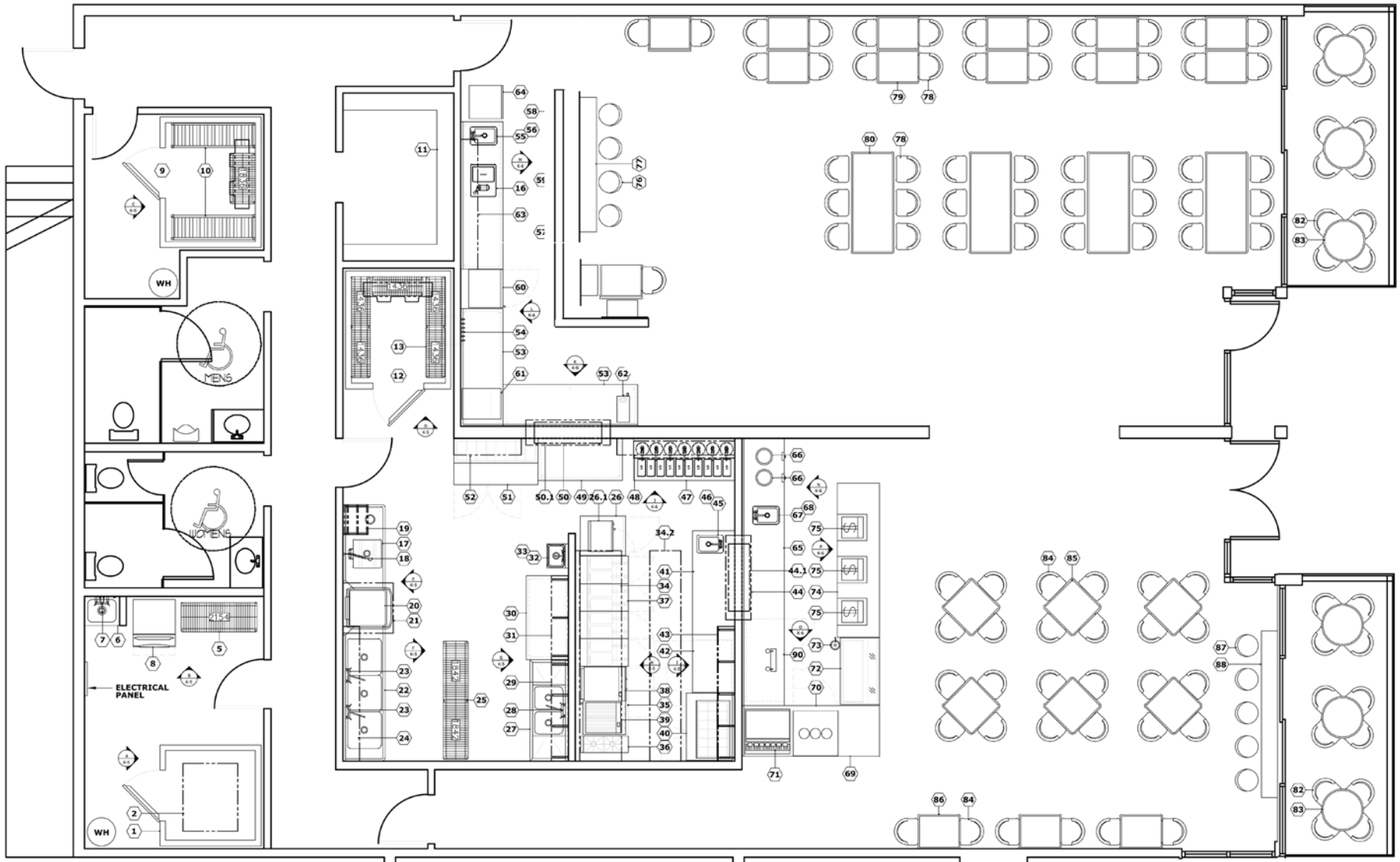
Average HH Income



Daytime Population

Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	16,607	\$267,219	9,850
Mile 3	95,912	\$251,779	52,858
Mile 5	325,175	\$240,748	185,187

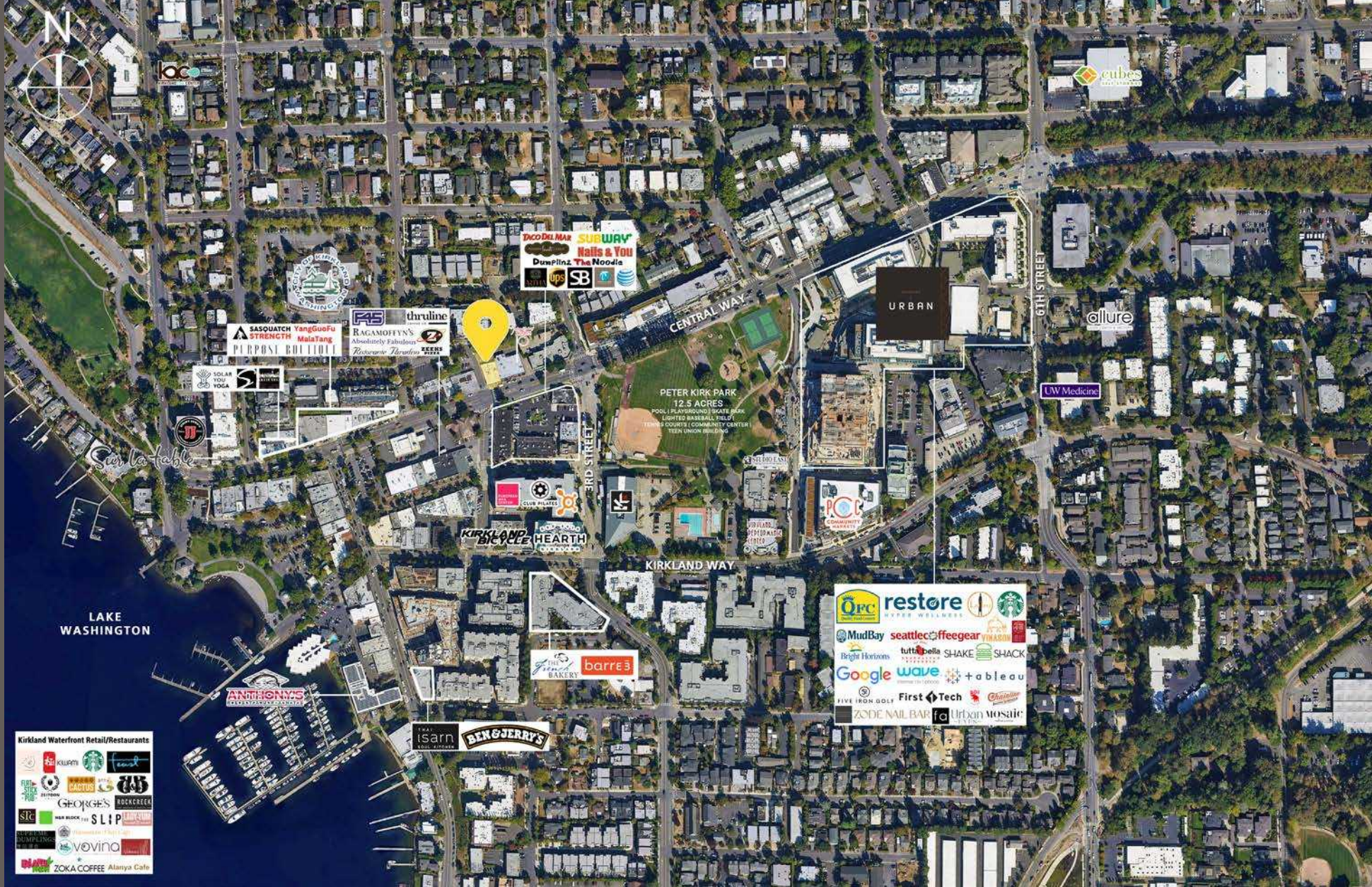


FLOOR PLAN  
 Scale: 1/4"=1'-0"

NOT TO SCALE

# FLOOR PLAN





Traffic Counts  
14,405 ADT



Close to Heavy  
Residential Pop.



In the Heart of  
Downtown Kirkland



Walk Score™  
94!

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

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WING  
DOME  
HOT WINGS • COLD BREW • BIG FUN

FEED  
YOUR  
FIRE

