

FOR LEASE

550

Kirkland Way

Kirkland WA

550 KIRKLAND WAY

NEWMARK

JOE LYNCH

Executive Managing Director
425.362.1399
joe.lynch@nmrk.com

DAN HARDEN

Senior Managing Director
425.362.1393
dan.harden@nmrk.com

IN THE HEART OF DOWNTOWN

Kirkland

RESTAURANTS, BARS & COFFEE

1. Zeitoon Grill House
2. Moss Bay Beer Hall
3. Cactus Kirkland
4. Zoka Coffee
5. Cafe Ladro
6. Anthony's Homeport
7. Zeek's Pizza
8. ThruLine Coffee
9. Central Club
10. Lynn's Bistro
11. Shake Shack
12. Starbucks
13. Lounge by Top Golf
14. Chainline Brewing Taphouse

SHOPPING

15. Sur la Table
16. The Grape Choice
17. Purpose Boutique
18. QFC

OTHER

19. Kirkland Performance Arts Center
20. Kirkland Library
21. Transit Center



KIRKLAND URBAN

PETER KIRK PARK

MARINA PARK





PROPERTY highlights

- Best in class institutional building, professionally managed with high-end finishes
- Building amenities include exterior decks with spectacular views of the Seattle skyline across Lake Washington
- Steps away from an abundance of retail, dining, hospitality, and entertainment amenities including; Kirkland Parkplace, Peter Kirk Park and Lee Johnson Field and Kirkland Performing Arts Center
- Walking distance to Kirkland's downtown shopping district featuring local favorite destination coffee shops and specialty boutiques
- Great access to I-405 and downtown Kirkland. Close proximity to regional Kirkland Transit Center
- Lobby and exterior plaza were upgraded in 2016
- Surface level and underground parking



PUBLIC TRANSPORTATION

Kirkland Commutes

BELLEVUE
TRANSIT CENTER

SOUTH KIRKLAND
PARK & RIDE

520

LAKE WASHINGTON BLVD

SEATTLE
18 MINUTES

KIRKLAND
TRANSIT CENTER

LAKE STREET

550

Kirkland Way

KIRKLAND WAY

BELLEVUE
10 MINUTES

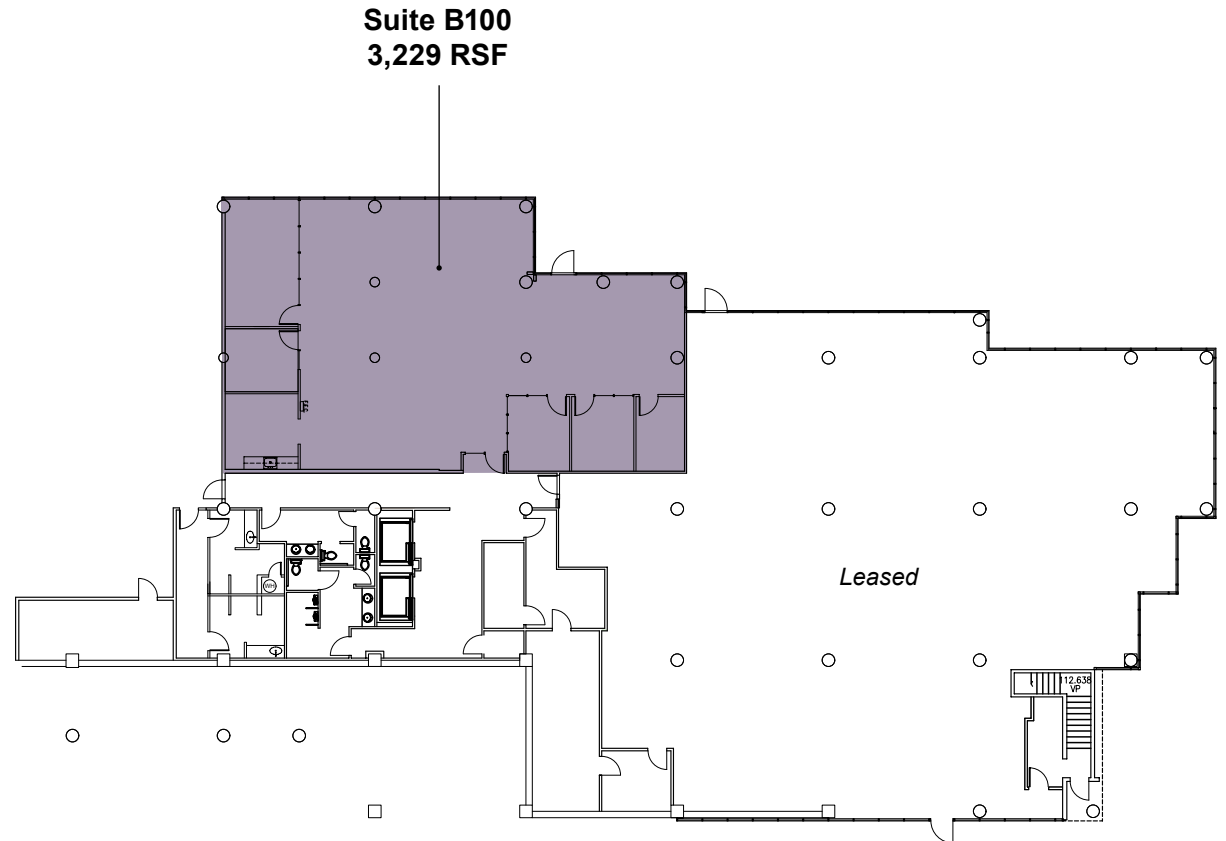
6TH STREET S

CENTRAL WAY

AVAILABLE space

Basement

Suite B100 3,229 RSF
Available Now

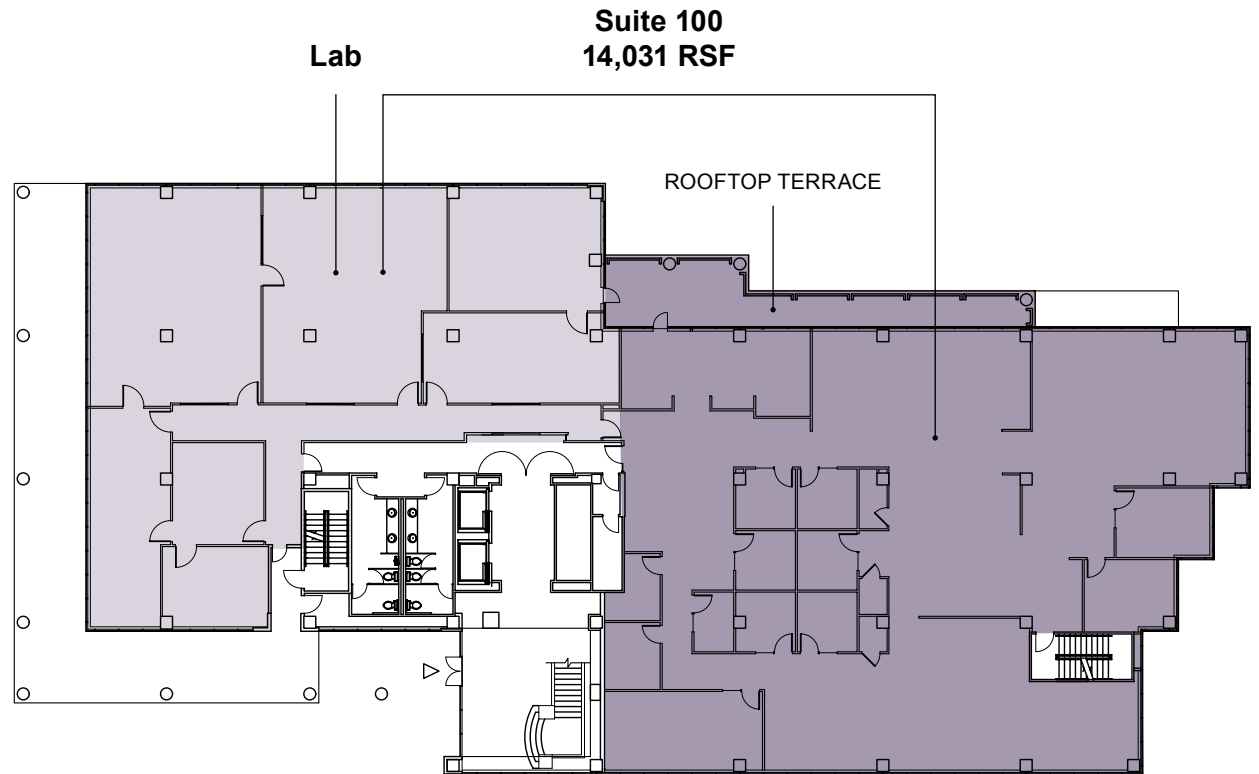
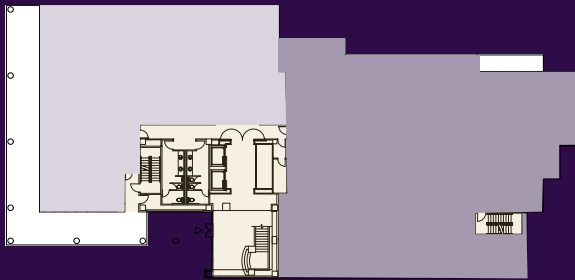


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AVAILABLE space

1st Floor

Suite 100 14,031 RSF
Available Now



550
Kirkland Way

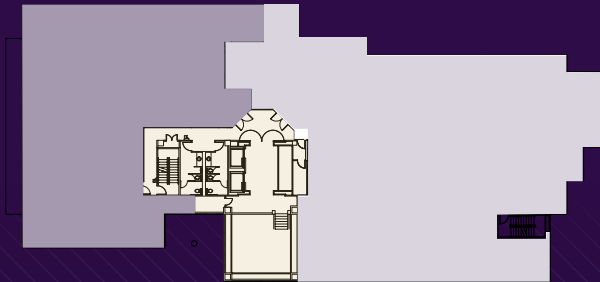
AVAILABLE space

2nd Floor

Suite 200 6,566 RSF
Available Now

Suites 205/210 10,241 RSF
Available Now

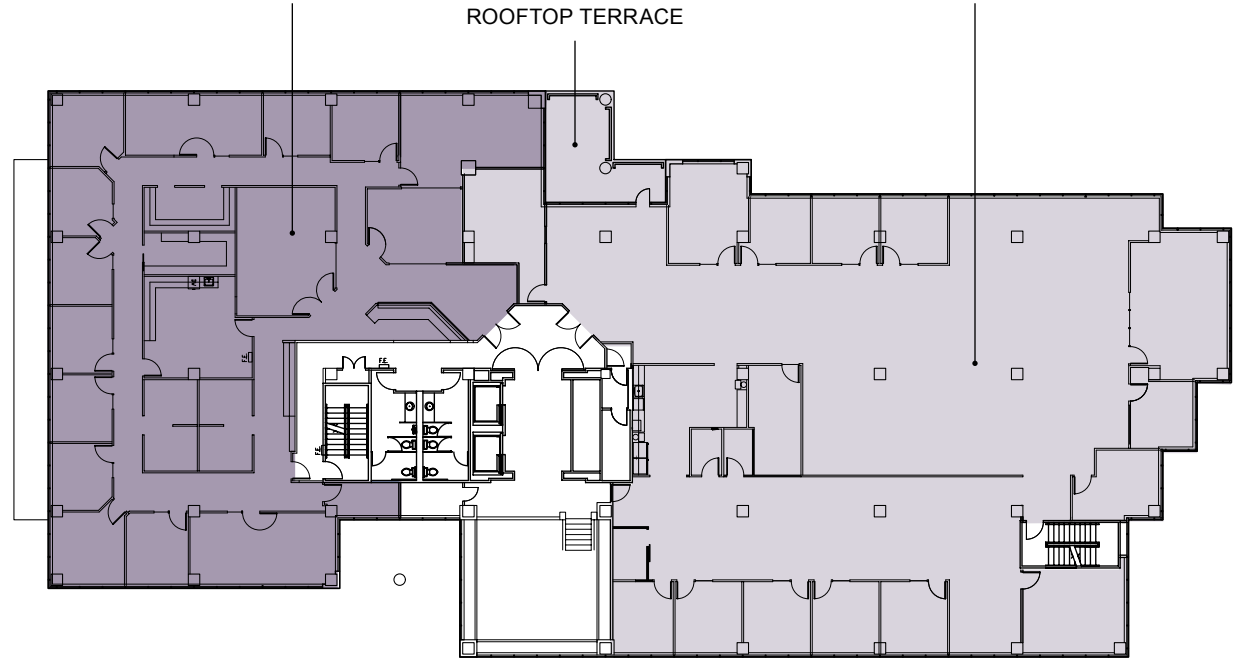
Total RSF 16,807



Suite 200
6,566 RSF

Suites 205/210
10,241 RSF

ROOFTOP TERRACE



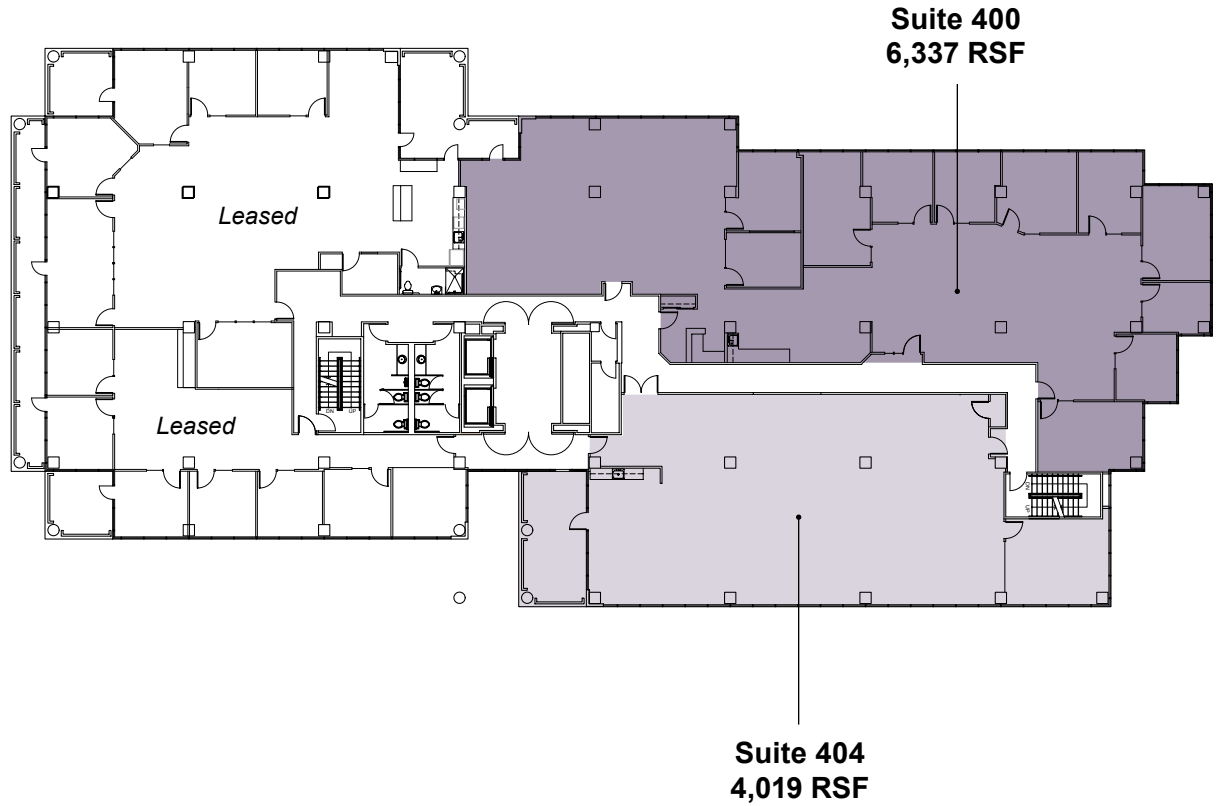
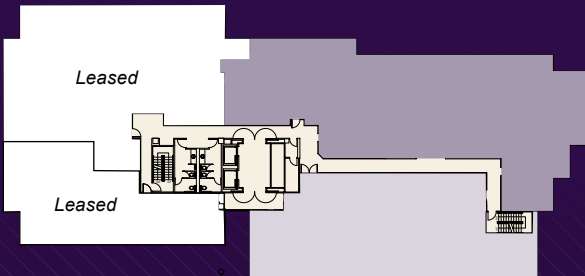
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AVAILABLE space

4th Floor

Suite 400 6,337 RSF
Available Now

Suite 404 4,019 RSF
Available Now



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