



WINGS

BEER

BURGERS

WING
DOME

HOT WINGS • COLD BEER • BIG FUN

WINGS

BEER

FOR SUBLEASE

232 Central Way
Kirkland, WA 98033

LONGSTANDING RESTAURANT SPACE

Steve Erickson | Brennan McClurg | Jake Thurber

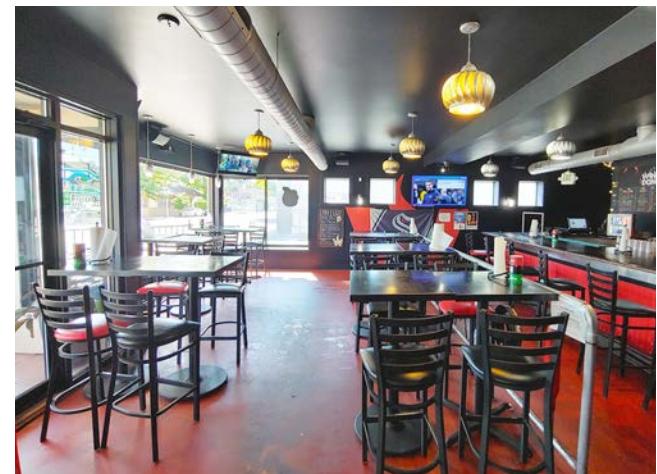


First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

232 CENTRAL WAY

THE FORMER WING DOME building in the vibrant heart of downtown Kirkland, offers an excellent foundation for a new restaurant venture. Its casual restaurant feel, combined with inviting outdoor seating, a full bar, and a dedicated dining room, provides a versatile layout perfect for various concepts. This prime location in downtown Kirkland is a major asset, benefiting from high foot traffic, a bustling local community, and proximity to Lake Washington. The neighborhood is known for its lively dining scene, upscale boutiques, and strong community engagement, all of which create a robust customer base eager for new and exciting culinary experiences.

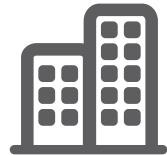
- Available: 3,360 SF | Equipment List Available
- Call Brokers for Rental Rates
- CAM Breakdown (2025):
 - \$2,244/month (\$7.70 per square foot) covers Taxes, Insurance, Roof, and Management Fees.
 - Tenant is responsible for all other expenses.
- Exclusive Parking
 - 7 Standard & 1 Handicapped
- Outdoor Patio Seating



Population



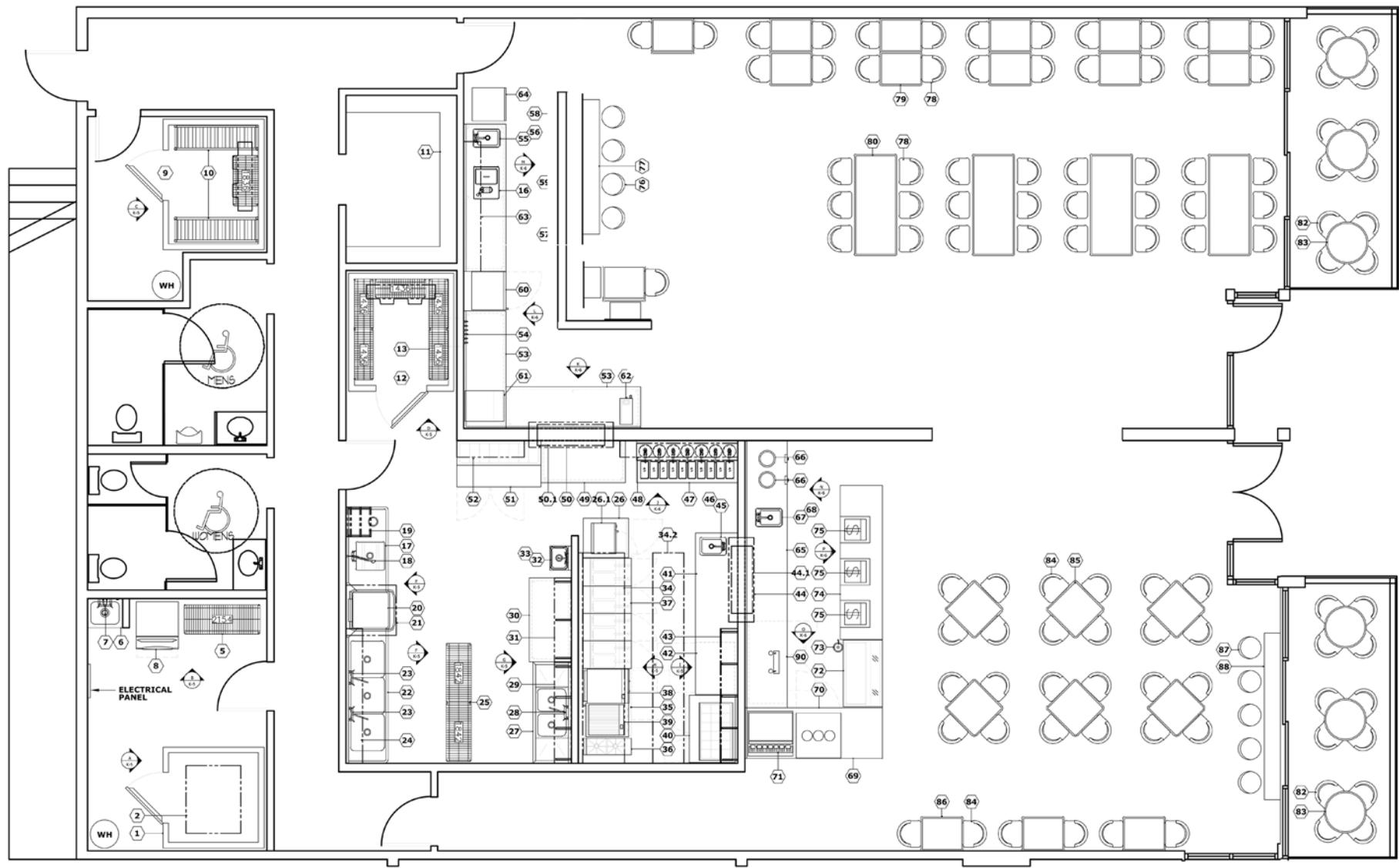
Average HH Income



Daytime Population

Regis - 2025

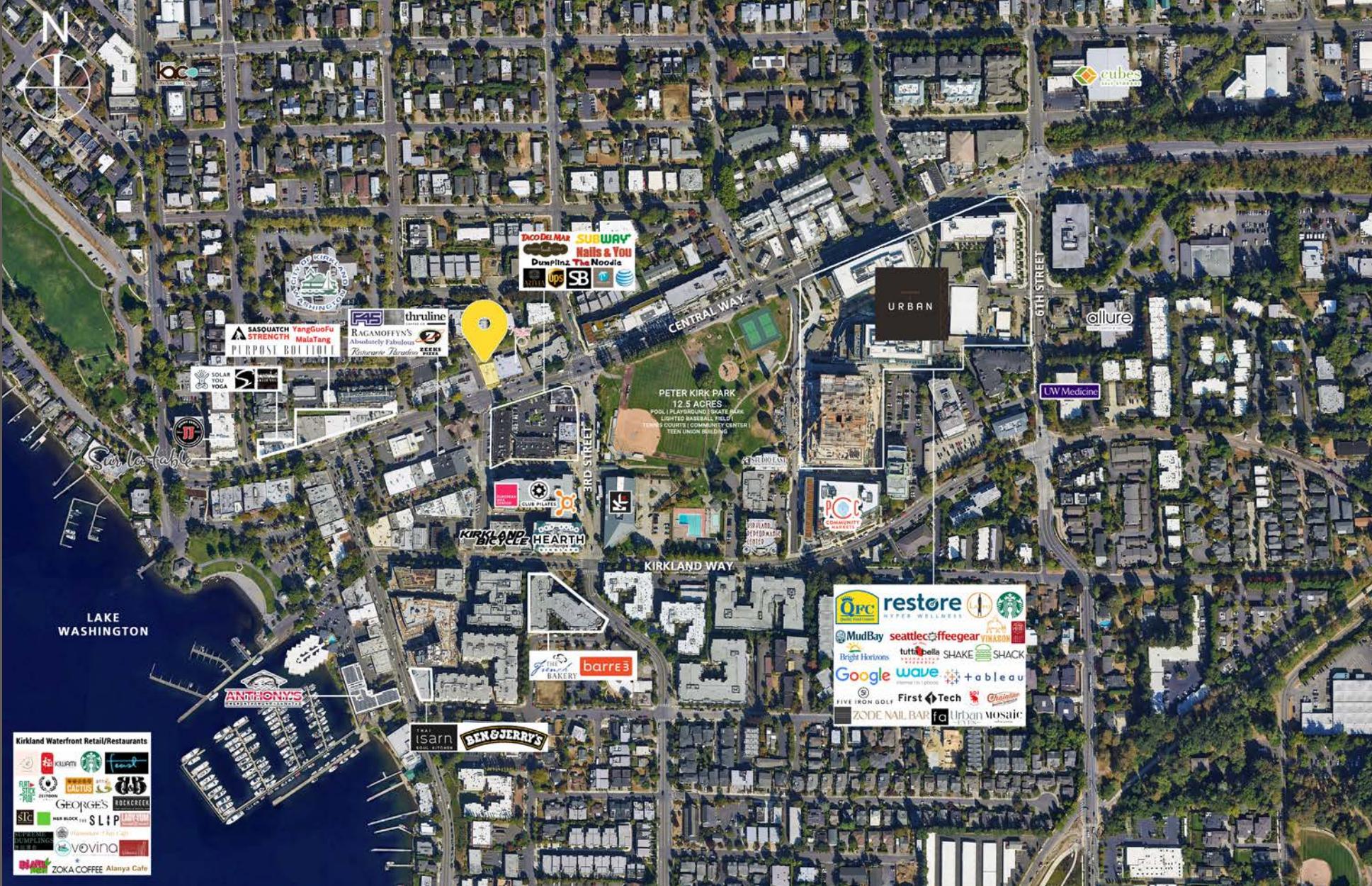
Mile 1	16,607	\$267,219	9,850
Mile 3	95,912	\$251,779	52,858
Mile 5	325,175	\$240,748	185,187



FLOOR PLAN

Scale: 1/4"=1'-0"

NOT TO SCALE



Traffic Counts
14,405 ADT



Close to Heavy
Residential Pop.



In the Heart of
Downtown Kirkland



Walk Score™
94!

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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