



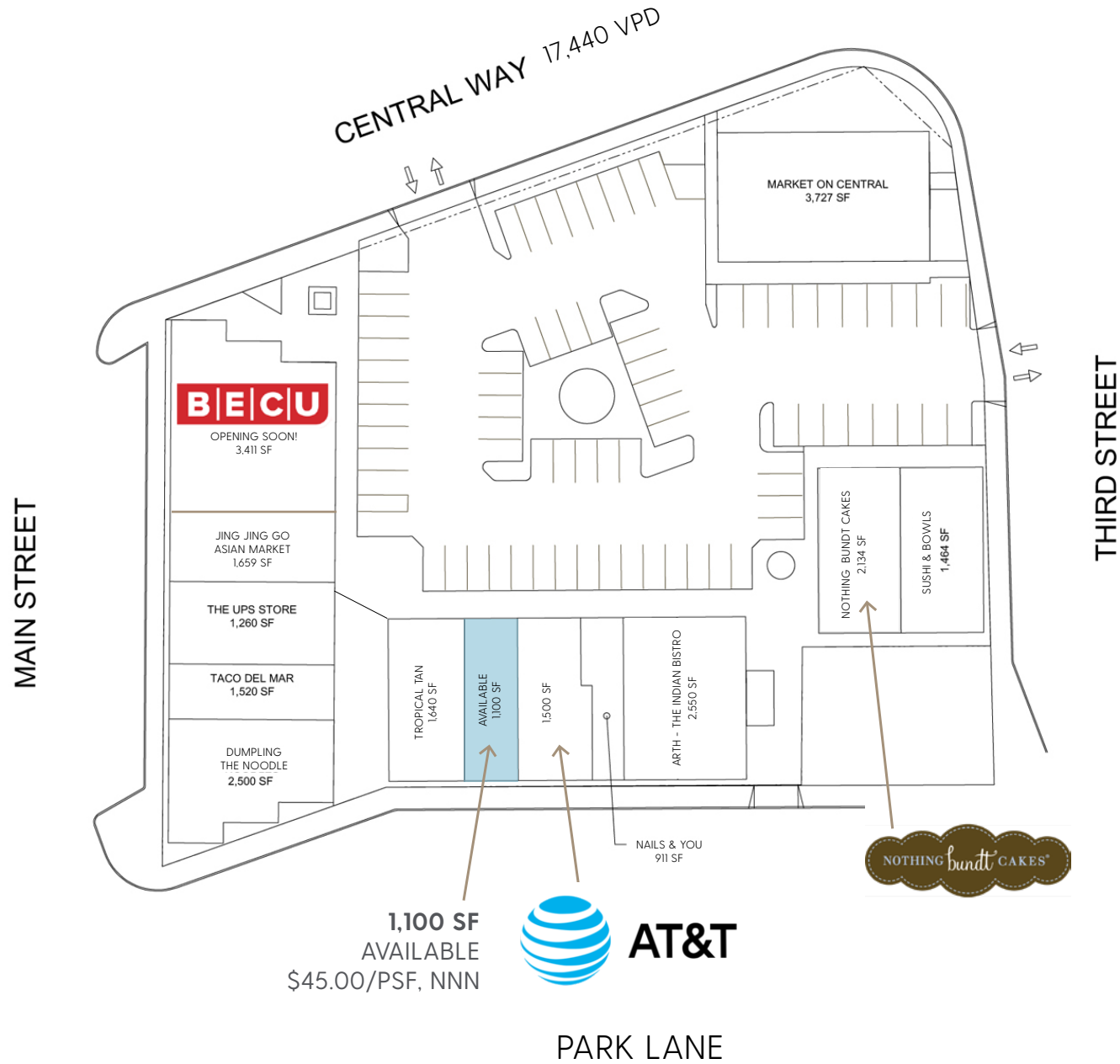
Steps from Google, Tableau, and Kirkland Marina.

Downtown Kirkland Square

255 CENTRAL WAY | KIRKLAND, WA 98033

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Highlights

- Irreplaceable location on downtown's busiest street in Kirkland.
- Fantastic demographics!
- Rare downtown Kirkland parking
- Close to Google, Tableau, and Kirkland Marina
- \$45.00 PSF/YR + NNN
- NNN = \$12.13 PSF/YR and includes water/garbage*
- No intensive parking uses.

1	BECU	3,411 SF
2	Jing Jing Go Asian Market	1,659 SF
3	The UPS Store	1,260 SF
4	Taco Del Mar	1,520 SF
5	Dumpling The Noodle	2,500 SF
6A	Tropical Tan	1,640 SF
6B	AVAILABLE	1,100 SF
7	AT&T	1,500 SF
8	Nails & You	911 SF
9	ARTH - The Indian Bistro	2,550 SF
10	Nothing Bundt Cakes	2,134 SF
11	Sushi & Bowls	1,464 SF
12	Market On Central	3,727 SF



2025 Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	16,708	93,124	323,285
HOUSEHOLDS	7,970	39,221	134,124
DAYTIME EMPLOYEES	21,371	107,312	403,692
AVERAGE HH INCOME	\$237,922	\$235,162	\$232,751

