



EVEREST | 229

FOR SALE
RARE KIRKLAND
DEVELOPMENT SITE



229 8th Street South

Kirkland, WA 98033

CBRE

EXECUTIVE

SUMMARY

Rare “shovel-ready” development site in Downtown Kirkland adjacent to the Cross Kirkland Corridor and across the street from Google’s flagship Eastside Headquarters. Zoned LIT this well-located piece of land allows for an array of uses including Class A office perfect for any owner/user or investor looking to capitalize on Kirkland’s rapid growth and limited availability.

PROPERTY OVERVIEW

Total Site Size:	71,366 SF
Zoning:	LIT
County:	King
Parcel Number:	012000-0200 012000-0190

LOCATION OVERVIEW



Median Household Income 2022
\$144,799



2022 Population
95,253

KIRKLAND MARKET

Situated strategically in the Puget Sound region, Kirkland is the jewel of the Eastside. The city boasts strong demographics, many global and national employers, and favorable transportation connections to the greater Seattle region. Its picturesque waterfront setting on Lake Washington and central location immediate to Seattle, Redmond and Bellevue, make it a desirable community for living and for working.

In recent years, employers such as Google, Salesforce, GoDaddy and INRIX call Kirkland home. Businesses have clustered in Downtown Kirkland and Totem Lake which attract retail and high density multifamily. Other residential areas of Kirkland provide a wide variety of housing, especially upscale or waterfront neighborhoods which draw residents to live and work in Kirkland. The caliber of employers in Kirkland is enhanced by the high education and skill level of local residents.

City of Kirkland ranked
3rd
Best place to live in the US.

#3
Best Suburbs for Young Professionals in Washington



Population with Bachelor's Degree or Higher
65.5%




Employees in Professional, Scientific or Technical Services
25.2%
(WA State - 10.4%)


Source: ESRI

Kirkland’s cultural attractions are sophisticated and international, but also vibrant and whimsical. Art performances, exhibits, classes and galleries are abundant throughout the city. Outdoor sculptures and artistic installations created by nationally acclaimed artists are dotted throughout Kirkland parks, sidewalks, and along the waterfront for public enjoyment.

Outdoor pursuits are abundant in Kirkland. From Bridle Trails State Park or the shores of Lake Washington, residents can escape to nature with ease.


Permits ready to pull



Reviewing offers as they come



Full architectural and landscaping plan available once engaged by buyer



Designed by Freiheit Architecture





VIEW THINGS FROM A DIFFERENT



Floor 1 10,777 RSF Floor 2 11,874 RSF Floor 3 12,542 RSF

AN GLE



-  ±35,233 RSF of new construction on three floors
-  Construction schedule approximately 14 months
-  Surface and a covered parking level provide 112 total stalls and 3.2/1,000 RSF ratio
-  Prominent branding and signage opportunity visible from both 6th & 8th

ENVIRONMENTALLY FRIENDLY BUILDING, FEATURING:



Sustainable mass timber construction, among the first of its kind



An inspiring ambiance with high-end finishes



A flexible and unique environment



Three exterior decks welcome in fresh air



Floor-to-ceiling windows with expansive views and 11'5" ceiling heights for floors 1 and 2 and 14' ceiling heights for floor 3



42 secure bike storage stations with direct access to the Cross Kirkland Corridor



LOCATION



Just steps from the Cross Kirkland Corridor, offering direct access to all regional trail systems.



Provides green transportation options; in addition to driving, employees can run, walk or bike to work.



Walkable to downtown Kirkland and Kirkland Urban, offering a variety of entertainment, shopping and dining options.



Occupants enjoy abundant natural light and expansive views of Lake Washington.

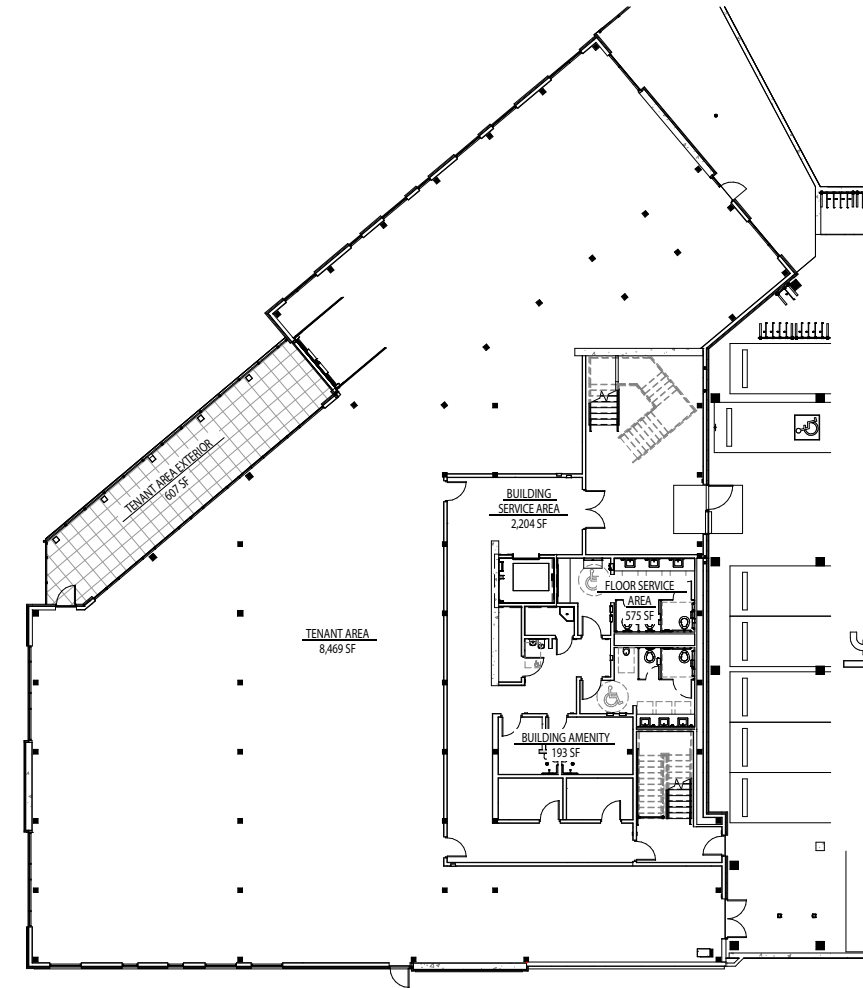
DISCOVER
A NEW
WAY TO

CONNECT



FIRST FLOOR

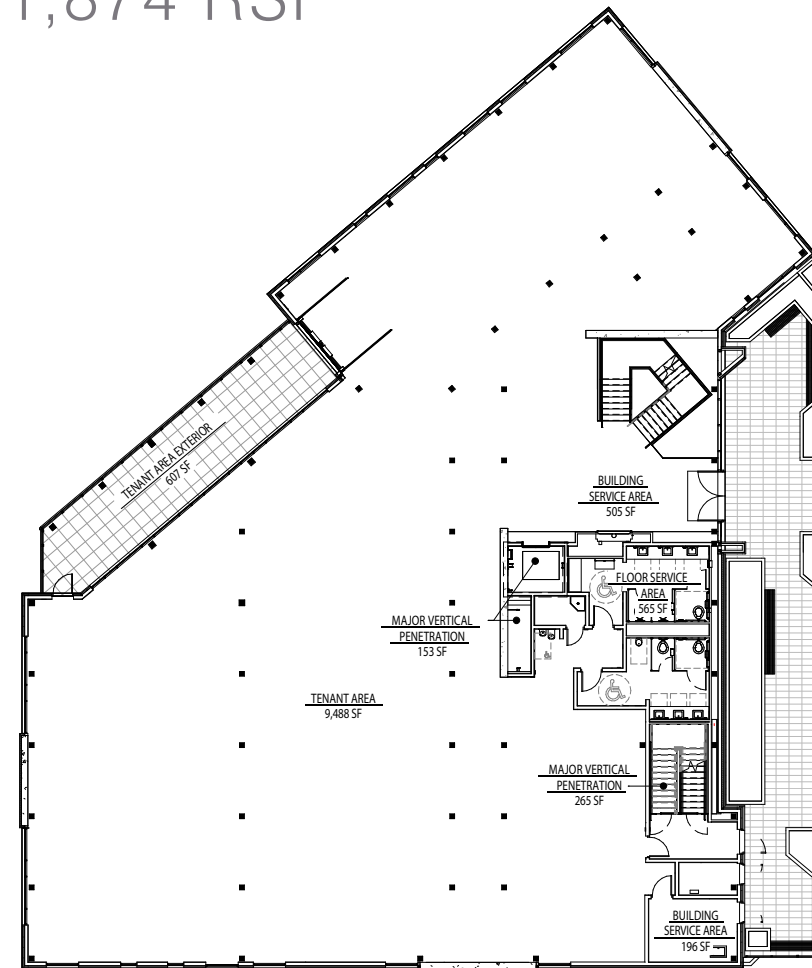
10,777 RSF



35,233 TOTAL SF

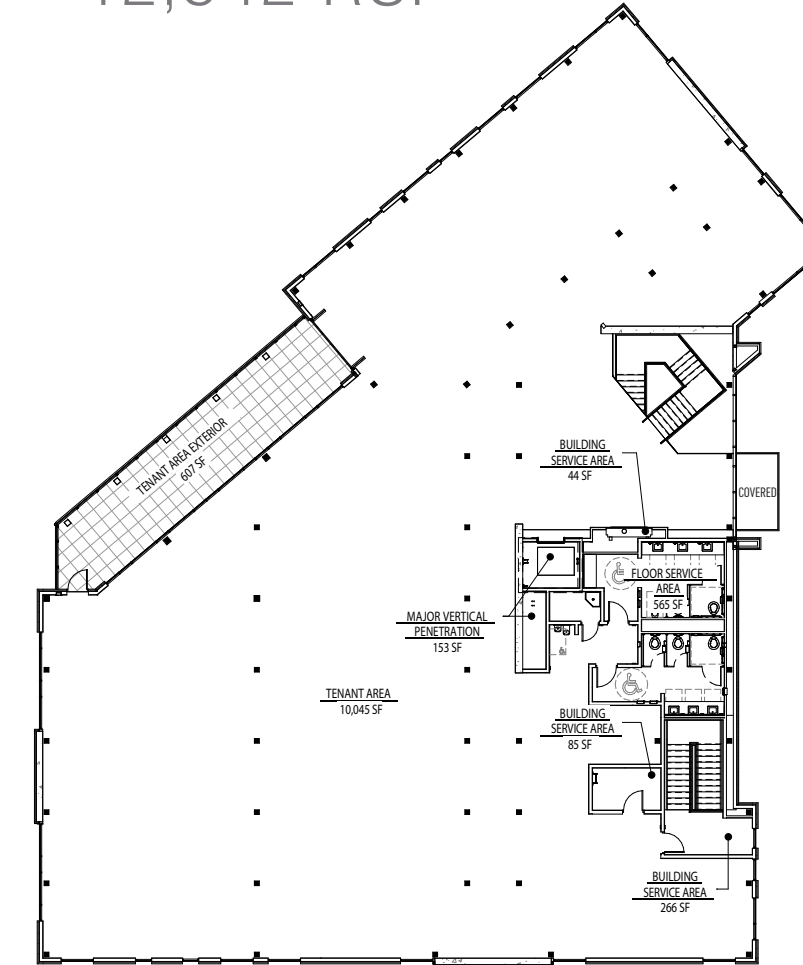
SECOND FLOOR

11,874 RSF



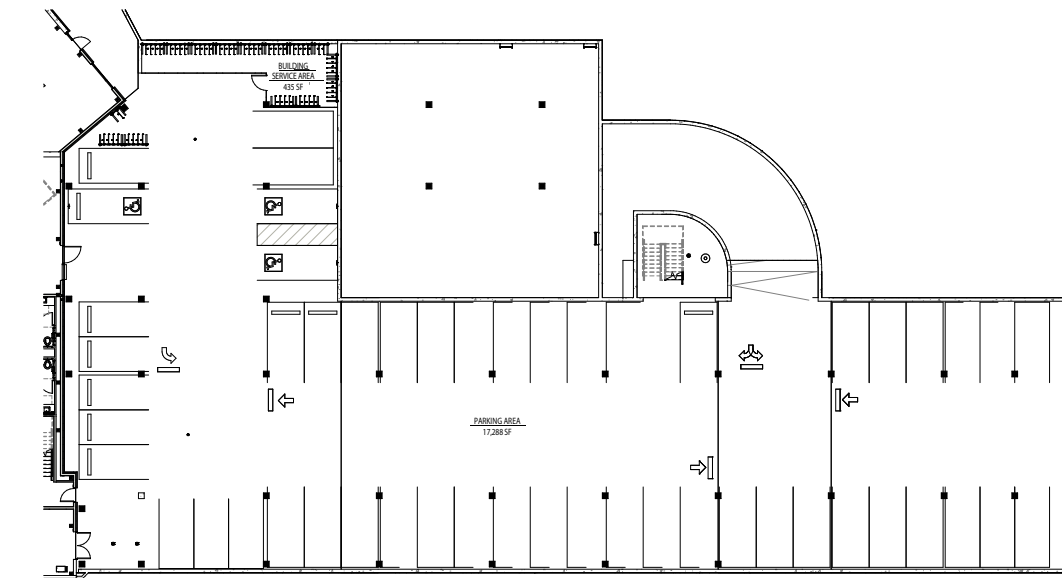
THIRD FLOOR

12,542 RSF



COVERED GARAGE LOWER LEVEL

17,288 RSF



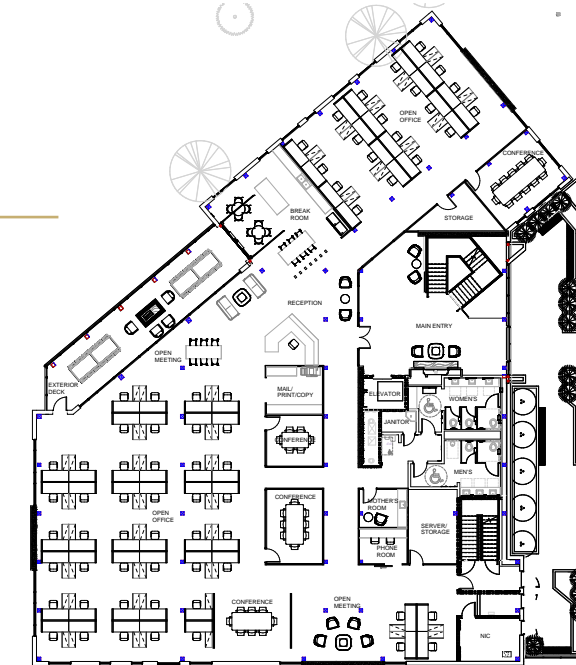
SITE PLAN & SURFACE PARKING



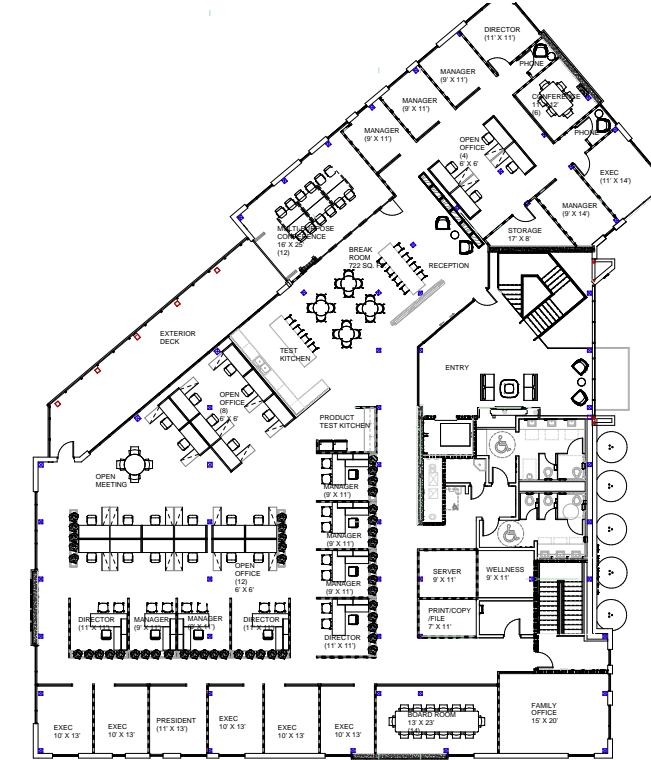
FLOOR 1 CONCEPTUAL PLAN



FLOOR 2 CONCEPTUAL PLAN



FLOOR 3 CONCEPTUAL PLAN





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