

# Kirkland Way Building



11255 KIRKLAND WAY | KIRKLAND, WA 98033

**FOR LEASE** | Market Ready Suites Available

**CBRE**

# Building Overview



Full lobby remodel & market ready suites available now!



Estimated Operating Expenses:  
\$14.91/SF/Year



Westerly views



Parking: 3.5 / 1,000 SF  
(0.7 covered and reserved)



Walkable to Downtown Kirkland waterfront, shopping and retail, including Kirkland Urban



Located adjacent to I-405 with prominent exposure on NE 85th St



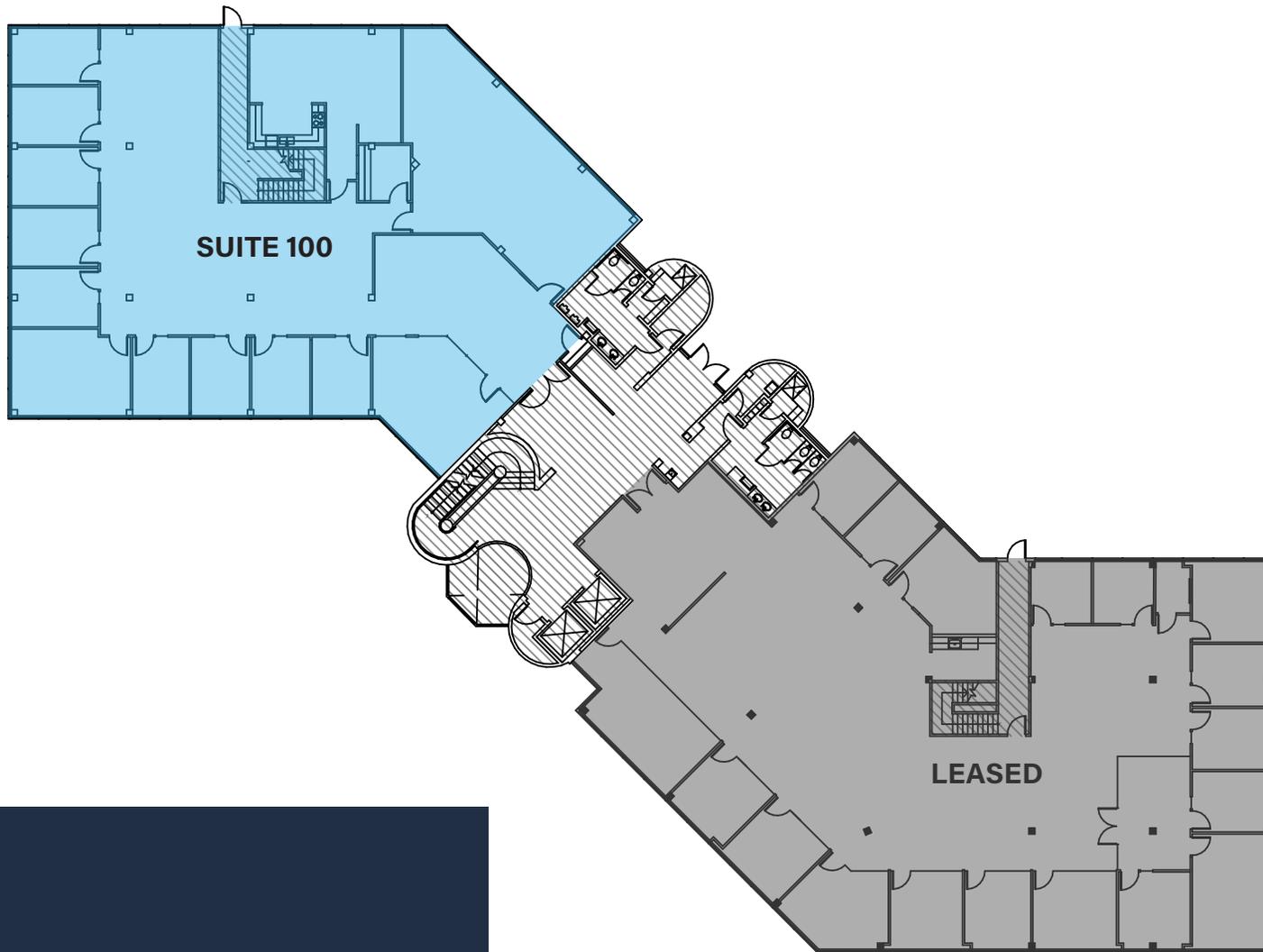
# Market Ready Suites Available



SPACE	SIZE	NOTES
Suite 100	6,444 SF	Main floor lobby exposure, market ready suite
Suite 210	9,674 SF	Market ready suite with a mix of private offices and open space

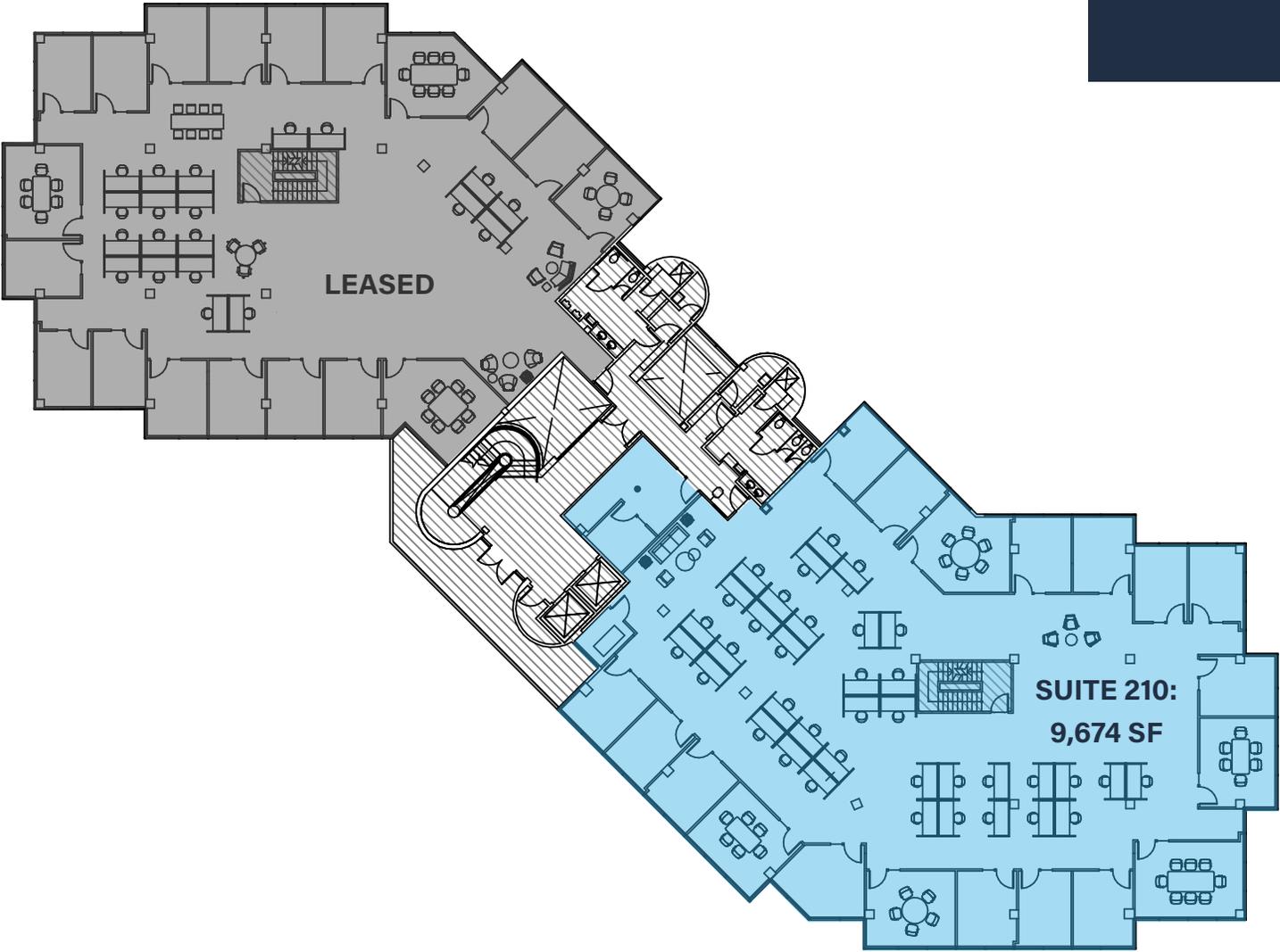
# Market Ready Condition

## Suite 100: 6,444 RSF



# Market Ready Condition

## Suite 210: 9,674 RSF



# Kirkland Way Building



10 minute walk to Kirkland Urban

15 minute walk to downtown Kirkland

## TIM OWENS

Senior Vice President  
+1 425 462 6913  
tim.owens@cbre.com

## SCOTT DAVIS

Executive Vice President  
+1 425 941 7573  
scott.davis@cbre.com

## JEFF JOCHUMS

Executive Vice President  
+1 425 462 6971  
jeff.jochums@cbre.com

CBRE, Inc.  
929 108th Avenue NE,  
Suite 700  
Bellevue, WA 98004



# CBRE

11255 KIRKLAND WAY | KIRKLAND, WA 98033

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