



For Sale - \$18,500,000

Rare hard to find Kirkland office building for sale in desirable Houghton area

Kirkland Lakeview: 6710 108th Avenue NE, Kirkland, WA 98033

## Offering Summary

The Kirkland Lakeview Building is a 34,240 SF office property located at 6710 108th Ave NE in Kirkland, Washington. The property consists of three floors of office space over covered parking and is home to Northwest University and Lake Washington Physical Therapy.

Ideal Owner User Opportunity or Short-term Sale-Leaseback

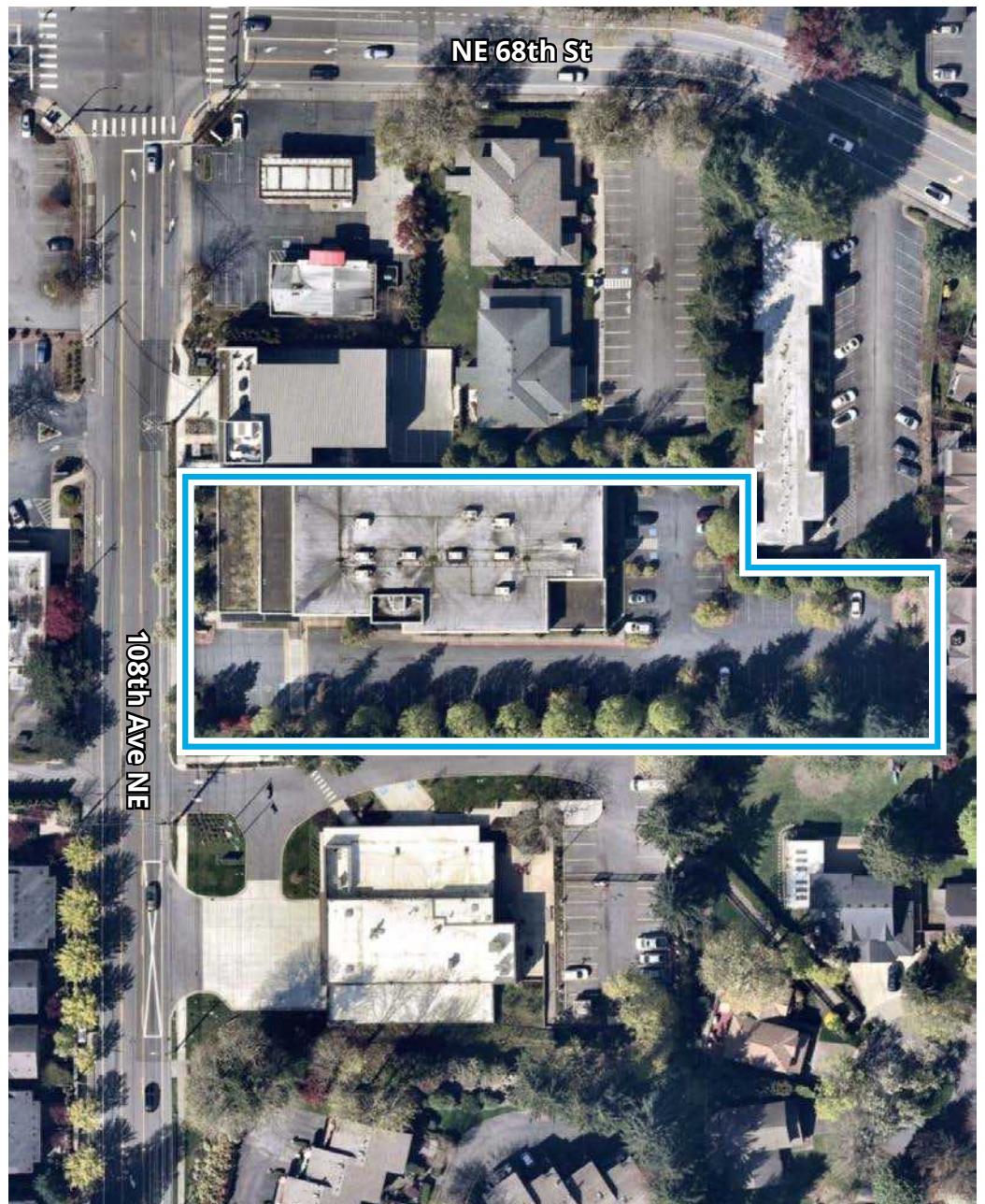
### Property Details

<b>Building Type</b>	Office
<b>RBA</b>	34,240 SF
<b>Land Area</b>	61,738 SF
<b>Occupancy</b>	100%
<b>Year Built/Renovated</b>	2000/2011
<b>Parking Ratio</b>	3.25/1,000 SF
<b>Zoning</b>	PR 3.6
<b>APN</b>	082505-9160
<b># Stories</b>	3 (including ground floor garage)
<b>Additional Details</b>	New roof in 2025 and showers on Floor 2
<b>Asking Price</b>	<b>\$18,500,000</b> (or make offer)

### SF by Floor

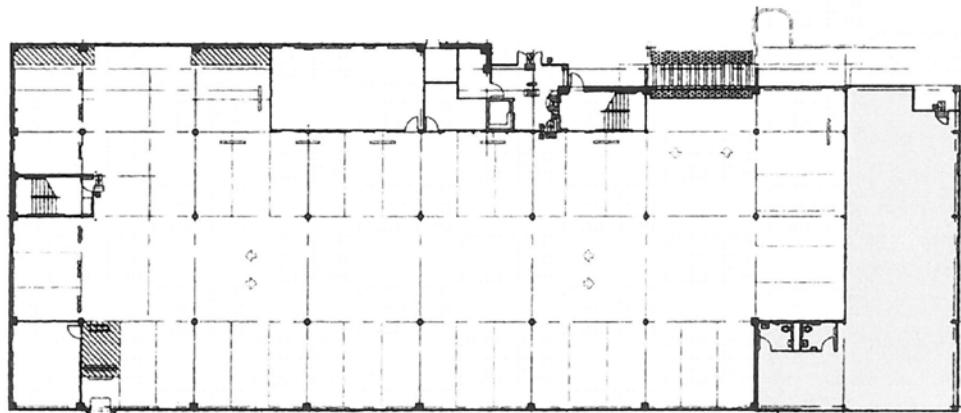
<b>Ground Floor</b>	2,526 SF
<b>Floor 2</b>	17,209 SF
<b>Floor 3</b>	14,505 SF
<b>Total</b>	34,240 SF

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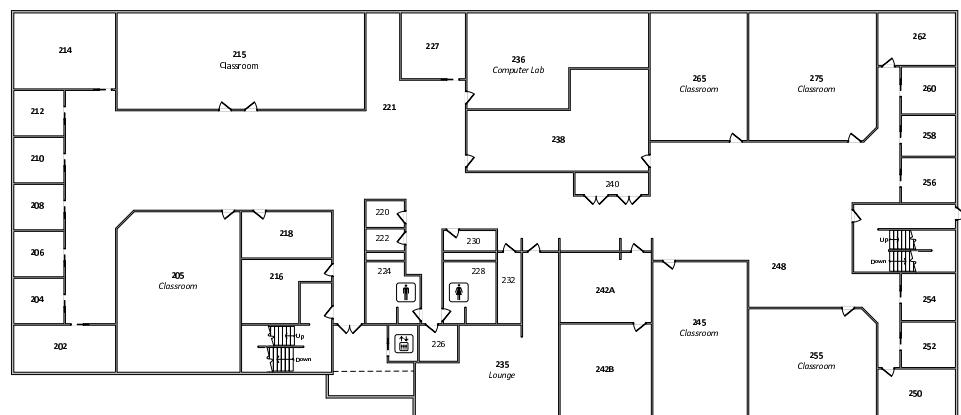


## Floor Plans

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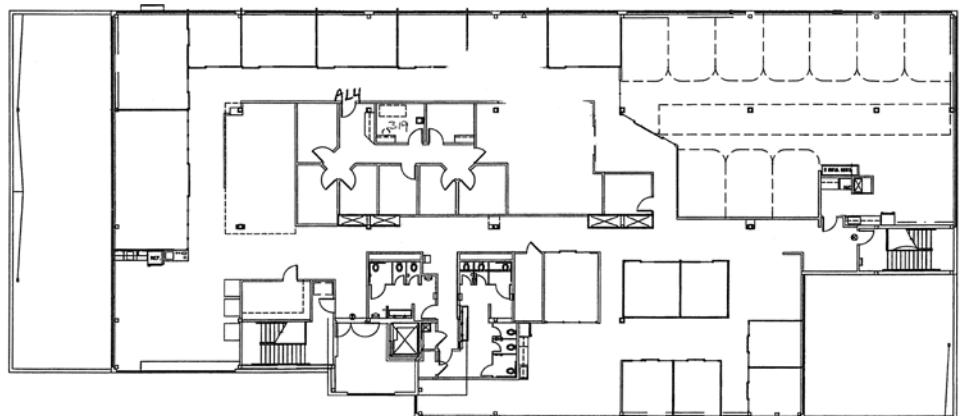


## Ground



## Floor 2

17,209 SF



## Floor 3

## Scenarios

### Kirkland Lakeview: 6710 108th Avenue NE, Kirkland, WA 98033



#### Scenario 1

**Ideal Owner/User opportunity with various options available. Also an opportunity for a short term sale-leaseback for Investor**

#### Scenario 2

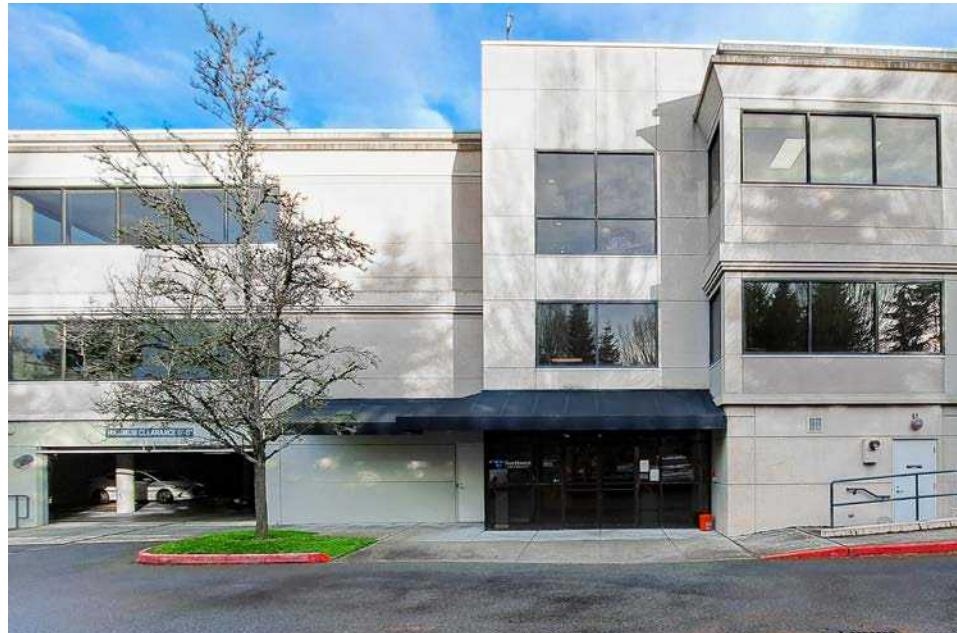
**Buyer to occupy all of Floor 2 at closing and Seller to lease back all of floor 3 for a period of 1-5 years**

#### Scenario 3

**Seller to complete a short-term sale leaseback for all of Floors 2 & 3**

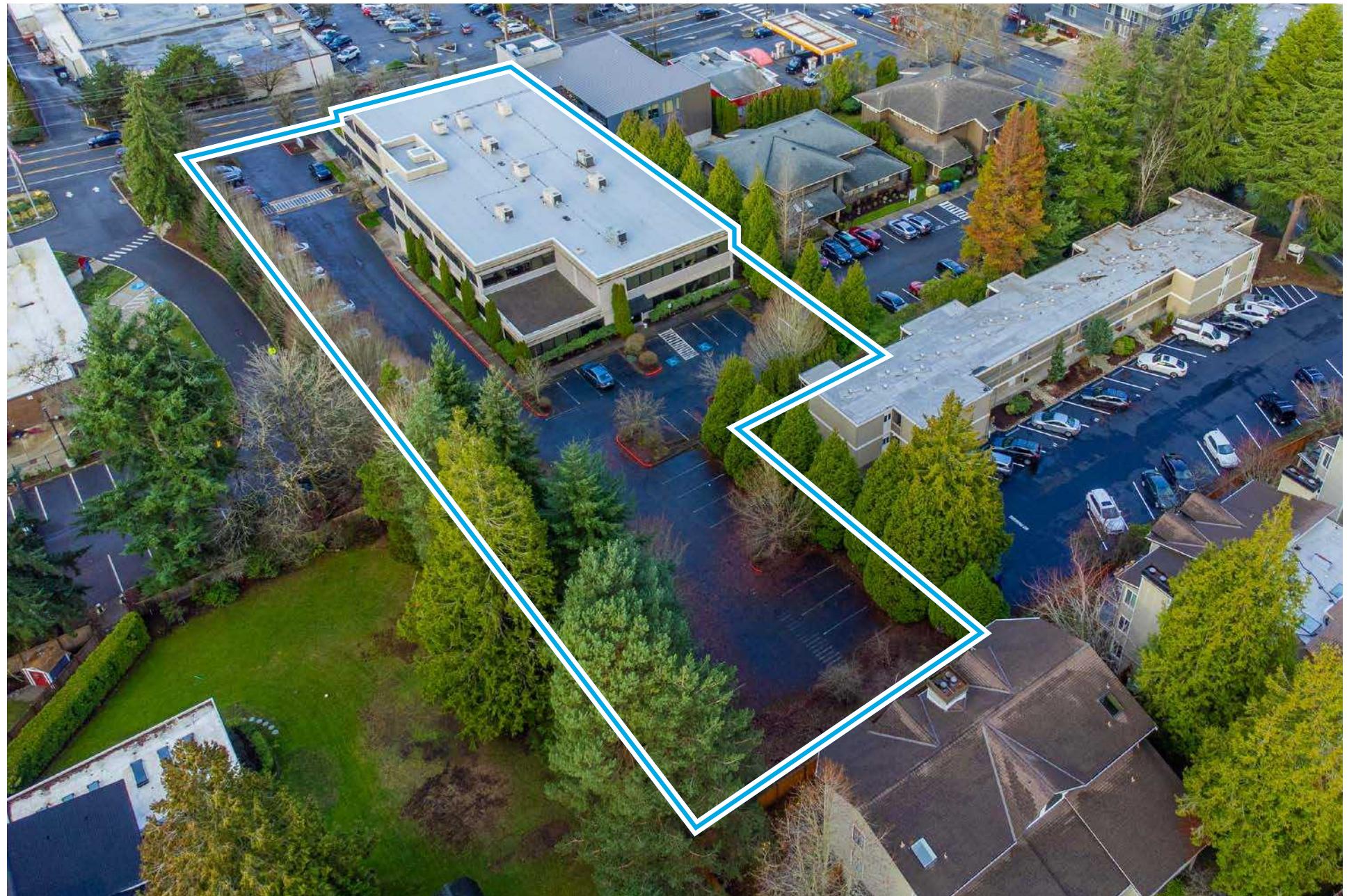
## Property Photos

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## Location Highlights

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- Near main Google Kirland campus
- Houghton Beach Park and Marsh Park are popular spots for outdoor activities, offering scenic views, picnic areas, and water access.
- The area provides quick access to downtown Kirkland, Bellevue, and major highways like I-405 and SR-520.
- The neighborhood has a variety of restaurants, cafes, and shops. Carillon Point, a nearby business park, features dining options and boutique stores.
- Friendly, walkable environment with sidewalks, crosswalks, and lighted streets, making it easy to explore on foot.



Kirkland boasts a dynamic and thriving economy powered by a diverse workforce of approximately **50,900 jobs**—largely concentrated in professional, scientific, technical services, healthcare, and retail sectors. It's a major hub for STEM talent, ranking in the **top 10 U.S. cities** for STEM workers, with nearly **9,600** such roles and a median STEM salary **exceeding \$120K**. The city is home to key major employers like EvergreenHealth, Google, Tableau, and Kenworth Truck, complemented by a strong base of small businesses and startups supported by municipal efforts and strategic economic planning. With its **AAA-rated finances, proactive job training partnerships, and focus on livable-wage positions** across multiple urban centers—including Totem Lake and downtown—Kirkland continues to attract and retain a highly skilled, growth-oriented workforce.



Class	Inventory (SF)	Direct Vacant		Sublease Available		Direct Vacant + Sublease		Net Absorption	
		SF	%	SF	%	SF	%	Current	YTD
<b>A</b>	2,344,905	85,729	3.7%	94,149	4.0%	179,878	7.7%	9,406	-52,903
<b>B</b>	1,495,437	173,701	11.6%	5,799	0.4%	179,500	12.0%	20,170	-23,315
<b>C</b>	92,612	21,722	23.5%	1,110	1.2%	22,832	24.7%	20	-13,080
<b>Total</b>	<b>3,932,954</b>	<b>281,152</b>	<b>7.1%</b>	<b>101,058</b>	<b>2.6%</b>	<b>382,210</b>	<b>9.7%</b>	<b>29,596</b>	<b>-89,298</b>



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