

MOSS BAY BUILDING

First floor, 4,514 SF flex/industrial space available
– steps from Downtown Kirkland.



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 **JSH** | **PROPERTIES, INC.**

Site Plan

Flexible Workspaces in the Heart of Kirkland

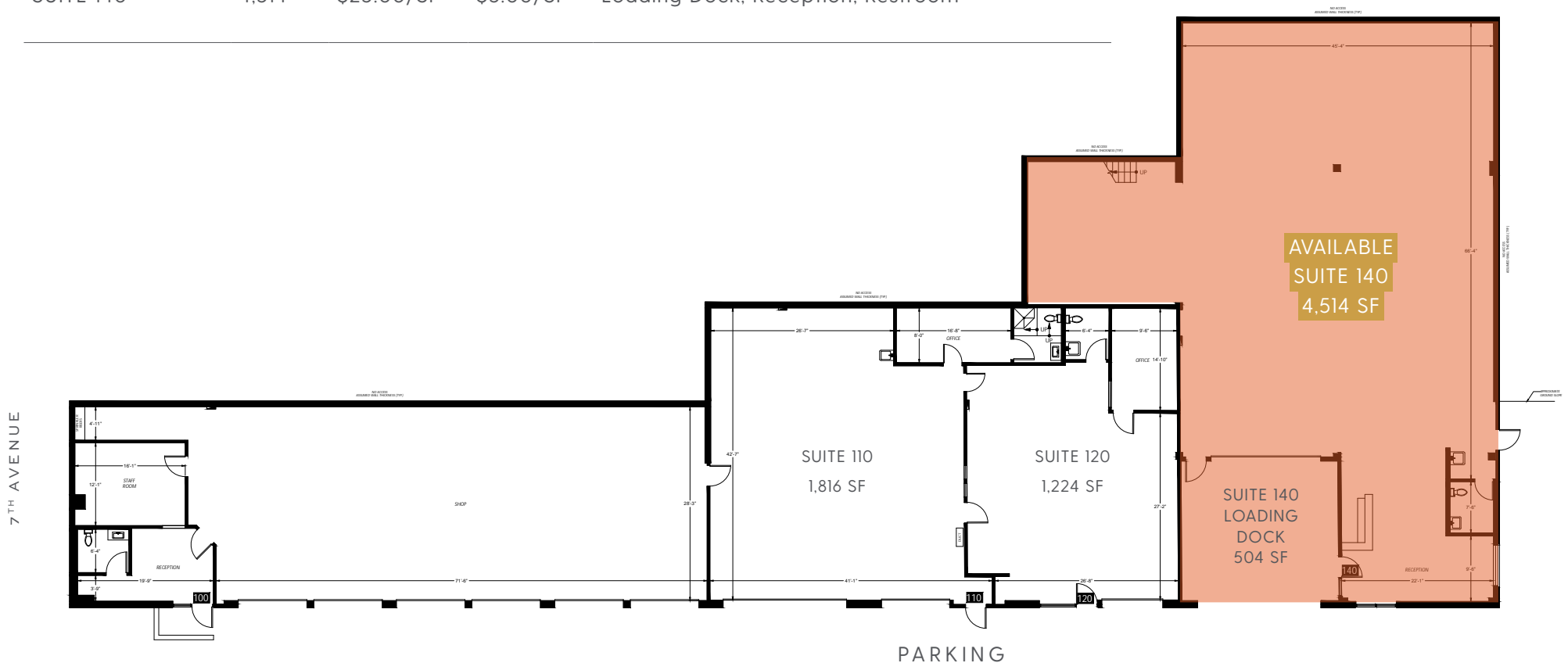
The Moss Bay Building offers highly versatile flex/industrial suites with private offices, shop space, and restrooms—perfect for automotive, light industrial, and early-stage companies. Located at 1015 7th Avenue, Kirkland, this first-floor space sits directly on the Cross Kirkland Corridor Trail and is within walking

distance of Downtown Kirkland's shops, restaurants, and Google's Kirkland campus. Quick access to I-405, marked parking stalls, and nearby amenities like Kirkland Urban, Marina Park Pavilion, and Costco make this an exceptional business location.

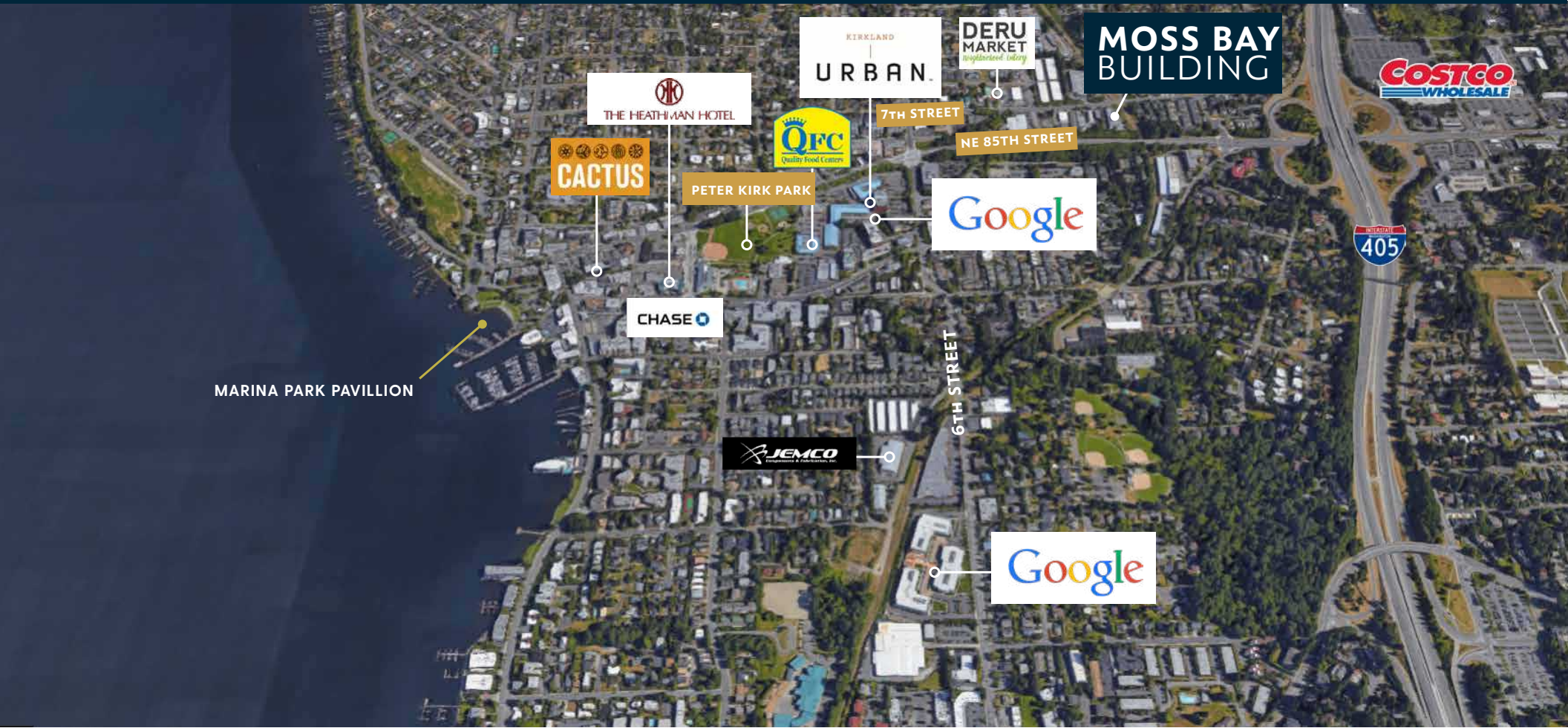


| AVAILABLE | SF | BASE RENT | NNN | COMMENTS |
|-----------|-------|------------|-----------|-----------------------------------|
| SUITE 140 | 4,514 | \$25.00/SF | \$5.00/SF | Loading Dock, Reception, Restroom |

CROSS KIRKLAND CORRIDOR TRAIL



Downtown Kirkland



Aerial



AVAILABLE
SUITE 140
4,514 SF