

FOR SALE OR LEASE

KIDDER.COM

KIRKLAND CENTRAL BUILDING

*Ideal Partial Owner-User
or Investment Property*

YOUR SIGN HERE

KIRKLAND
PERIODONTICS & IMPLANTS

625 4TH AVE, KIRKLAND, WA 98033

km Kidder
Mathews

OFFERING SUMMARY

The Kirkland Central Building is a 24,206 SF Office/Medical Property located at 625 4th Ave, Kirkland, Washington.

The three-story building, located within Downtown Kirkland and adjacent to Kirkland Urban, has six long-term tenants in place and boasts abundant covered and surface level parking.

PROPERTY DETAILS

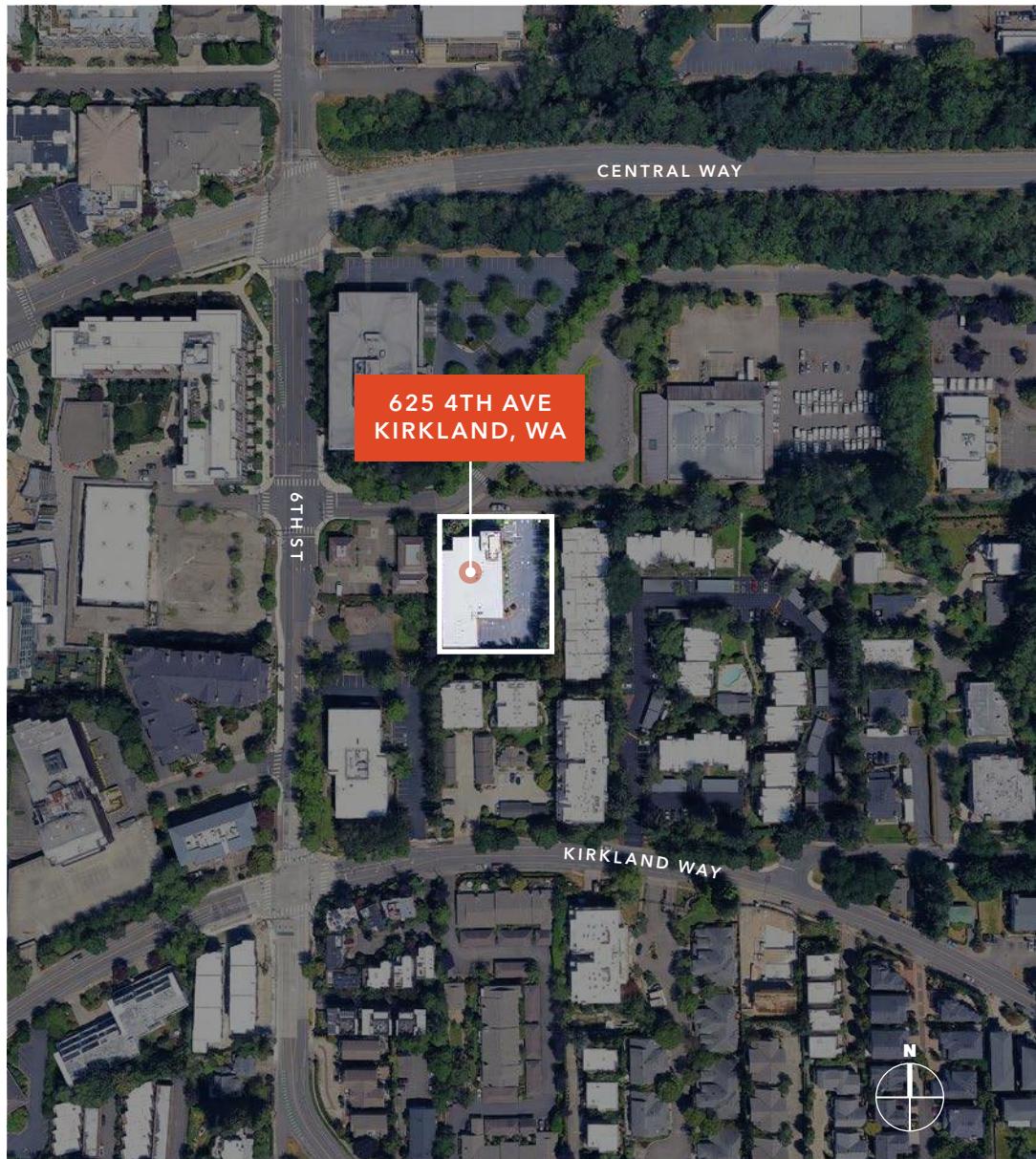
BUILDING TYPE	Office/Medical
RBA	24,206 SF
LAND AREA	37,052 SF
OCCUPANCY	56.7%
YEAR BUILT	2001
PARKING RATIO	4.0/1,000 SF
ZONING	PLA 5B
APN	123890-0085
# STORIES	3 (including ground floor lobby/garage)
ADDITIONAL DETAILS	2,515 SF surgical center on 3rd floor

\$12,600,000

ASKING PRICE

24,206 SF

RBA



KIRKLAND CENTRAL BUILDING



Multiple office and medical/surgical spaces available for lease adjacent to Kirkland Urban

Walking distance to numerous restaurants, grocery, pharmacy, and shopping

Close proximity to Kirkland Urban and downtown Kirkland

Easy access to I-405 and SR-520 via Central Way and Lake Washington Blvd

Free 4.0/1,000 RSF parking ratio, both covered and uncovered available

6 MI

BELLEVUE CBD

4 MIN

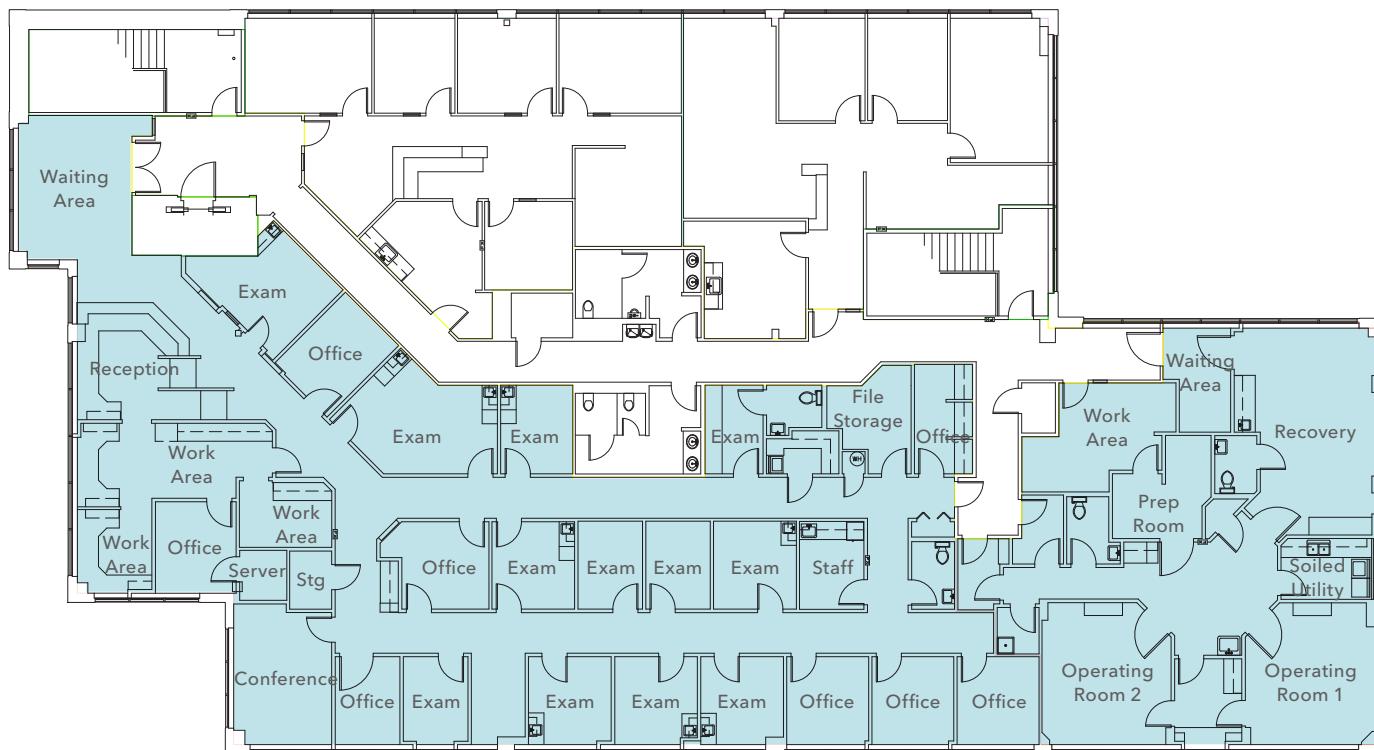
REDMOND CBD

KIRKLAND CENTRAL BUILDING

SUITE 301/302

±8,611 SF

AVAILABLE OFFICE/MEDICAL



AVAILABLE FOR SALE OR LEASE

TWO

SURGICAL OPERATORY ROOMS

NOW

AVAILABLE

CONTACT

BROKERS FOR RATES

Exterior building signage
is available.

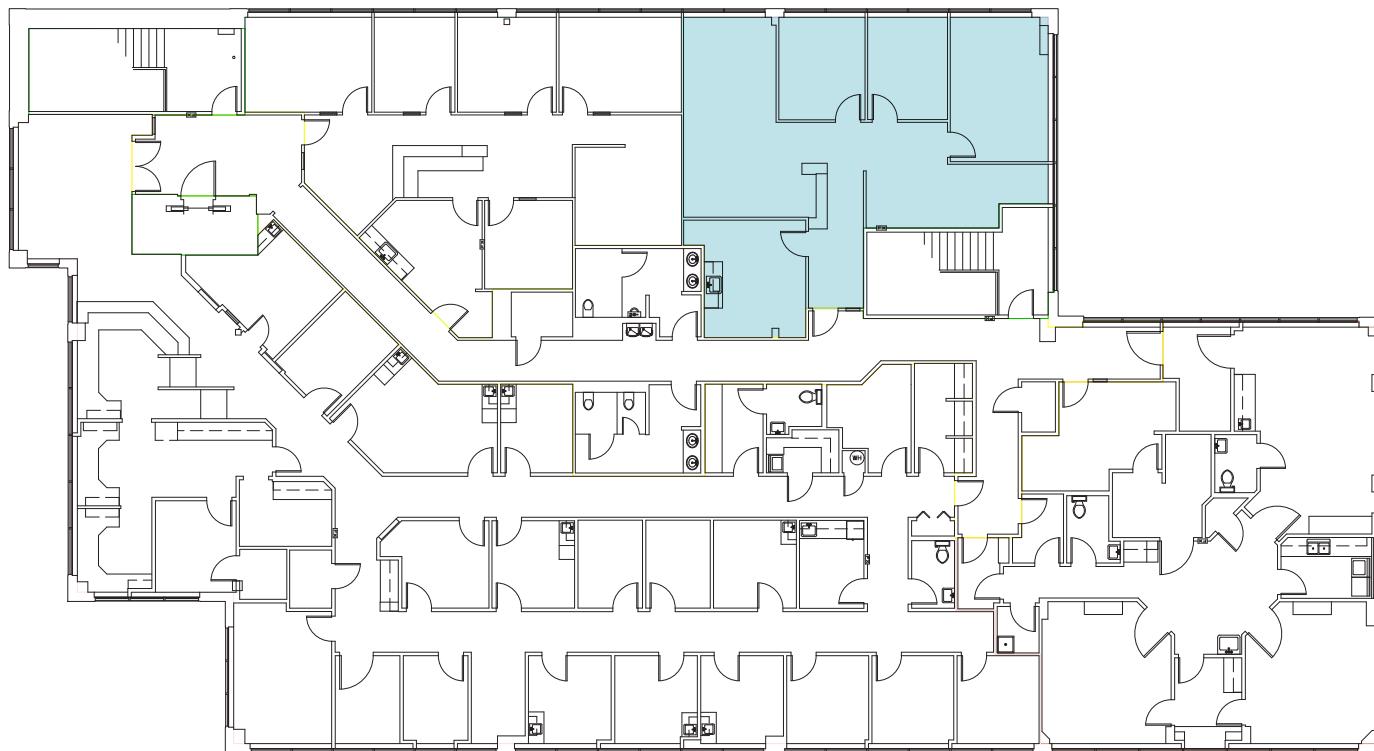
KIDDER MATHEWS

KIRKLAND CENTRAL BUILDING

SUITE 303

±1,623 SF

AVAILABLE OFFICE



\$39.00

PSF RATE (NNN)

\$11.50

2026 ESTIMATED NNN'S

NOW

AVAILABLE





For more information, contact

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