

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

 **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

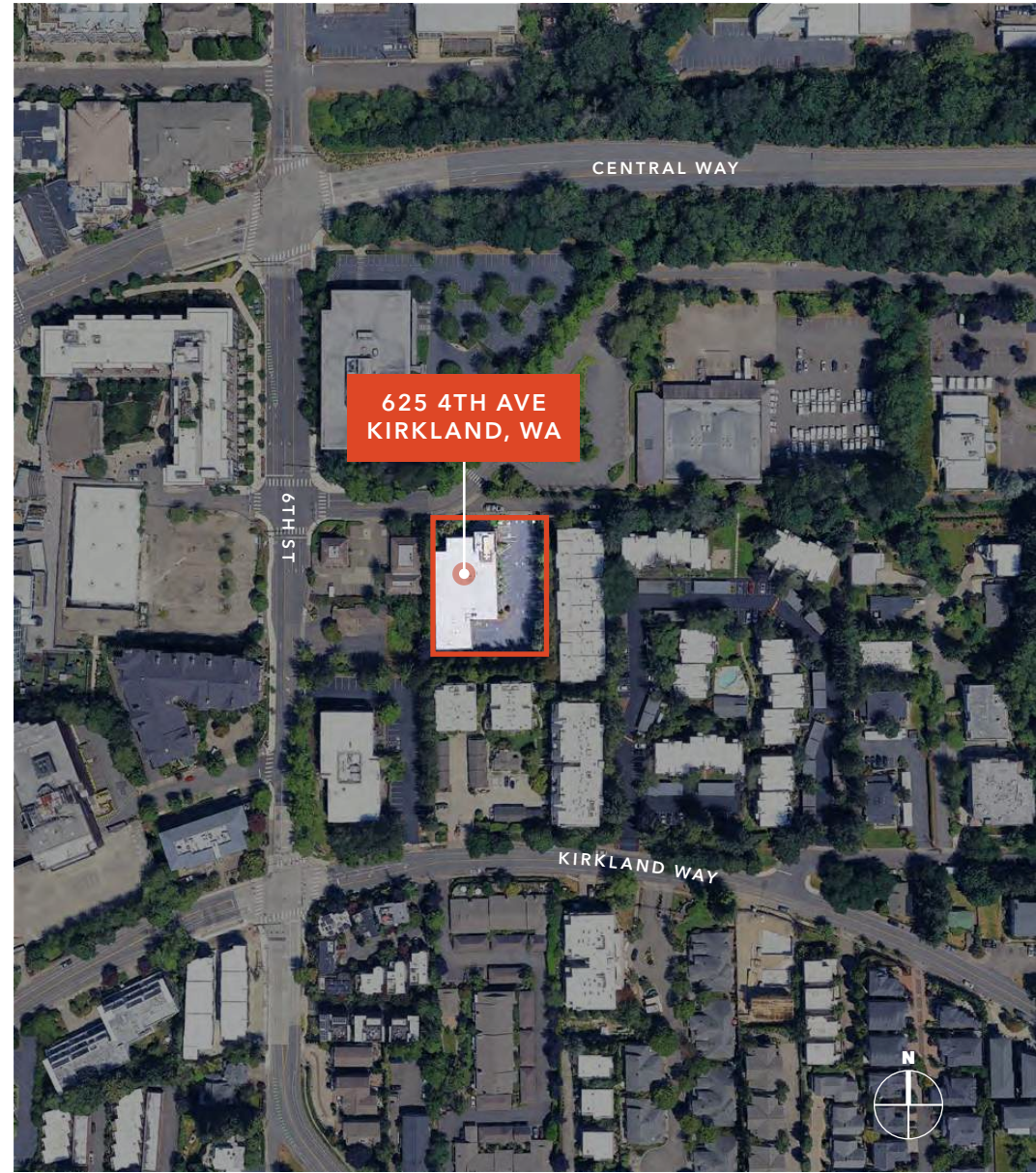
BUILDING TYPE	Office/Medical
RBA	24,206 SF
LAND AREA	37,052 SF
OCCUPANCY	56.7%
YEAR BUILT	2001
PARKING RATIO	4.0/1,000 SF
ZONING	PLA 5B
APN	123890-0085
STORIES	3 (including ground floor lobby/garage)
ADDITIONAL DETAILS	2,515 SF surgical center on 3rd floor

**\$12,600,000**

ASKING PRICE

**24,206 SF**

RBA



# KIRKLAND CENTRAL BUILDING



*Multiple office and medical/  
surgical spaces available for  
lease in downtown Kirkland,  
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

Exterior building signage available

**6 MI**  
BELLEVUE CBD

**4 MIN**  
REDMOND CBD

# SUITE 202

*1,144 SF*

AVAILABLE OFFICE

*\$39.00/SF*

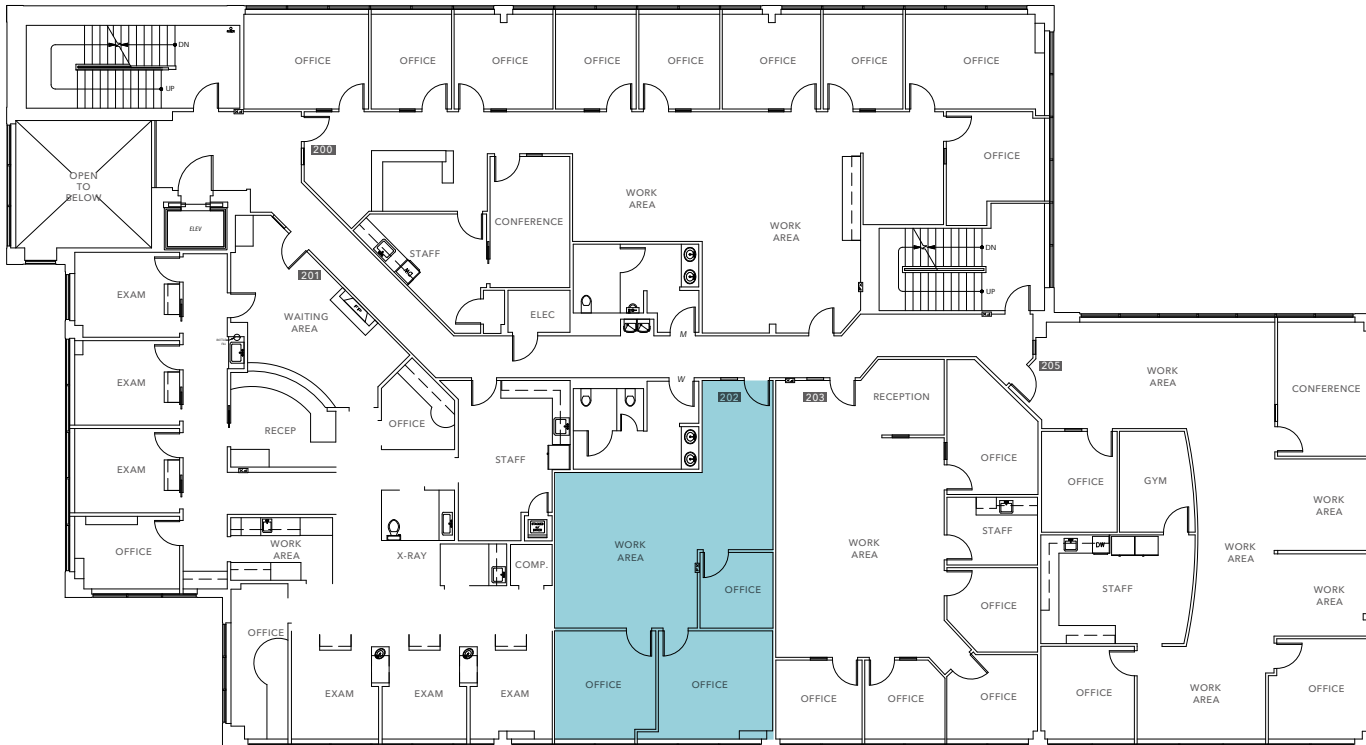
LEASE RATE, NNN

*\$11.50/SF*

2026 ESTIMATED NNN

*10/01/26*

AVAILABLE



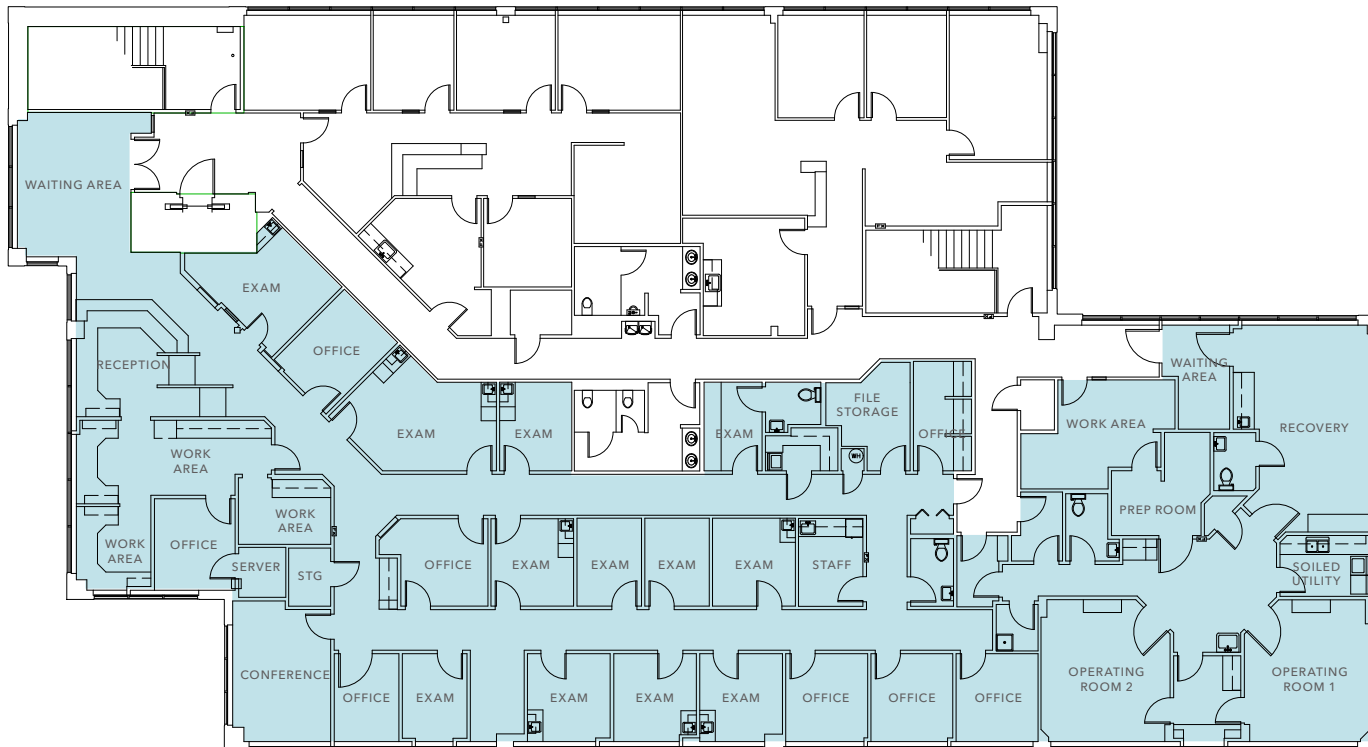
# SUITE 301/302

***±8,611 SF***  
AVAILABLE OFFICE/MEDICAL

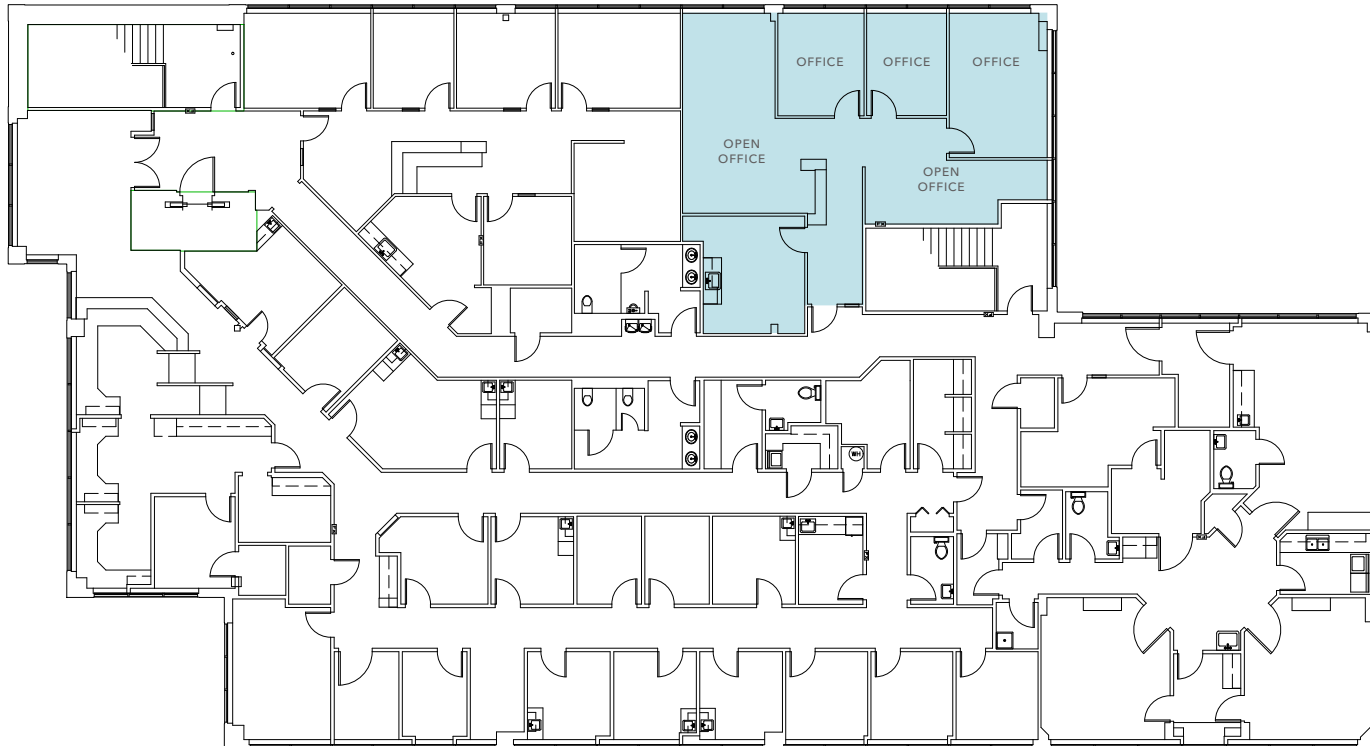
***TWO***  
SURGICAL OPERATORY ROOMS

***NOW***  
AVAILABLE

***CONTACT***  
BROKERS FOR RATES



# SUITE 303



*±1,623 SF*

AVAILABLE OFFICE

*\$39.00/SF*

LEASE RATE, NNN

*\$11.50/SF*

2026 ESTIMATED NNN

*NOW*

AVAILABLE





*For more information, contact*

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