

# CENTRAL WAY PLAZA

720 4TH AVENUE | KIRKLAND, WASHINGTON

CLASS A OFFICE  
SPACE FOR LEASE  
IN DOWNTOWN KIRKLAND



Commercial Real Estate Services

NORTHSTREAM

# CENTRAL WAY PLAZA

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## OFFICE FEATURES

- Highly coveted Downtown Kirkland location across the street from *Kirkland Urban, a mixed-use development with over 250,000 SF of retail.*
- Suite 420 - 11,153 RSF
- Lease Rate: \$40.00 - \$42.00/RSF, NNN
- Parking: 3.4 stalls/1,000 USF
- Long term local ownership
- Current fiber providers are Frontier, Level Three, Wave and Comcast
- Direct access to I-405



## AVAILABLE SPACE

SUITE	RSF	AVAILABLE DATE	VIRTUAL TOUR
Suite 420	11,153 RSF	Now	<a href="#">View Virtual Tour</a>



Commercial Real Estate Services

### LEASING CONTACTS

Jim Kinerk (425) 646-5221

[kinerk@broderickgroup.com](mailto:kinerk@broderickgroup.com)

Al Hodge (425) 646-5240

[hodge@broderickgroup.com](mailto:hodge@broderickgroup.com)

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# CENTRAL WAY PLAZA

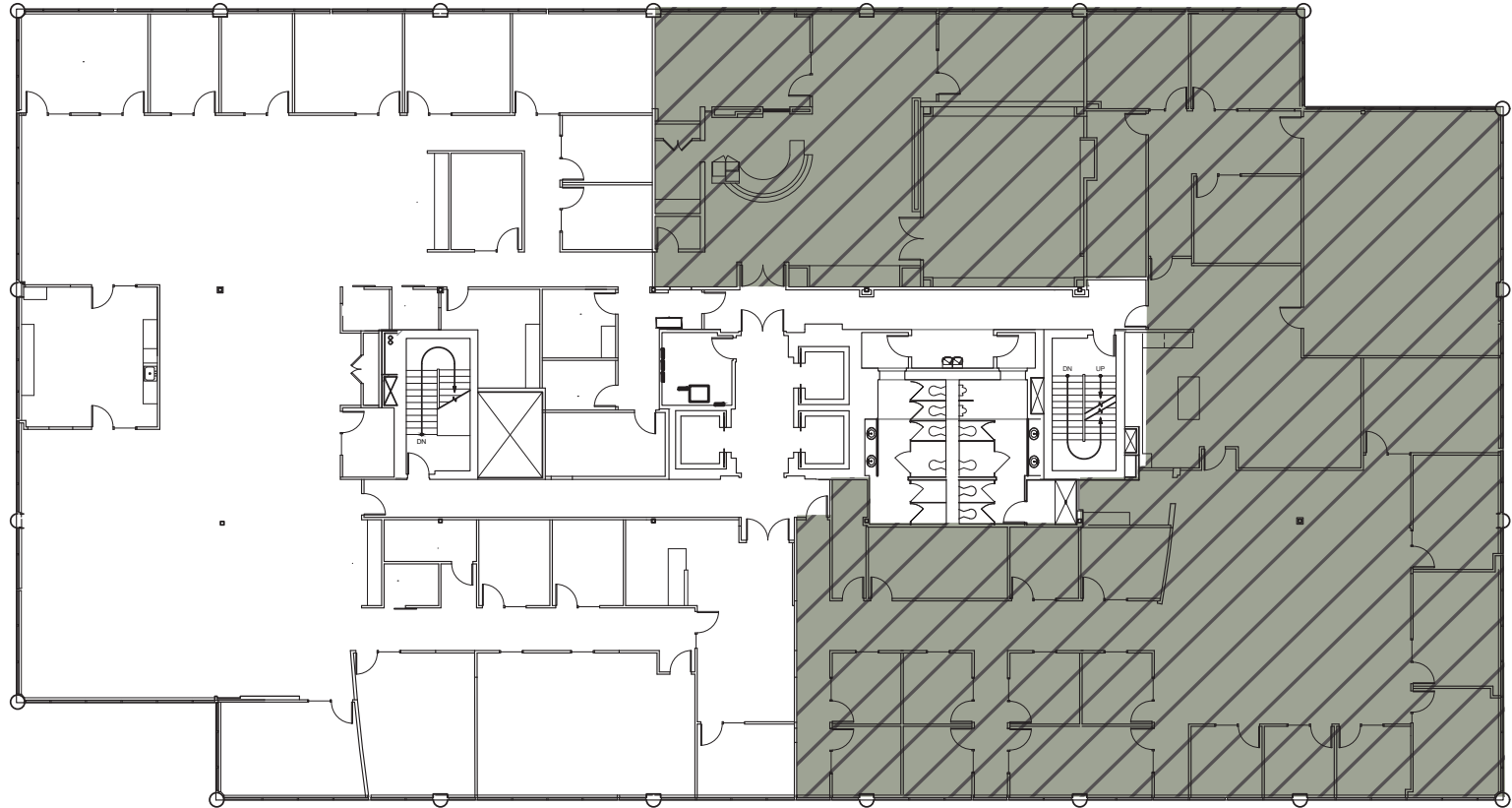
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## SUITE 420 11,153 RSF

AVAILABLE NOW

- Elevator lobby exposure
- Large open area
- 5 large shared offices
- 4 private offices
- 4 phone rooms
- 4 small conference rooms
- 1 large conference room
- 1 medium conference room
- Server room
- 1 copy room
- 1 kitchen
- 1 storage room
- 1 wellness room



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## BUILDING PROFILE

<b>ADDRESS</b>	720 4th Avenue, Kirkland WA 98033
<b>BASE RENT / EST. 2026 OPEX (NNN)</b>	\$40.00 - \$42.00/SF, NNN / \$17.89/RSF, Estimated 2026 Op Ex (NNN)
<b>BUILDING CONSTRUCTION</b>	Building was constructed in 1998 by Northstream Development. Frame is post tension concrete, four stories over two levels of structured parking.
<b>FREEWAY ACCESS</b>	Two intersections west of Interstate 405 freeway.
<b>PARKING</b>	Two level underground gated garage with 178 parking spaces and 133 surface parking spaces. Ratio is 3.4 stalls per 1,000 usf.
<b>SECURITY</b>	Building is equipped with card readers for building, elevator and garage access. Tenants have 24 hour access.
<b>TELECOM/FIBER</b>	Current providers for fiber are Frontier, Level 3, Wave Broadband and Comcast.
<b>ELECTRICAL</b>	Building has 1.2 watts/SF lighting and 4.8 watts/SF for misc load of 600 amps per floor. The 480/277 volts circuit breaker panels are located on each floor.
<b>HVAC</b>	The HVAC System is a 213 ton rooftop VAV A/C cooling system.
<b>ELEVATORS</b>	Building has three passenger elevators that are maintained by El Tec. Weight capacity of 3,500 lbs at 350 ft per minute.
<b>FIRE PROTECTION</b>	Automatic fire sprinkler system on all floors with quick response heads.



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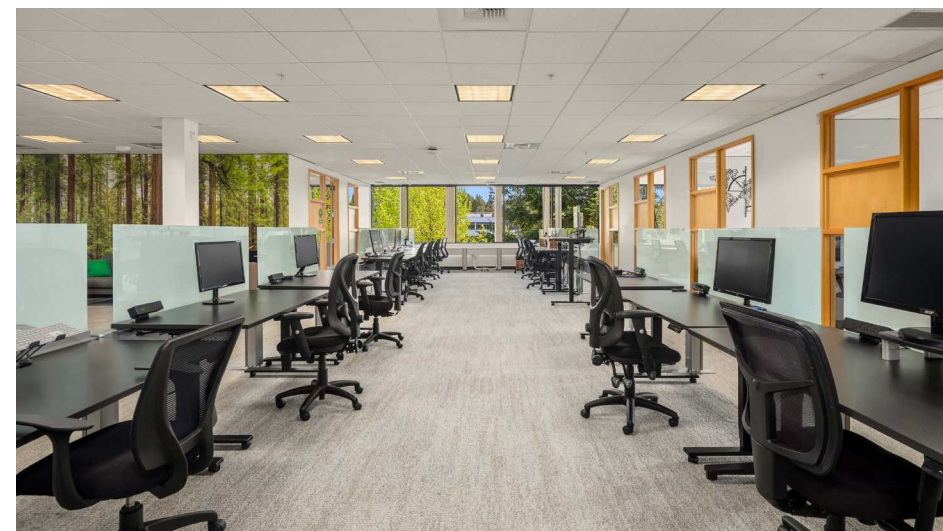
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TO SR-520 & DOWNTOWN BELLEVUE

KIRKLAND WATERFRONT

KIRKLAND WATERFRONT SHOPPING & DINING

KIRKLAND MARKET NEIGHBORHOOD

KIRKLAND LIBRARY & COMMUNITY CENTER

KIRKLAND CITY HALL

KIRKLAND URBAN.

CENTRAL WAY PLAZA

EXCEPTIONAL KIRKLAND ACCESS

TO I-405



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# HIGHLY COVETED DOWNTOWN KIRKLAND LOCATION & AMENITIES

## Quick Eats & Restaurants

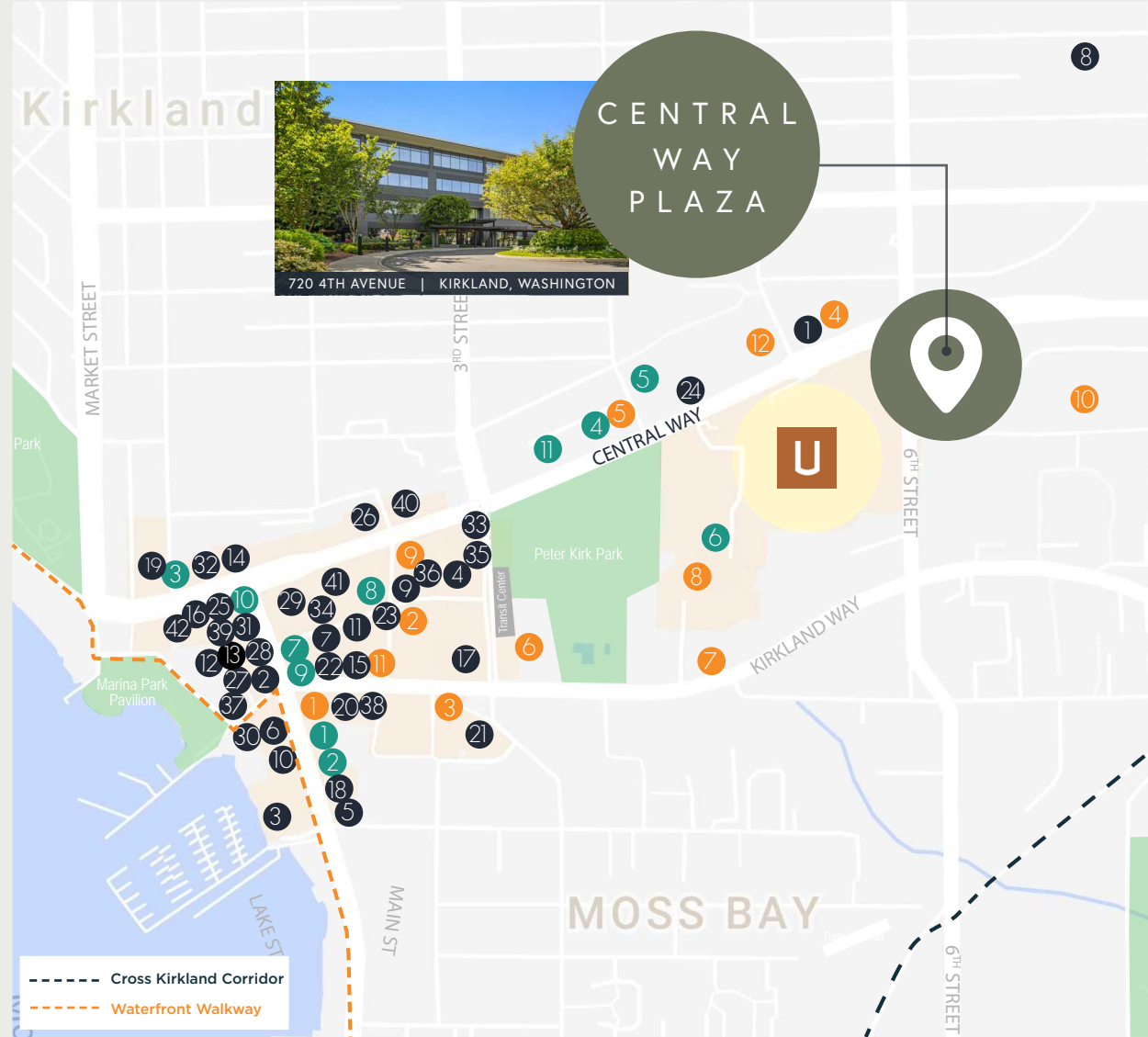
1. Acropolis Pizza & Pasta
2. Alanya Doner
3. Anthony's HomePort
4. Artha -The Indian Bistro
5. Ben & Jerry's
6. Bottle and Bull
7. Cactus Kirkland
8. Deru Market
9. Dumpling The Noodle
10. Falafel Fresh
11. Feast
12. Flatstick Pub
13. FogRose Atelier
14. Forge Pizza
15. George's
16. Hanuman Thai Cafe
17. Hearth
18. Isarn Thai Soul
19. Jimmy John's
20. Just Poke
21. Kirkland Bakery
22. KIWAMI Sushi Bar & Sake House
23. Kokio Chicken Bistro
24. Los Chilangos
25. Molly Moon's
26. Philly Ya Belly
27. Prosecco Restaurant & Pizzeria
28. Rimini Restaurant
29. Ristorante Paradiso
30. RockCreek Seafood and Spirits
31. Santa Fe Mexican Grill & Cantina
32. Santorini Greek Grill
33. Subway
34. Supreme Dumplings
35. SUSHI & BOWLS
36. Taco Del Mar
37. The Slip
38. Volterra
39. Vovina
40. Wing Dome
41. Zeeks Pizza
42. Zeitoon Grill House

## Coffee & Drinks

1. Bobae Coffee & Tea
2. Cafe Hagen
3. Caffe Ladro
4. Emerald City Smoothie
5. Happy Lemon
6. Starbucks
7. Starbucks
8. Thruline Coffee Co.
9. YiFang Taiwan Fruit Tea
10. Zoka Coffee Roasters
11. 5 Stones Coffee Co.

## Banks & Other Services

1. Bank of America
2. Banner Bank
3. Chase Bank
4. FedEx
5. KeyBank
6. Kirkland Library
7. PCC Community Market
8. QFC & QFC Pharmacy
9. The UPS Store
10. United States Postal Service
11. WaFd Bank
12. Wells Fargo Bank



## Kirkland Urban Retail Tenants:

Bright Hroizons

Barbershop

Caffe Lardo

Chainline Brewing

Dough Zone

Five Iron Golf

Hair Salon

Mud Bay

Nail Salon

QFC with Starbucks

Q20 Public House

RareTea

Shake Shack

Soi Thai Restaurant

Tutta Bella

Vinason Pho Kitchen

Walla Walla Clothing Co.

Wellness Studio