

CAMSSBuilding

FOR LEASE

630 6th St S, Kirkland, WA

830

630
SOUTH

CAMSS

Trophy-Class Finishes

Standalone Building Opportunity

New Construction

**Leibsohn
& Company** 



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CAMSS Building

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Property Features



- » Trophy-Class Finishes Throughout
- » Standalone, Newly Constructed Building
- » Prominent Building Signage Available
- » Covered Parking for Employees and Visitors
- » Free Parking: 13 Covered Stalls + 3 Uncovered Stalls
- » ADA-Compliant Elevator Access
- » Designer Kitchen with Full Stovetop
- » Immaculate Architectural Design and Craftsmanship
- » Located Directly Across from Google's Kirkland Campus
- » Minutes from Downtown Kirkland's Retail, Dining, and Waterfront Amenities
- » Excellent Transit Connectivity with Metro Route 255 Stop Across the Street
- »  Available

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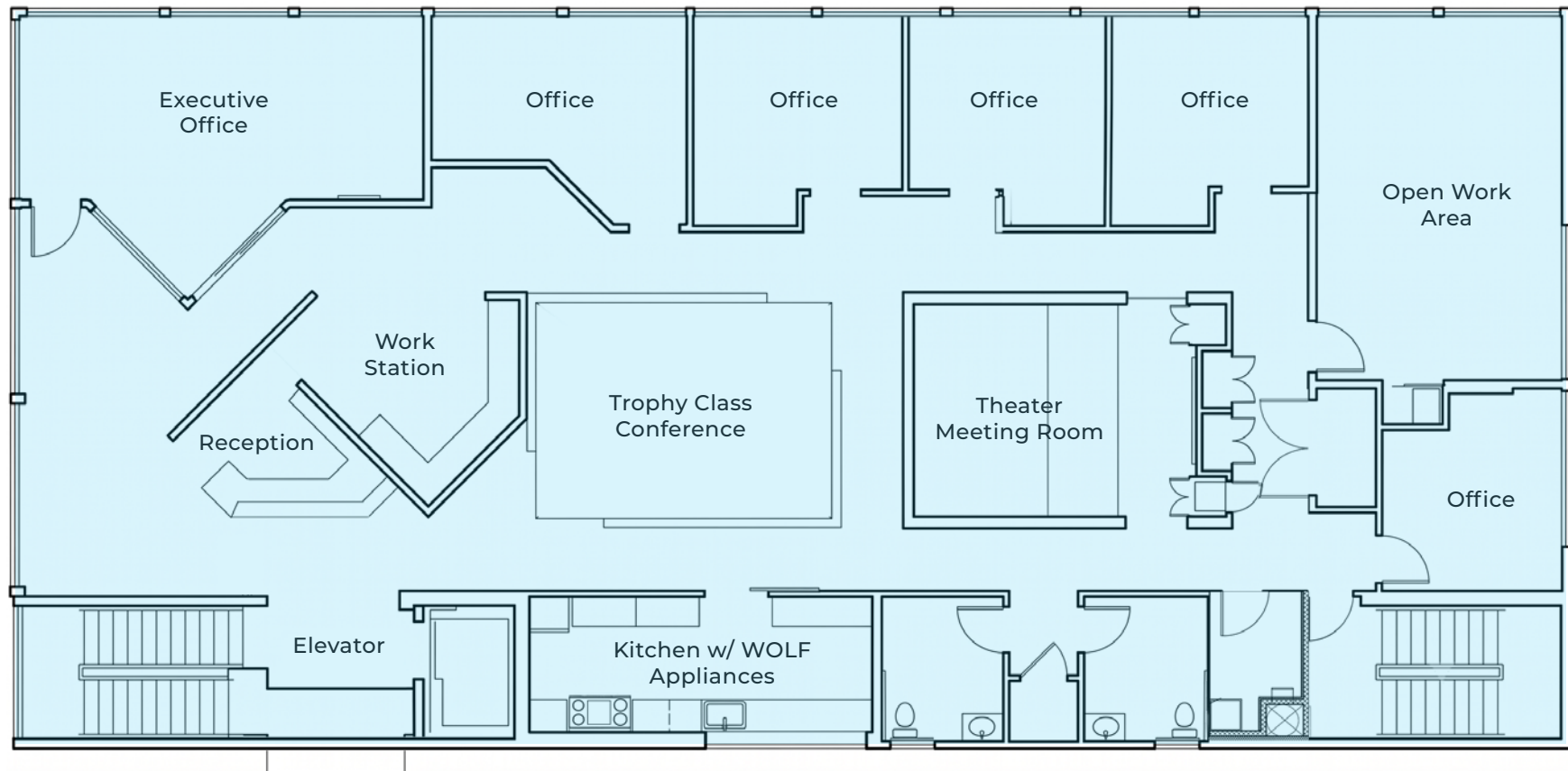
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Entire Building | 4,800 RSF

- Base Rate: \$40.00/RSF, plus NNN
- 2026 NNN Rate: \$8.00/RSF
- Available Immediately



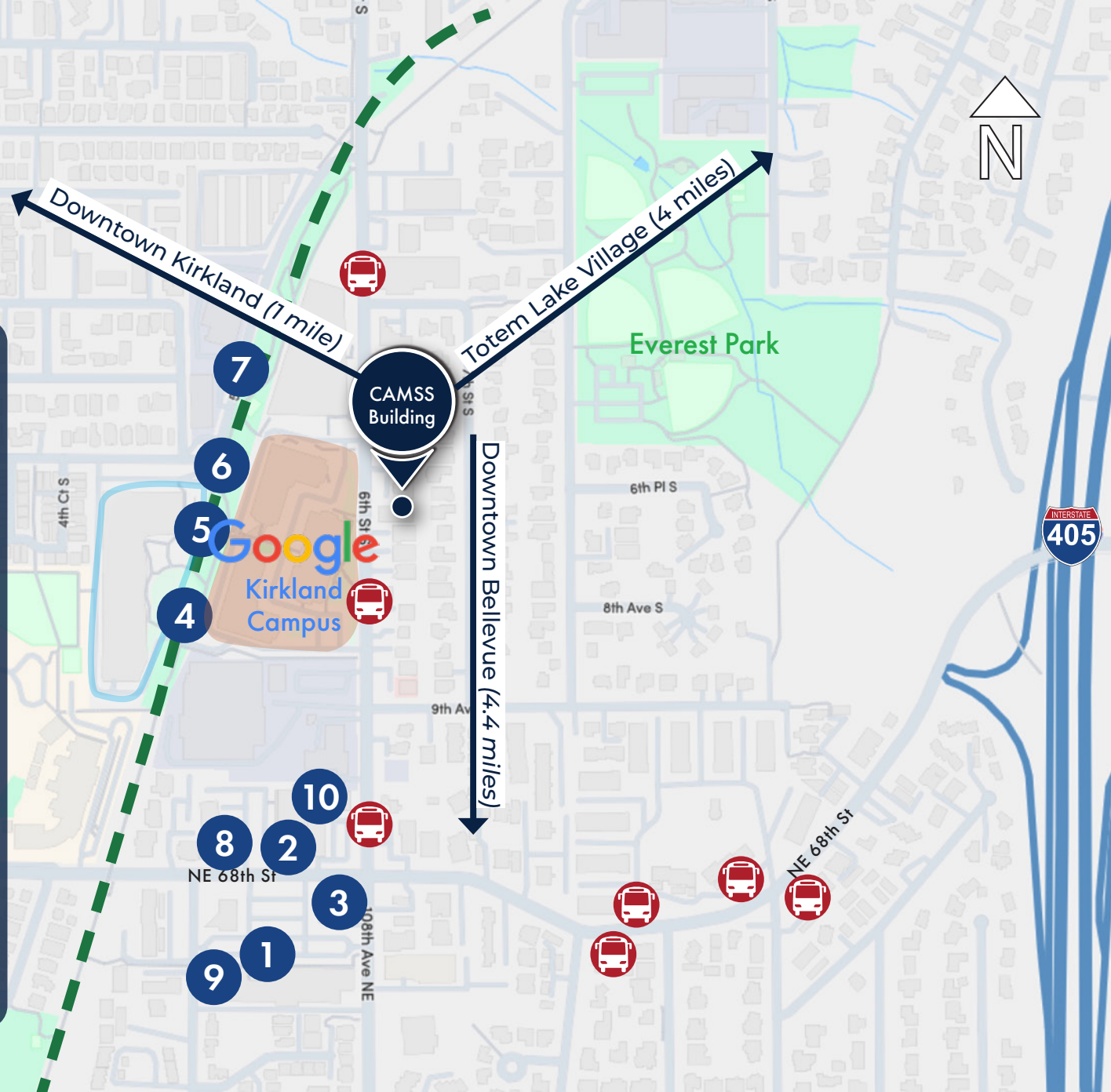
EASTRAIL



Major Bus Line Stop

NEARBY AMENITIES

1. Metropolitan Market
2. Bibi Mediterranean
3. Starbucks
4. Cross Kirkland Corridor Beach Volleyball Court
5. Cross Kirkland Corridor Beach Volleyball Court
6. Pickleball Court
7. Chainline Station Brewery
8. Kamakura Japanese Restaurant
9. Subway
10. Sarducci's Specialty Subs



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Building Frontage



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Waiting Area



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Executive Office



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Trophy-Class Conference Room



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ADA-Compliant Elevator Access



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Stairwell Entry



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Stairwell Entry



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Building Entry



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Theater Meeting Room



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Kitchen w/ WOLF Appliances



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A photograph of a modern, two-story building with large windows and a wooden exterior. The building is surrounded by lush green trees and a paved parking area. A sign on the building reads "CAMSS Building" and "830".

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