



OFFICE  
SPACE FOR  
LEASE

# KIRKLAND GATEWAY

11250 Kirkland Way, Kirkland, WA 98033

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**Prominent, highly visible Class A Office Building with views of Downtown Kirkland & Lake Washington**

<b>Suite 201</b>	1,789 SF
<b>Rental Rate</b>	\$35.00 per SF NNN
<b>Est. NNN (2026)</b>	\$14.07 per SF
<b>Stories</b>	2 floors of office over 2 stories of covered parking
<b>Parking</b>	3.6   1,000 SF; free surface parking and 2 levels of covered parking
<b>Year Built</b>	2000
<b>Building Upgrades</b>	Updated lobby & common areas
<b>Communication/ Fiber</b>	Zipty Fiber, Comcast Business & Lumen
<b>Building Access</b>	Electronic building access w/ smartphone entry
<b>Location</b>	Immediate access to I-405 and NE 85 <sup>th</sup> Street
<b>Signage</b>	Monument signage on parking lot side
<b>Amenities</b>	Easy access to shopping, dining, & other downtown Kirkland amenities. Building is also located just 300 feet from Cross Kirkland Corridor (Rails to Trails)



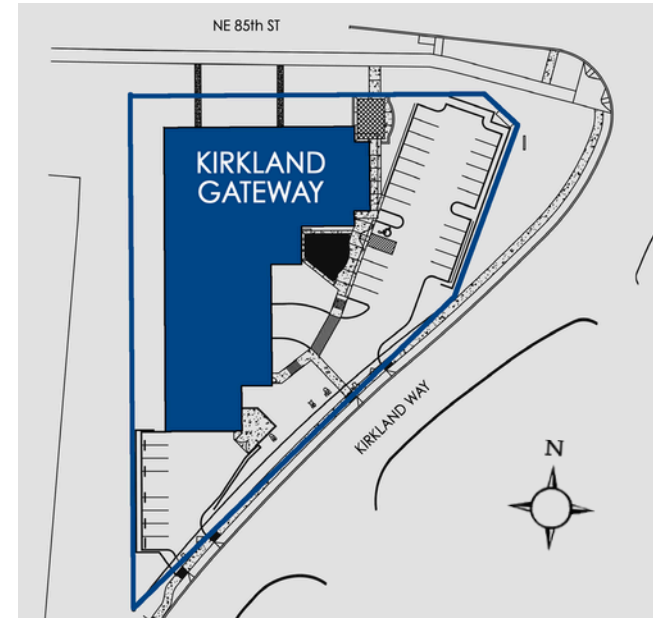
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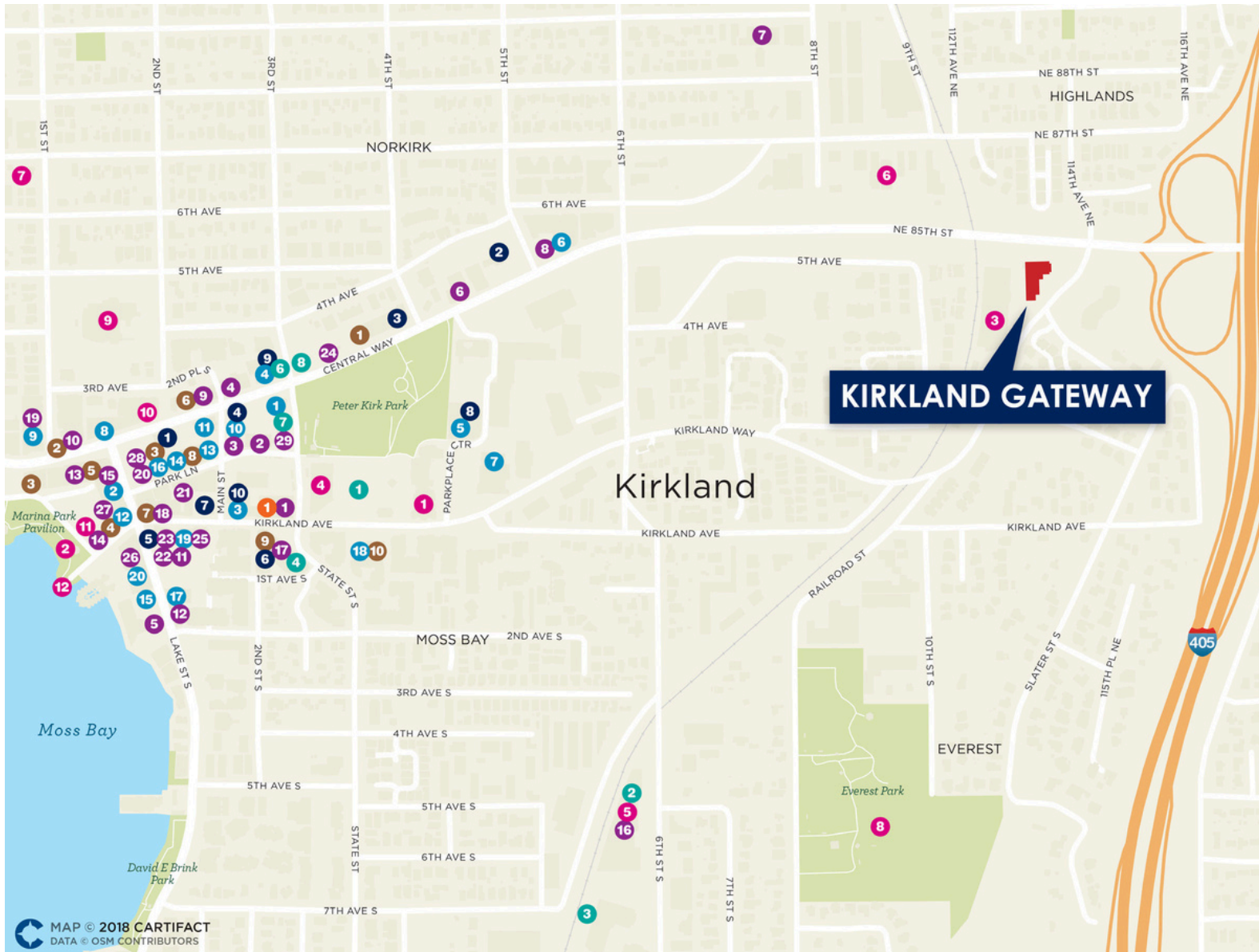
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**SUITE 201 – AVAILABLE NOW**

Approx. 1,789 SF



- EATERIES**
  - 1 Trellis Restaurant
  - 2 Dakshin South Indian Bistro
  - 3 Beijing O'Chef
  - 4 Wing Dome
  - 5 Anthony's HomePort
  - 6 Little Brother
  - 7 DERU
  - 8 Acropolis Pizza & Pasta
  - 9 Lynn's Bistro
  - 10 Santorini Greek Grill
  - 11 Just Poké
  - 12 Isarn Thai Soul Kitchen
  - 13 Wilde Rover
  - 14 The Slip
  - 15 Casa Ricardos
  - 16 Chainline Brewing Co
  - 17 The French Bakery
  - 18 Café Happy
  - 19 Jimmy John's
  - 20 Ristorante Paradiso
  - 21 Cactus Kirkland
  - 22 Hector's Restaurant
  - 23 Homegrown
  - 24 Wendy's
  - 25 Volterra
  - 26 Raw Bar 89
  - 27 CHIANTI Kirkland
  - 28 Zeeks Pizza
  - 29 Papa John's Pizza
  
- SHOPPING**
  - 1 Market on Central
  - 2 MeaMarie Bridal Atelier
  - 3 Kirkland Bicycle
  - 4 Everyday Athlete
  - 5 QFC
  - 6 FedEx
  - 7 Kirkland Urban
  - 8 The Birdcage
  - 9 Sur La Table
  - 10 The UPS Store
  - 11 Eastside Trains
  - 12 Crush Footwear
  - 13 Hepburn
  - 14 Parklane Gallery
  - 15 Via Lago
  - 16 Simplicity Decor
  - 17 Istina
  - 18 NW Fine Art Printing
  - 19 LizzyKate
  - 20 Booboo Bakery
  
- CAFES**
  - 1 Emerald City Smoothie
  - 2 Caffe Ladro
  - 3 Sweet Cakes
  - 4 Coffee & Cone
  - 5 Zoka Coffee Roasters
  - 6 Lilac Cafe
  - 7 Starbucks
  - 8 Caffe Rococo
  - 9 The French Bakery
  - 10 Reunion Bake Brew Bite
  
- FINANCIAL**
  - 1 U.S. Bank
  - 2 Wells Fargo Bank
  - 3 Key Bank
  - 4 Umpqua Bank
  - 5 Bank of America
  - 6 Chase Bank
  - 7 Union Bank
  - 8 Bank of America
  - 9 Opus Bank
  - 10 Banner Bank
  
- FITNESS**
  - 1 Peter Kirk Pool
  - 2 AMC Kickboxing
  - 3 Corridor Basketball Court
  - 4 barre3
  - 5 Bassilne Fitness
  - 6 Spa Eir
  - 7 Urban Float
  - 8 9Round
  
- ATTRACTIONS**
  - 1 Performance Center
  - 2 Marina Park
  - 3 Wild About Cars Garage
  - 4 Kirkland Library
  - 5 Int'l Ballet Theatre
  - 6 Kirkland Dance Center
  - 7 Kirkland Arts Center
  - 8 Everest Park
  - 9 Kirkland City Hall
  - 10 CANVAS! Paint and Sip
  - 11 Public Deck Space
  - 12 Kirkland City Dock
  
- LODGING**
  - 1 The Heathman Hotel

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