

177 CENTRAL WAY
DOWNTOWN KIRKLAND



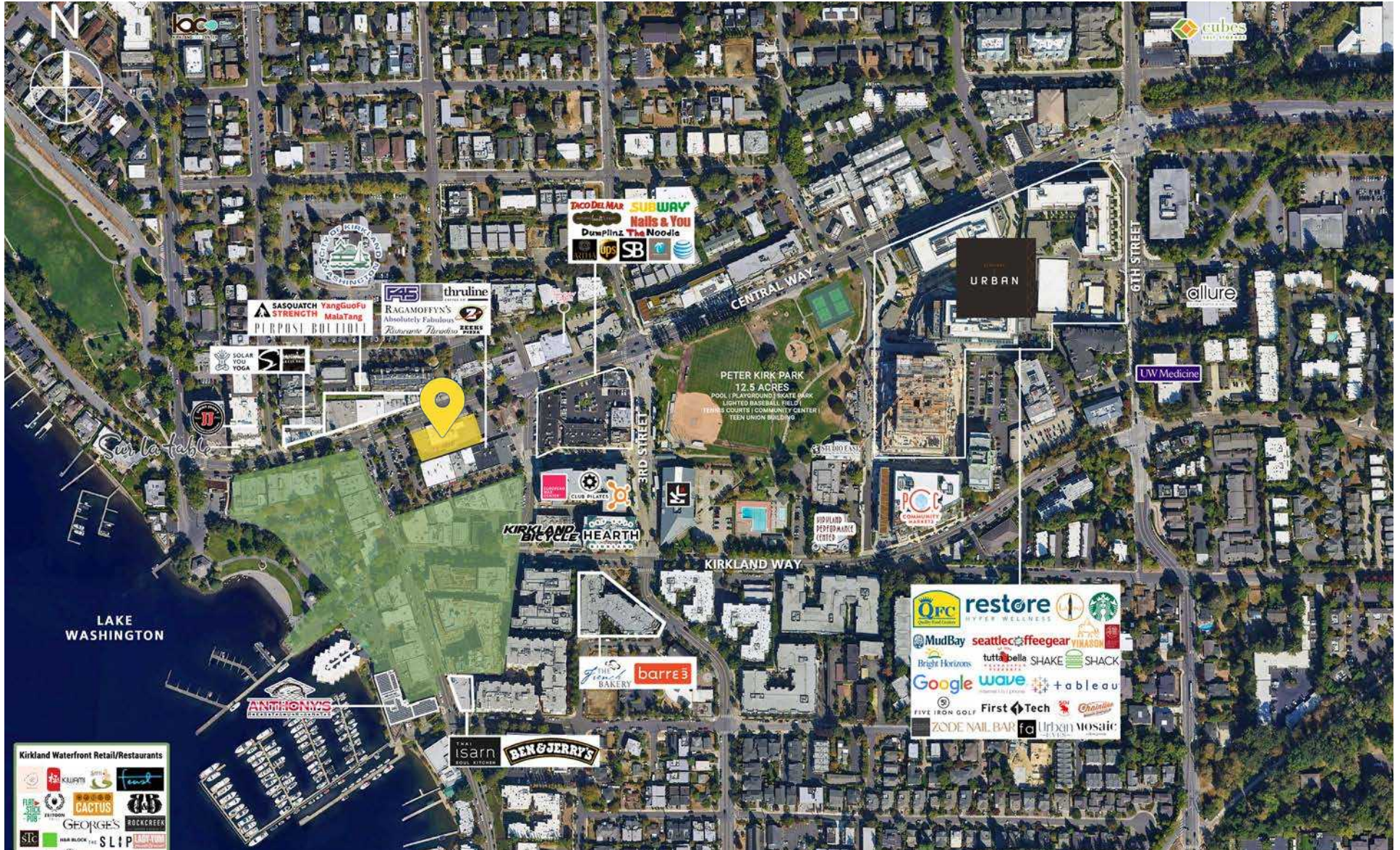
CENTRAL PEAK | RETAIL



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

For Lease

PROPERTY OVERVIEW | KIRKLAND VICINITY AERIAL



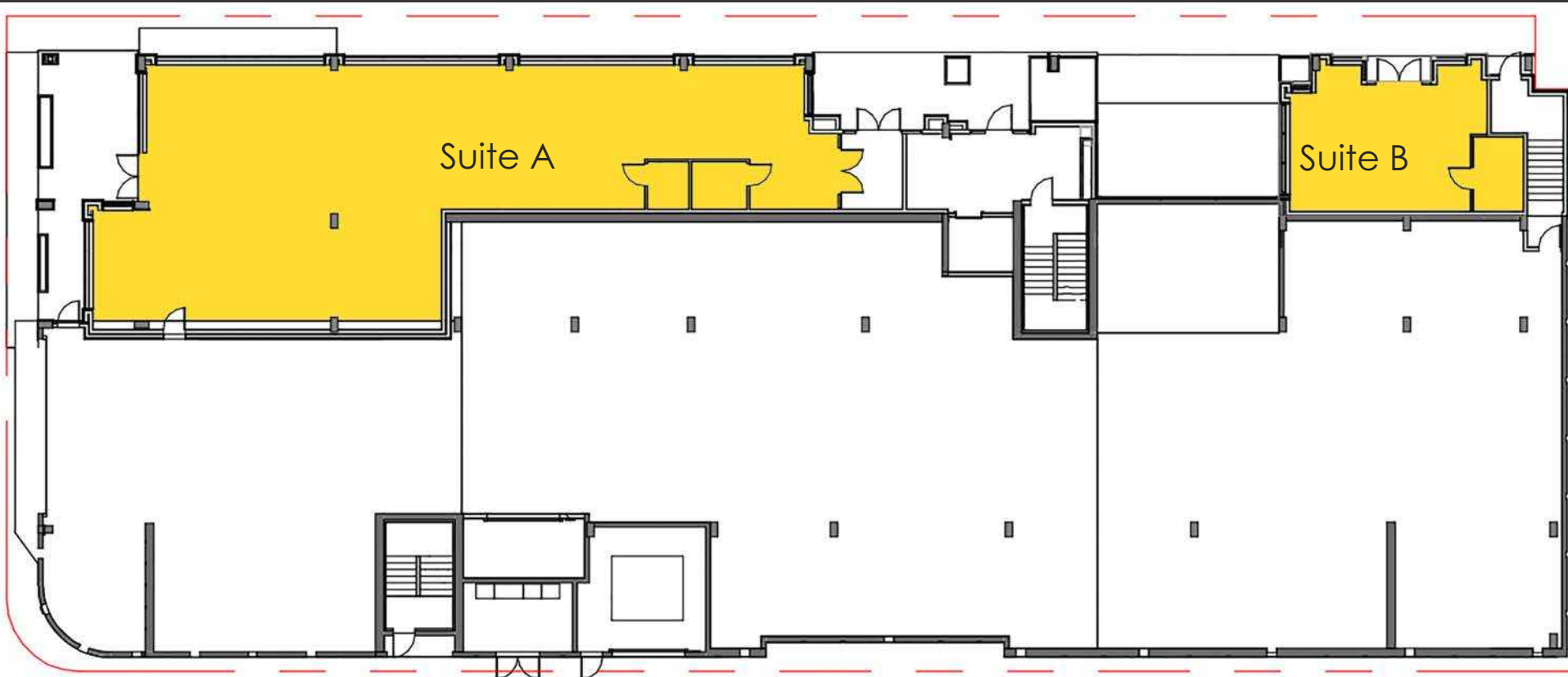
PROPERTY OVERVIEW | PROPERTY SUMMARY

PROPERTY DETAIL

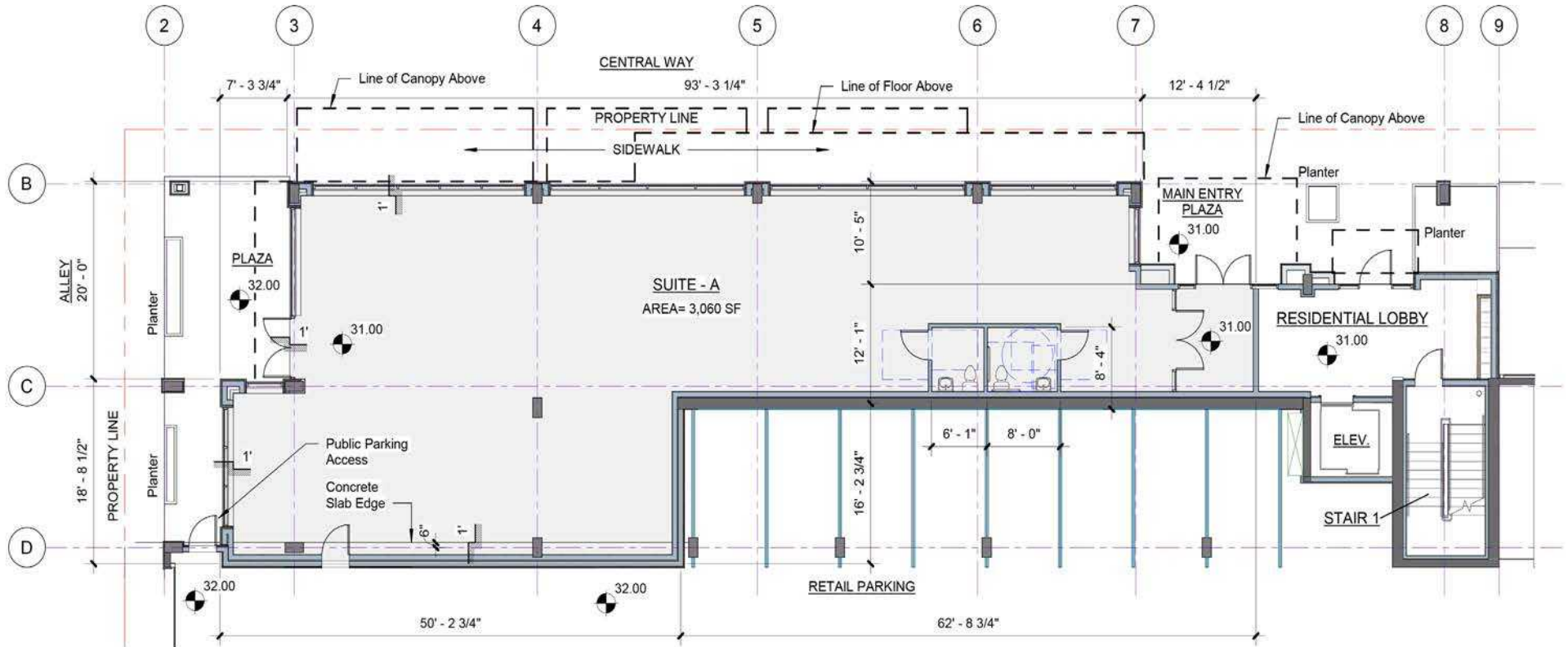
PROPERTY NAME	Central Peak
ADDRESS	177 Central Way, Kirkland
OPPORTUNITY	Street Level Retail Suites Available within the Central Peak Condos in Downtown Kirkland
RETAIL A	<ul style="list-style-type: none">• 3,060 SF• \$60.00 PSF, NNN
RETAIL B	<ul style="list-style-type: none">• 645 SF• \$55.00 PSF, NNN
LOCATION	Located in the Heart of Kirkland's Retail and Entertainment Core
UNITS	26 Residential Condominiums on Site
PARKING	Rare On-site Parking Available
WALK SCORE™	91 Walker's Paradise



PROPERTY OVERVIEW | SITE PLAN

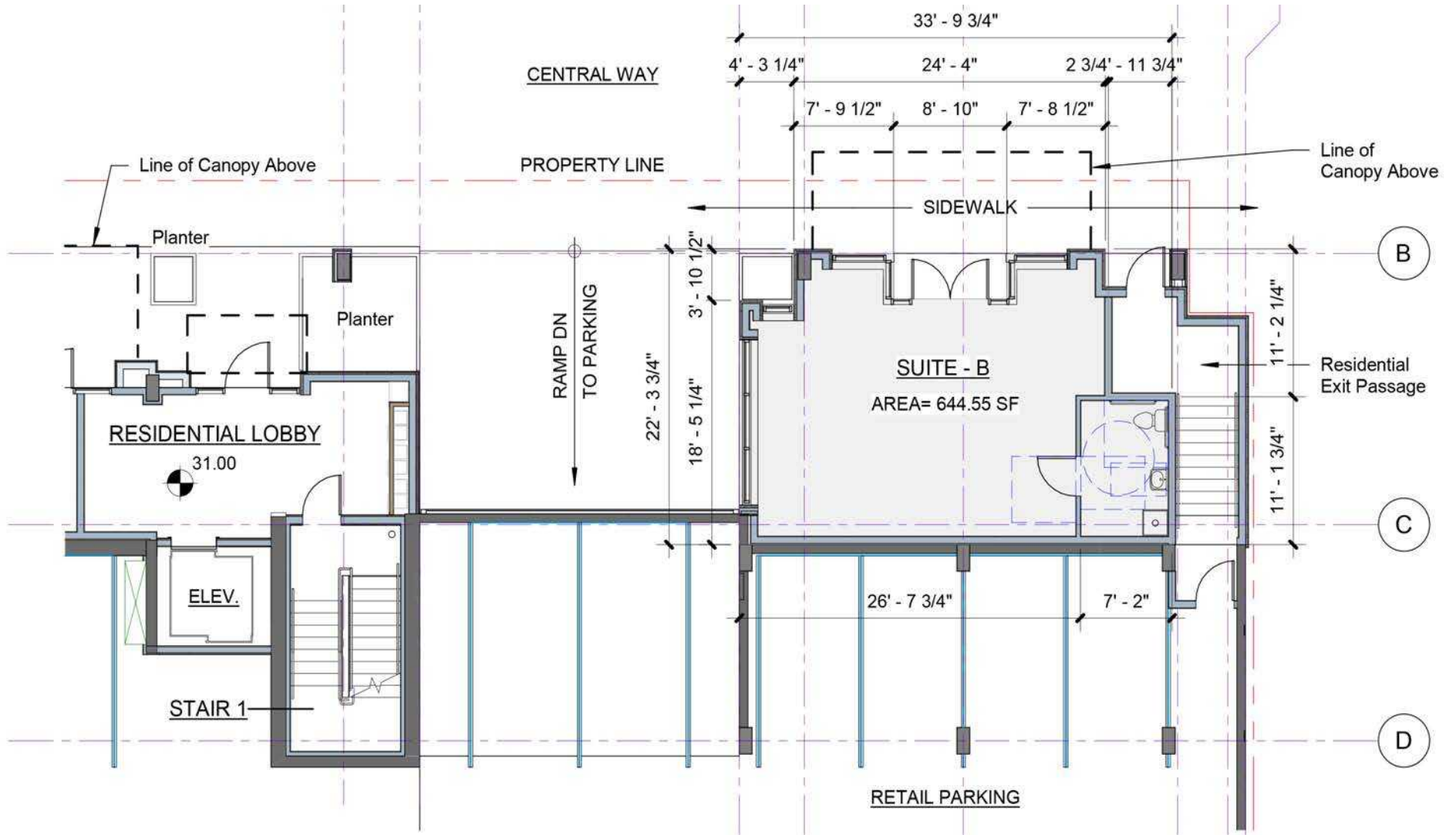


PROPERTY OVERVIEW | FLOOR PLAN | SUITE A



Suite	Proposed Use	SF	Rate
A	Excellent Space for Bakery/ Coffee Shop or Restaurant Concept	3,060 SF	\$60.00 PSF, NNN

PROPERTY OVERVIEW | FLOOR PLAN | SUITE B



Suite	Proposed Use	SF	Rate
B	Retail, Barber, Speakeasy, Salon	645 SF	\$55.00 PSF, NNN





LAKE
WASHINGTON

520

MOSS
BAY

LAKE STREET S

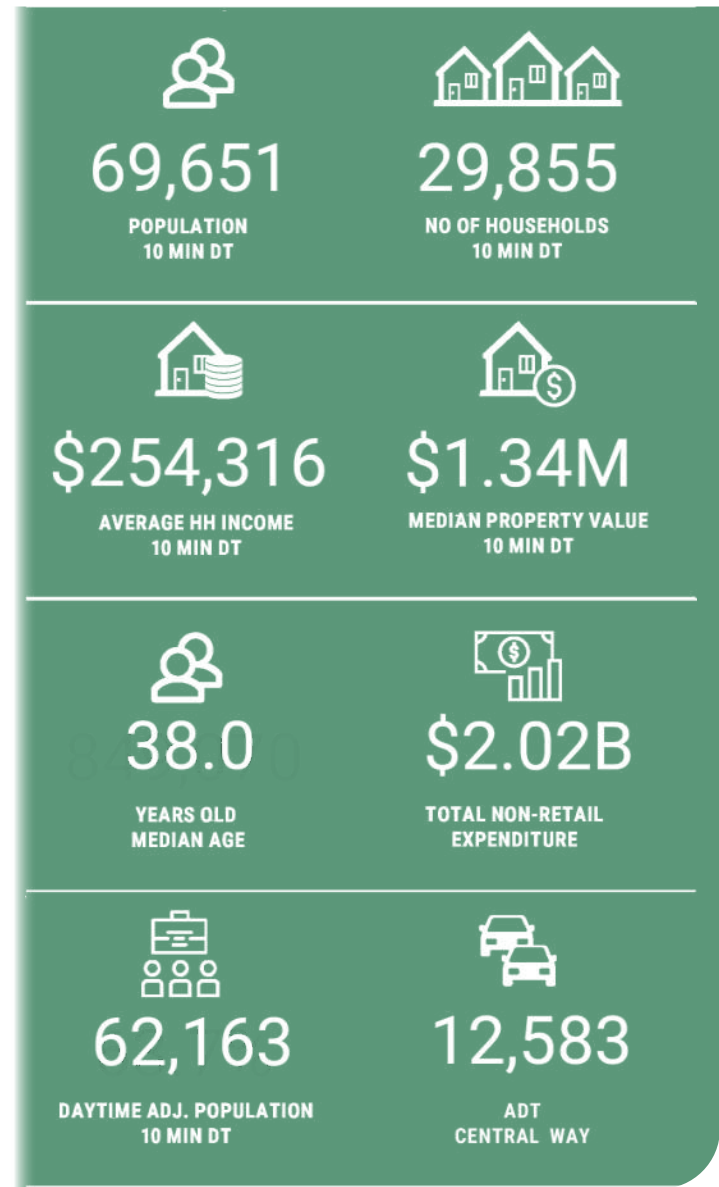
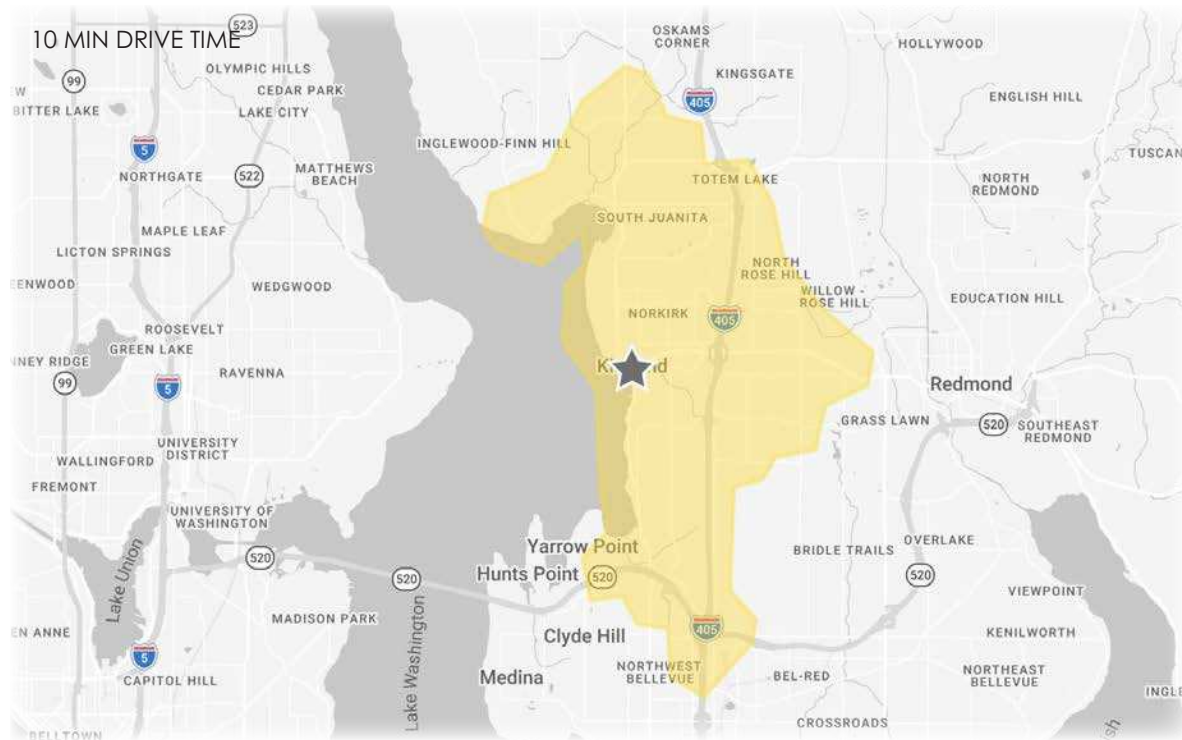
CENTRAL WAY

KIRKLAND
WATERFRONT



PROPERTY OVERVIEW | DEMOGRAPHICS

KIRKLAND, WASHINGTON is a premier Eastside waterfront community strategically positioned along the eastern shores of Lake Washington, offering seamless connectivity to Downtown Seattle, Bellevue, and the greater Eastside innovation corridor. Anchored by proximity to major technology employers including Google, Microsoft, and Meta, the city benefits from a highly educated workforce, strong household incomes, and sustained economic expansion. Kirkland's vibrant, walkable downtown features a curated mix of boutique retail, dining, and public waterfront spaces that reinforce its reputation as one of the region's most desirable live-work-play environments. Ongoing investment in infrastructure, transit accessibility, and shoreline amenities, combined with top-ranked schools and abundant parks and recreation, continues to attract both residents and businesses, supporting long-term stability, strong consumer demographics, and resilient market fundamentals.



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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