

KIRKLAND WAY BUILDING



FOR LEASE
MARKET READY SUITES AVAILABLE

KIRKLAND WAY BUILDING
11255 Kirkland Way,
Kirkland, WA 98033

CBRE



Full lobby remodel & market ready suites available now!



Estimated Operating Expenses:
\$13.50/Year



Westerly views



Parking: 3.5 / 1,000 SF
(0.7 covered and reserved)



Walkable to Downtown Kirkland waterfront, shopping and retail, including Kirkland Urban



Located adjacent to I-405 with prominent exposure on NE 85th St

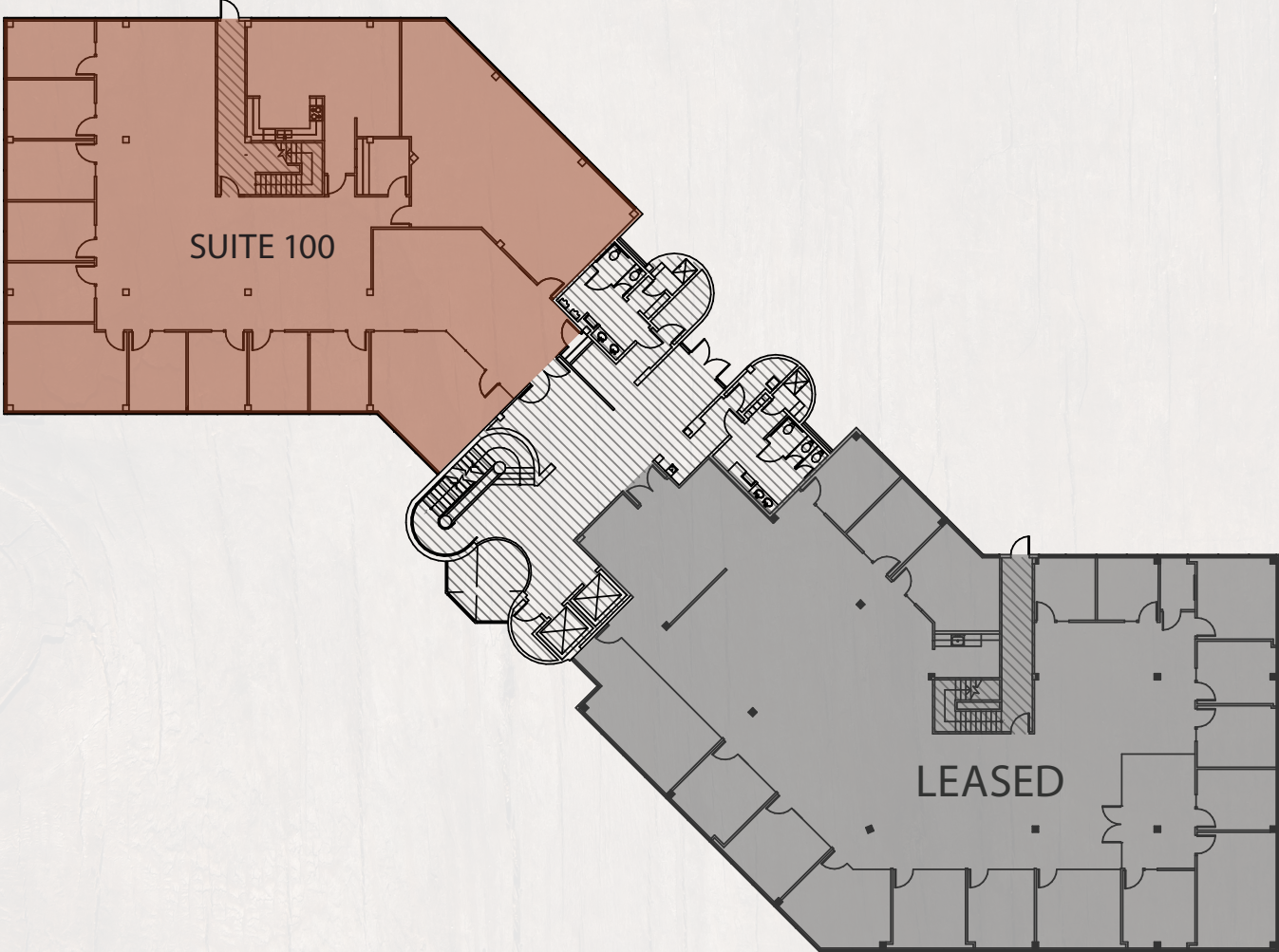
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Up to 24,032 Sq. Ft. Available in the Building!

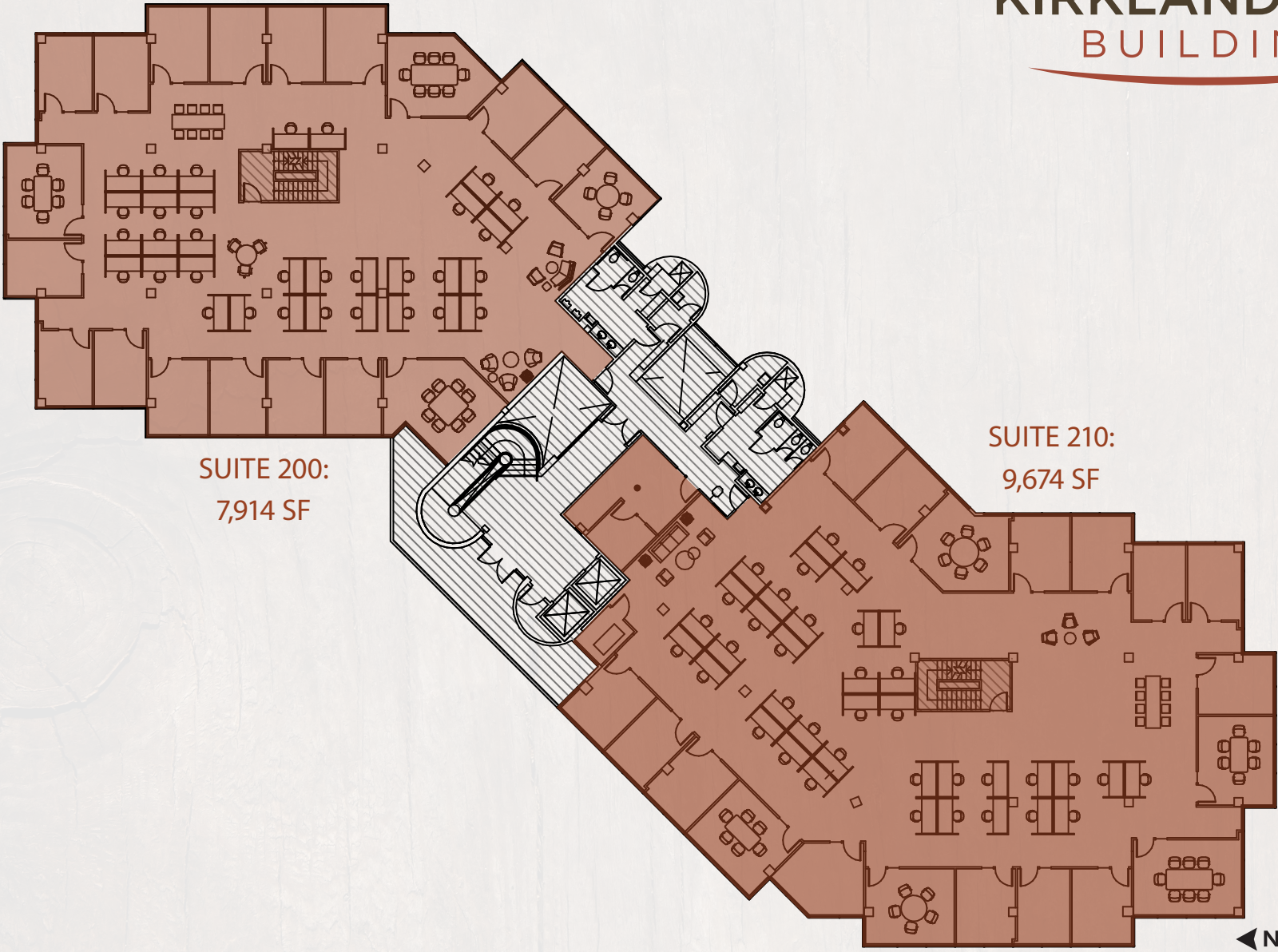
| Space | Size | Notes |
|------------------------|-----------|---|
| Suite 100 | 6,444 SF | Main floor lobby exposure, market ready suite |
| Suite 200 | 7,914 SF | Market ready suite with a mix of private offices and open space |
| Suite 210 | 9,674 SF | Market ready suite with a mix of private offices and open space |
| Floor 2 (200 + 210) | 17,588 SF | Full second floor available |

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MARKET READY CONDITION
SUITE 100: 6,444 RSF

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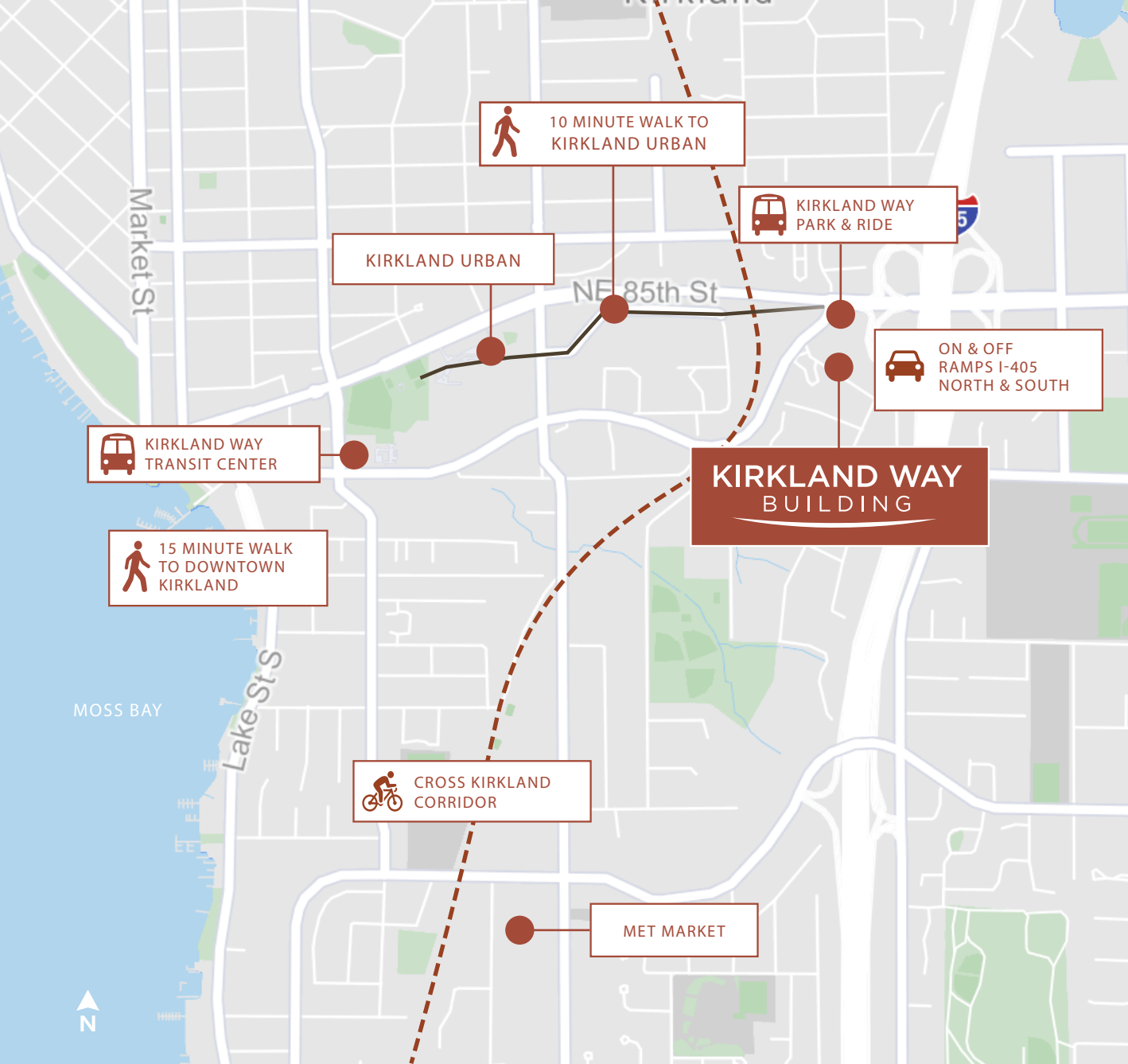


SUITE 200:
7,914 SF

SUITE 210:
9,674 SF

MARKET READY CONDITION
FLOOR 2: 17,588 RSF

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