



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
 - up to 9,477 contiguous RSF available for occupancy on the 1st Floor
 - 5,221 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 5,221 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.



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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



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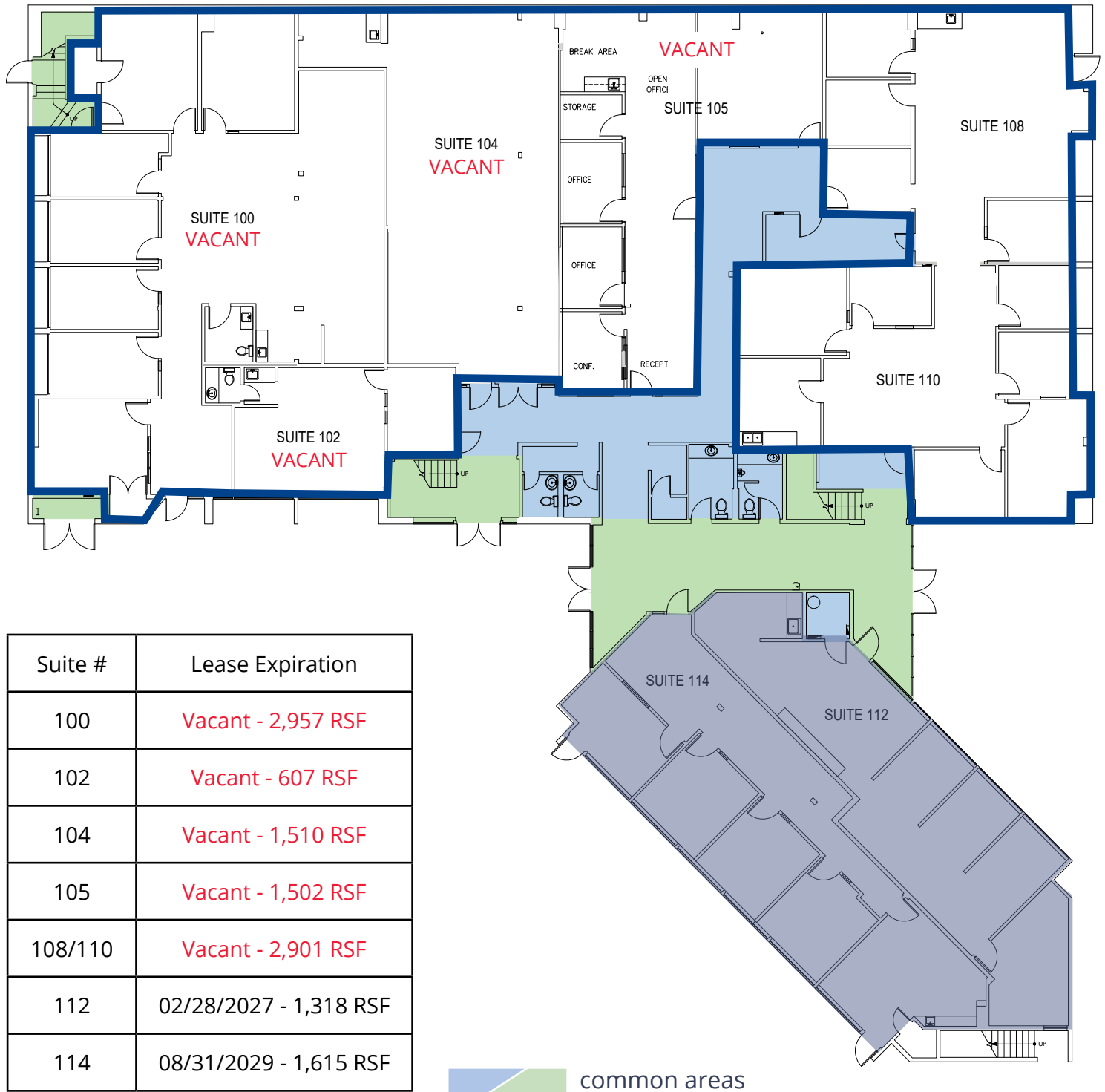
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Contiguous occupancy opportunity up to ±9,477 RSF



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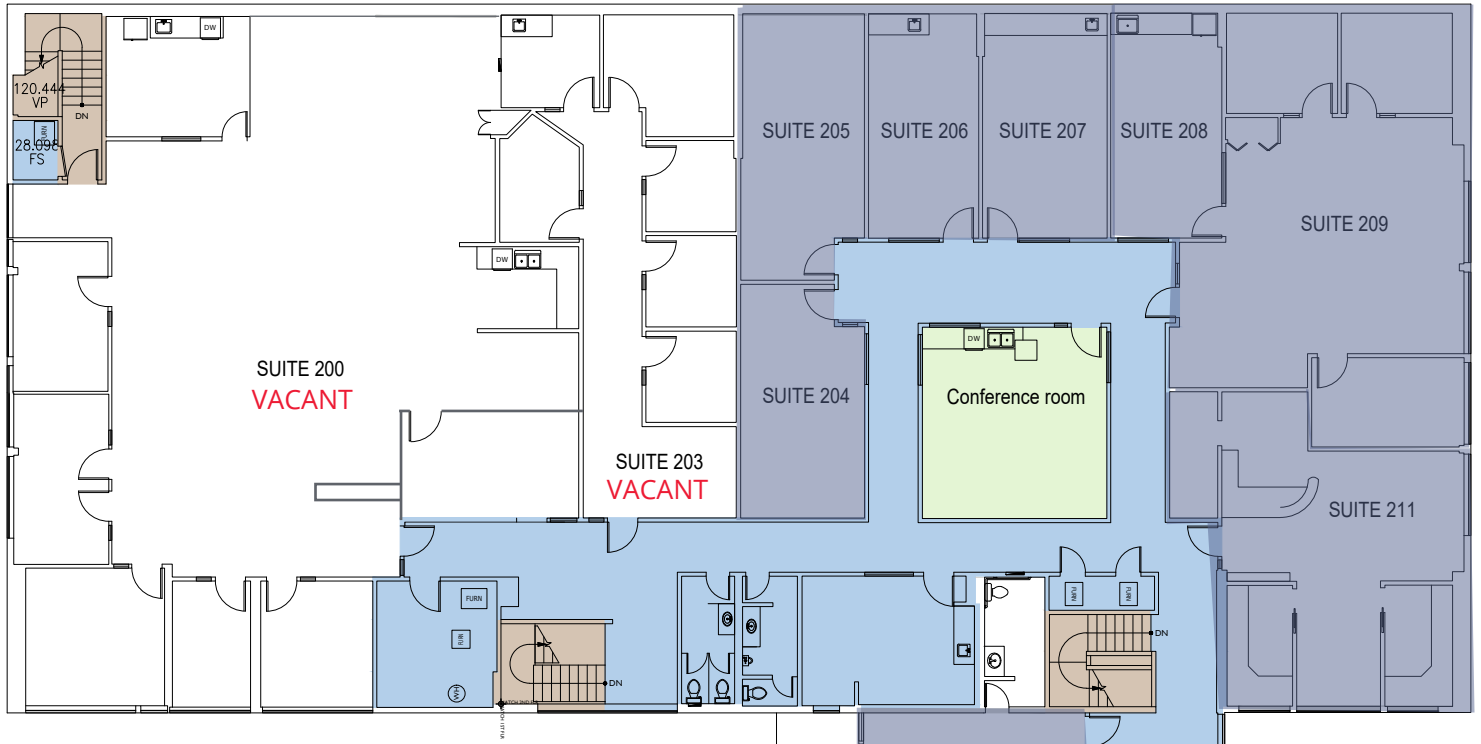
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Suite #	Lease Expiration
200	Vacant - 4,002 RSF
203	Vacant - 1,219 RSF
204/205	12/31/2026 - 764 RSF
206	02/28/2029 - 381 RSF
207	10/31/2025 - 358 RSF
209	11/01/2030 - 1,648 RSF
211	04/30/2028 - 911 RSF
212	04/30/2027 - 2,362 RSF
215	08/31/2028 - 1,259 RSF

 common areas



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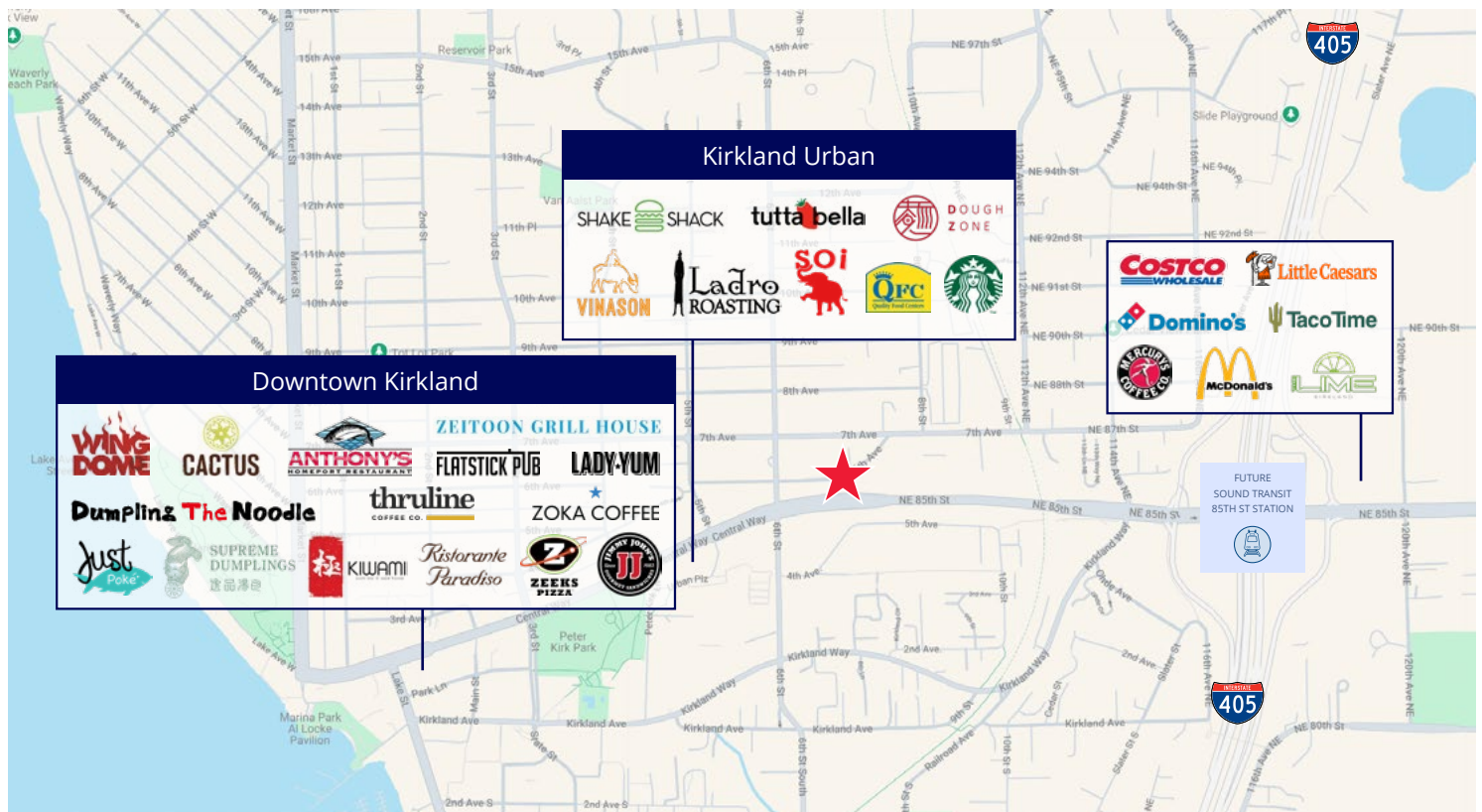
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