

# MOSS BAY BUILDING

First floor, 1,224-3,040 SF flex/industrial space  
available – steps from Downtown Kirkland.



1015 7<sup>TH</sup> AVENUE, KIRKLAND, WA 98033

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# Site Plan

## Flexible Workspaces in the Heart of Kirkland

The Moss Bay Building offers highly versatile flex/industrial suites with private offices, shop space, and restrooms—perfect for automotive, light industrial, and early-stage companies. Located at 1015 7th Avenue, Kirkland, this first-floor space sits directly on the Cross Kirkland Corridor Trail and is within walking

distance of Downtown Kirkland's shops, restaurants, and Google's Kirkland campus. Quick access to I-405, marked parking stalls, and nearby amenities like Kirkland Urban, Marina Park Pavilion, and Costco make this an exceptional business location.



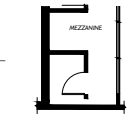
CROSS KIRKLAND CORRIDOR TRAIL

AVAILABLE	SF	BASE RENT	NNN	COMMENTS
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<b>SUITE 110</b>	1,816	\$25.00/SF	\$5.00/SF	Private Office, Shop, Restroom
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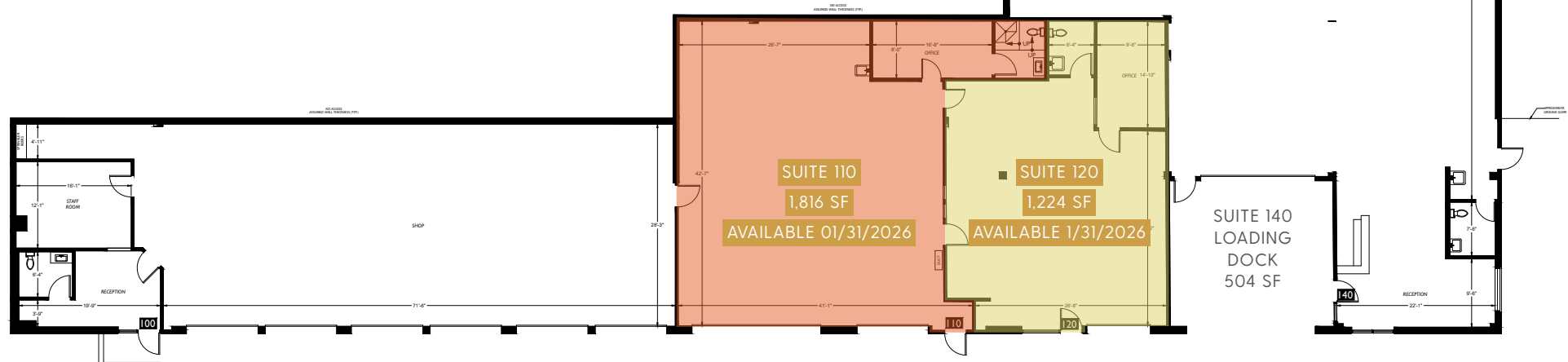
<b>SUITE 120</b>	1,224	\$25.00/SF	\$5.00/SF	Private Office, Shop, Restroom
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Can be combined to 3,040 SF



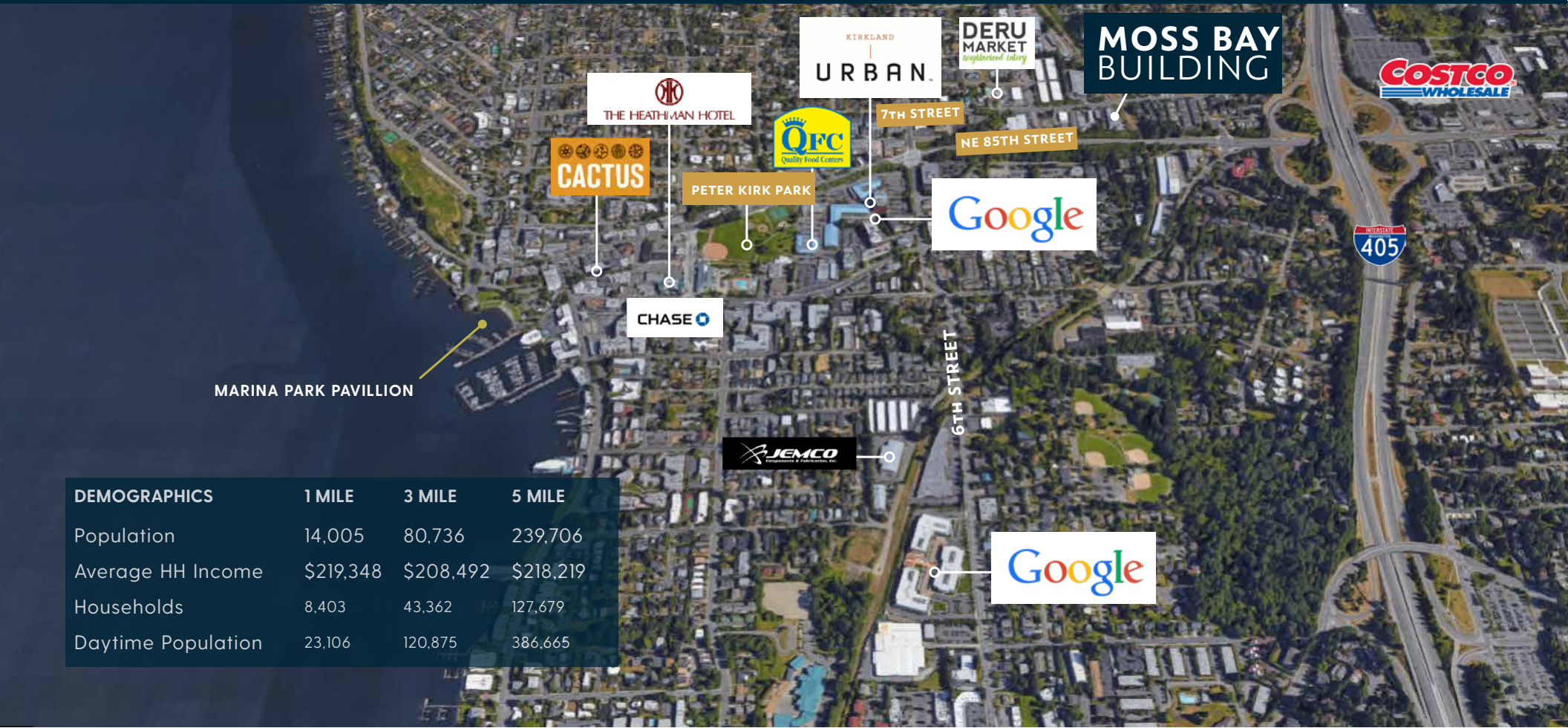
SUITE 140  
MEZZANINE  
195 SF

7<sup>TH</sup> AVENUE



PARKING

# Downtown Kirkland



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	14,005	80,736	239,706
Average HH Income	\$219,348	\$208,492	\$218,219
Households	8,403	43,362	127,679
Daytime Population	23,106	120,875	386,665





# Aerial



SUITE 110  
1,816 SF  
AVAILABLE 01/31/2026

SUITE 120  
1,224 SF  
AVAILABLE 01/31/2026