

MOSS BAY BUILDING

First floor, 4,708 SF flex/industrial space available
– steps from Downtown Kirkland.



1015 7TH AVENUE, KIRKLAND, WA 98033

ERNIE VELTON
(425) 985-7573
erniev@jshproperties.com

REESE VELTON
(425) 894-6555
reesev@jshproperties.com

 **JSH** | **PROPERTIES, INC.**

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

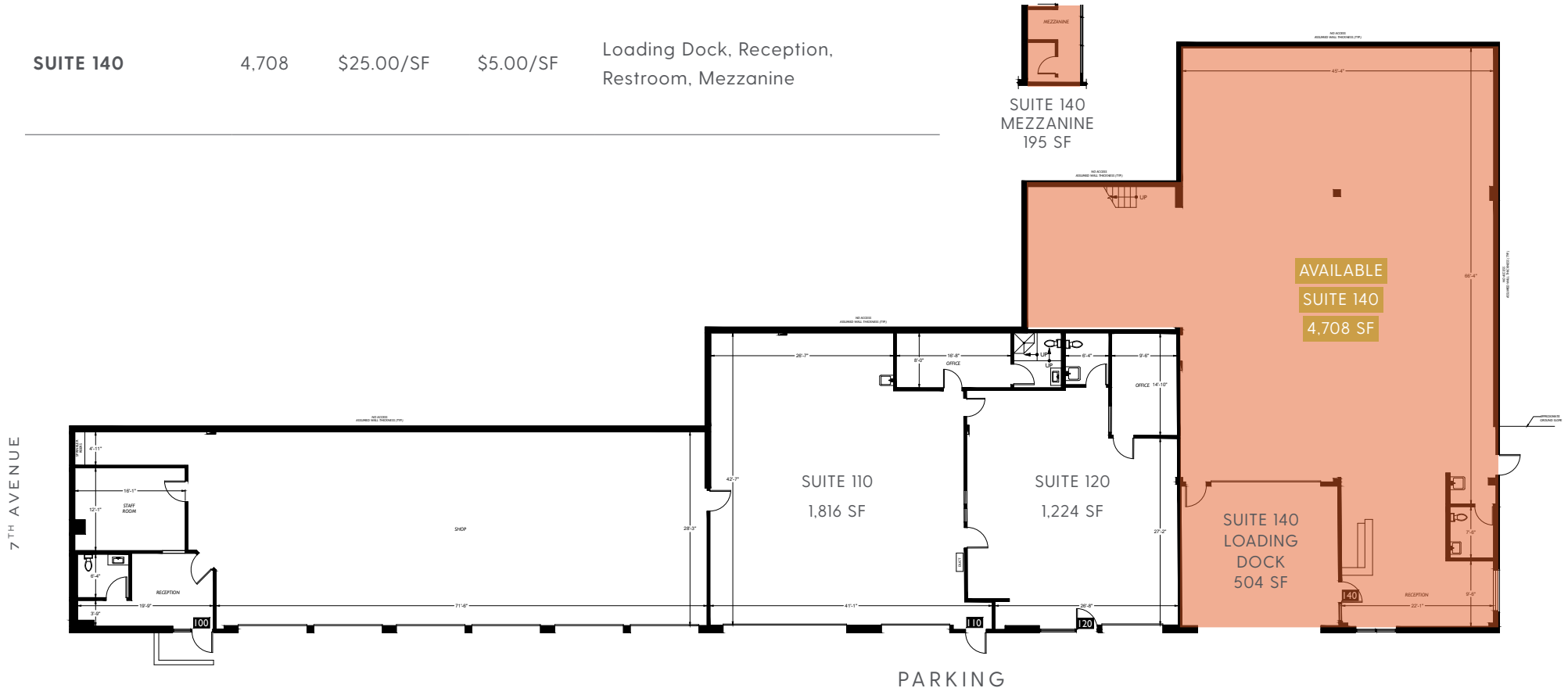
distance of Downtown Kirkland's shops, restaurants, and Google's Kirkland campus. Quick access to I-405, marked parking stalls, and nearby amenities like Kirkland Urban, Marina Park Pavilion, and Costco make this an exceptional business location.



| AVAILABLE | SF | BASE RENT | NNN | COMMENTS |
|-----------|----|-----------|-----|----------|
|-----------|----|-----------|-----|----------|

| | | | | |
|-----------|-------|------------|-----------|--|
| SUITE 140 | 4,708 | \$25.00/SF | \$5.00/SF | Loading Dock, Reception, Restroom, Mezzanine |
|-----------|-------|------------|-----------|--|

CROSS KIRKLAND CORRIDOR TRAIL



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



AVAILABLE
SUITE 140
4,708 SF