

OFFERING MEMORANDUM

KIRKLAND JEWEL BOX OFFICE BUILDING

600 6TH ST S | KIRKLAND, WA

*15,512 SF premier owner/user
opportunity in an excellent
location near downtown Kirkland*



PREMIER OFFERING IN THE HEART OF KIRKLAND, WA

ADDRESS	600 6th St S, Kirkland, WA
TYPE	O (Office)
BUILDING RENTABLE AREA	15,512 SF
GROSS BUILDING AREA	29,406 SF
GROSS LAND AREA	25,406 SF
PARKING	51 parking stalls (44 covered)
PARCEL NO.	250550-0145
YEAR BUILT	2001/Effective 2010
ROOF	Updated in 2018
FURNITURE	Available
ASKING PRICE	Market

15,512 SF

BUILDING
RENTABLE AREA

PR 5

KIRKLAND ZONING
& LAND USE

6

7.5 - 10 TON
HVAC UNITS



NOTABLE UPGRADES



SECURITY SYSTEM

New security camera system and fingerprint access



BACKUP GENERATOR

New backup generator for the IT room



MEETING ROOMS

Digital meeting room displays and room management system



THERMOSTAT

Remote thermostat control and programming



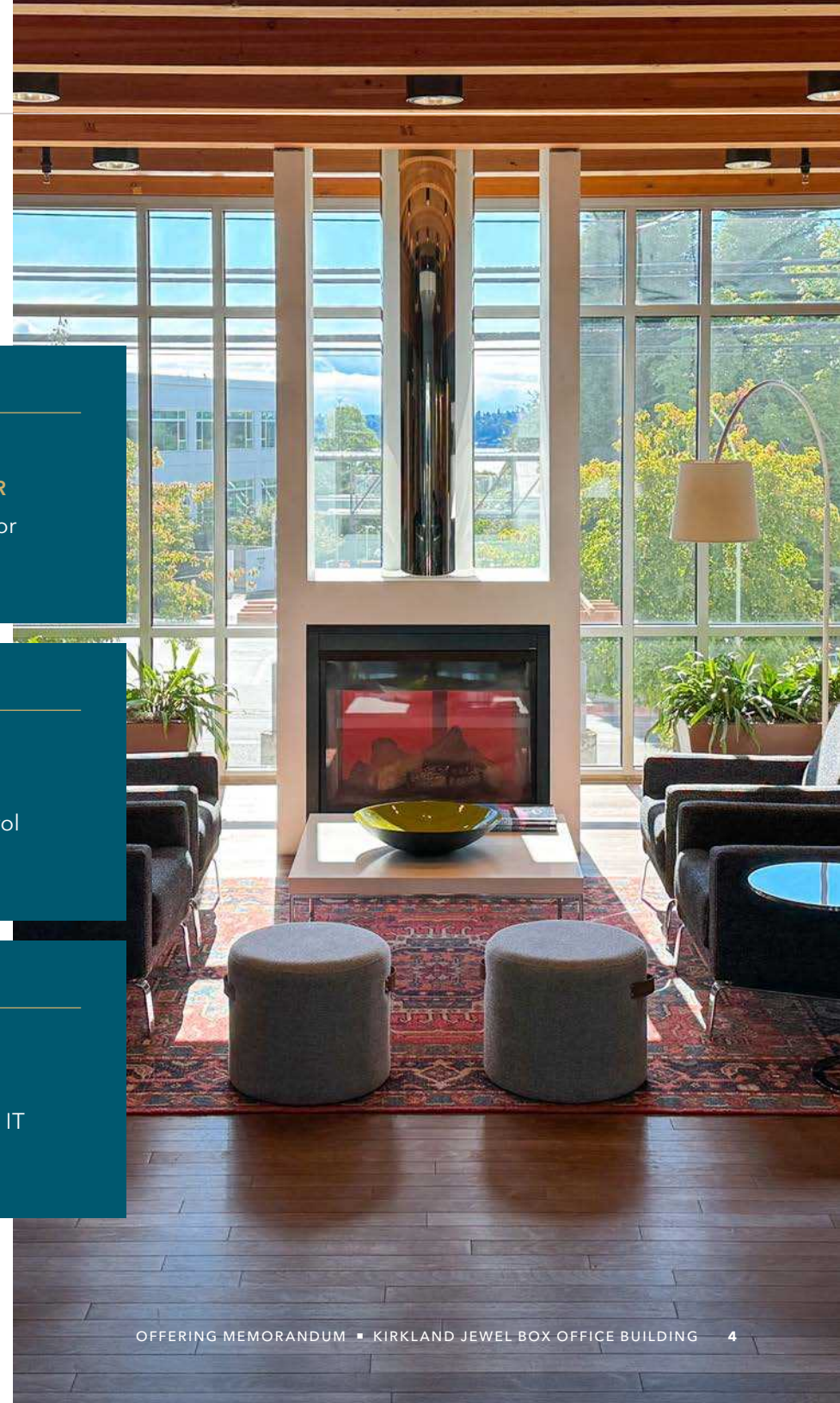
SECURED PARKING

Fenced and gated northeast corner of the garage for overnight security

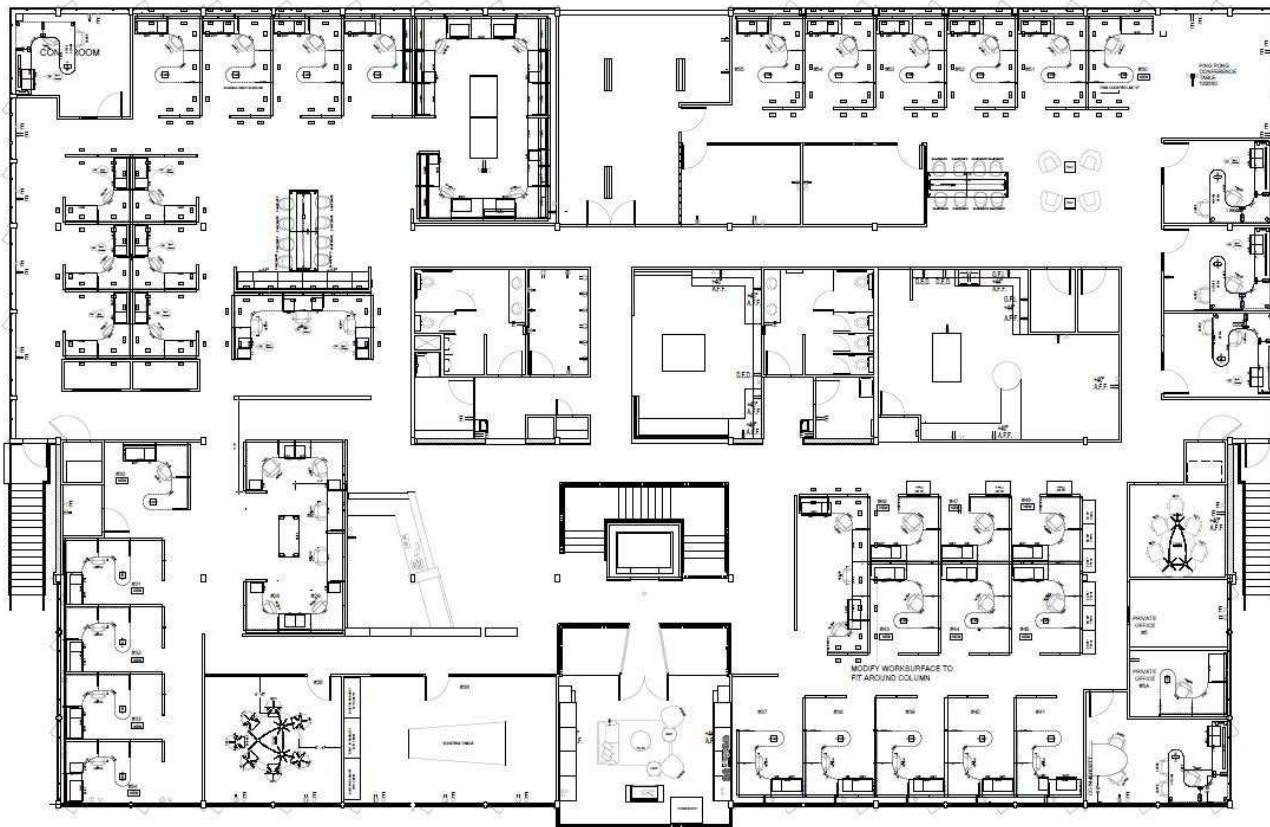


HVAC

Dedicated HVAC for both IT and fitness rooms



FLOOR PLAN



15,512 SF

TOTAL NRSF

29,406 SF

GROSS BUILDING AREA

25,406 SF

GROSS LAND AREA

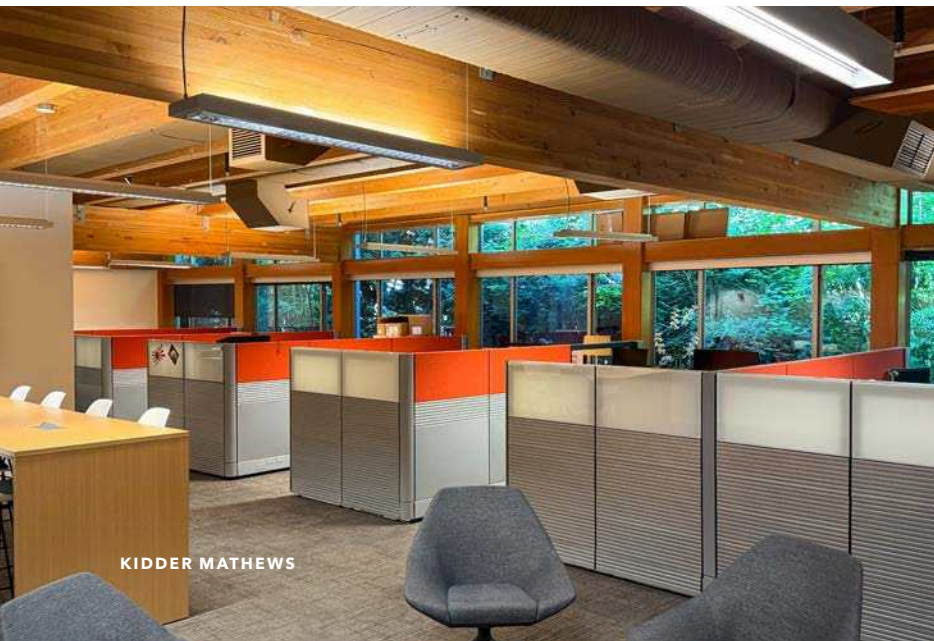
PROPERTY OVERVIEW



PROPERTY OVERVIEW



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PROPERTY OVERVIEW





KIRKLAND, WASHINGTON, A VIBRANT LAKE-SIDE OASIS

Ideally located near Seattle and Bellevue, Kirkland offers a unique blend of urban and rural, with everything from high-end boutique shopping to rugged hiking trails.

Kirkland is considered one of the most livable cities in the Puget Sound region, and widely considered a top-3 submarket on the Eastside, due to its idyllic setting and proximity to major employment hubs. The city's projected population in 2029 is 103,391, with an annual growth of 1.4%.

Kirkland is located on the eastern shore of Lake Washington, less than ten miles from Bellevue, Bothell, Mercer Island, Redmond, and Seattle. Its central location and proximity to Lake Washington's picturesque waterfront make it a desirable community for living and working.



KIDDER MATHEWS



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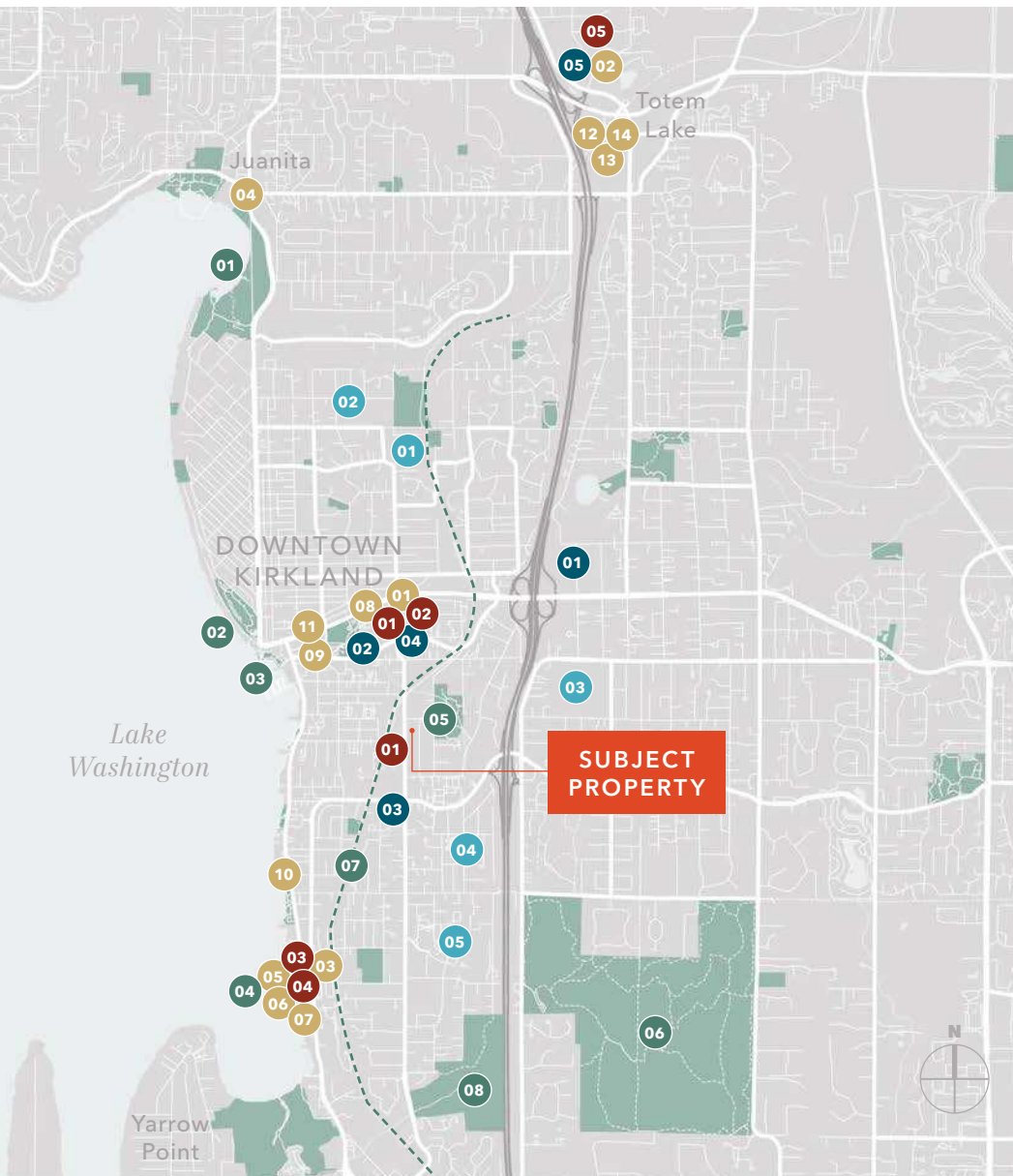
HQ COMPANIES

5,605

TOTAL BUSINESSES

ZERO

CITY B&O TAX



NEARBY AMENITIES

MAJOR EMPLOYERS

- 01 Google
- 02 Tableau Software
- 03 GoDaddy
- 04 ServiceNow
- 05 Evergreen Health

GROCERY

- 01 Costco
- 02 PCC Community Markets
- 03 Metropolitan Market
- 04 QFC
- 05 Trader Joe's

DINING + SHOPPING

- 01 Kirkland Urban
- 02 The Village at Totem Lake
- 03 Carillon Point
- 04 Kathakali
- 05 El Encanto
- 06 Como
- 07 Le Grand Bistro Americain
- 08 Dough Zone Dumpling House
- 09 Cactus
- 10 BeachHouse Bar + Grill
- 11 Ristorante Paradiso
- 12 Nick's Grill
- 13 Shawarmaniac Mediterranean
- 14 Aria Food & Bakery

EDUCATION

- 01 Peter Kirk Elementary School
- 02 Kirkland Middle School
- 03 Lake Washington High School
- 04 International Community School
- 05 Northwest University

PARKS + RECREATION

- 01 Juanita Bay Park
- 02 Heritage Park
- 03 Marina Park
- 04 Carillon Point Marina
- 05 Everest Park
- 06 Bridle Trails State Park
- 07 Cross Kirkland Corridor
- 08 Watershed Park

PROXIMITY TO MAJOR EMPLOYMENT HUBS



Exclusively listed by

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