



**For Sale**

**Rare Owner-User Opportunity Minutes from Downtown Kirkland**  
**720 8th Ave. • Kirkland, WA 98033**



**Colliers**  
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Suite 240  
Bellevue, WA 98004

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## Property Details

720 8th Ave. • Kirkland, WA

### ±4,448 SF office/flex building on 0.33 acres

- Free-standing building with high-end office finishes and fully air conditioned, second floor deck and fully fenced parking and additional yard area
- Built in 1983, remodeled in 2012 and 2018
- First floor: five private offices, two restrooms, two kitchenettes, large open flex areas, warehouse with roll-up door
- Second floor: full kitchen, large private office, conference/open area, restroom with shower
- Warehouse with grade level loading
- 14 striped parking stalls
- Zoned: LIT, City of Kirkland - Allows a wide variety of uses including day-care centers, breweries/wineries, contractor's office, office, general retail, automotive & marine repair/service, and wholesale uses ([Table 40.20: https://www.codepublishing.com/WA/Kirkland/?KirklandZ40/KirklandZ40.html#40.20](https://www.codepublishing.com/WA/Kirkland/?KirklandZ40/KirklandZ40.html#40.20))
- Power: 208/120 Volt, 3 phase
- Skylights in open office area and warehouse

• **Reduced asking price: \$3,950,000**



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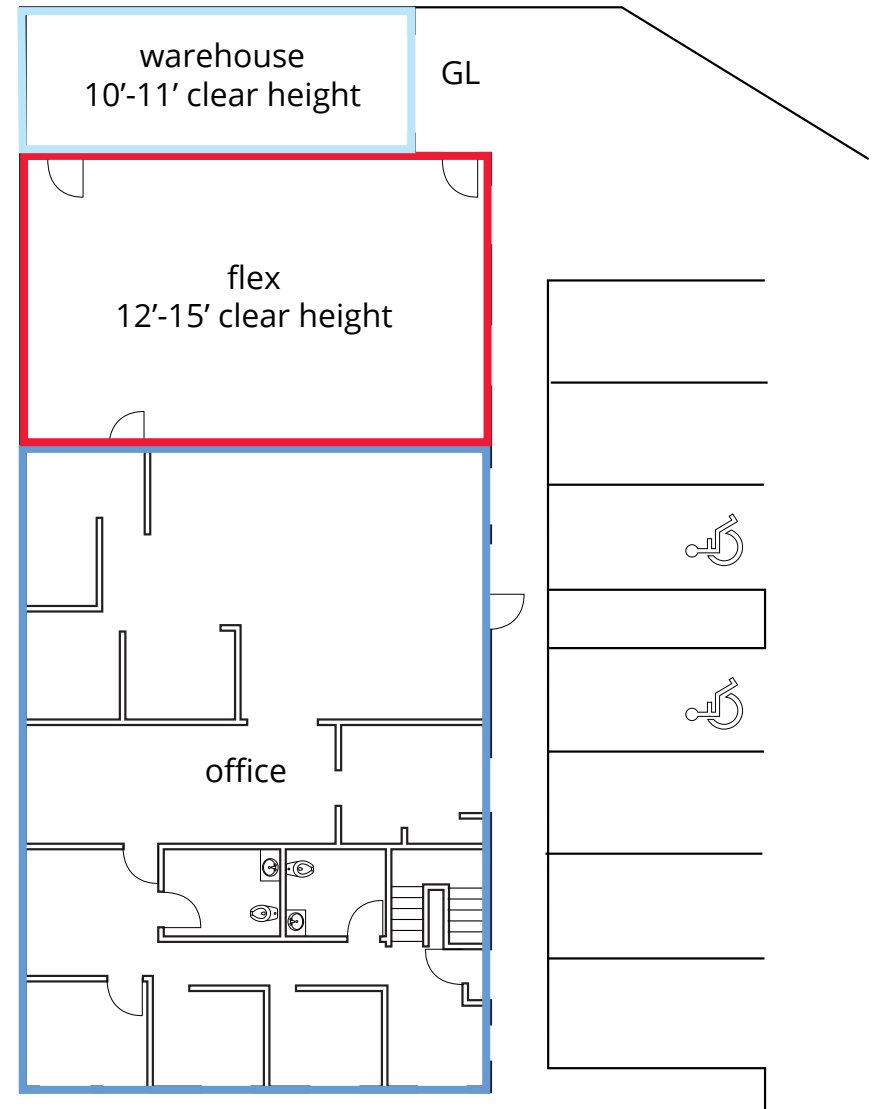
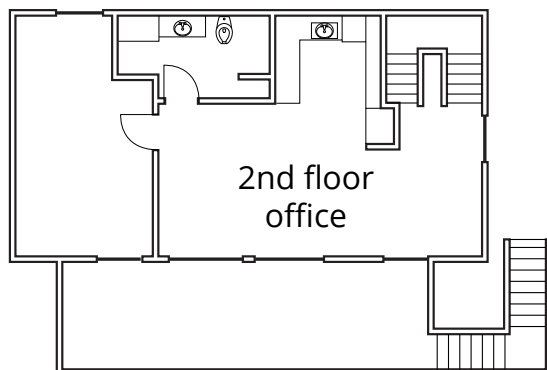




Office/Flex - ± 4,000 SF

Warehouse - ± 448 SF

Land - 14,513 SF (0.33 acres)



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