



For Sale

Owner-User / Investment Opportunity Near Downtown Kirkland
with In-Place Cash Flow
733 – 7th Ave • Kirkland, WA 98033

- Building Size: +/- 25,251 RSF total between two floors
 - 8,191 RSF available for occupancy on 1st Floor (6,576 RSF contiguous)
 - 2,478 RSF available for occupancy on 2nd Floor
- Situated on 1.01 acres of land with an adjacent 0.23-acre parking lot
 - 67 total parking stalls plus abundant street parking available
- Recent significant upgrades - new roof and upgraded HVAC completed in 2020
- Highly accessible and sought-after Kirkland location minutes from Downtown Kirkland and I-405

Asking Price: \$10,500,000

For Sale



THE OFFERING

Colliers International is pleased to present this owner-user / investment opportunity to acquire an office building that sits in close proximity to downtown Kirkland. The offering includes a ±25,251 RSF building on 1.01 acres of land and an adjacent 0.23 acre parking lot. The building has 5,969 contiguous RSF available, plus an additional 4,092 RSF throughout, for an owner-user. Significant renovations to the building were completed in 2020.

Located in the Kirkland submarket, it is just 15 minutes from downtown Bellevue and offers easy access to I-405 via NE 85th Street. Abundant shopping and dining at Kirkland Urban and downtown Kirkland are just minutes away. A new Bus Rapid Transit station at the intersection of I-405 and NE 85th is scheduled to open in 2027 providing improved accessibility for transit riders along the I-405 corridor and connection between Downtown Kirkland and Redmond.



Derek Heed
Executive Vice President
+1 425 453 3133
derek.heed@colliers.com

Gregg Riva
Executive Vice President
+1 206 595 1525
gregg.riva@colliers.com

Talor Okada
Executive Vice President
+1 425 453 3127
talor.okada@colliers.com

Kendra Mills
Sr. Client Services Specialist
+1 425 453 3135
kendra.mills@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

For Sale



PROPERTY DETAILS

BUILDING NAME/ ADDRESS:	Parkade Plaza 733 7th Ave, Kirkland, WA 98033
PARCEL #:	388690-1360 & 388580-7470 - King County
LOT SIZE:	Approximately 1.24 acres (54,168 SF)
OFFICE BUILDING:	25,251 RSF total between two floors Built in 1969. Renovated in 2020.
CONSTRUCTION TYPE:	Wood frame
ZONING:	LIT: City of Kirkland NE 85th Street Station Subarea Plan
PARKING:	67 total surface stalls plus ample street parking
HVAC:	Yes. 12 units upgraded in 2020.
ROOF:	New in 2020



Derek Heed
Executive Vice President
+1 425 453 3133
derek.heed@colliers.com

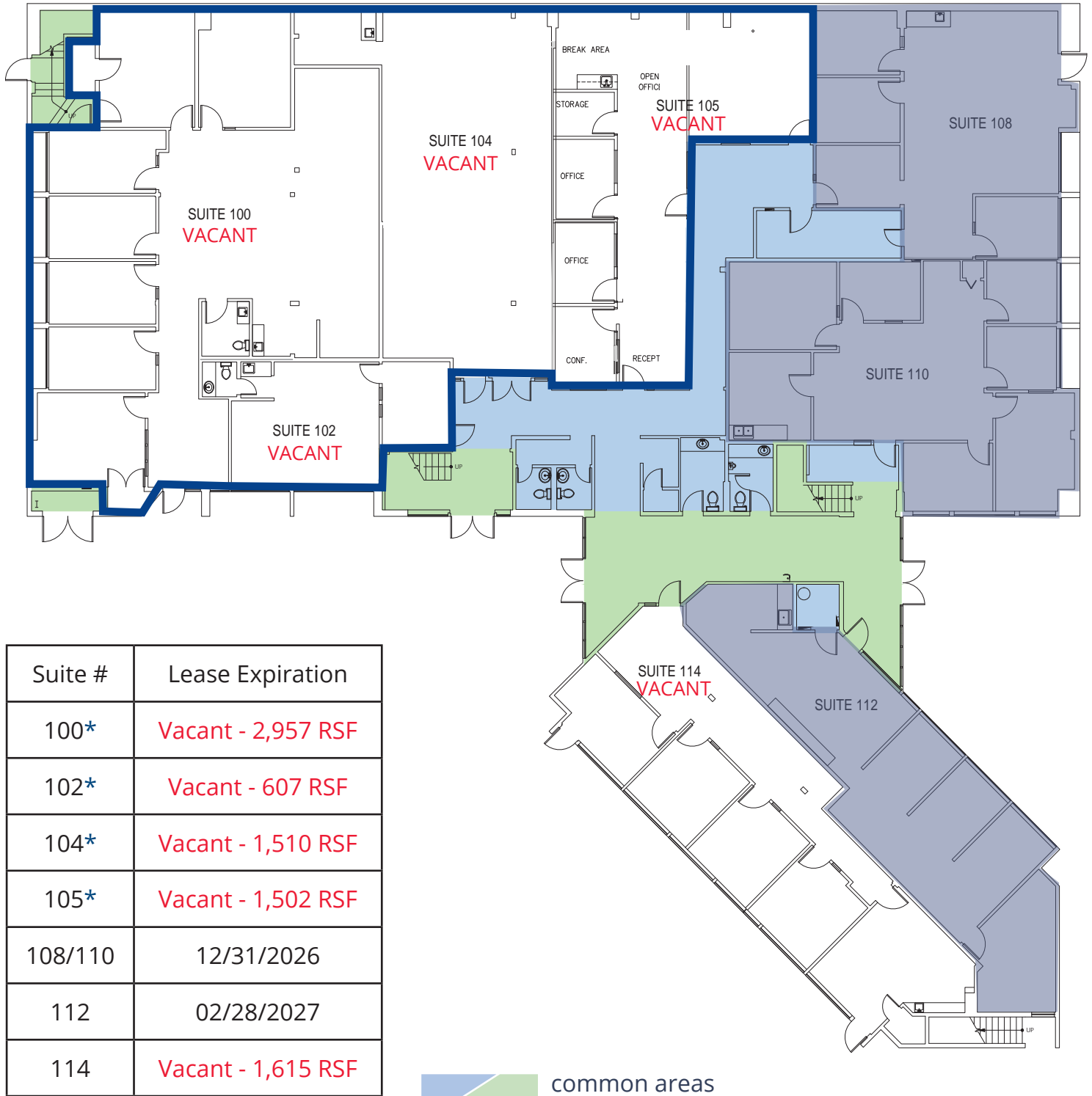
Gregg Riva
Executive Vice President
+1 206 595 1525
gregg.riva@colliers.com

Talor Okada
Executive Vice President
+1 425 453 3127
talor.okada@colliers.com

Kendra Mills
Sr. Client Services Specialist
+1 425 453 3135
kendra.mills@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

For Sale



Suite #	Lease Expiration
100*	Vacant - 2,957 RSF
102*	Vacant - 607 RSF
104*	Vacant - 1,510 RSF
105*	Vacant - 1,502 RSF
108/110	12/31/2026
112	02/28/2027
114	Vacant - 1,615 RSF

Contiguous occupancy opportunity up to 6,576 RSF



Derek Heed
Executive Vice President
+1 425 453 3133
derek.heed@colliers.com

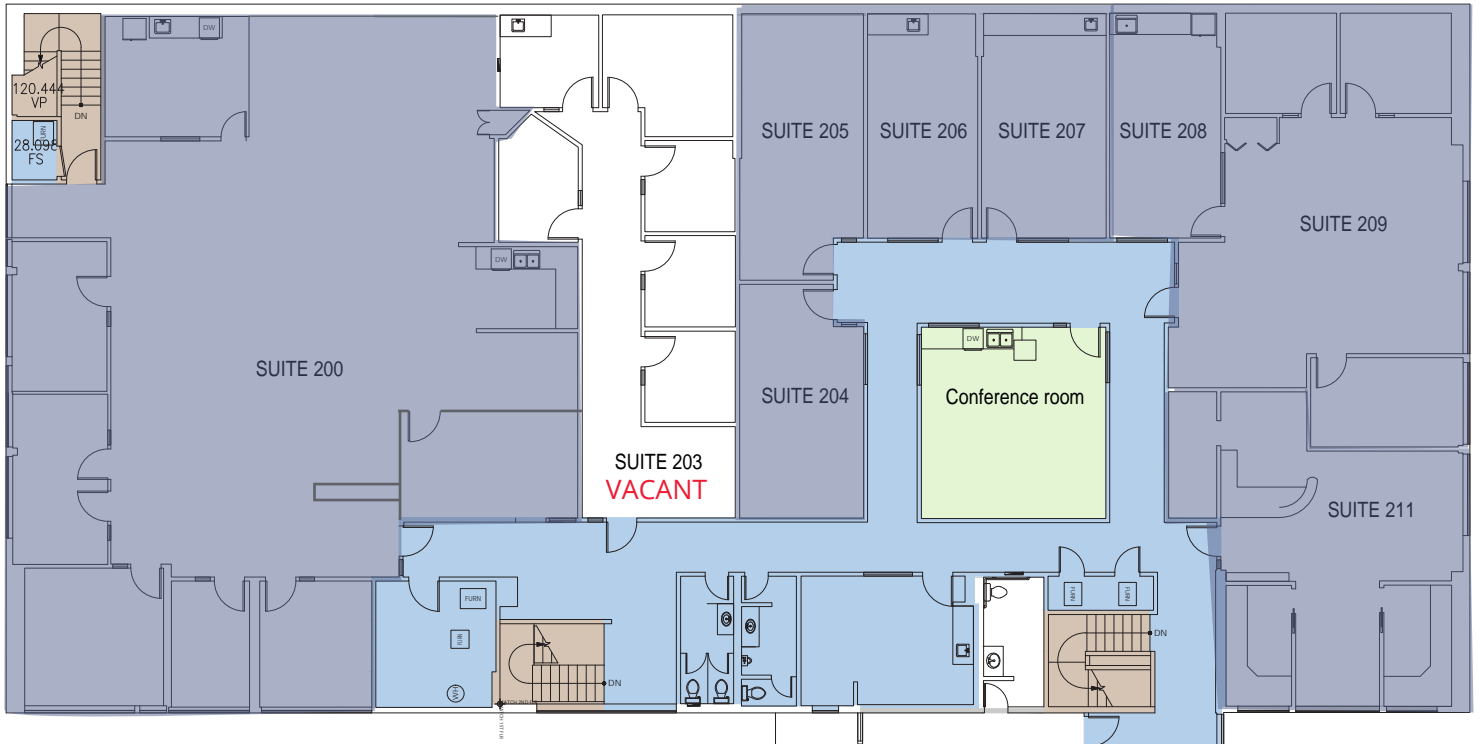
Gregg Riva
Executive Vice President
+1 206 595 1525
gregg.riva@colliers.com

Talor Okada
Executive Vice President
+1 425 453 3127
talor.okada@colliers.com

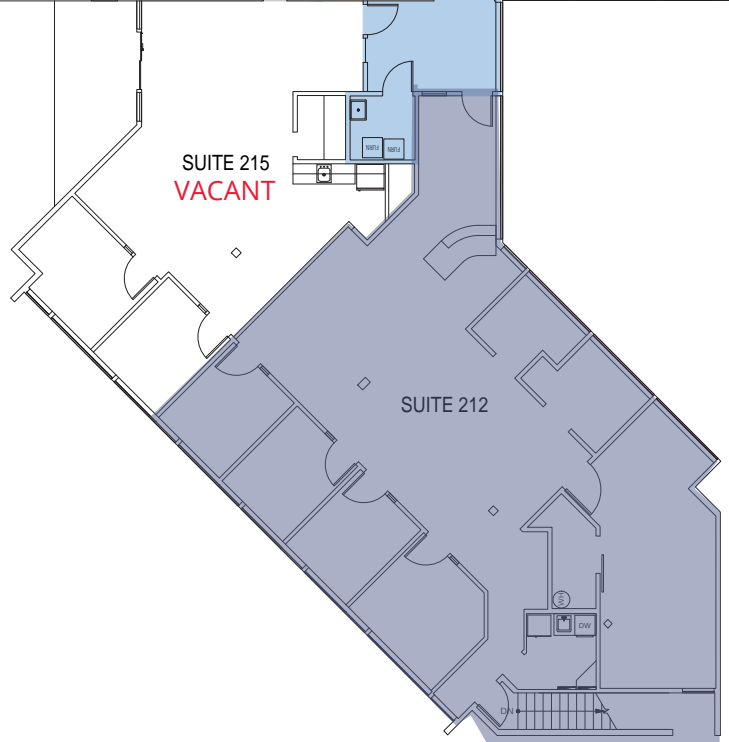
Kendra Mills
Sr. Client Services Specialist
+1 425 453 3135
kendra.mills@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information included, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

For Sale



Suite #	Lease Expiration
200/202	03/31/2027
203	Vacant - 1,219 RSF
204/205	12/31/2026
206	02/28/2029
207	10/31/2025
209	11/01/2030
211	04/30/2028
212	04/30/2027
215	Vacant - 1,259 RSF



 common areas



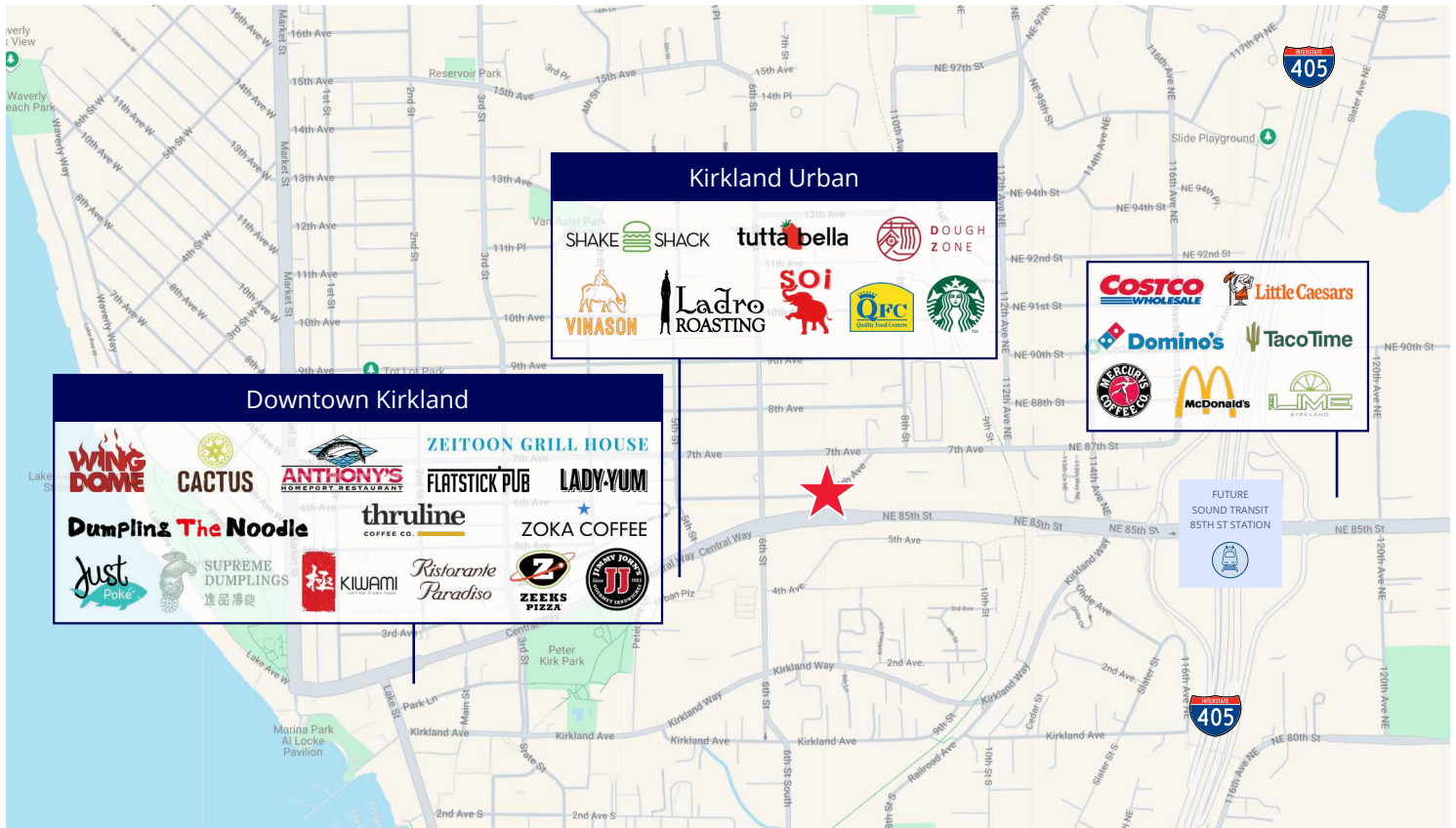
Derek Heed
Executive Vice President
+1 425 453 3133
derek.heed@colliers.com

Gregg Riva
Executive Vice President
+1 206 595 1525
gregg.riva@colliers.com

Talor Okada
Executive Vice President
+1 425 453 3127
talor.okada@colliers.com

Kendra Mills
Sr. Client Services Specialist
+1 425 453 3135
kendra.mills@colliers.com

For Sale



Derek Heed
 Executive Vice President
 +1 425 453 3133
 derek.heed@colliers.com

Gregg Riva
 Executive Vice President
 +1 206 595 1525
 gregg.riva@colliers.com

Talor Okada
 Executive Vice President
 +1 425 453 3127
 talor.okada@colliers.com

Kendra Mills
 Sr. Client Services Specialist
 +1 425 453 3135
 kendra.mills@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.