



## **Pendragon Bldg**

808-810 6th St S, Kirkland, WA 98033

### **Mark Coen**

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## Pendragon Bldg

\$35.00 /SF/Yr

Great standalone building downtown Kirkland location, perfect for work/live situation or business hub - directly across from Google campus. Walking distance to all the Kirkland has to offer; waterfront beaches & parks, restaurants, theater, shopping as well as easy commute to 405 - 2 blocks away from Metropolitan Market, PCC and newly built Kirkland Urban <https://www.kirklandurban.com>. Amazing location to live and work for a thriving business or lifestyle.

- Heart of the Technology Core



Rental Rate:	\$35.00 /SF/Yr
Min. Divisible:	1,610 SF
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	B
Rentable Building Area:	4,530 SF
Year Built:	1990
Walk Score ®:	80 (Very Walkable)
Transit Score ®:	48 (Some Transit)
Rental Rate Mo:	\$2.92 USD/SF/Mo

## 1st Floor Ste 100

Space Available	1,610 - 2,480 SF
Rental Rate	\$35.00 /SF/Yr
Contiguous Area	4,530 SF
Date Available	60 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

610sf Three large offices (300+ sf ea) Lobby/Reception Area Two Seating Areas Large windows and high ceilings throughout Two Bathrooms Breakroom/kitchen or fourth office/conference Large parking lot 8 spaces Security camera system Optional large 870sf garage/storage/warehouse (2 Levels) 570sf ground floor 300sf loft Can be used for either suite

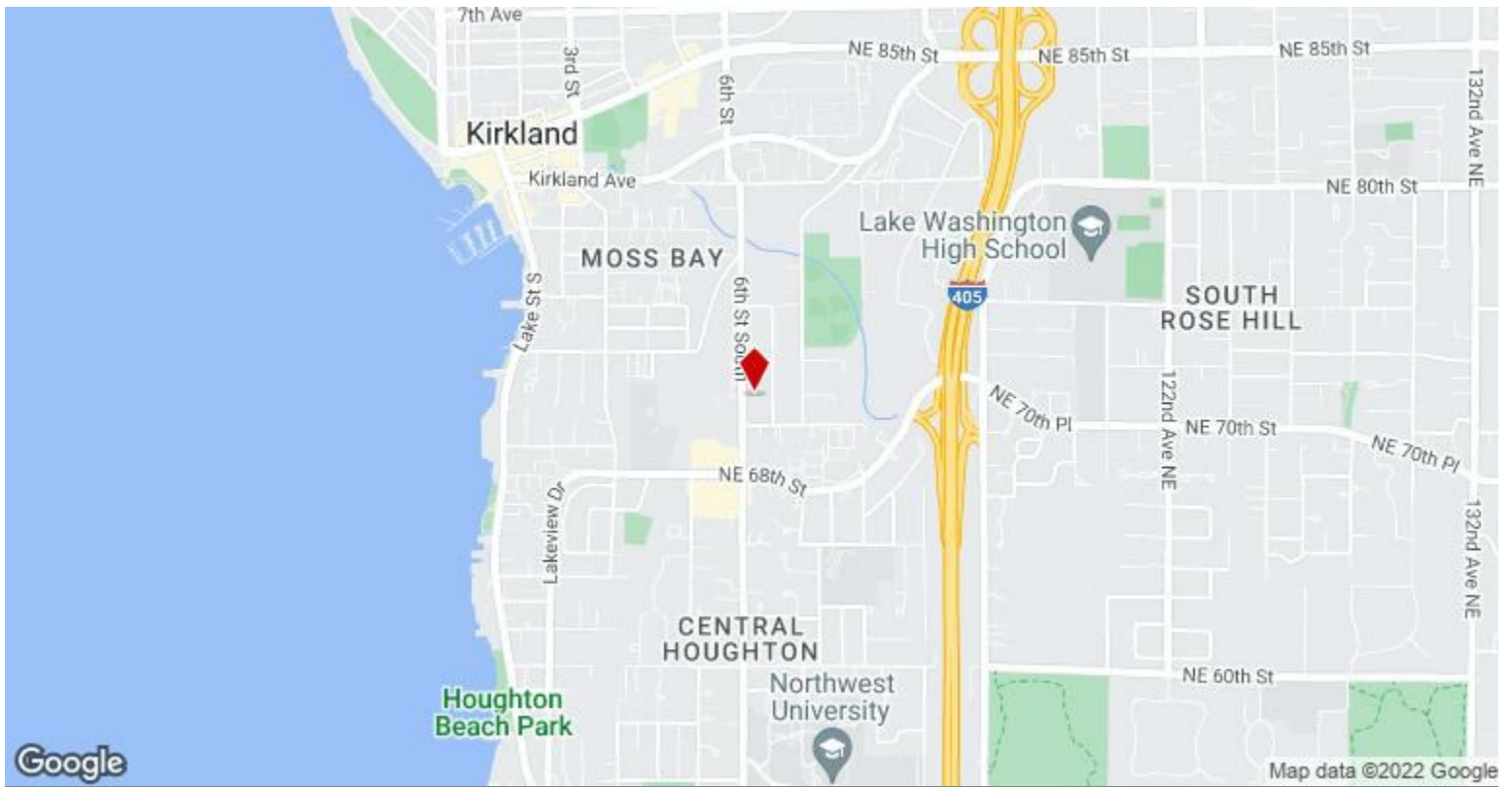
1

## 2nd Floor Ste 200

Space Available	2,050 SF
Rental Rate	\$35.00 /SF/Yr
Contiguous Area	4,530 SF
Date Available	60 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2050sf Four office/bedrooms Two bathrooms Reception/lobby area Oversized balcony overlooking 6th St. (270sf) Lake Washington views Two large conference areas Optional large 870sf garage/storage/warehouse (2 Levels) 570sf ground floor 300sf loft Can be used for either suite

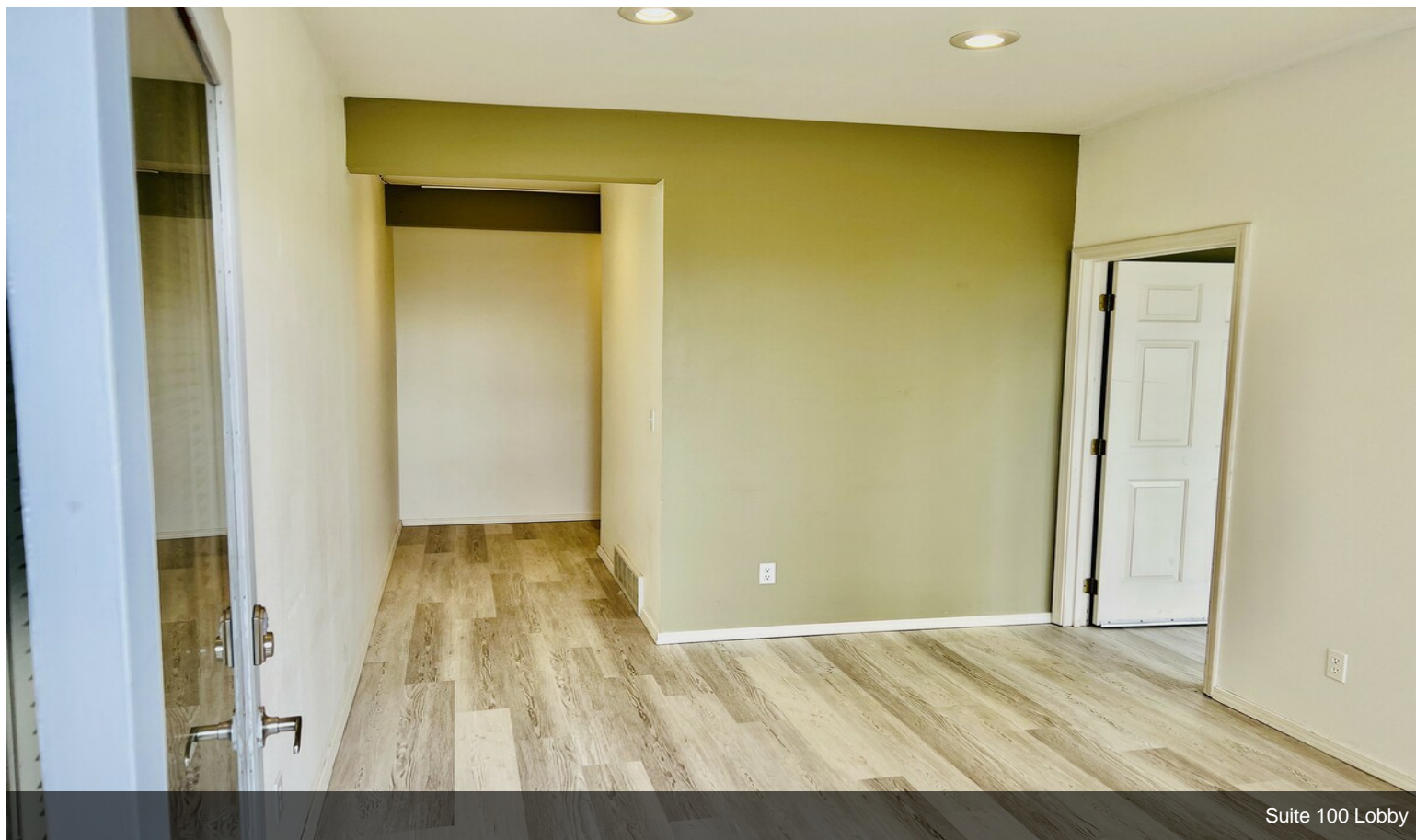
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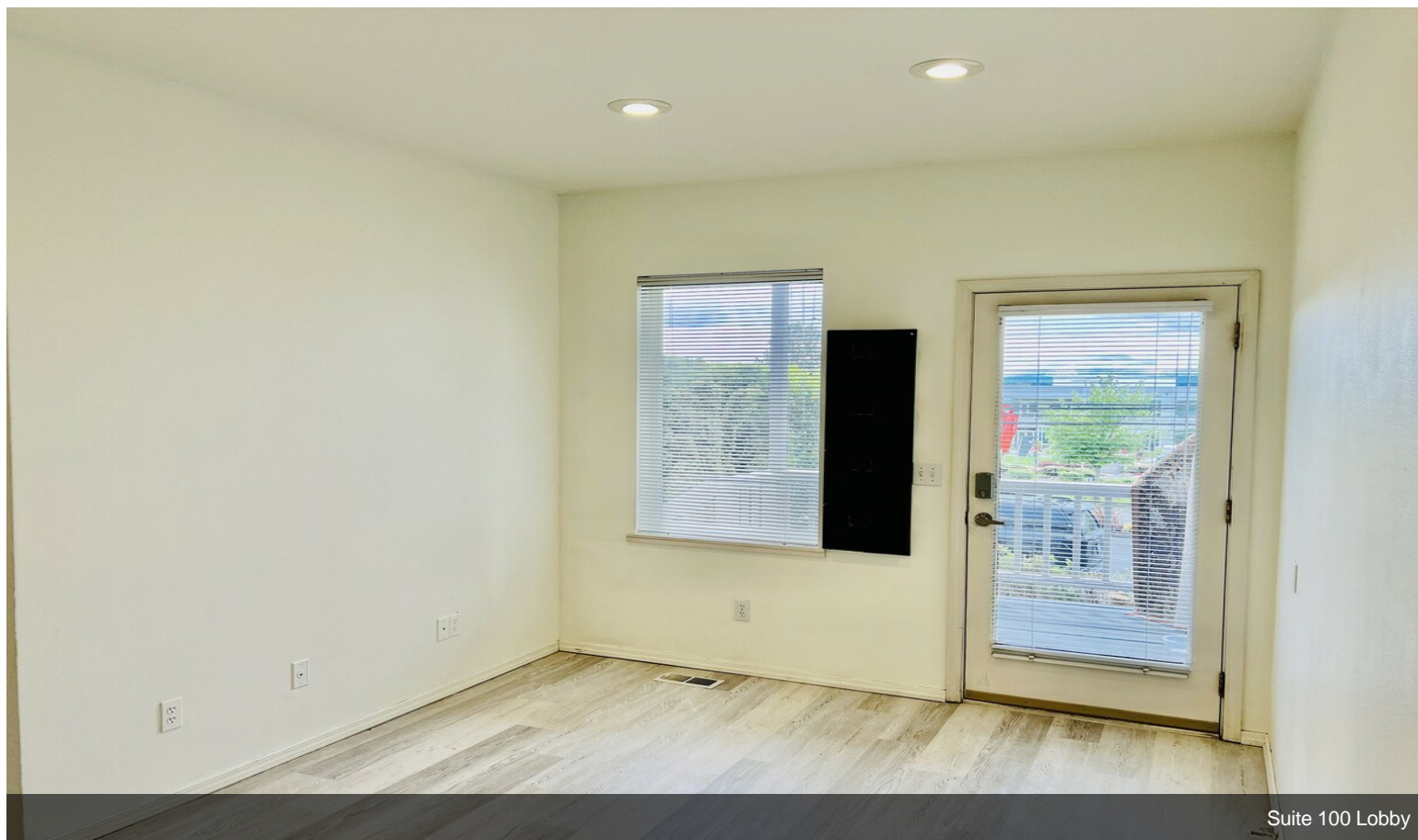
808-810 6th St S, Kirkland, WA 98033



# Property Photos

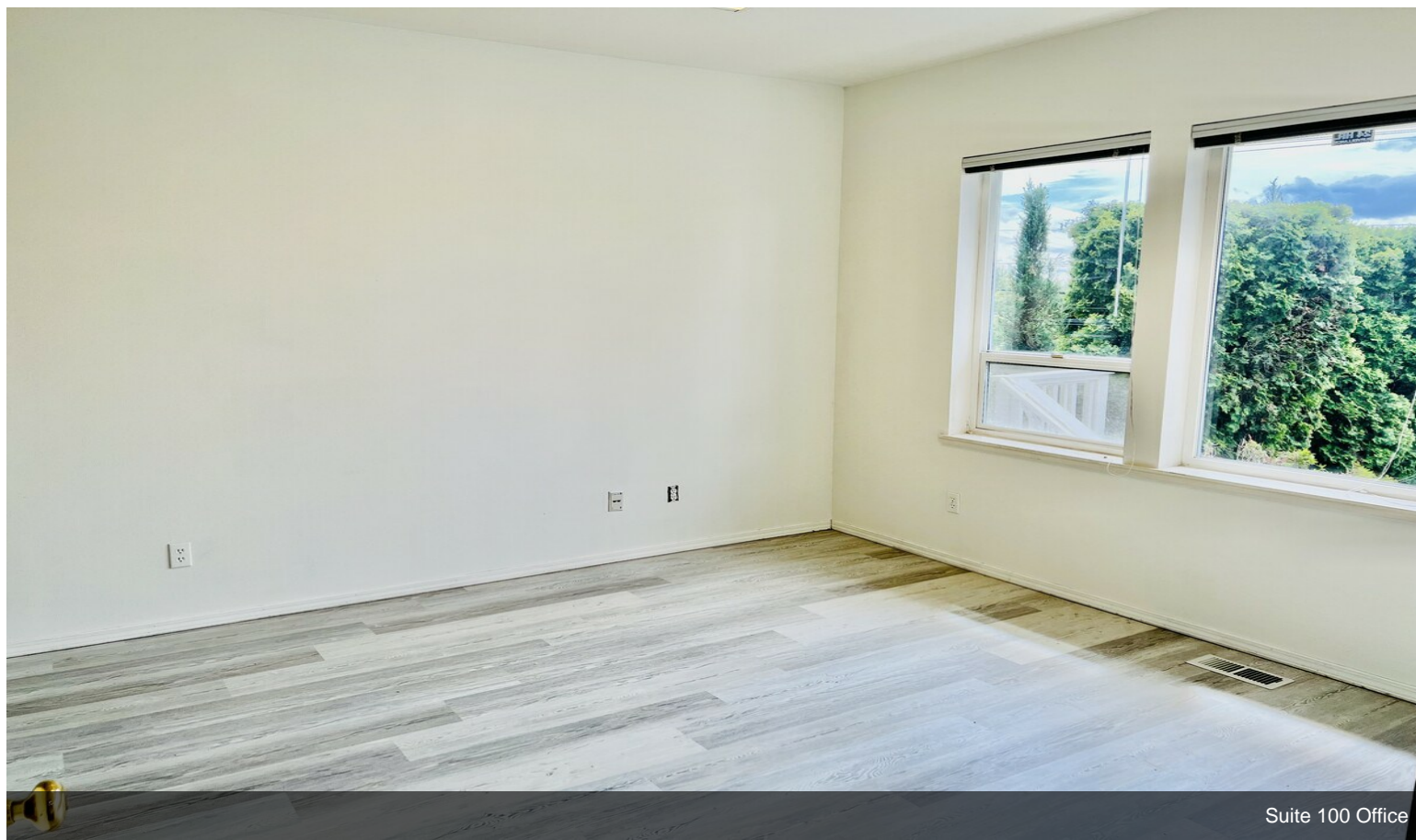


Suite 100 Lobby



Suite 100 Lobby

# Property Photos

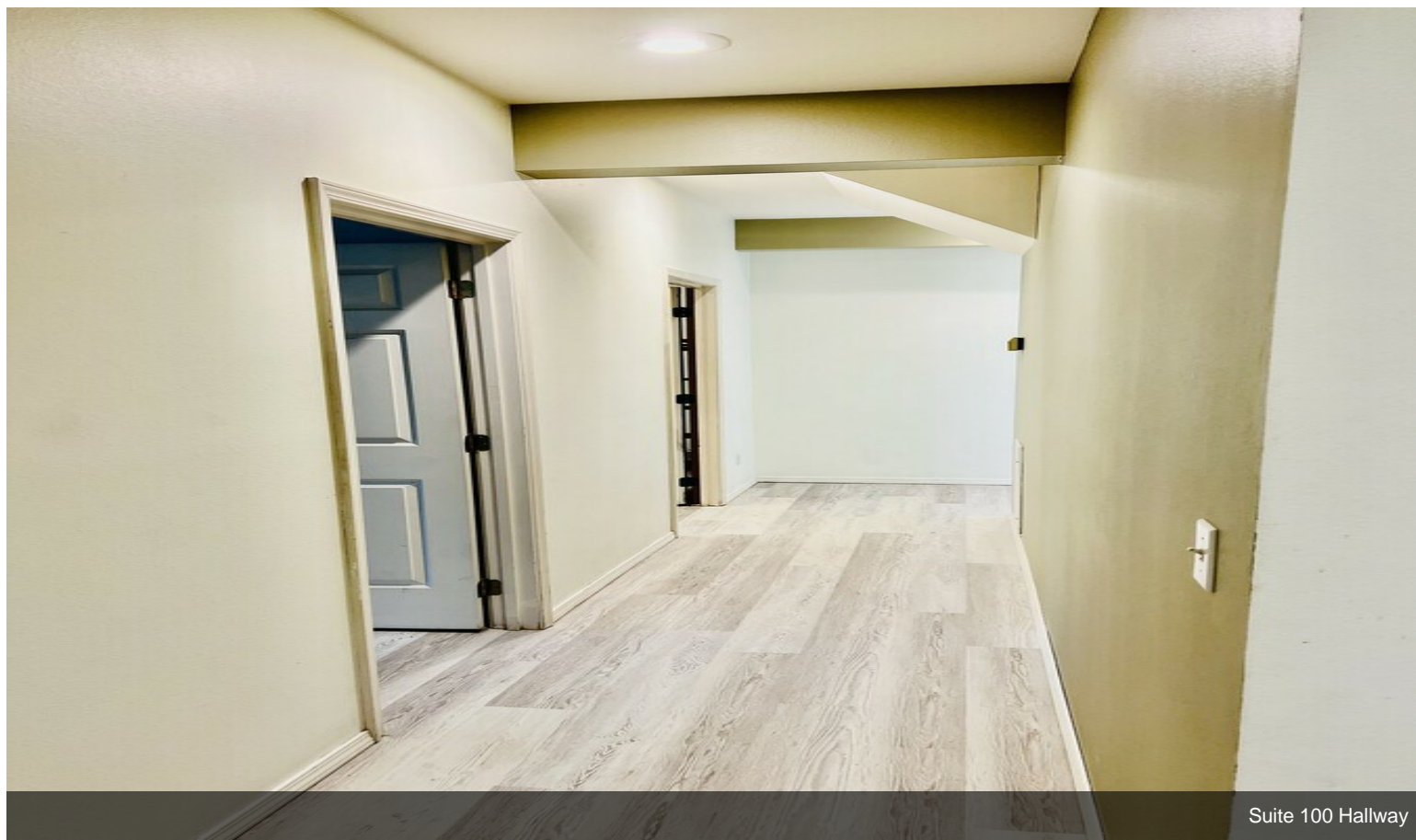


Suite 100 Office

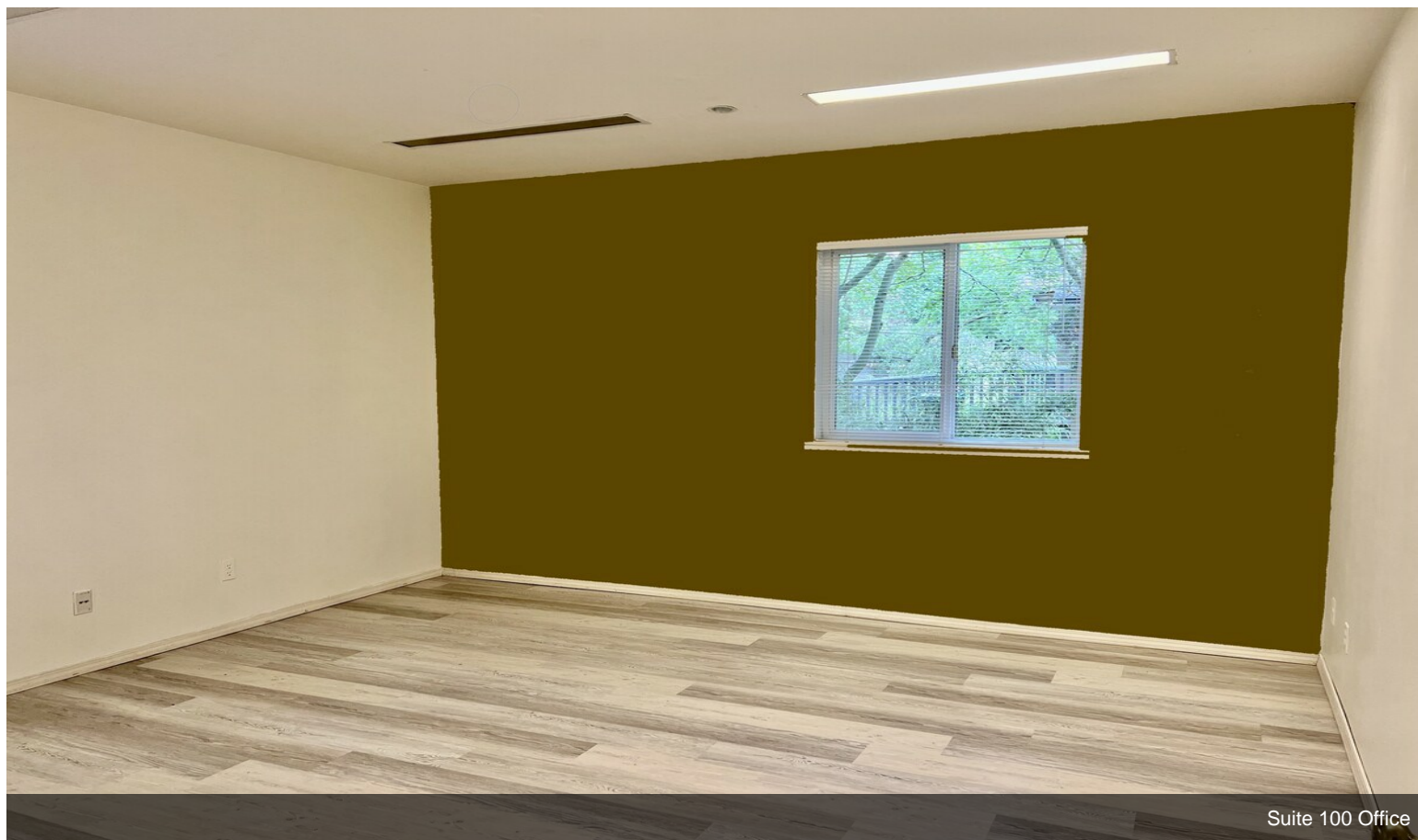


Suite 100 Office

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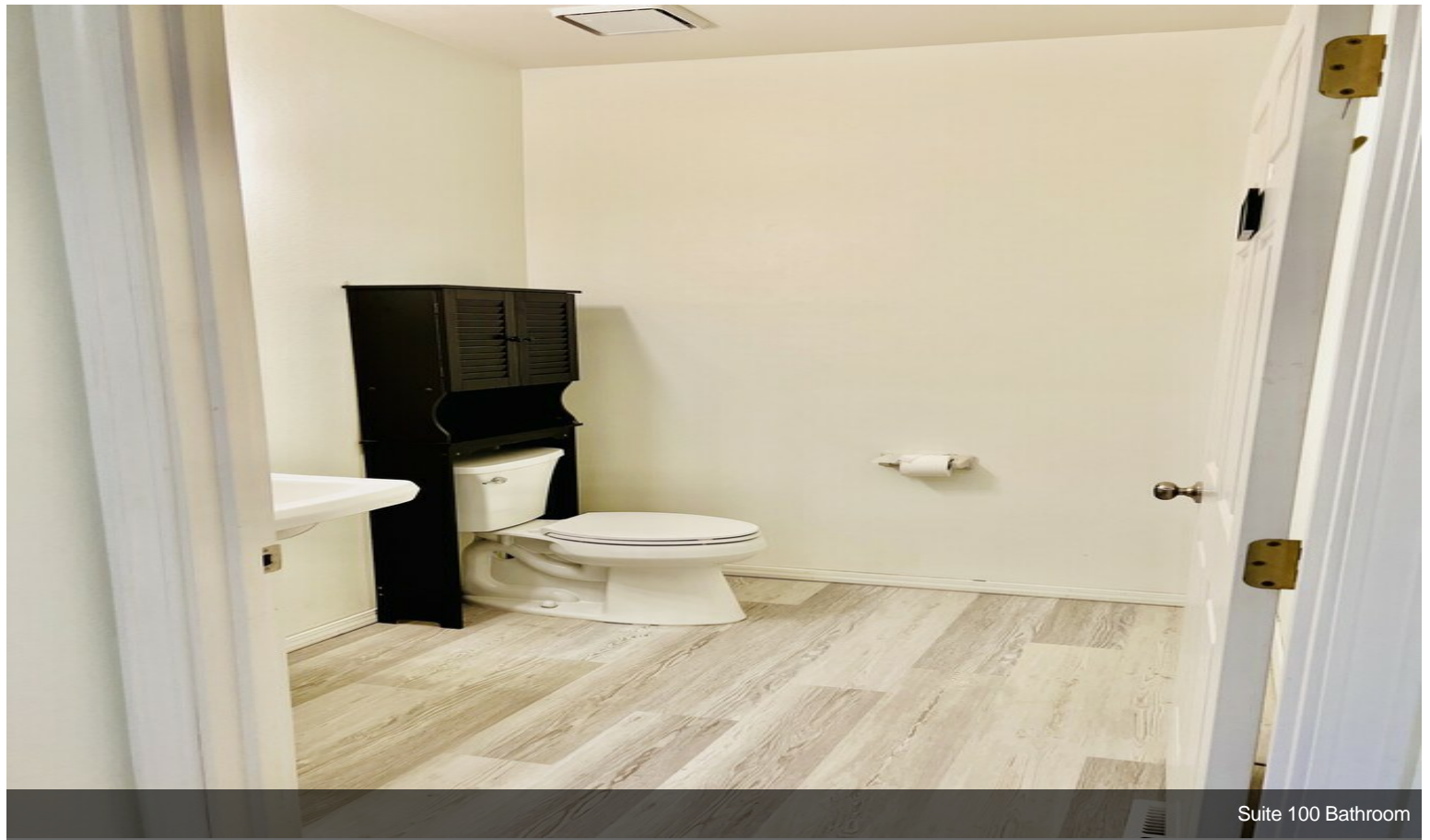


Suite 100 Hallway



Suite 100 Office

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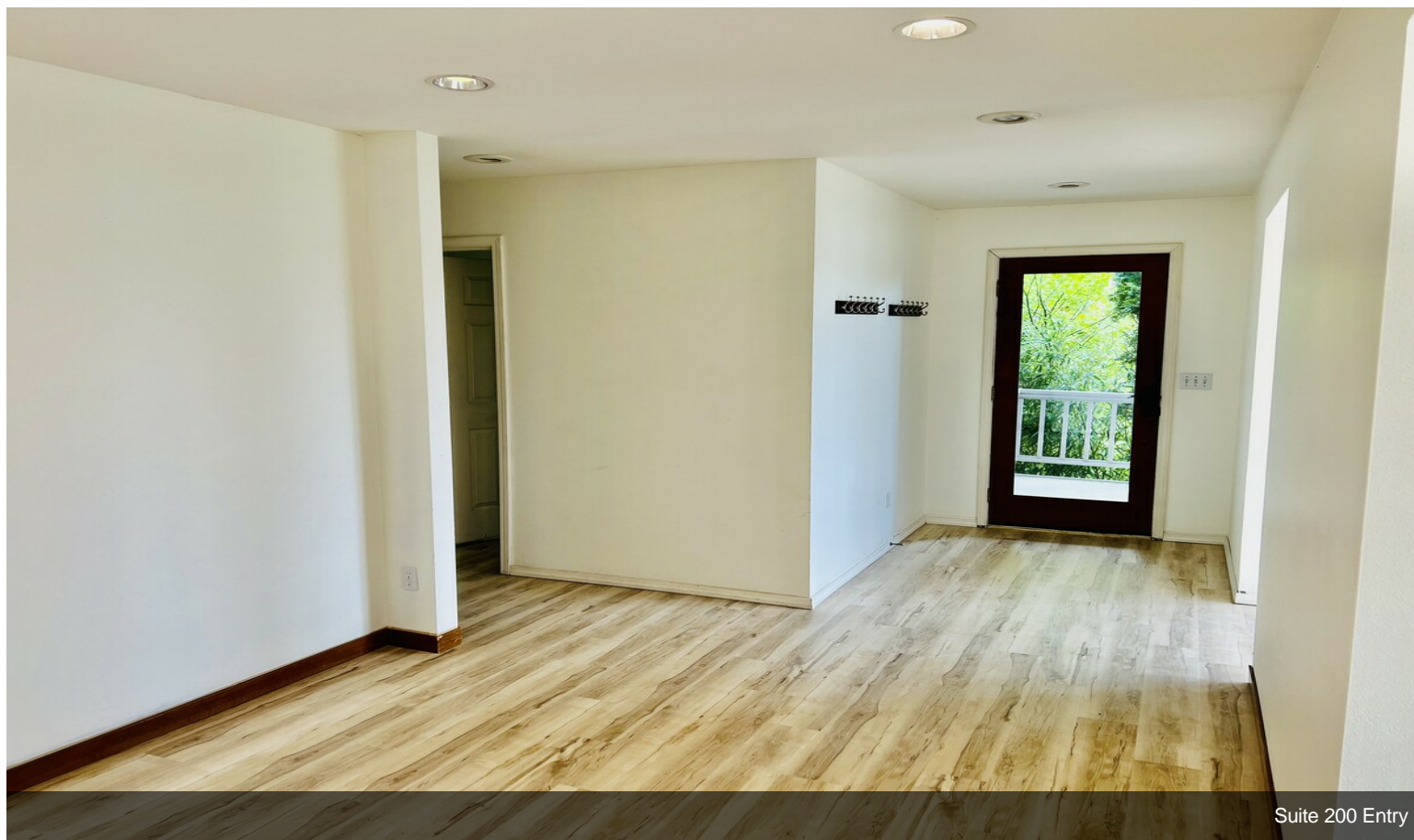


Suite 100 Bathroom

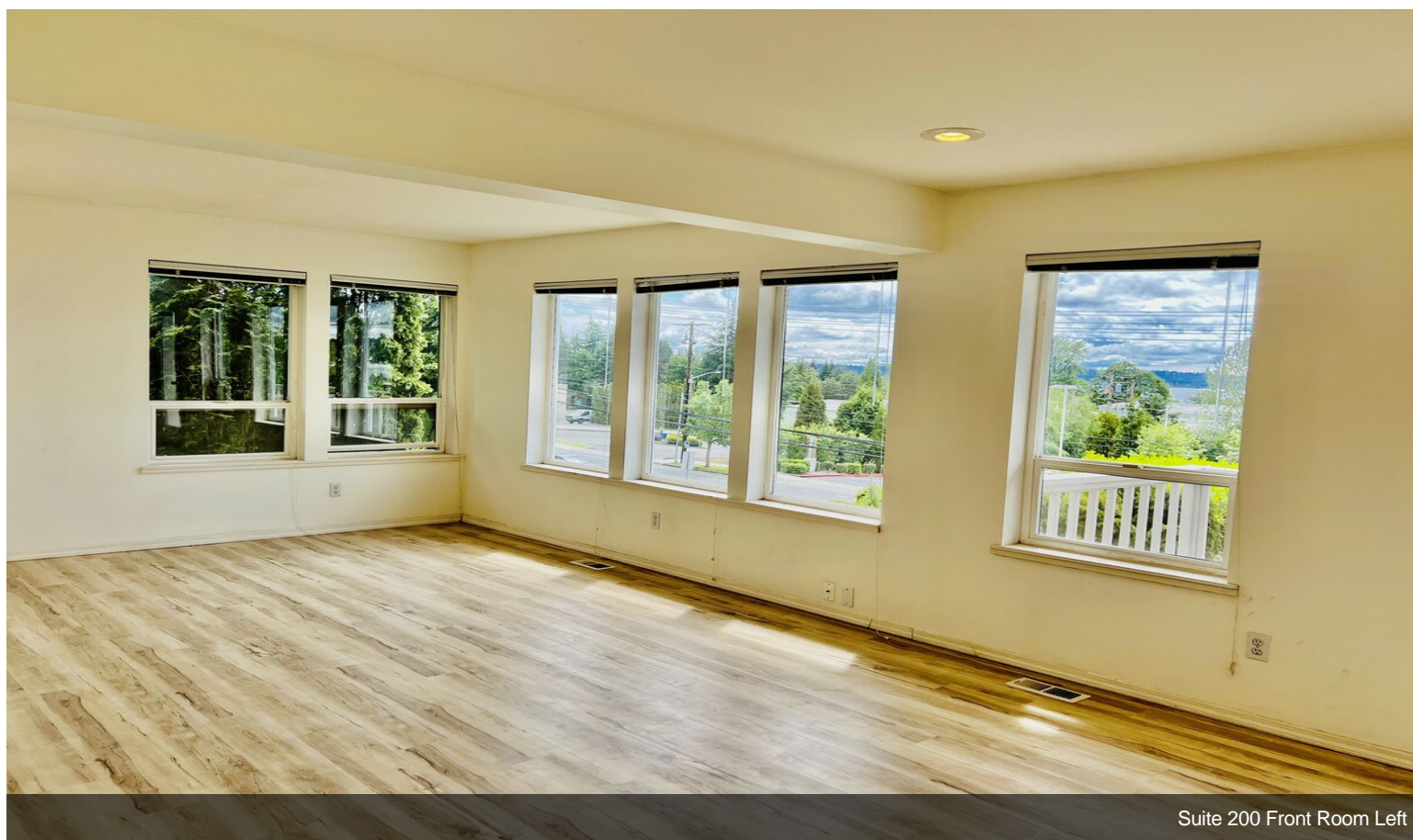


Suite 200 Entry

# Property Photos

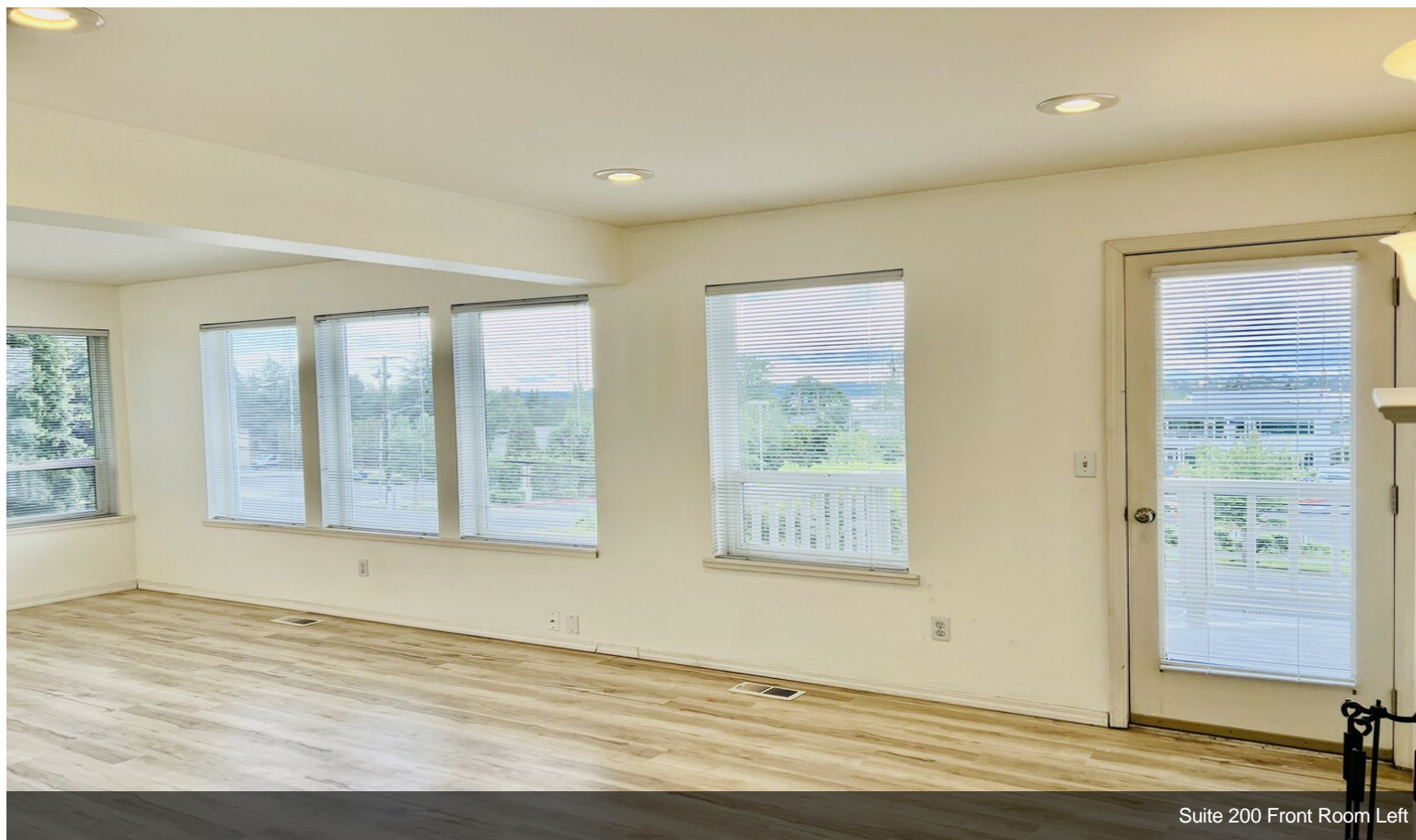


Suite 200 Entry



Suite 200 Front Room Left

# Property Photos



Suite 200 Front Room Left



Suite 200 Front Room Left

# Property Photos



Suite 200 Front Room Right



Suite 200 Front Room Right

# Property Photos



Suite 200 Kitchen



Suite 200 Front Room Right

# Property Photos

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Suite 200 Room



Suite 200 Room

# Property Photos



Suite 200 Room



Suite 200 Hallway

# Property Photos

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Primary Photo



Building Photo

# Property Photos

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Building Photo

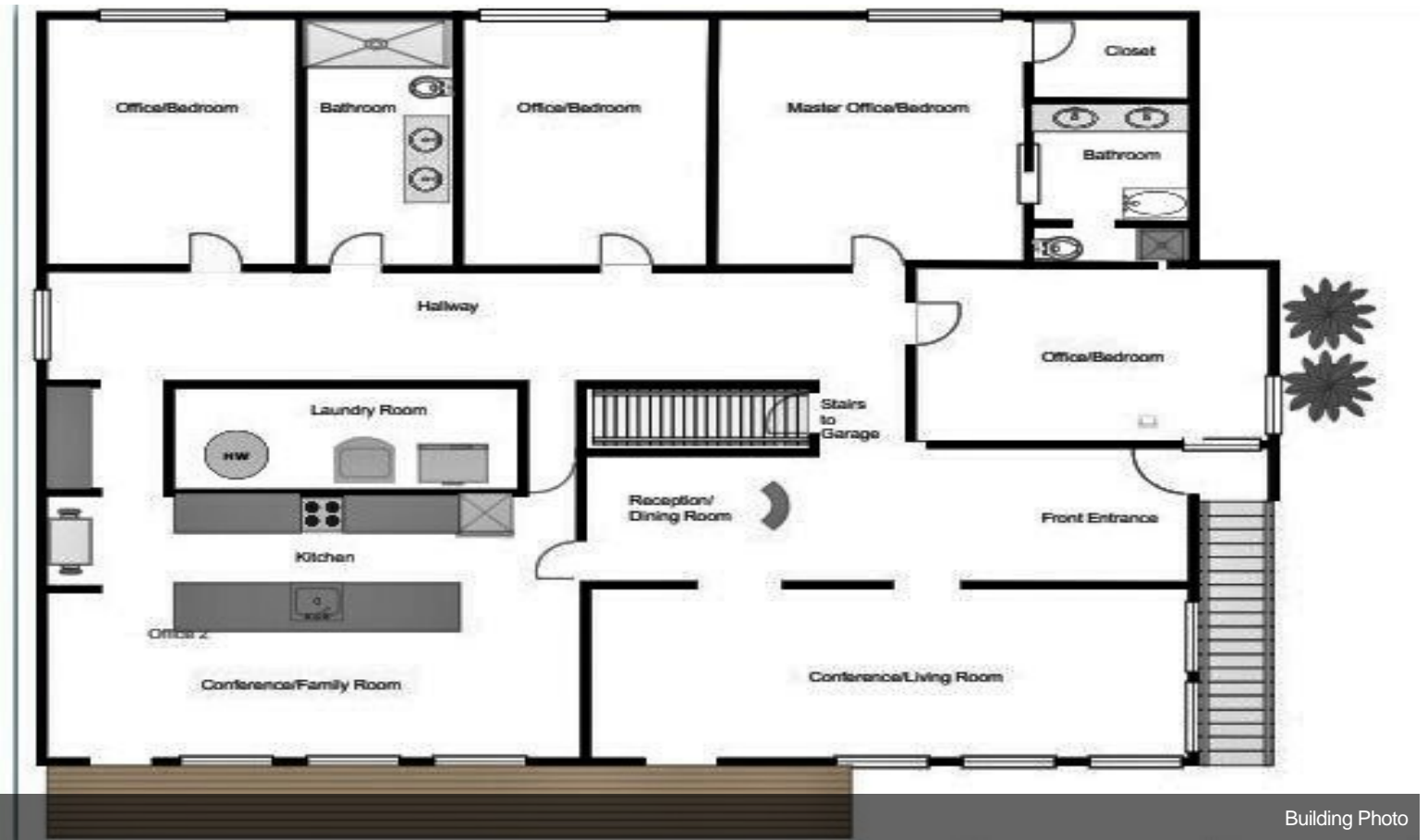


Building Photo

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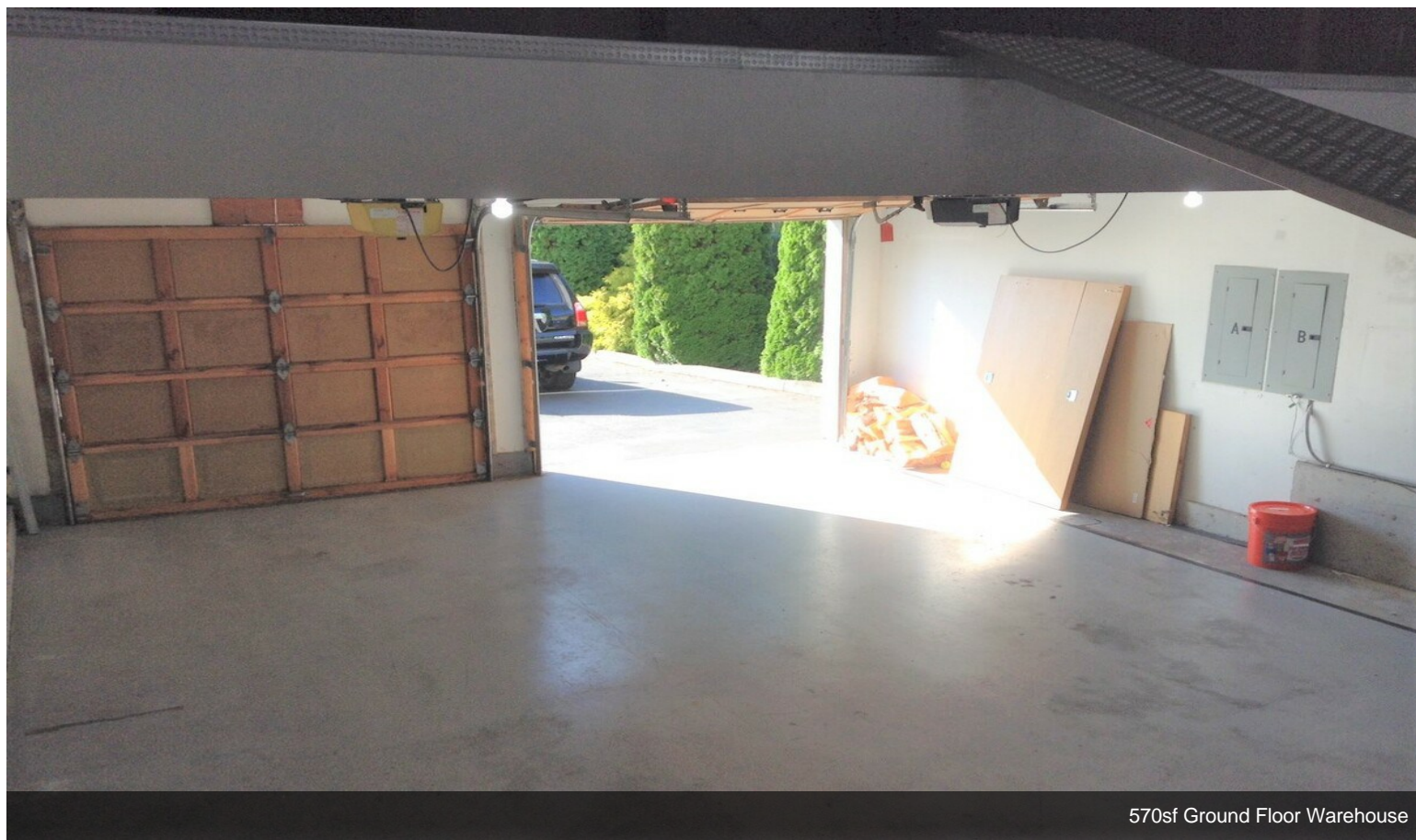


Building Photo



Building Photo

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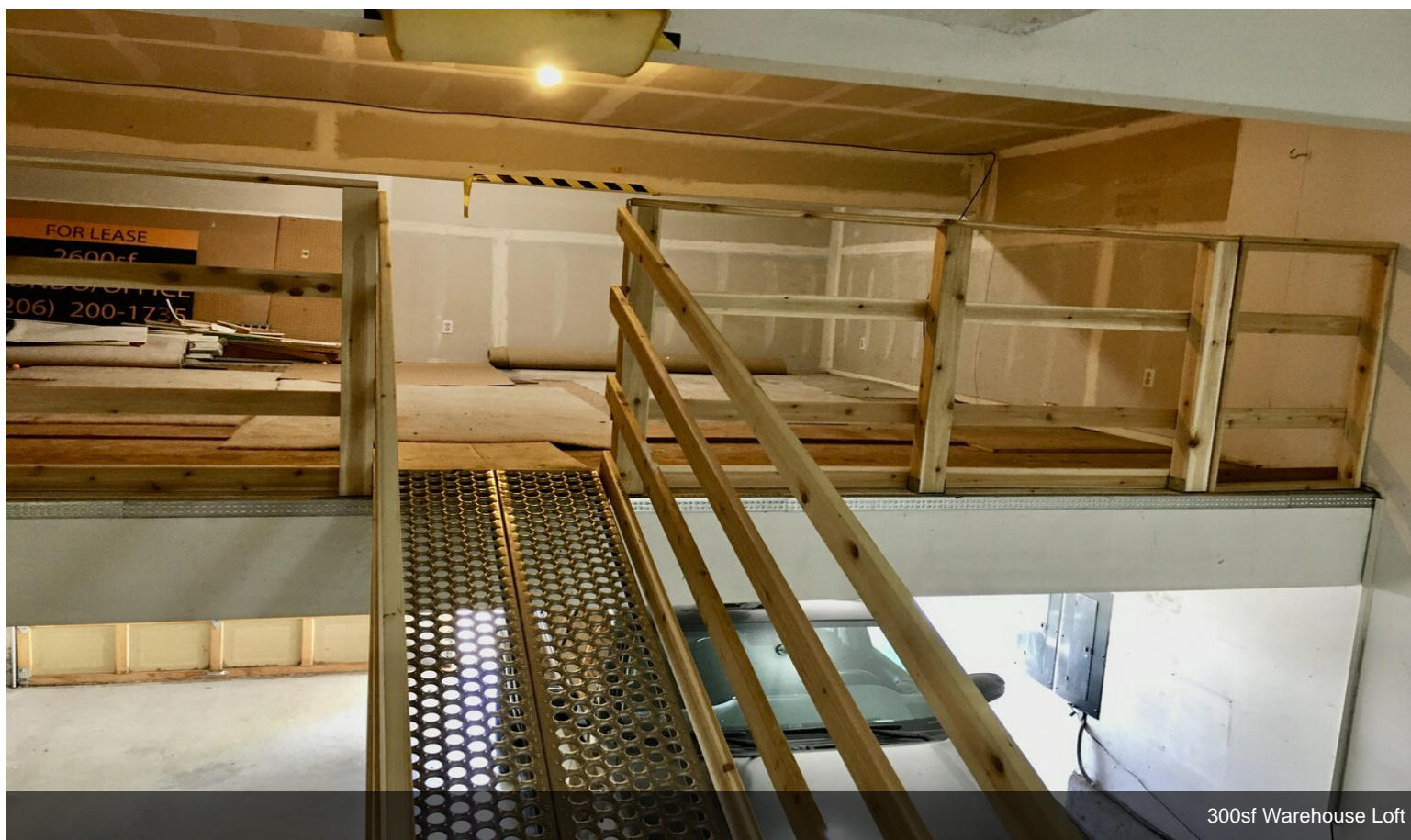


570sf Ground Floor Warehouse



570sf Ground Floor Warehouse

# Property Photos



300sf Warehouse Loft



300sf Warehouse Loft

# Property Photos



Building Photo

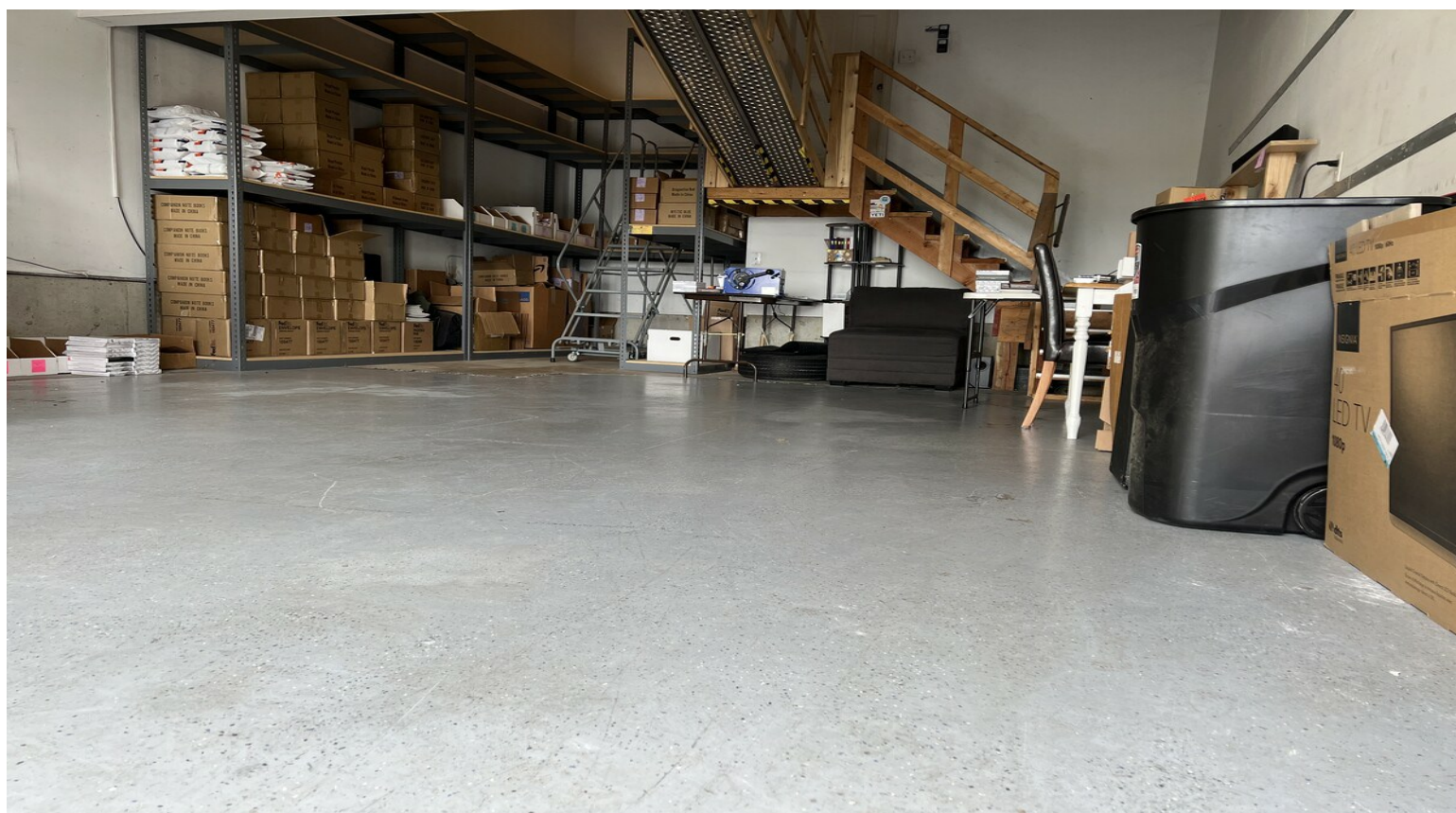


Building Photo

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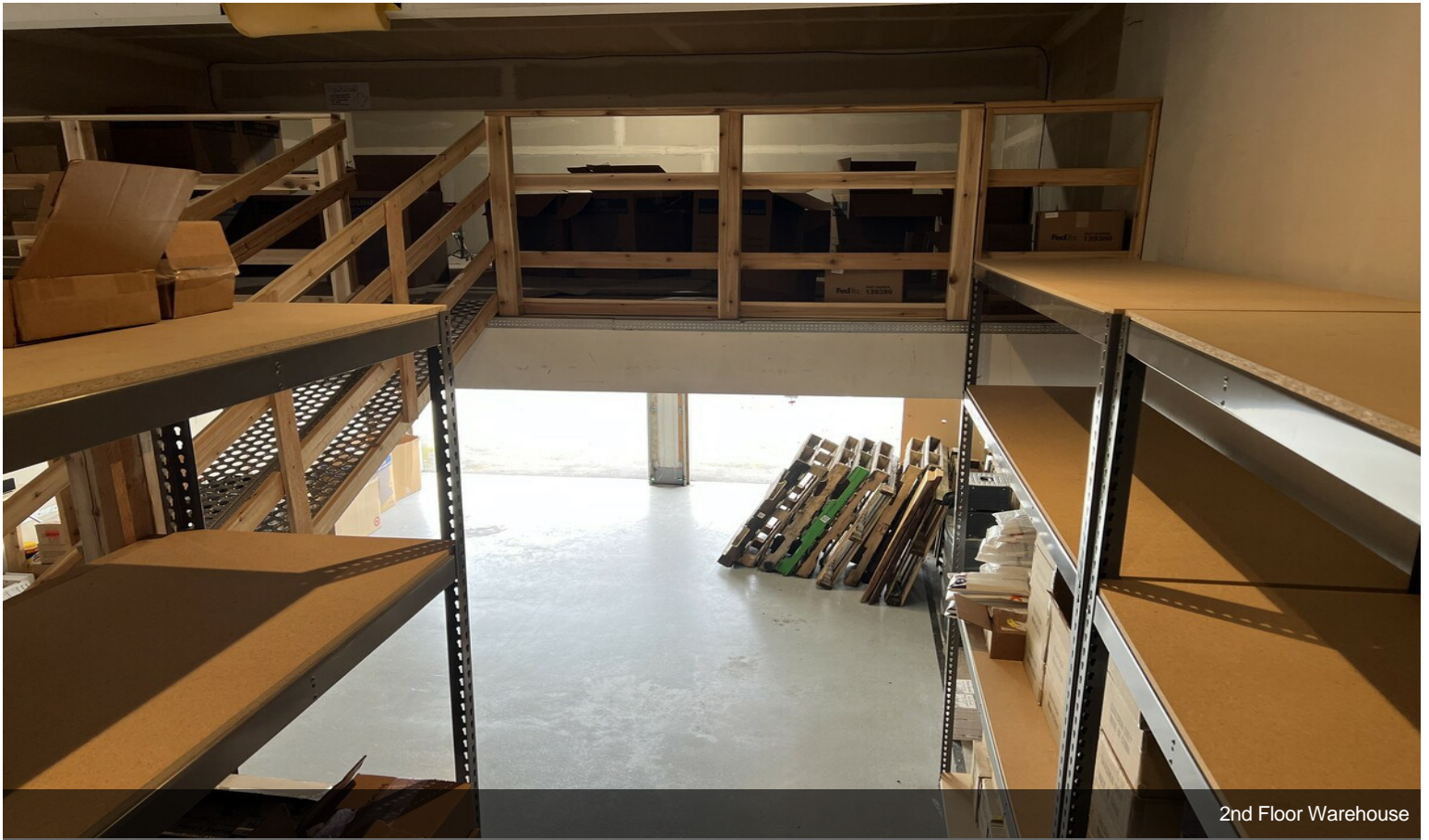


Warehouse shelving

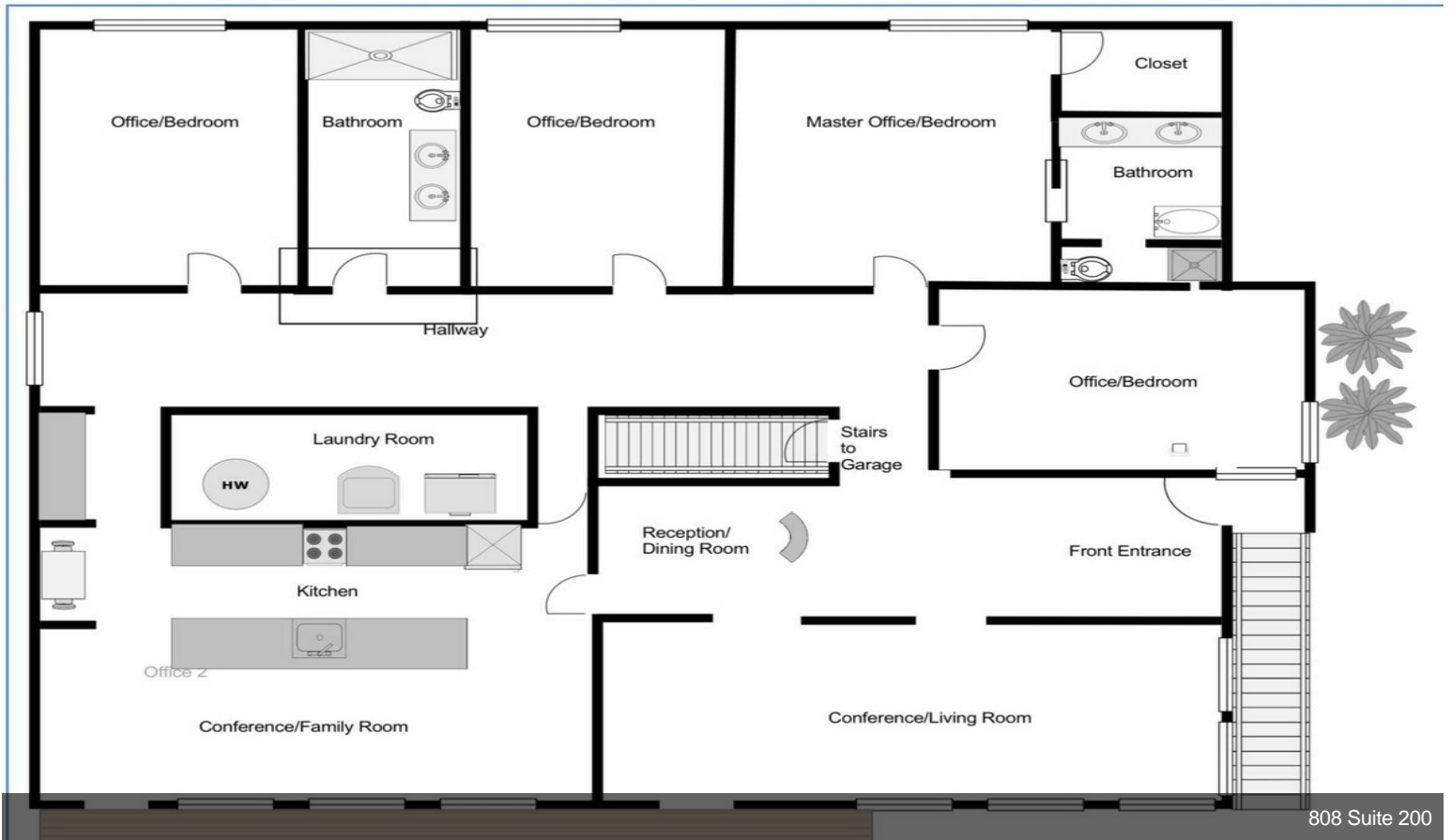


570sf Ground Floor Warehouse

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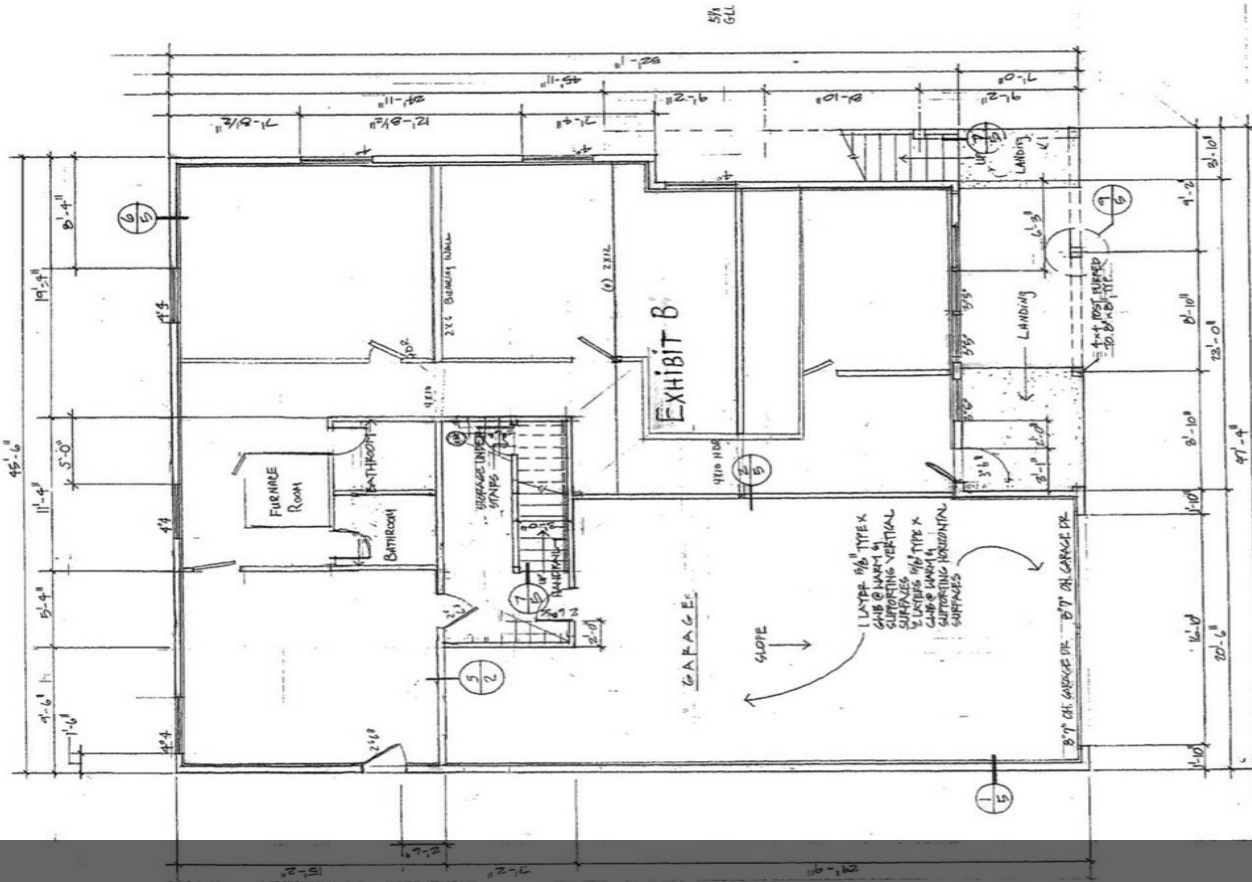


2nd Floor Warehouse



808 Suite 200

# Property Photos



MAIN FLOOR PLAN at 1/4" = 1'-0" (N)

AM  
MS  
NO  
APD