

FOR LEASE

126 CENTRAL WAY

126 CENTRAL WAY, KIRKLAND, WA 98033



Galaxy A23 5G UW

OFFERING SUMMARY

Available SF:	4,620 SF
Lease Rate:	\$40.00 SF/yr (NNN)
Lot Size:	4,521 SF
Year Built:	1922
Building Size:	4,620 SF
Zoning:	CBD-8
Market:	Kirkland

PROPERTY OVERVIEW

Prime retail space on Central Way in the heart of downtown Kirkland. Versatile layout for retail or office use. With expansive windows and 68 feet of street frontage, the property creates an inviting atmosphere with lots of visibility. Convenient access to amenities and easy access to public parking directly across the street makes this location highly desirable for customers and employees. Virtual tour available or call Broker to schedule an in-person tour today.

PROPERTY HIGHLIGHTS

- Signage possible on building.
- Public parking directly across the street.
- Located in the heart of downtown Kirkland.
- Excellent visibility on the corner of Lake Street and Central Way.
- Open layout with office space, storage, multiple restrooms and shower.
- Longer term available. Estimated 2026 NNN's = \$8.28 psf/vr.



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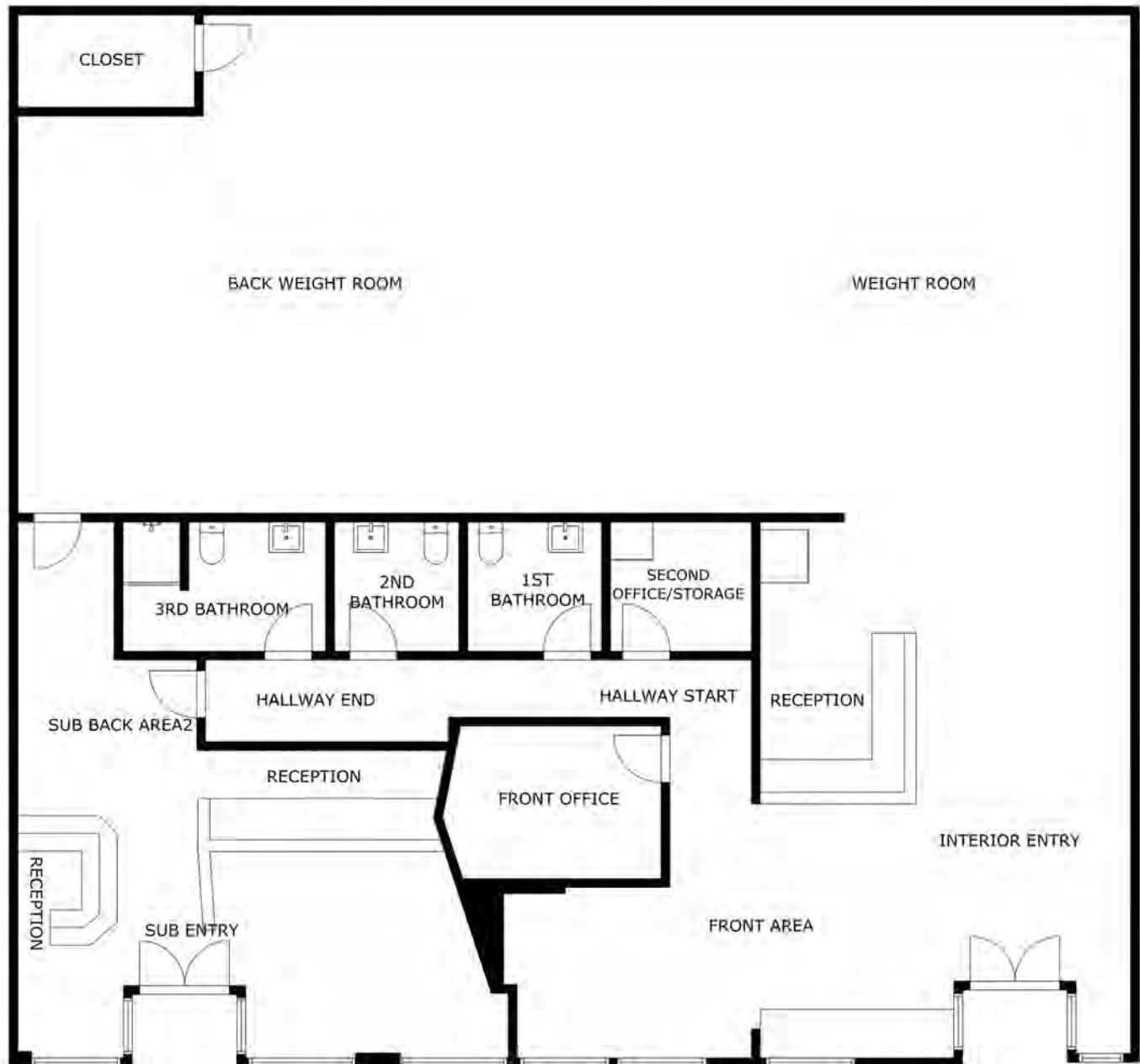
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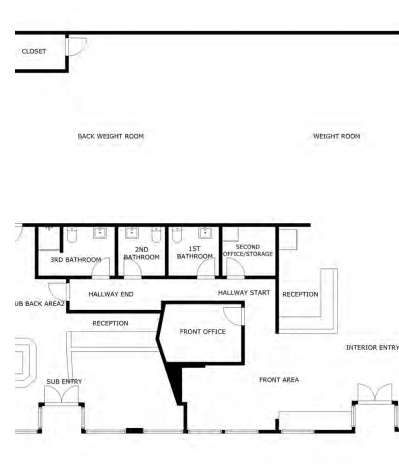
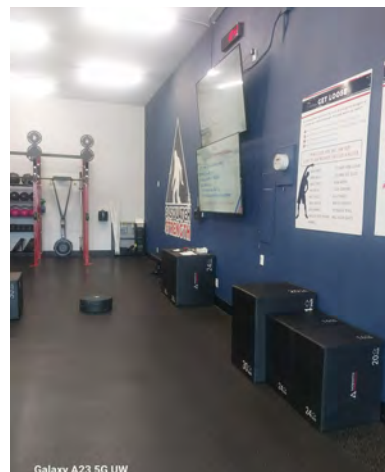
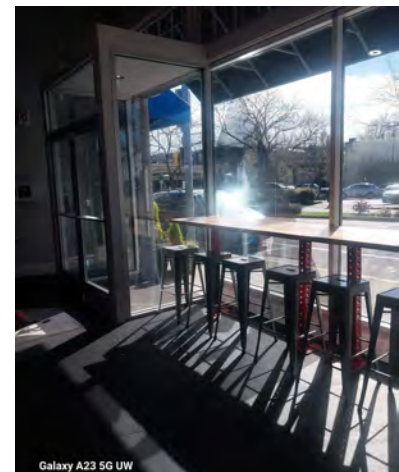
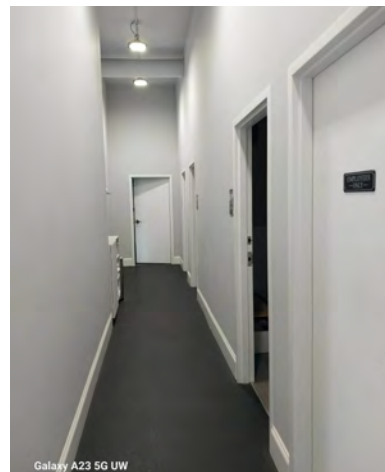
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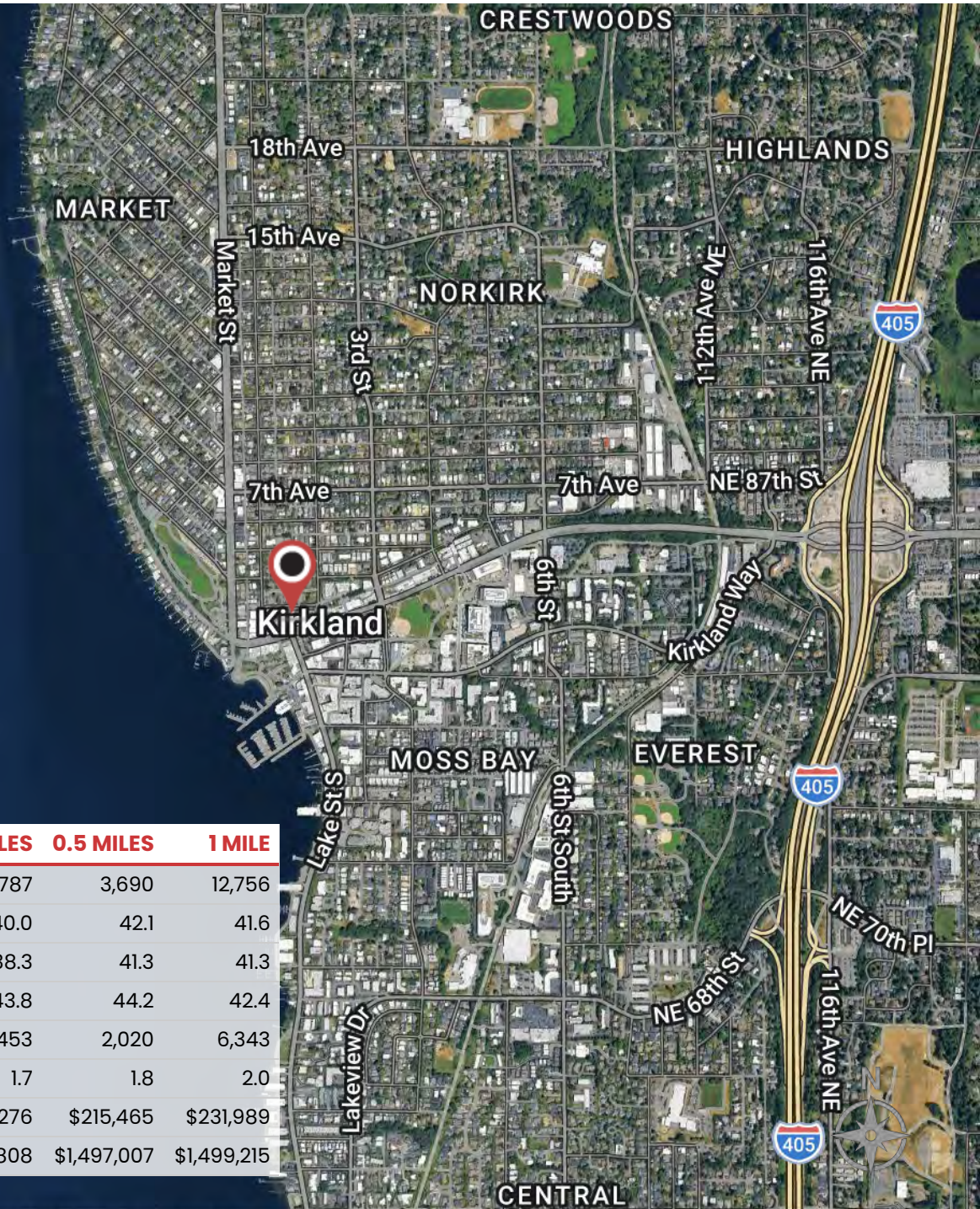
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DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total population	787	3,690	12,756
Median age	40.0	42.1	41.6
Median age (Male)	38.3	41.3	41.3
Median age (Female)	43.8	44.2	42.4
Total households	453	2,020	6,343
Total persons per HH	1.7	1.8	2.0
Average HH income	\$201,276	\$215,465	\$231,989
Average house value	\$1,481,808	\$1,497,007	\$1,499,215

Google

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