

*Irreplaceable location on  
downtown's busiest street in Kirkland.*

**1,800 SF  
AVAILABLE**

**NEW TENANT  
OPENING SOON!**



# *Downtown Kirkland Square*

255 CENTRAL WAY | KIRKLAND, WA 98033

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 JSH | PROPERTIES, INC.  
425.455.0500 | JSHPROPERTIES.COM

*Close to Google Offices  
and Kirkland Marina*

**1,400 SF  
AVAILABLE  
09-01-21**

**1,500 SF  
AVAILABLE**



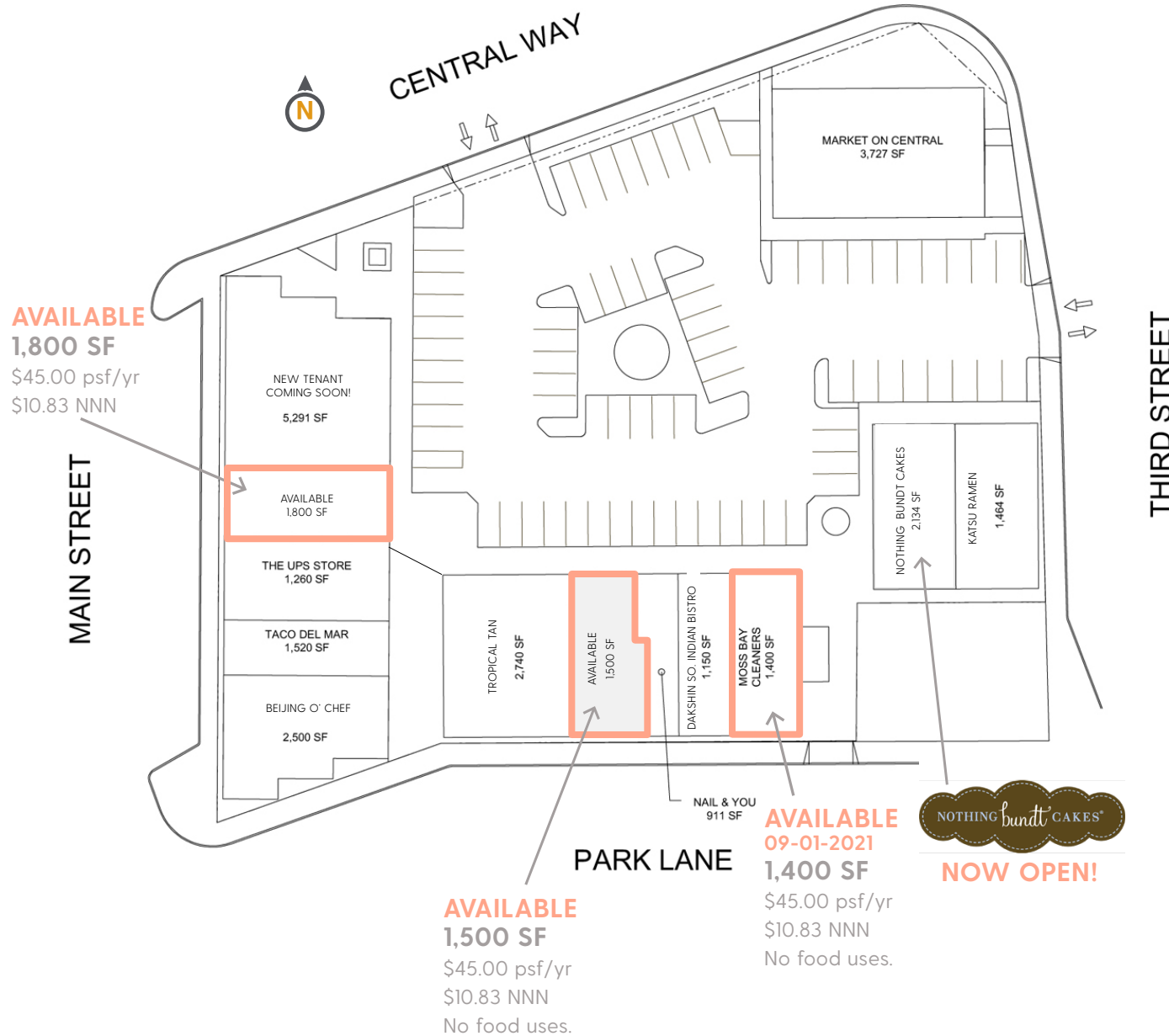


## Highlights

- Irreplaceable location on downtown's busiest street in Kirkland.
- Fantastic demographics!
- Rare downtown Kirkland parking
- Close to Google Offices and Kirkland Marina
- \$45.00 PSF/YR + NNN
- NNN = \$10.83 PSF/YR and includes water/garbage\*

## Merchants

New Tenant Coming Soon!	3,491 SF
<b>AVAILABLE</b>	<b>1,800 SF</b>
The UPS Store	1,260 SF
Taco Del Mar	1,520 SF
Beijing O'Chef	2,500 SF
Tropical Tan	2,740 SF
<b>AVAILABLE</b>	<b>1,500 SF</b>
Nails & You	911 SF
Dakshin So. Indian Bistro	1,150 SF
<b>Moss Bay Cleaners (Avail 09-01-21)</b>	<b>1,400 SF</b>
Nothing Bundt Cakes	2,134 SF
Katsu Ramen	1,464 SF
Market on Central	3,727 SF



**AVAILABLE**  
**1,800 SF**  
\$45.00 psf/yr  
\$10.83 NNN

MAIN STREET

CENTRAL WAY



THIRD STREET

PARK LANE

**AVAILABLE**  
**1,500 SF**  
\$45.00 psf/yr  
\$10.83 NNN  
No food uses.

**AVAILABLE**  
**09-01-2021**  
**1,400 SF**  
\$45.00 psf/yr  
\$10.83 NNN  
No food uses.



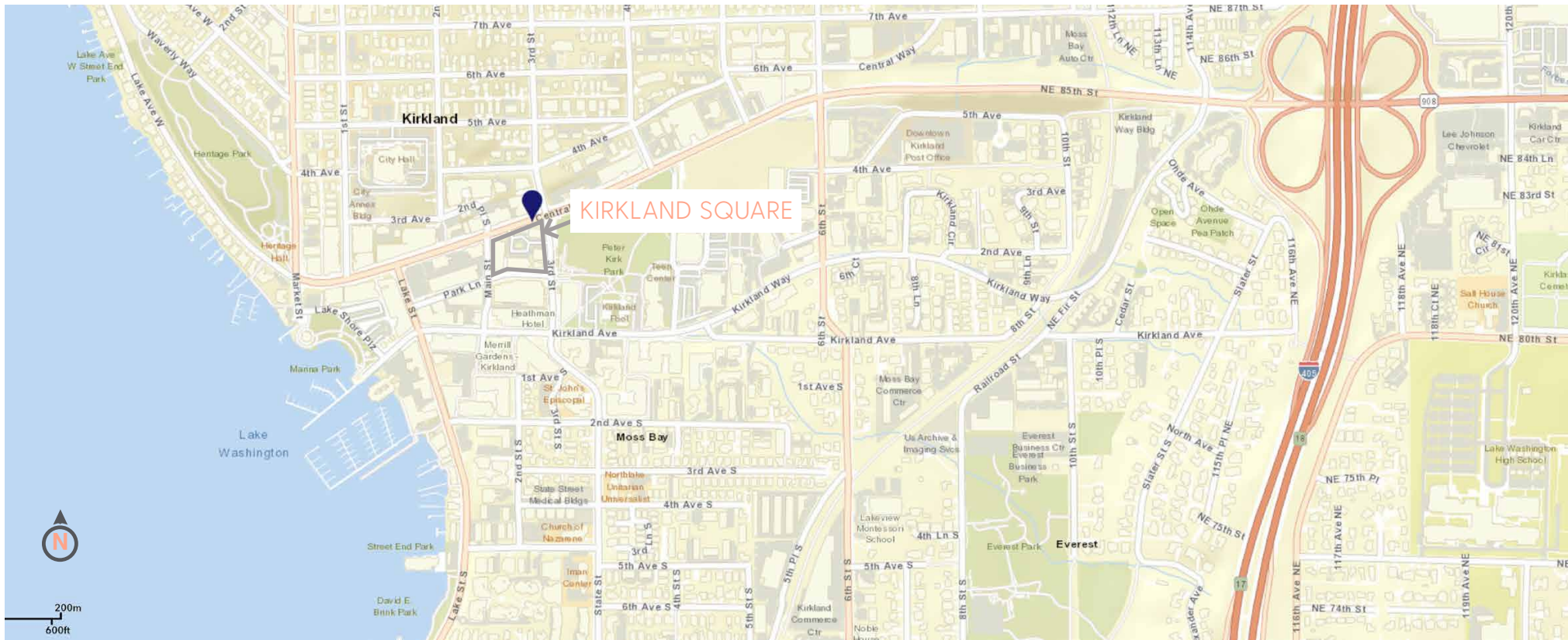
**NOW OPEN!**



*2021 Demographics*

	1 MILE	3 MILE	5 MILE
POPULATION	15,229	84,544	305,789
AVERAGE HH INCOME	\$182,239	\$176,514	\$175,864
DAYTIME EMPLOYEES	18,719	96,119	367,965

**KIRKLAND SQUARE** AERIAL SITE MAP



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