

FOR LEASE

KIDDER.COM

# KIRKLAND CENTRAL BUILDING



625 4TH AVE, KIRKLAND, WA 98033

**km** Kidder  
Mathews

## KIRKLAND CENTRAL BUILDING



*Multiple office/medical spaces available for lease in downtown Kirkland, adjacent to Kirkland Urban*

Walking distance to numerous restaurants, grocery, pharmacy, and shopping

Close proximity to Kirkland Urban and downtown Kirkland

Easy access to I-405 and SR-520 via Central Way and Lake Washington Blvd

Free 4.0/1,000 RSF parking ratio, both covered and uncovered available

**6 MI**  
BELLEVUE CBD

**4 MIN**  
REDMOND CBD

SUITE 202

1,144 SF

AVAILABLE OFFICE

\$43.00/SF

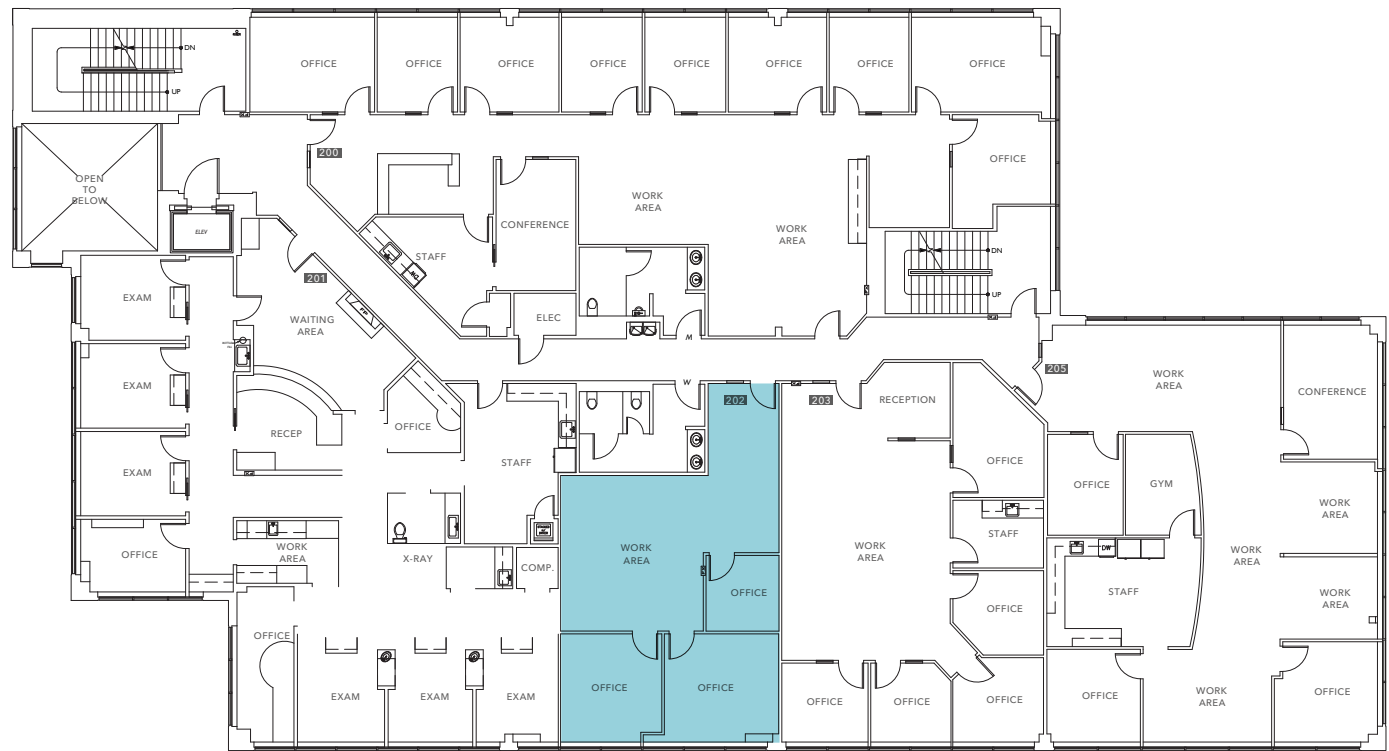
LEASE RATE, NNN

\$11.50/SF

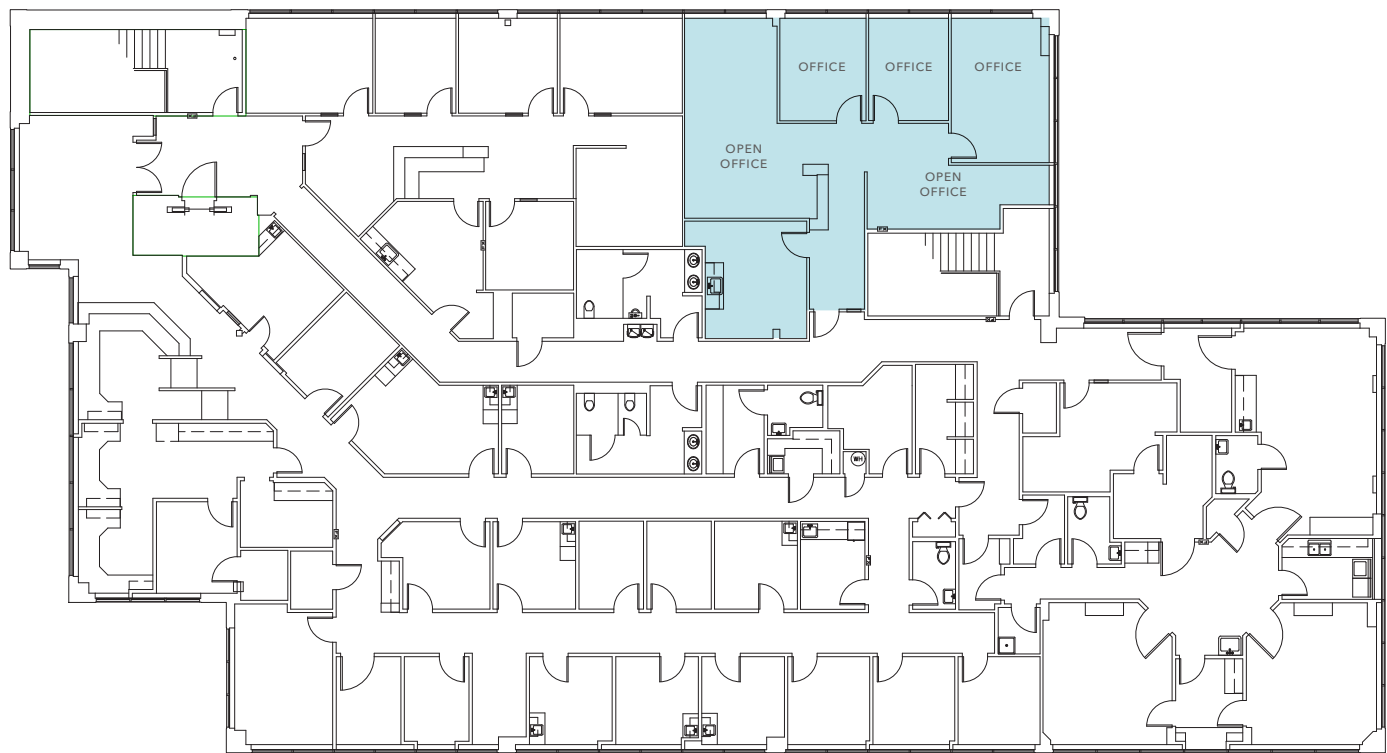
2026 ESTIMATED NNN

11/01/26

AVAILABLE



SUITE 303



*±1,623 SF*

AVAILABLE OFFICE

*\$43.00/SF*

LEASE RATE, NNN

*\$11.50/SF*

2026 ESTIMATED NNN

*NOW*

AVAILABLE





*For more information, contact*

**TODD GAUTHIER**  
425.450.1118  
todd.gauthier@kidder.com

**JASON BLOOM**  
425.450.1102  
jason.bloom@kidder.com

**JACK ALBRECHT**  
425.450.1114  
jack.albrecht@kidder.com

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

