

7 10TH AVE, KIRKLAND, WA 98033

# MILLER PROFESSIONAL BUILDING



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# MILLER PROFESSIONAL BUILDING

## THE OFFERING

FOR SALE \$3,800,000

**LAND SIZE** 7,848 RSF (0.18AC)

**NET SF** 6,010 SF

**RENTABLE SF** 7,257 SF

**GROSS SF** 7,744 SF

**Leibsohn & Company**, as the exclusive listing firm, is pleased to present a rare opportunity to acquire the **Miller Professional Building**, a premier work-live property located on Market Street in Kirkland, Washington. This highly sought-after asset stands out due to its unique architectural design and prominent location directly on Market Street, within walking distance of downtown Kirkland, Lake Washington, and Heritage Park. The property offers excellent visibility, strong street presence, and convenient access to the surrounding retail, dining, and residential amenities that make Kirkland one of the most desirable submarkets on the Eastside.

# MILLER PROFESSIONAL BUILDING

**WORK-LIVE OPPORTUNITY**

**WATER VIEWS OF LAKE WASHINGTON**

**LOCATED ON MARKET STREET**

**BUILDING SIGNAGE AVAILABLE**

**WALKING DISTANCE TO DOWNTOWN KIRKLAND**

**STANDALONE OFFICE BUILDING**

**COMCAST  
BUSINESS**

&

**FIBER  
OPTIC**

**AVAILABLE**

The **Miller Professional Building** provides a flexible work-live layout that is well-suited for a variety of professional or creative users seeking both functionality and character. With its modern design, efficient floor plan, and prime location, the property presents an ideal opportunity for an owner-user or investor looking to acquire a distinctive asset in a supply-constrained market with long-term upside.

## NEARBY **AMENITIES**



Walkable Restaurant Amenities

**Rimini Restaurant, Ristorante Paradiso,  
Shake Shack Kirkland**



Several Nearby Parks

**Waverly Beach, Heritage Park, Tot Lot Park,**



Prominent Location

**Located on Market Street, 0.8 miles from  
Downtown Kirkland & Transit Center**

# MILLER PROFESSIONAL BUILDING

## PROPERTY FEATURES

**Building Size** 6,010 Net SF  
7,257 Rentable SF  
7,744 Gross SF

**Views** Lake Washington

**Parking** 5 Surface Stalls +  
Street Parking

**Year Built** 2001

**Year Renovated** 2025

**Internet** Comcast Business + Fiber Optics

**Sprinkler System** Wet Pipe

## RECENT UPGRADES

**New Flooring** 2025

**New Paint** 2025

**Exterior Power Wash** 2026



LIVING AREA



3RD FLOOR BALCONY WITH VIEWS



COMMERCIAL PRIVATE OFFICE



# MILLER PROFESSIONAL BUILDING

Downtown Bellevue

Downtown Kirkland

Lake Washington

1ST STREET

9TH AVENUE

MARKET STREET



# MILLER PROFESSIONAL BUILDING

## NEARBY AMENITIES

1. Jimmy John's
2. Dumpling The Noodle
3. Nothing Bundt Cakes
4. Shake Shack
5. DERU Eatery
6. Zip Dak Korean Fried Chicken
7. Kirkland Bakery
8. Subway
9. Los Chilangos Mexican Restaurant
10. Acropolis Pizza & Pasta

Miller Professional Building

EASTRAIL



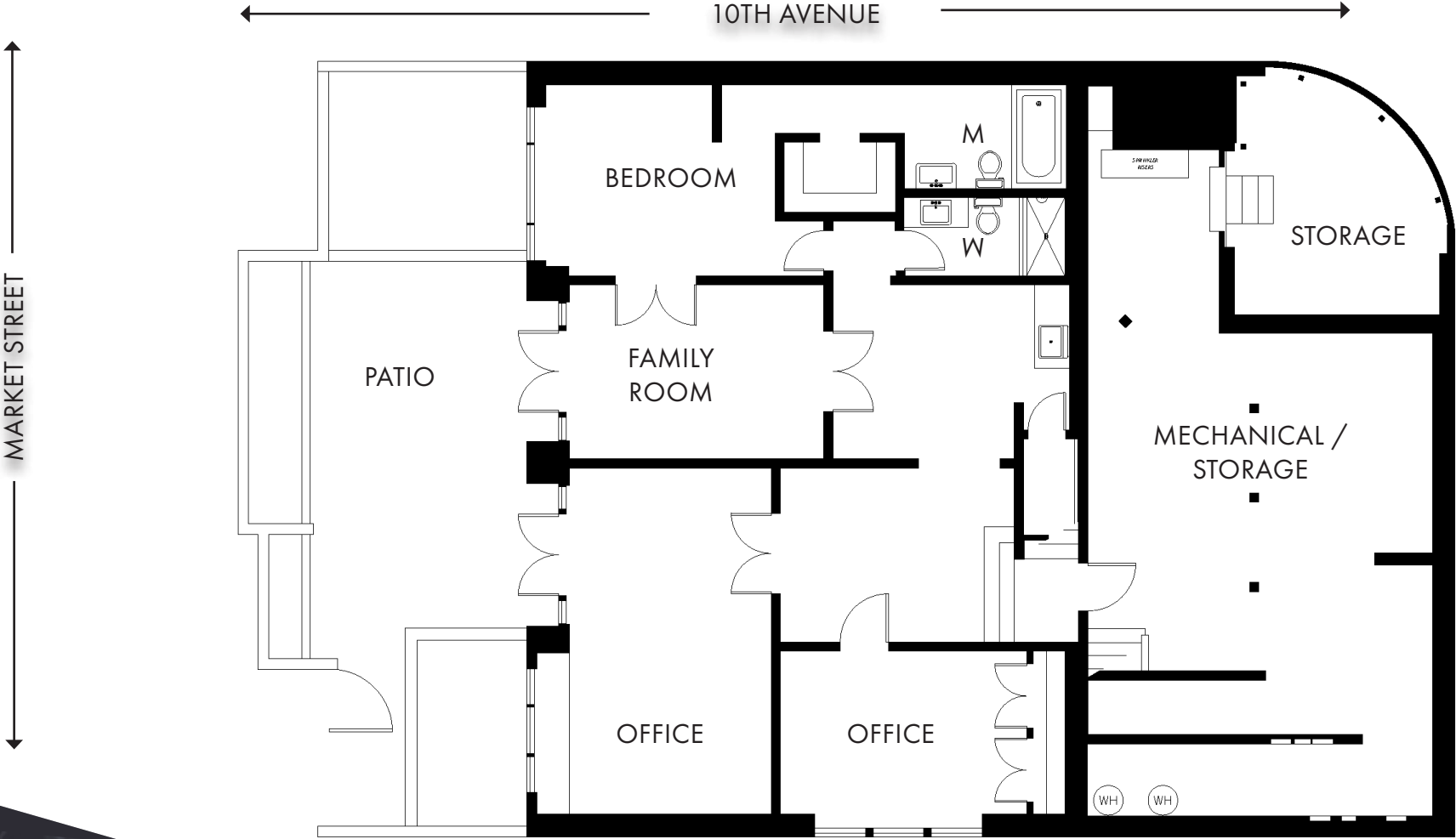
Major Bus Line Stop



# MILLER PROFESSIONAL BUILDING

7 & 11 10TH AVENUE | LOWER LEVEL

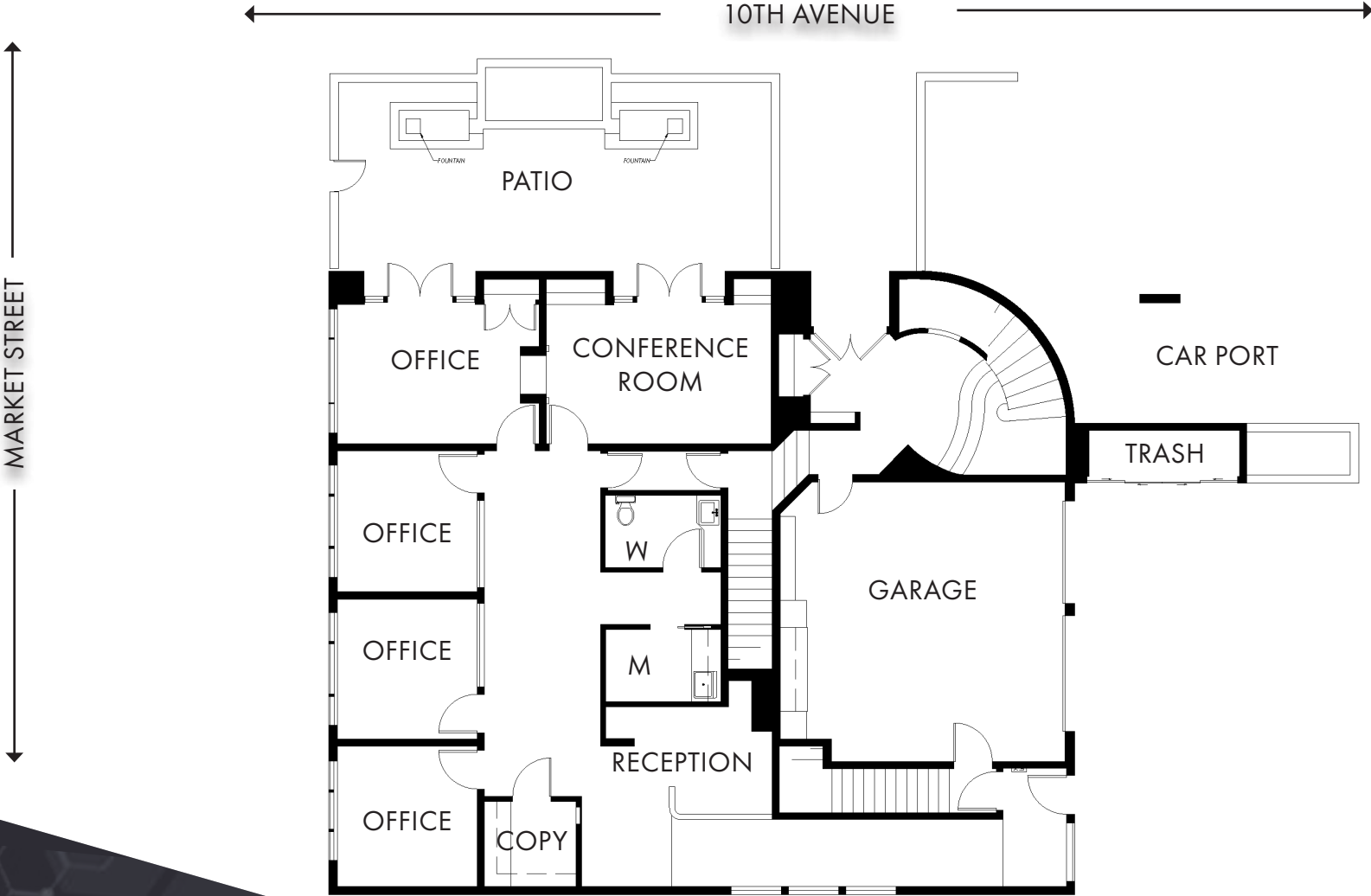
Gross Sq. Ft. **2,775 SF**  
Mixed-Use - Office and/or Residential



# MILLER PROFESSIONAL BUILDING

7 & 11 10TH AVENUE | 1ST FLOOR

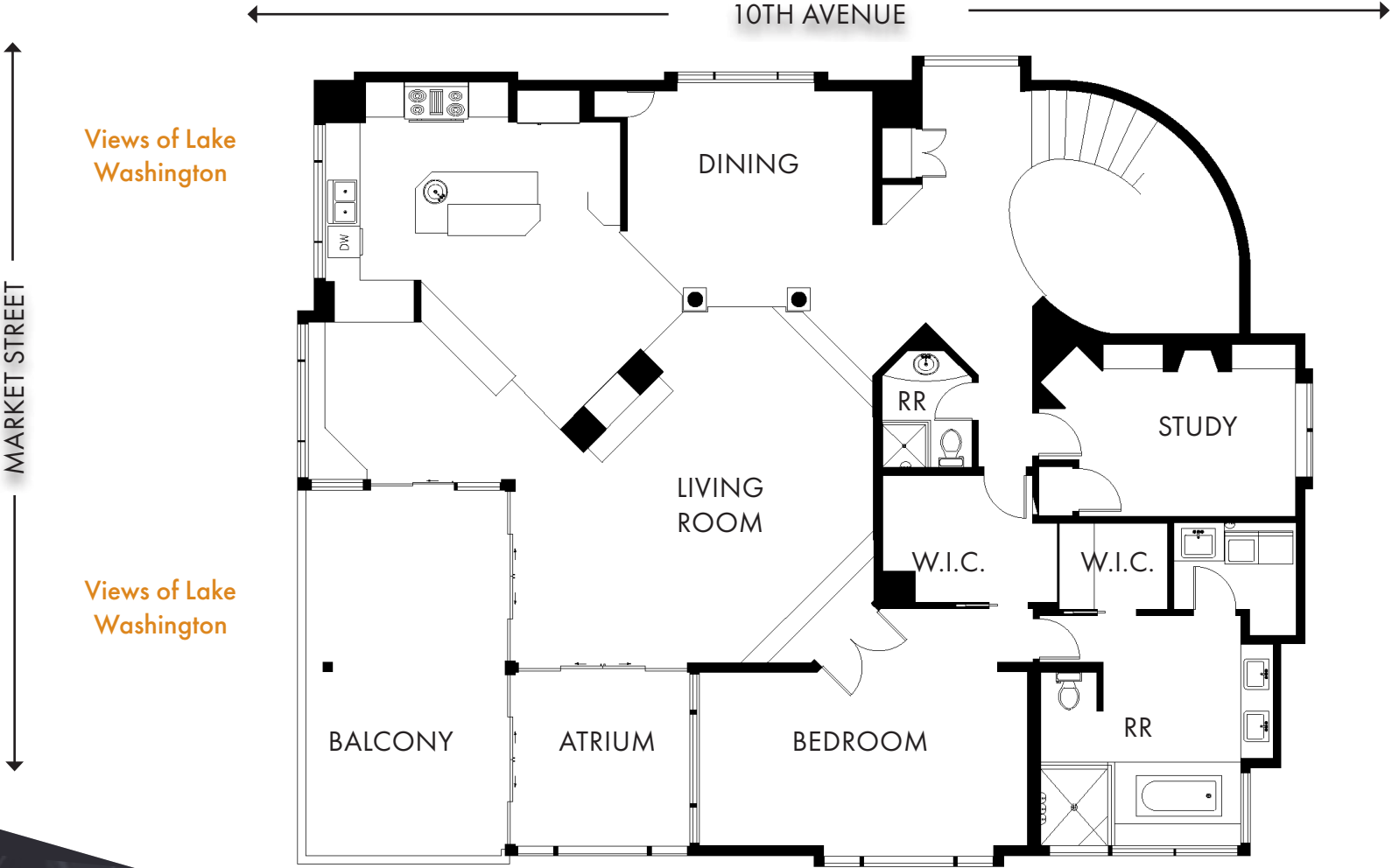
Gross Sq. Ft. **2,810 SF**  
Office



# MILLER PROFESSIONAL BUILDING

7 & 11 10TH AVENUE | 2ND FLOOR

Gross Sq. Ft. **2,684 SF**  
Residential, Flex, and/or Showroom Area



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