



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
 - 9,477 RSF contiguous available for occupancy on 1st Floor
 - 6,480 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

For Sale



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 ±25,251 RSF building on 1.01 acres of land and an adjacent 0.23 acre parking lot. An owner-user could utilize up to 9,477 contiguous RSF on the first floor, plus an additional 6,480 RSF on the second floor. 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.



Derek Heed
Executive Vice President
+1 425 453 3133
derek.heed@colliers.com

Gregg Riva
Executive Vice President
+1 206 595 1525
gregg.riva@colliers.com

Talor Okada
Executive Vice President
+1 425 453 3127
talor.okada@colliers.com

Kendra Mills
Sr. Client Services Specialist
+1 425 453 3135
kendra.mills@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

For Sale



PROPERTY DETAILS

BUILDING NAME/ ADDRESS:	Parkade Plaza 733 7th Ave, Kirkland, WA 98033
PARCEL #S:	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



Derek Heed
Executive Vice President
+1 425 453 3133
derek.heed@colliers.com

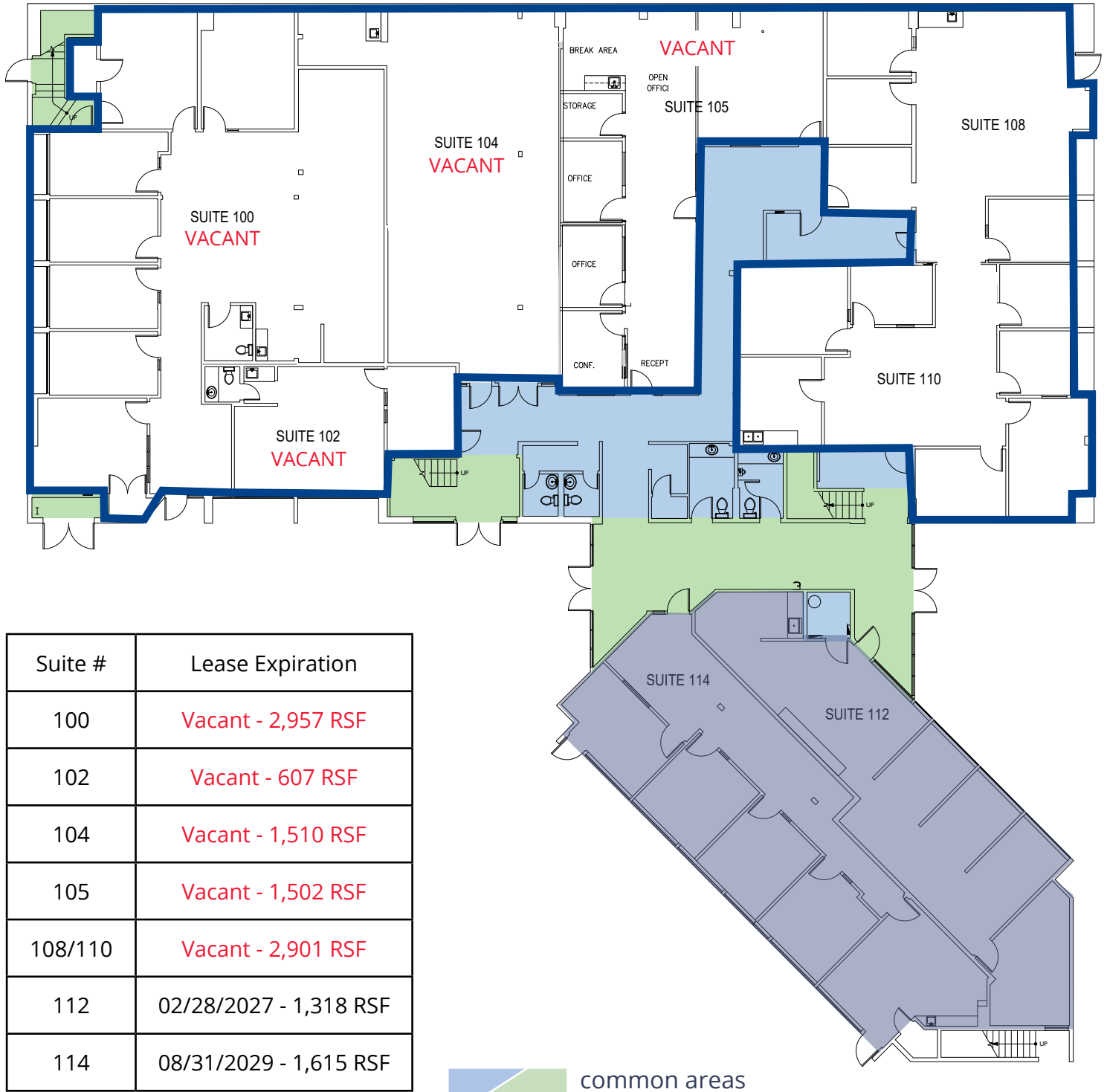
Gregg Riva
Executive Vice President
+1 206 595 1525
gregg.riva@colliers.com

Talor Okada
Executive Vice President
+1 425 453 3127
talor.okada@colliers.com

Kendra Mills
Sr. Client Services Specialist
+1 425 453 3135
kendra.mills@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information included, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

For Sale



Contiguous occupancy opportunity up to ±9,477 RSF



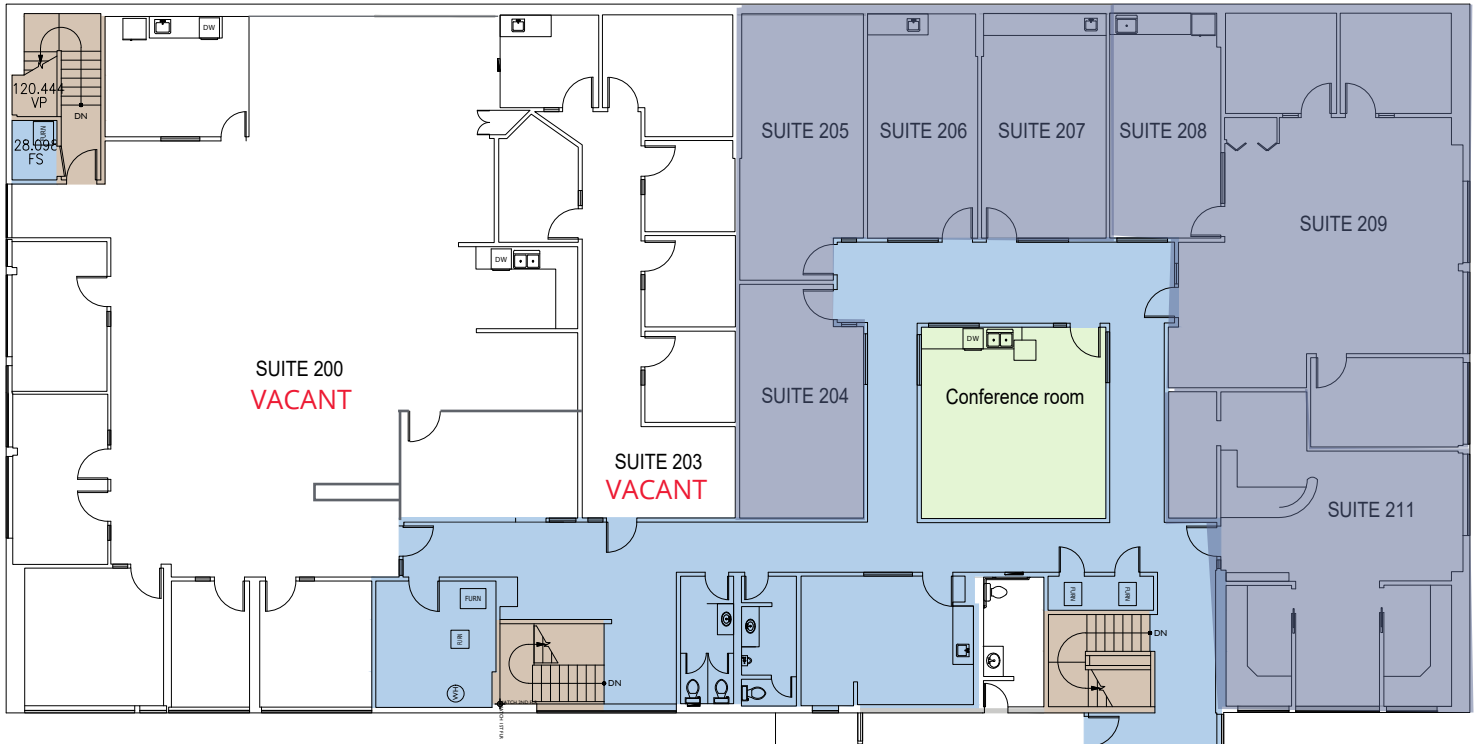
Derek Heed
Executive Vice President
+1 425 453 3133
derek.heed@colliers.com

Gregg Riva
Executive Vice President
+1 206 595 1525
gregg.riva@colliers.com

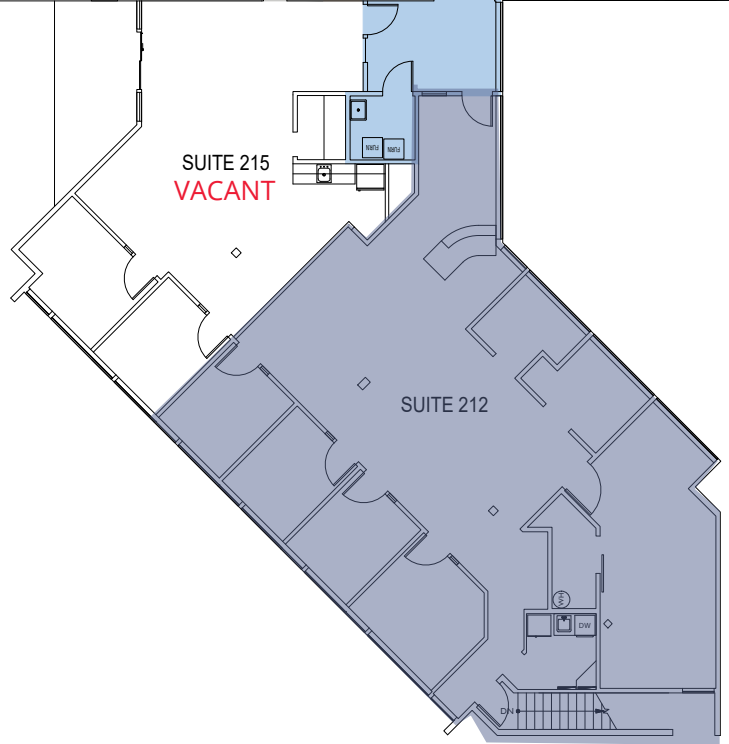
Talor Okada
Executive Vice President
+1 425 453 3127
talor.okada@colliers.com

Kendra Mills
Sr. Client Services Specialist
+1 425 453 3135
kendra.mills@colliers.com

For Sale



Suite #	Lease Expiration
200	Vacant - 4,002 RSF
203	Vacant - 1,219 RSF
204/205	12/31/2026 - 764 RSF
206	02/28/2029 - 381 RSF
207	10/31/2025 - 358 RSF
209	11/01/2030 - 1,648 RSF
211	04/30/2028 - 911 RSF
212	04/30/2027 - 2,362 RSF
215	Vacant - 1,259 RSF



 common areas



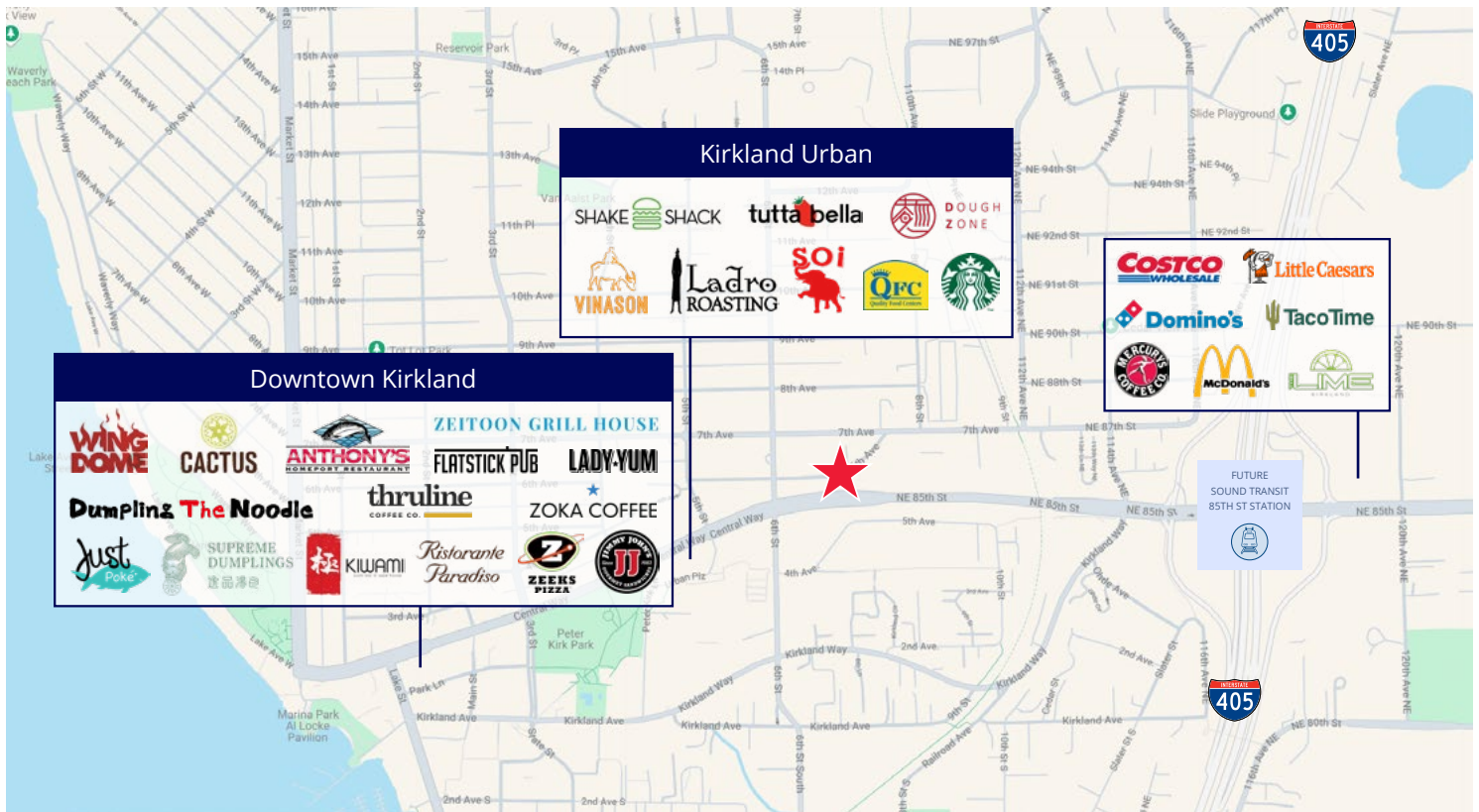
Derek Heed
Executive Vice President
+1 425 453 3133
derek.heed@colliers.com

Gregg Riva
Executive Vice President
+1 206 595 1525
gregg.riva@colliers.com

Talor Okada
Executive Vice President
+1 425 453 3127
talor.okada@colliers.com

Kendra Mills
Sr. Client Services Specialist
+1 425 453 3135
kendra.mills@colliers.com

For Sale



Derek Heed
Executive Vice President
+1 425 453 3133
derek.heed@colliers.com

Gregg Riva
Executive Vice President
+1 206 595 1525
gregg.riva@colliers.com

Talor Okada
Executive Vice President
+1 425 453 3127
talor.okada@colliers.com

Kendra Mills
Sr. Client Services Specialist
+1 425 453 3135
kendra.mills@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.