



For Lease

Prominent Kirkland Location for Lease

[View Virtual Tour](#)

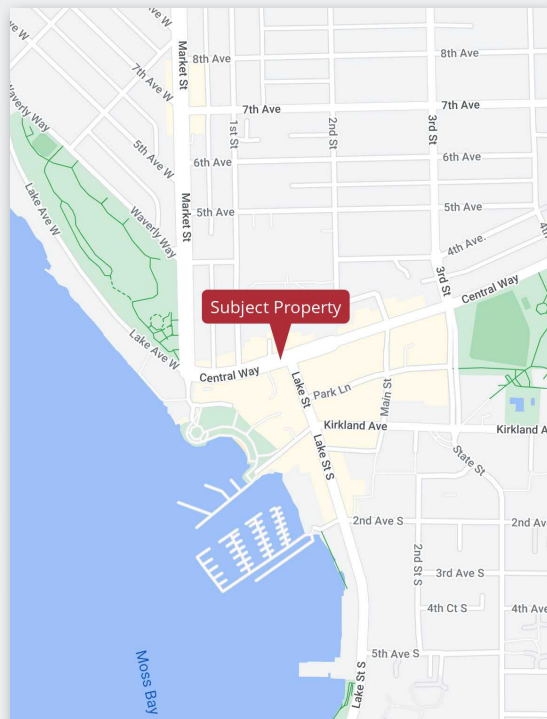
120 Central Way

Kirkland, WA

Prime Downtown Kirkland retail location with immediate access to waterfront

PROPERTY HIGHLIGHTS

- + Available SF: 2,225 SF
- + Current professional office layout
- + 5 private suites, conference room, and additional work room
- + 2 bathrooms, kitchenette, break room, and mother's room
- + Abundant foot traffic and visibility
- + One block from Kirkland waterfront and Marina Park
- + Convenient access to I-405 and SR 520
- + Price/SF: \$49.00 NNN
- + Available: 7/1/2026



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BLAKE STEDMAN
Senior Vice President
+1 425 586 5621
bstedman@nai-ppsp.com

RICHARD ZHOU
Associate
+1 425 586 5623
rzhou@nai-ppsp.com



Executive Summary

AVAILABLE SF	2,225 SF
LEASE RATE	\$49.00/SF NNN
BUILDING SIZE	9,250 SF
ZONING	Retail
RENOVATED	2018
MARKET	Kirkland
SUBMARKET	Downtown Kirkland

Prime retail space available for lease at 120 Central Way, located in the heart of vibrant downtown Kirkland. This modern, highly visible storefront offers an excellent opportunity for a business to thrive in a bustling area with heavy foot traffic.

Surrounded by popular restaurants, cafes, and boutique shops, this property boasts large display windows and high ceilings. As a former restaurant, this location is ideal for retail, dining, or service-oriented businesses.

With convenient access to major highways and just steps from the picturesque waterfront, this location combines the charm of Kirkland's community with the perfect setting for your next business venture.

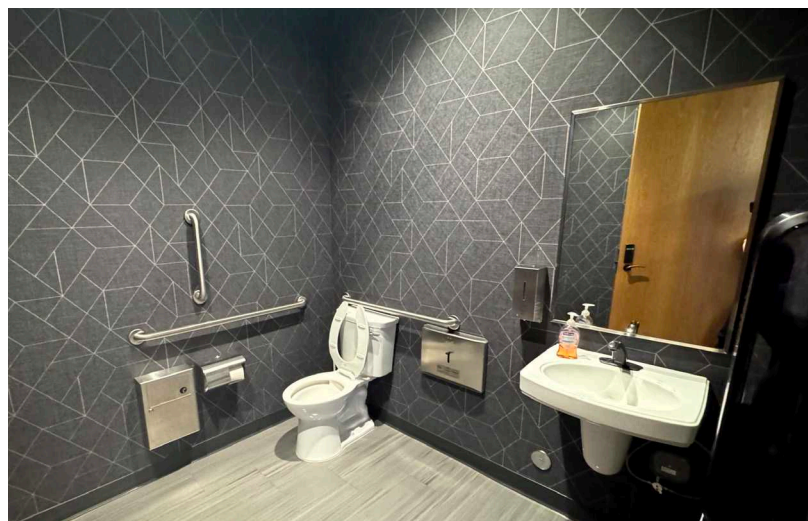
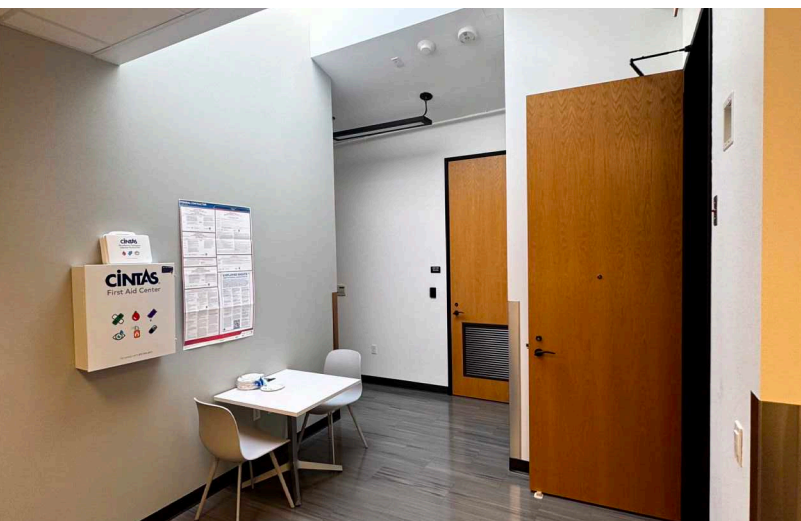
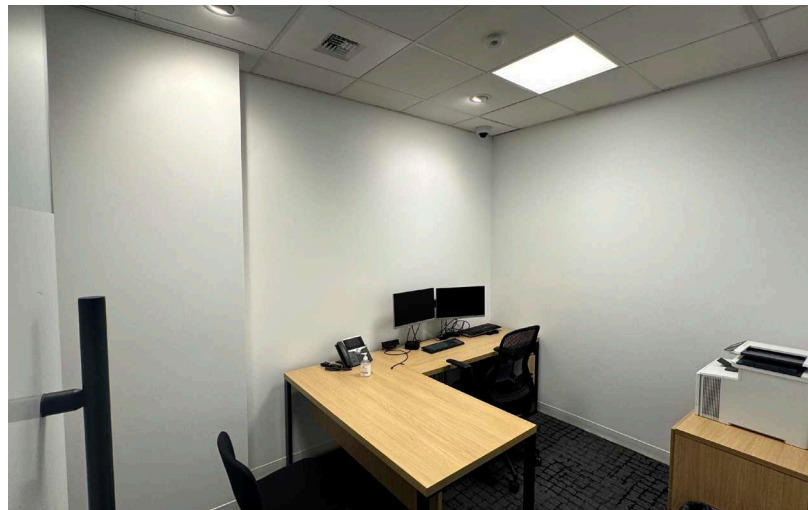
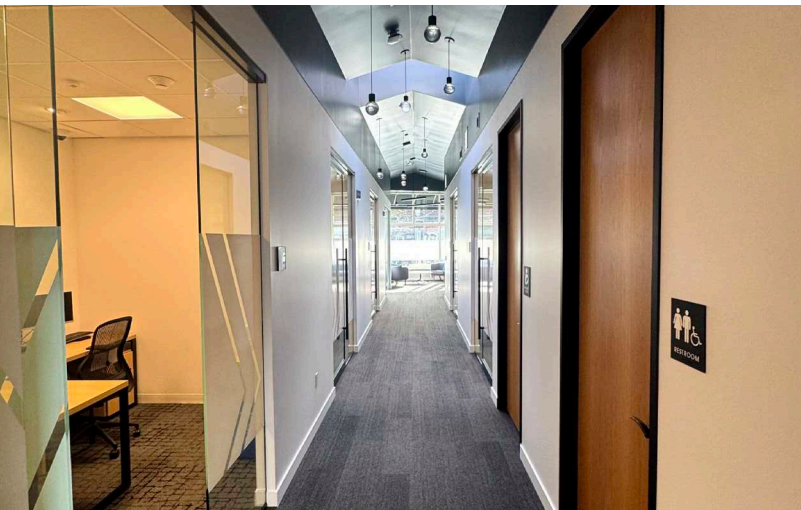
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Space for lease in
downtown Kirkland



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Demographics Map & Report



116 CENTRAL WAY, SUITE 120, KIRKLAND

	1 MILE	3 MILES	5 MILES
Total Population (2024)	15,399	90,573	329,309
Median Age	42.8	39.7	37.0
Total Households	7,490	38,028	137,194
# of Persons per HH	2.05	2.36	2.35
Average HH Income	\$236,504	\$238,412	\$230,253
Adults/HH who went to a Family Restaurant / Steakhouse in last 6 Months*	67.7% 95 MPI	68.1% 96 MPI	67.7% 95 MPI

*Data as of 9/13/24

Data Notes: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

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