

816  
6TH ST S.



LAKEVIEW DRIVE

NE 68TH  
STREET

10TH AVE NE

116TH AVE NE

816 6<sup>TH</sup>  
STREET S.

KIRKLAND, WA

FOR SALE

# PROPERTY DETAILS

|                       |                                                        |
|-----------------------|--------------------------------------------------------|
| Address               | <b>816 6TH ST S</b>                                    |
| Offer Price           | \$1,500,000                                            |
| Parcel #              | 2505500121                                             |
| Land Size             | 8,328 SF                                               |
| Building Size         | 1,600 SF*                                              |
| Unit Types            | 1 office suite, 1 studio apt, basement storage         |
| Year Built/ Renovated | 1919 / 2014                                            |
| Parking               | 8+ stalls                                              |
| HVAC                  | Floor 1 = central heating, floor 2 = baseboard heating |
| Zoning                | PR5.0                                                  |

*\*Does not include 800 SF basement*



**816 6<sup>TH</sup>  
STREET S.**

## PROPERTY HIGHLIGHTS

- Excellent exposure on Kirkland's 6th Street Corridor
- Diverse income streams + redevelopment potential
- Views of Lake Washington
- Rare on-market purchase opportunity in Houghton
- Storage adds utility and potential for more income

# LOCATION HIGHLIGHTS

## IN WALKING DISTANCE

- **Cross-Kirkland-Corridor** – a 6-mile trail that provides easy access for biking commuters as well as options for recreation/exercise throughout the day.
- **Feriton Spur Park** – including pickleball, basketball, and volleyball courts as well as community gardens, amphitheater, and Chainline Station (brewery)
- **Google's Kirkland Campus** – a high energy campus occupied by one of the Eastside's largest employers
- **Kirkland Urban** – Kirkland's premier mixed use development that provides a variety of quality dining, shopping, and recreation
- **Houghton Village** – a charming neighborhood hub with convenient dining, groceries, and services
- **Downtown Kirkland** – the vibrant center of Kirkland with art, dining, and bars

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



## A SHORT DRIVE AWAY

- **3 MINUTES** from multiple I-405 on-off ramps
- **8 MINUTES** to The Village at Totem Lake
- **10 MINUTES** to Downtown Bellevue
- **10 MINUTES** to downtown Redmond

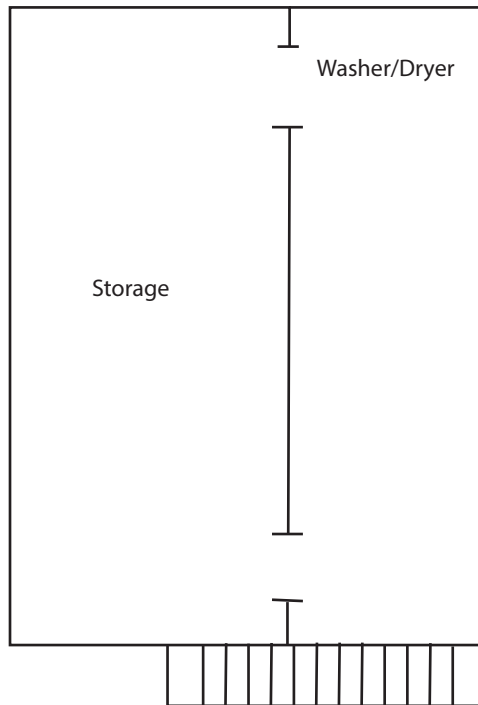


# 816 6<sup>TH</sup> STREET S.

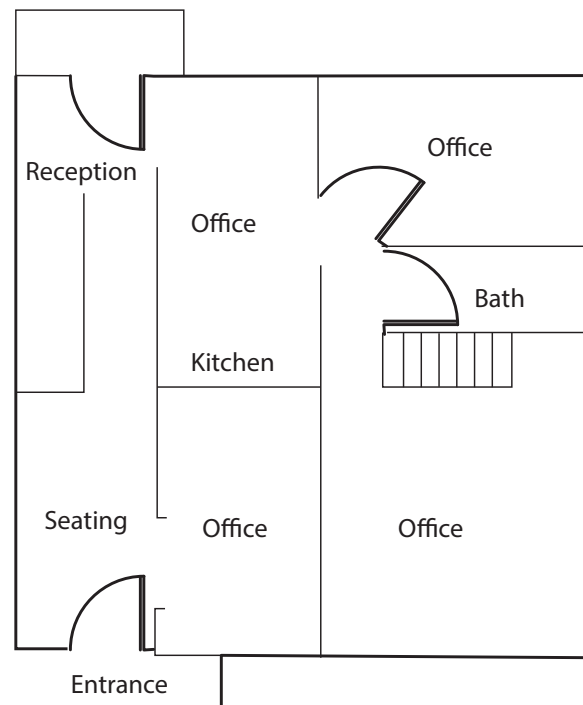
KIRKLAND, WA

## FLOOR PLANS

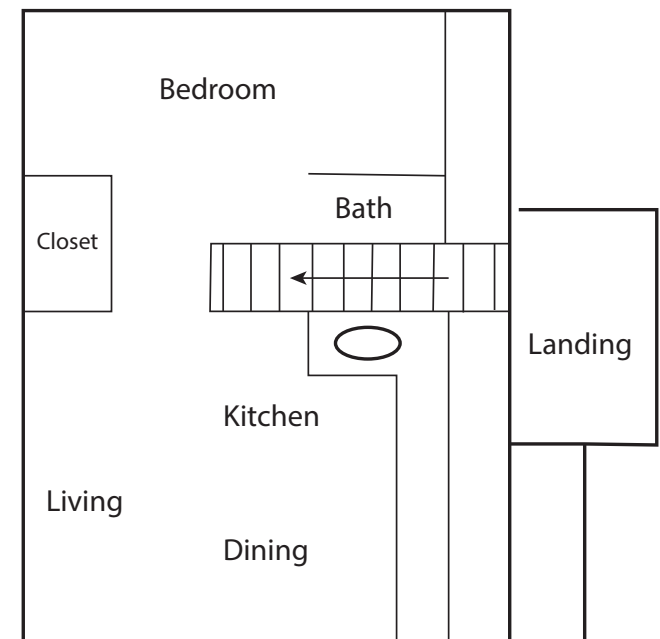
### BASEMENT 800 RSF



### FLOOR 1 - OFFICE 1,000 RSF



### FLOOR 2 - APARTMENT 600 RSF



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# OFFICE SALE COMPARABLES

| PROPERTY ADDRESS                      | SALE PRICE  | BUILDING SF | PRICE/SF   | DATE SOLD  |
|---------------------------------------|-------------|-------------|------------|------------|
| 794 6th St S, Kirkland, WA            | \$1,800,000 | 1,820       | \$989.01   | 11/15/2021 |
| 10406-10408 NE 37th Cir, Kirkland, WA | \$5,200,000 | 7,408       | \$701.94   | 7/19/2023  |
| 10501 NE 38th Pl, Kirkland, WA        | \$2,900,000 | 3,888       | \$745.88   | 3/8/2024   |
| 10422 NE 37th St, Kirkland, WA        | \$4,500,000 | 6,064       | \$742.08   | 7/31/2024  |
| 820 Market St, Kirkland, WA           | \$3,100,000 | 3,720       | \$833.33   | 9/20/2024  |
| 906 Market St, Kirkland, WA           | \$2,750,000 | 2,350       | \$1,170.21 | 12/10/2024 |
| 10420 NE 37th Cir, Kirkland, WA       | \$2,650,000 | 3,525       | \$751.77   | 1/16/2025  |
| 8003 118th Ave NE, Kirkland, WA       | \$2,175,000 | 3,000       | \$725.00   | 7/28/2025  |
| 406 Market St, Kirkland, WA           | \$3,350,000 | 4,987       | \$671.75   | 10/16/2025 |
| 312 11th Ave W, Kirkland, WA          | \$4,300,000 | 5,800       | \$741.38   | 10/28/2025 |
| 10420 NE 37th Cir, Kirkland, WA       | \$2,650,000 | 3,525       | \$751.77   | 1/16/2025  |
| 8003 118th Ave NE, Kirkland, WA       | \$2,175,000 | 3,000       | \$725.00   | 7/28/2025  |
| 1018 Market St, Kirkland, WA          | \$1,900,000 | 2,220       | \$855.86   | 8/4/2025   |
| 406 Market St, Kirkland, WA           | \$3,350,000 | 4,987       | \$671.75   | 10/16/2025 |
| 312 11th Ave W, Kirkland, WA          | \$4,300,000 | 5,800       | \$741.38   | 10/28/2025 |

WEIGHTED AVERAGE PSF \$768.88

# APARTMENT SALE COMPARABLES



| PROPERTY ADDRESS                | SALE PRICE   | BUILDING SF | PRICE/SF | DATE SOLD  |
|---------------------------------|--------------|-------------|----------|------------|
| 410 Lake St, Kirkland, WA       | \$10,300,000 | 16,704      | \$616.62 | 9/23/2021  |
| 6007 Lakeview Dr, Kirkland, WA  | \$5,199,000  | 8,496       | \$611.94 | 8/15/2022  |
| 6725 112th Ave NE, Kirkland, WA | \$2,544,725  | 5,350       | \$475.65 | 2/21/2023  |
| 518 2nd St, Kirkland, WA        | \$4,100,000  | 6,056       | \$677.01 | 4/14/2023  |
| 8 10th Ave S, Kirkland, WA      | \$2,750,000  | 2,976       | \$924.06 | 5/17/2024  |
| 845 Kirkland Way, Kirkland, WA  | \$2,150,000  | 3,456       | \$622.11 | 4/14/2025  |
| 304 10th St, Kirkland, WA       | \$2,070,000  | 5,355       | \$386.55 | 9/30/2025  |
| 10150 NE 64th St, Kirkland, WA  | \$4,050,000  | 4,535       | \$893.05 | 12/18/2025 |

WEIGHTED AVERAGE PSF \$626.58



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**EXCLUSIVELY LISTED BY**

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