



## 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
  - 7,584 RSF available for occupancy on 1st Floor (5,969 RSF contiguous)
  - 2,478 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. The building has 5,969 contiguous RSF available, plus an additional 4,092 RSF throughout, for an owner-user. 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 #:	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:	<a href="#">LIT: City of Kirkland</a> <a href="#">NE 85th Street Station Subarea Plan</a>
PARKING:	67 total surface stalls plus ample street parking
HVAC:	Yes. 12 units upgraded in 2020
ROOF:	New in 2020.



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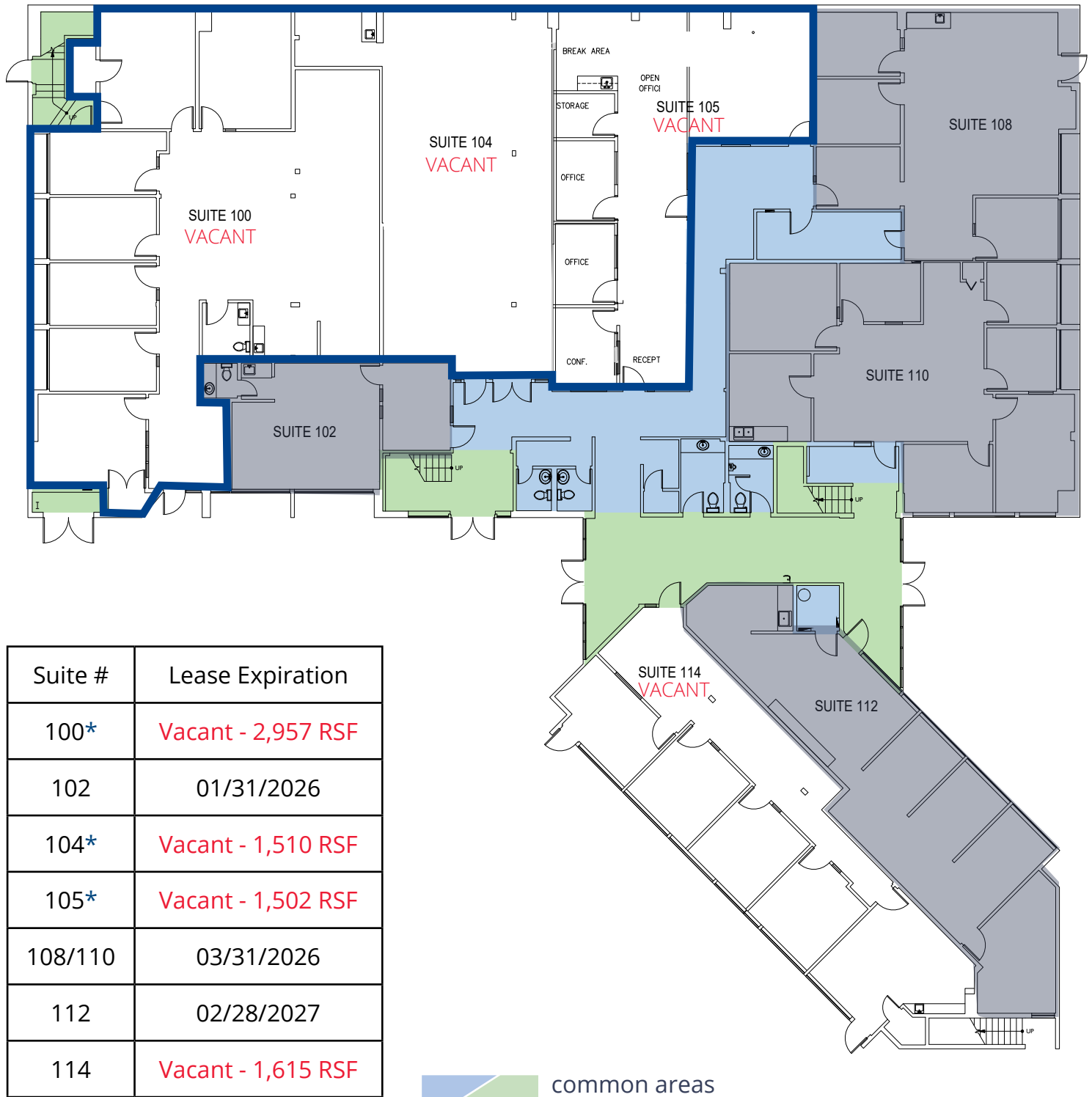
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Suite #	Lease Expiration
100*	Vacant - 2,957 RSF
102	01/31/2026
104*	Vacant - 1,510 RSF
105*	Vacant - 1,502 RSF
108/110	03/31/2026
112	02/28/2027
114	Vacant - 1,615 RSF

\* Contiguous occupancy opportunity up to 5,969 RSF



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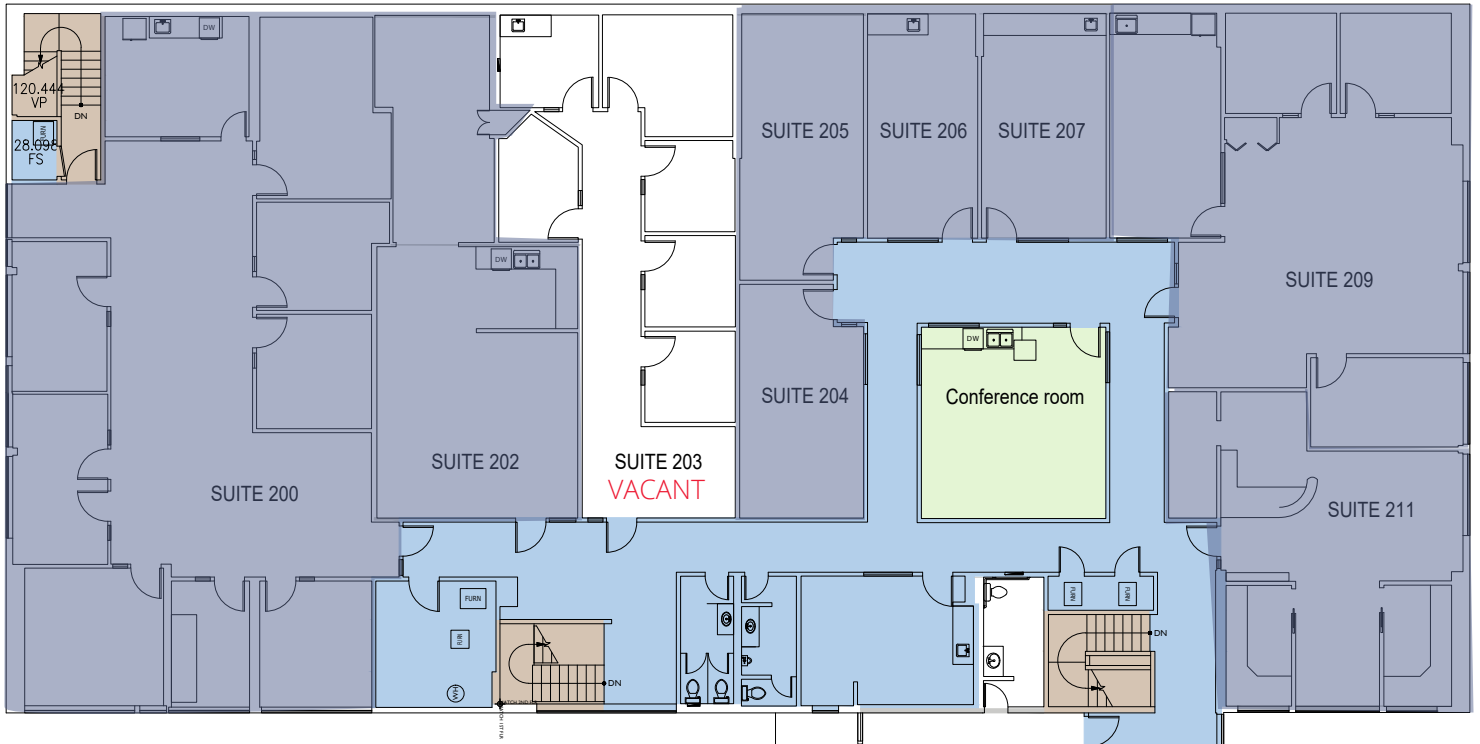
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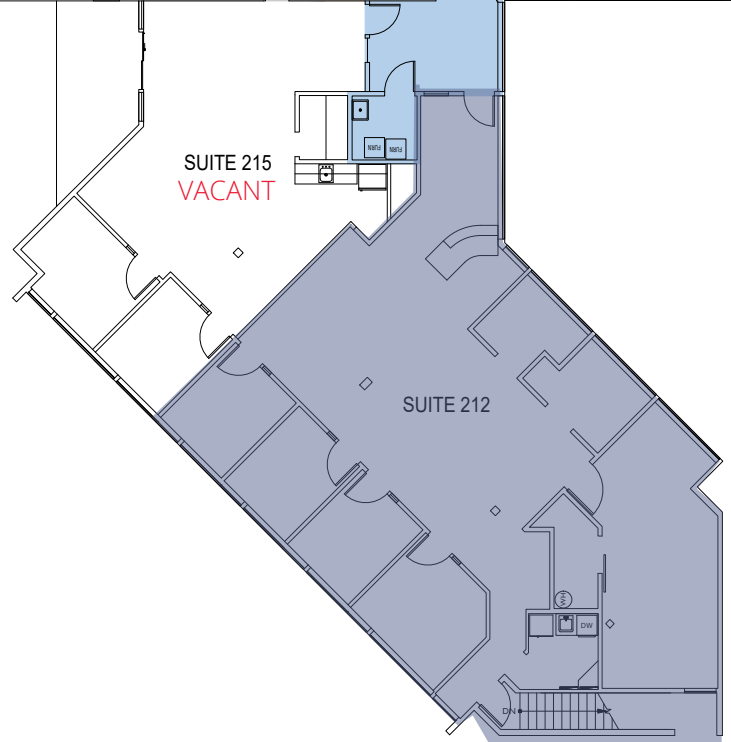
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Suite #	Lease Expiration
200/202	03/31/2026
203	Vacant - 1,219 RSF
204/205	12/31/2026
206	02/28/2029
207	10/31/2025
209	11/01/2030
211	04/30/2028
212	04/30/2027
215	Vacant - 1,259 RSF



 common areas



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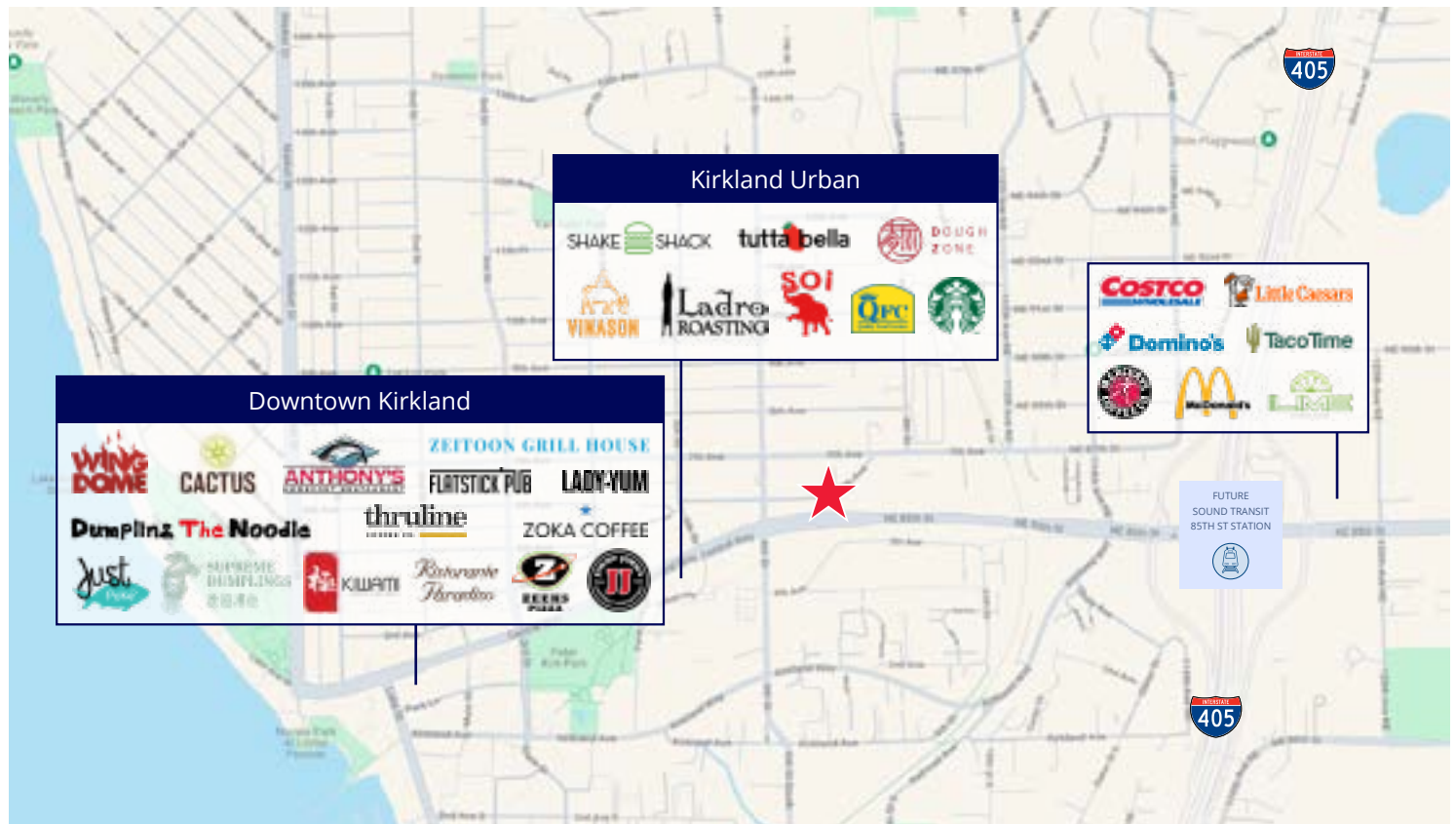
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