



For Sale

Owner-User / Investment Opportunity Near Downtown Kirkland
with In-Place Cash Flow
733 – 7th Ave • Kirkland, WA 98033

- Building Size: +/- 25,251 RSF total between two floors
 - 7,584 RSF available for occupancy on 1st Floor (5,969 RSF contiguous)
 - 2,478 RSF available for occupancy on 2nd Floor
- Situated on 1.01 acres of land with an adjacent 0.23-acre parking lot
 - 67 total parking stalls plus abundant street parking available
- Recent significant upgrades - new roof and upgraded HVAC completed in 2020
- Highly accessible and sought-after Kirkland location minutes from Downtown Kirkland and I-405

Asking Price: \$10,500,000

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THE OFFERING

Colliers International is pleased to present this owner-user / investment opportunity to acquire an office building that sits in close proximity to downtown Kirkland. The offering includes a $\pm 25,251$ RSF building on 1.01 acres of land and an adjacent 0.23 acre parking lot. The building has 5,969 contiguous RSF available, plus an additional 4,092 RSF throughout, for an owner-user. Significant renovations to the building were completed in 2020.

Located in the Kirkland submarket, it is just 15 minutes from downtown Bellevue and offers easy access to I-405 via NE 85th Street. Abundant shopping and dining at Kirkland Urban and downtown Kirkland are just minutes away. A new Bus Rapid Transit station at the intersection of I-405 and NE 85th is scheduled to open in 2027 providing improved accessibility for transit riders along the I-405 corridor and connection between Downtown Kirkland and Redmond.



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PROPERTY DETAILS

BUILDING NAME/ ADDRESS:	Parkade Plaza 733 7th Ave, Kirkland, WA 98033
PARCEL #:	388690-1360 & 388580-7470 - King County
LOT SIZE:	Approximately 1.24 acres (54,168 SF)
OFFICE BUILDING:	25,251 RSF total between two floors Built in 1969. Renovated in 2020.
CONSTRUCTION TYPE:	Wood frame
ZONING:	LIT: City of Kirkland NE 85th Street Station Subarea Plan
PARKING:	67 total surface stalls plus ample street parking
HVAC:	Yes. 12 units upgraded in 2020
ROOF:	New in 2020.



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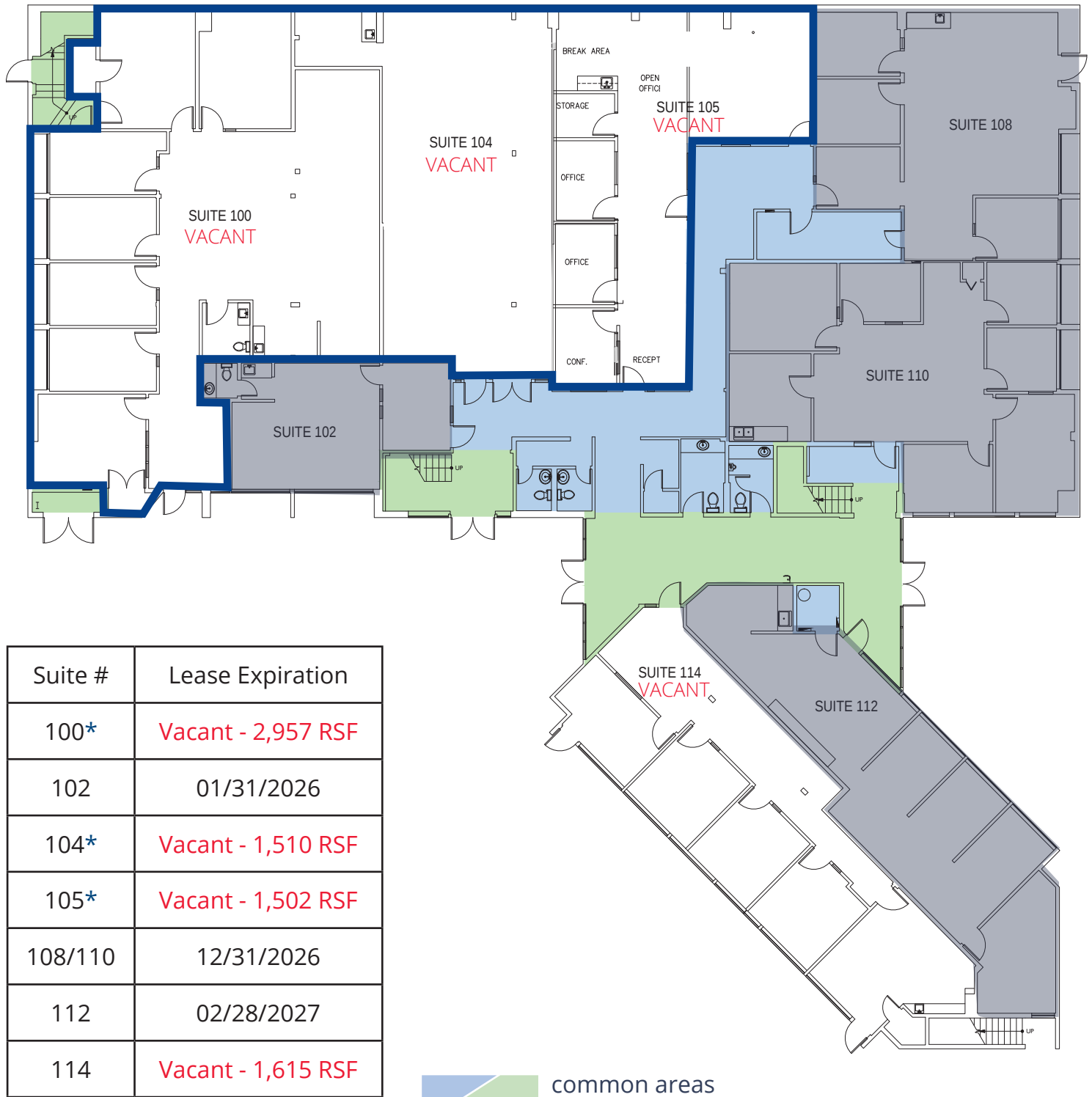
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Suite #	Lease Expiration
100*	Vacant - 2,957 RSF
102	01/31/2026
104*	Vacant - 1,510 RSF
105*	Vacant - 1,502 RSF
108/110	12/31/2026
112	02/28/2027
114	Vacant - 1,615 RSF

* Contiguous occupancy opportunity up to 5,969 RSF



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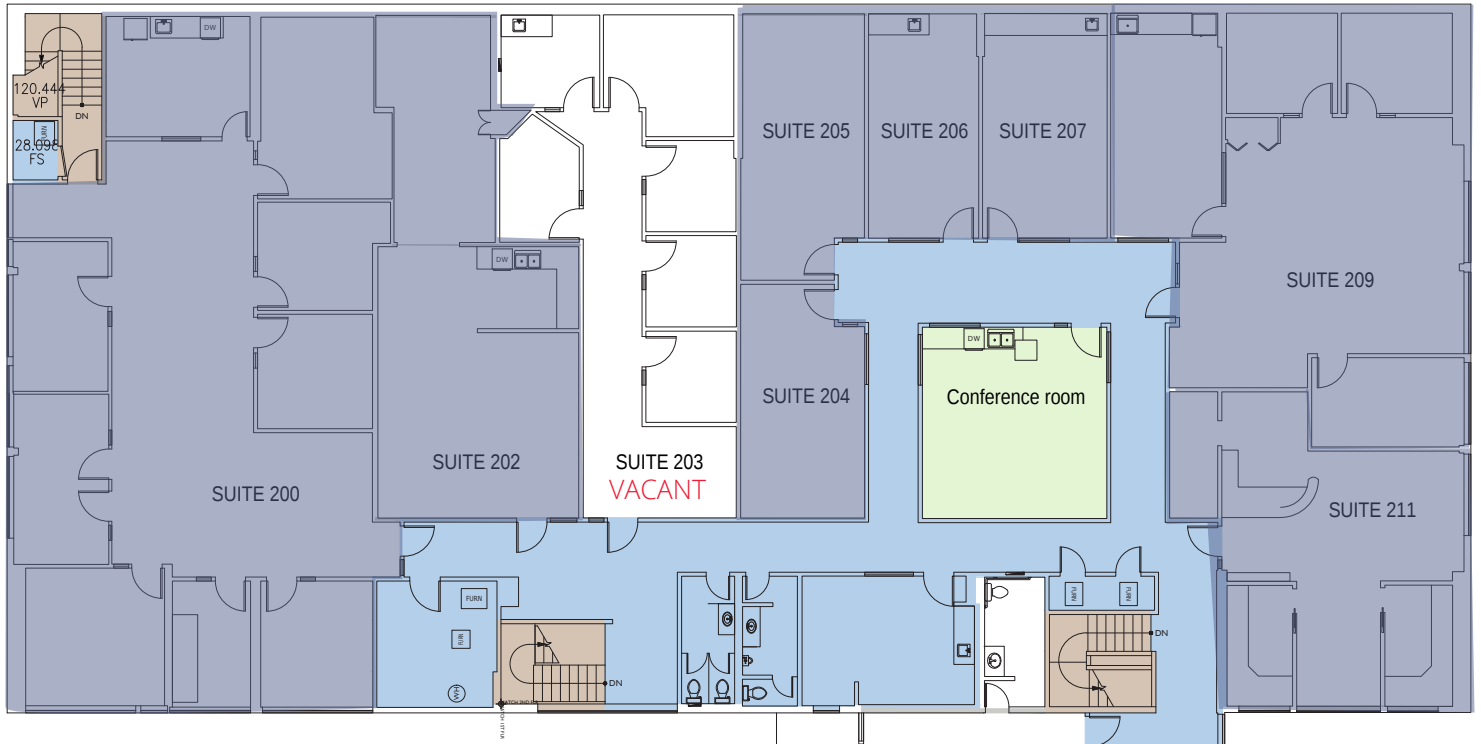
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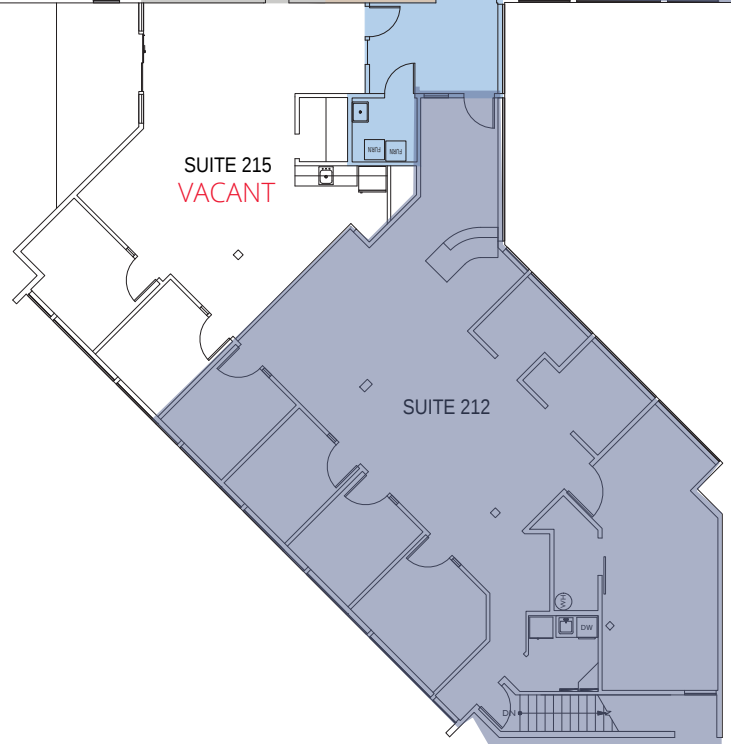
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Suite #	Lease Expiration
200/202	03/31/2026
203	Vacant - 1,219 RSF
204/205	12/31/2026
206	02/28/2029
207	10/31/2025
209	11/01/2030
211	04/30/2028
212	04/30/2027
215	Vacant - 1,259 RSF



 common areas



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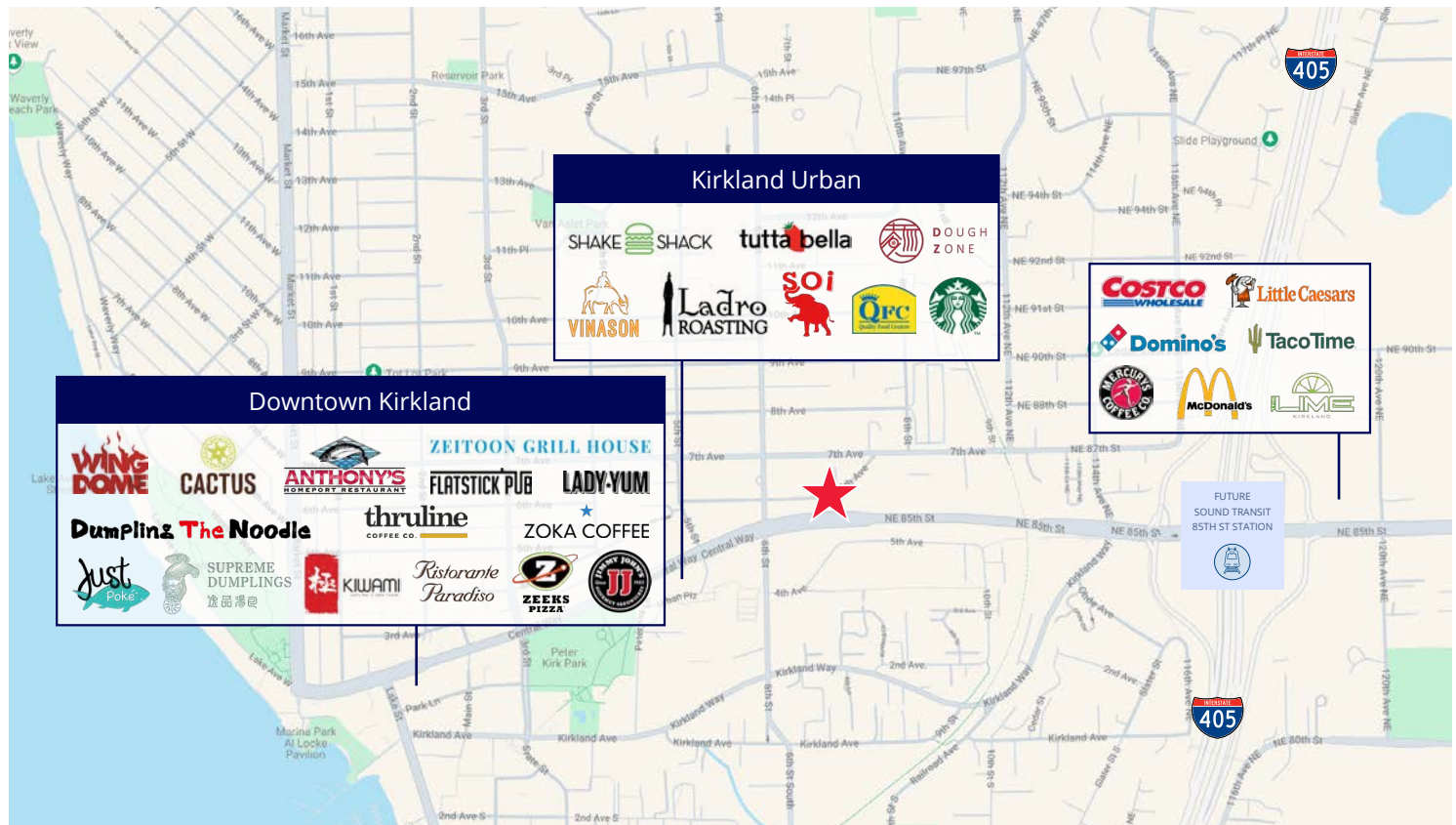
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