1,500 SF
AVAILABLE
02/01/2027
DO NOT DISTURB TENANT.
$45.00/PSF, NNN

870 SF
AVAILABLE
$45.00/PSF, NNN

3,701 SF
PAD BLDG AVAILABLE
$50.00 PSF/YR + NNN



Steps from Google, Tableau, and Kirkland Marina.

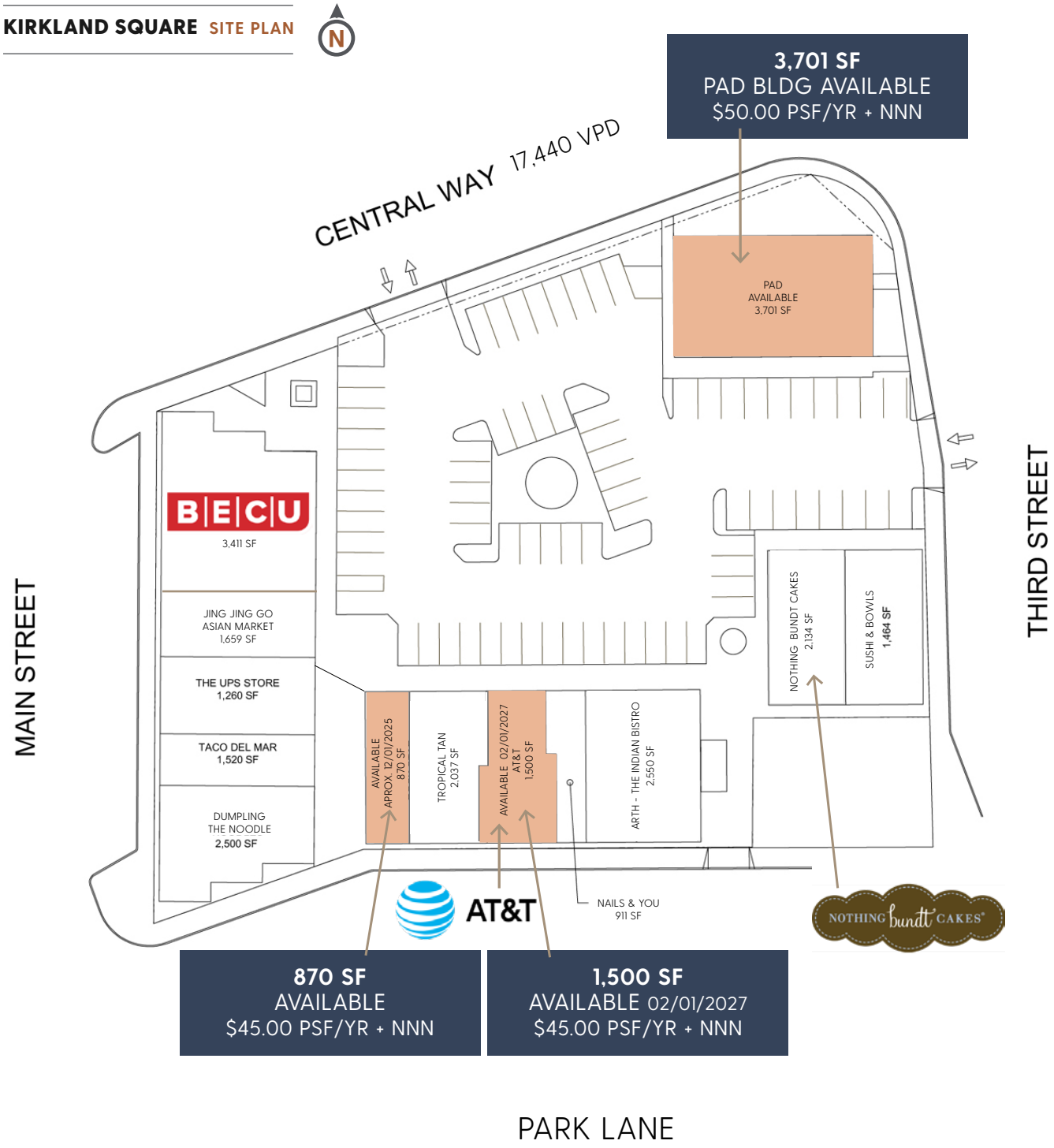
Downtown Kirkland Square

255 CENTRAL WAY | KIRKLAND, WA 98033

Steven E. Olsen
425.283.5465
steveo@jshproperties.com

JSH | PROPERTIES, INC.
425.455.0500 | JSHPROPERTIES.COM

KIRKLAND SQUARE SITE PLAN



Highlights

- Irreplaceable location on downtown's busiest street in Kirkland.
- Fantastic demographics!
- Rare downtown Kirkland parking
- Close to Google, Tableau, and Kirkland Marina

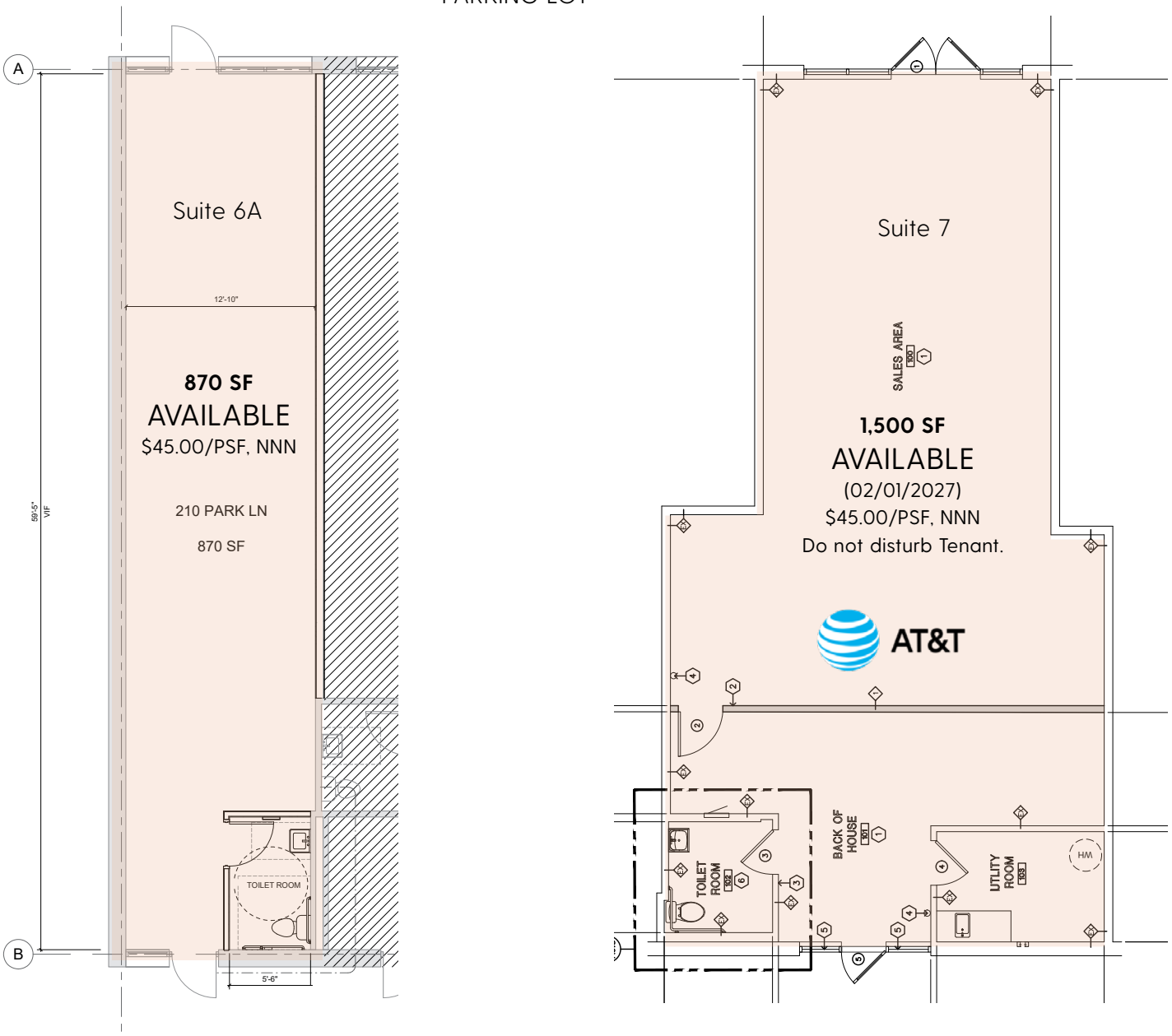
- **NNN - SHOP SPACE:** $14.02 PSF/YR
  Includes water/garbage.
- **NNN - PAD BLDG:** $12.08 PSF/YR
  Power, natural gas and water separately metered. Tenant to pay garbage directly.

Merchants

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	AVAILABLE	870 SF
6B	Tropical Tan	1,640 SF
7	AT&T (Available 02/01/2027)	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	AVAILABLE - PAD BUILDING	3,701 SF

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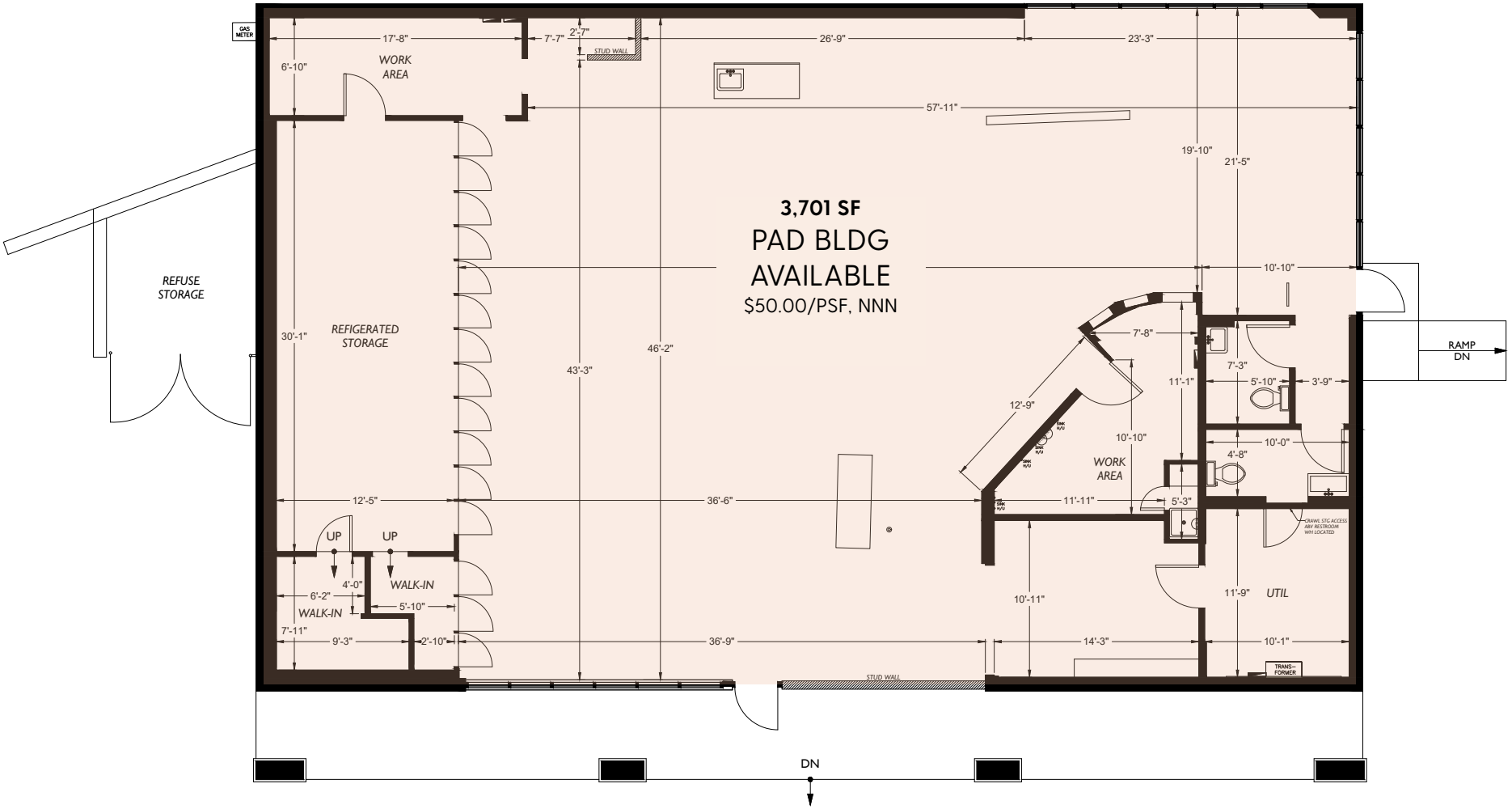
PARKING LOT



PARK LANE

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CENTRAL WAY



PARKING LOT

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2026 Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	16,768	95,126	327,134
HOUSEHOLDS	8,032	40,188	136,654
DAYTIME EMPLOYEES	21,560	106,833	400,049
AVERAGE HH INCOME	$241,097	$244,414	$243,126

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