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

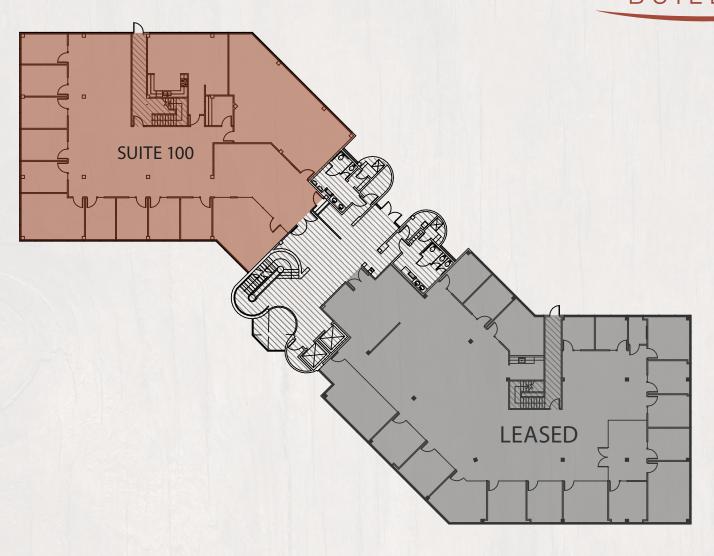
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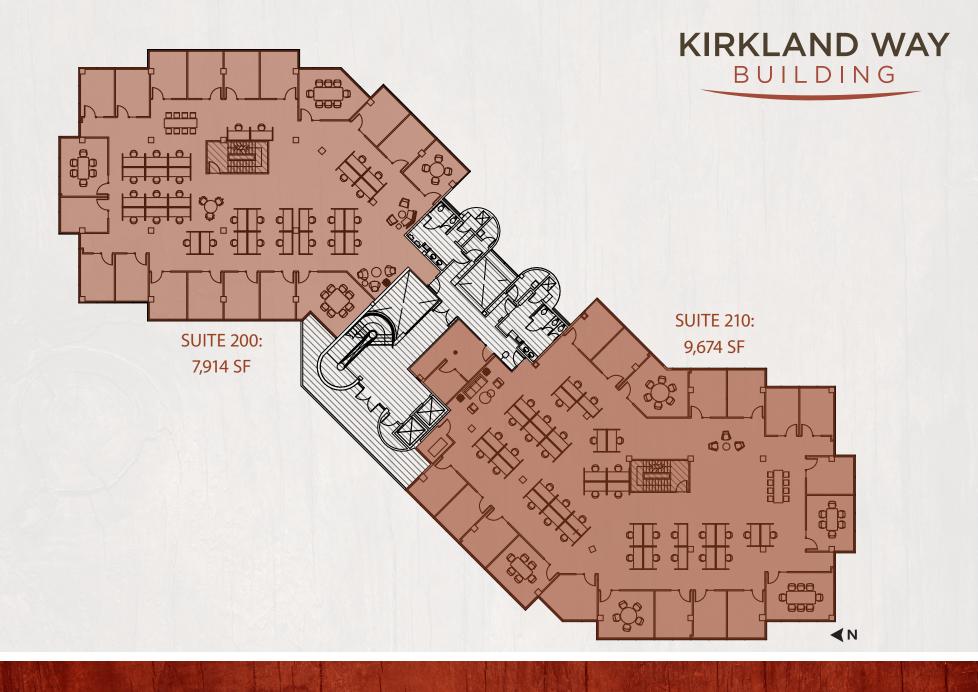
Up to 24,032 Sq. Ft. Available in the Building!

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

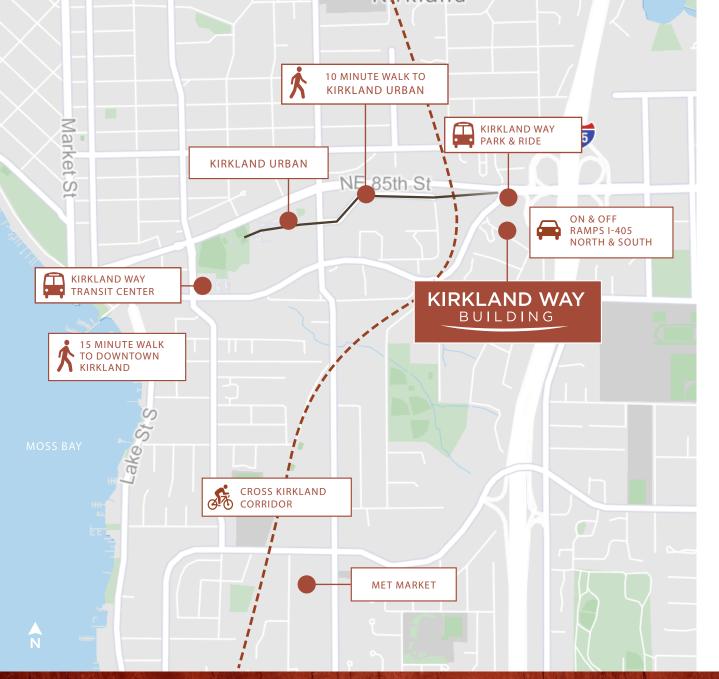
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MARKET READY CONDITION FLOOR 2: 17,588 RSF



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