

CENTRAL WAY PLAZA

720 4TH AVENUE | KIRKLAND, WASHINGTON

CLASS A OFFICE
SPACE FOR LEASE
IN DOWNTOWN KIRKLAND



Commercial Real Estate Services

NORTHSTREAM

CENTRAL WAY PLAZA

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OFFICE FEATURES

- Highly coveted Downtown Kirkland location across the street from *Kirkland Urban, a mixed-use development with over 250,000 SF of retail.*
- 22,458 RSF divisible to 11,153 and 11,305 RSF
- Lease Rate: \$45.00/RSF, NNN
- Parking: 3.4 stalls/1,000 USF
- Long term local ownership
- Current fiber providers are Frontier, Level Three, Wave and Comcast
- Direct access to I-405



AVAILABLE SPACE

SUITE	RSF	AVAILABLE DATE	VIRTUAL TOUR
Suite 400	11,153 RSF	June 1, 2026	View Virtual Tour
Suite 450	11,305 RSF	June 1, 2026	
Floor 4	22,458 RSF	June 1, 2026	



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LEASING CONTACTS

Jim Kinerk (425) 646-5221

kinerk@broderickgroup.com

Al Hodge (425) 646-5240

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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.

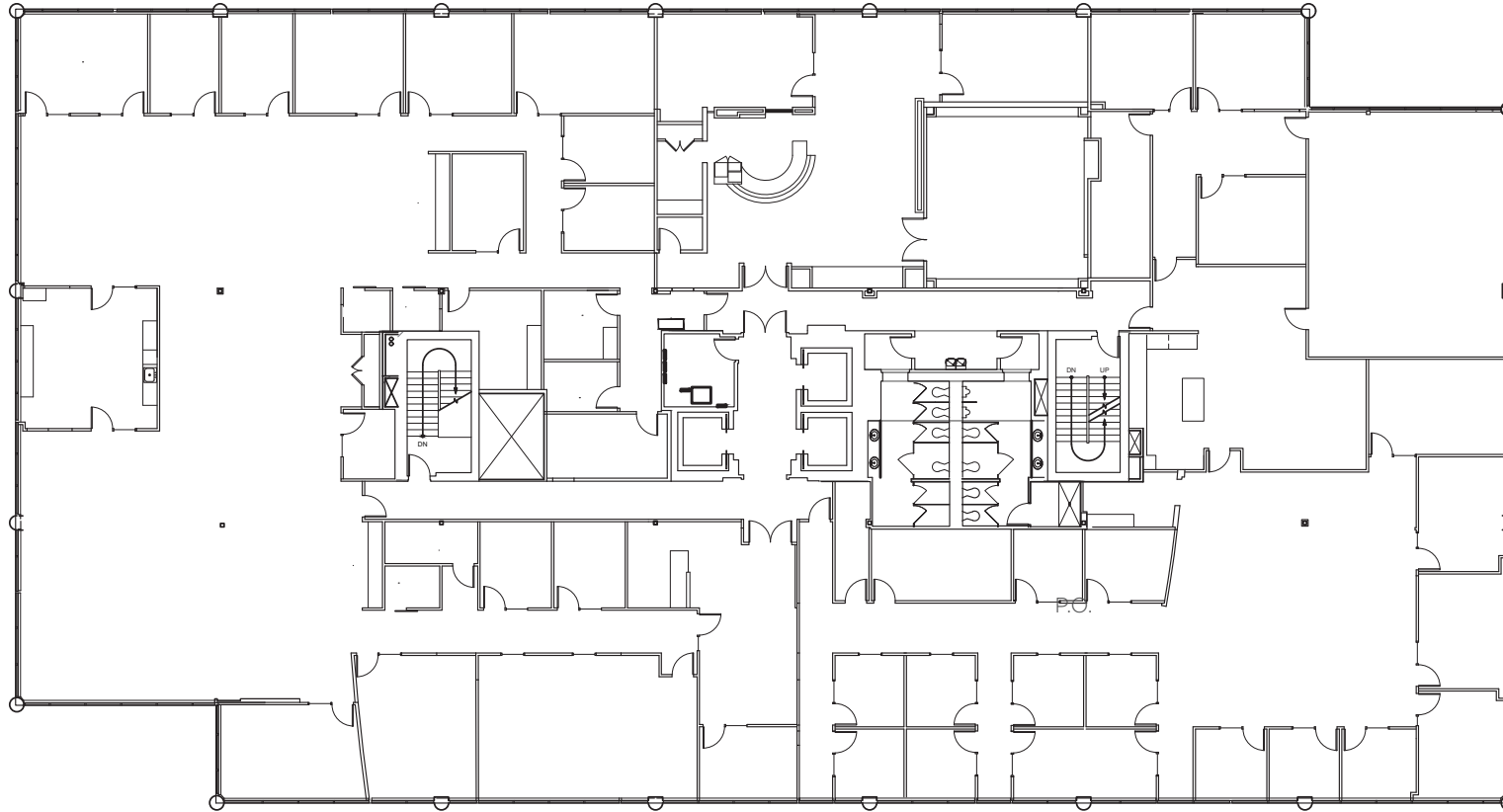
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CLICK TO TAKE A
VIRTUAL TOUR



FLOOR 4
22,458 RSF

AVAILABLE JUNE 1, 2026

- Currently demised into two suites - 11,153 SF & 11,305 SF



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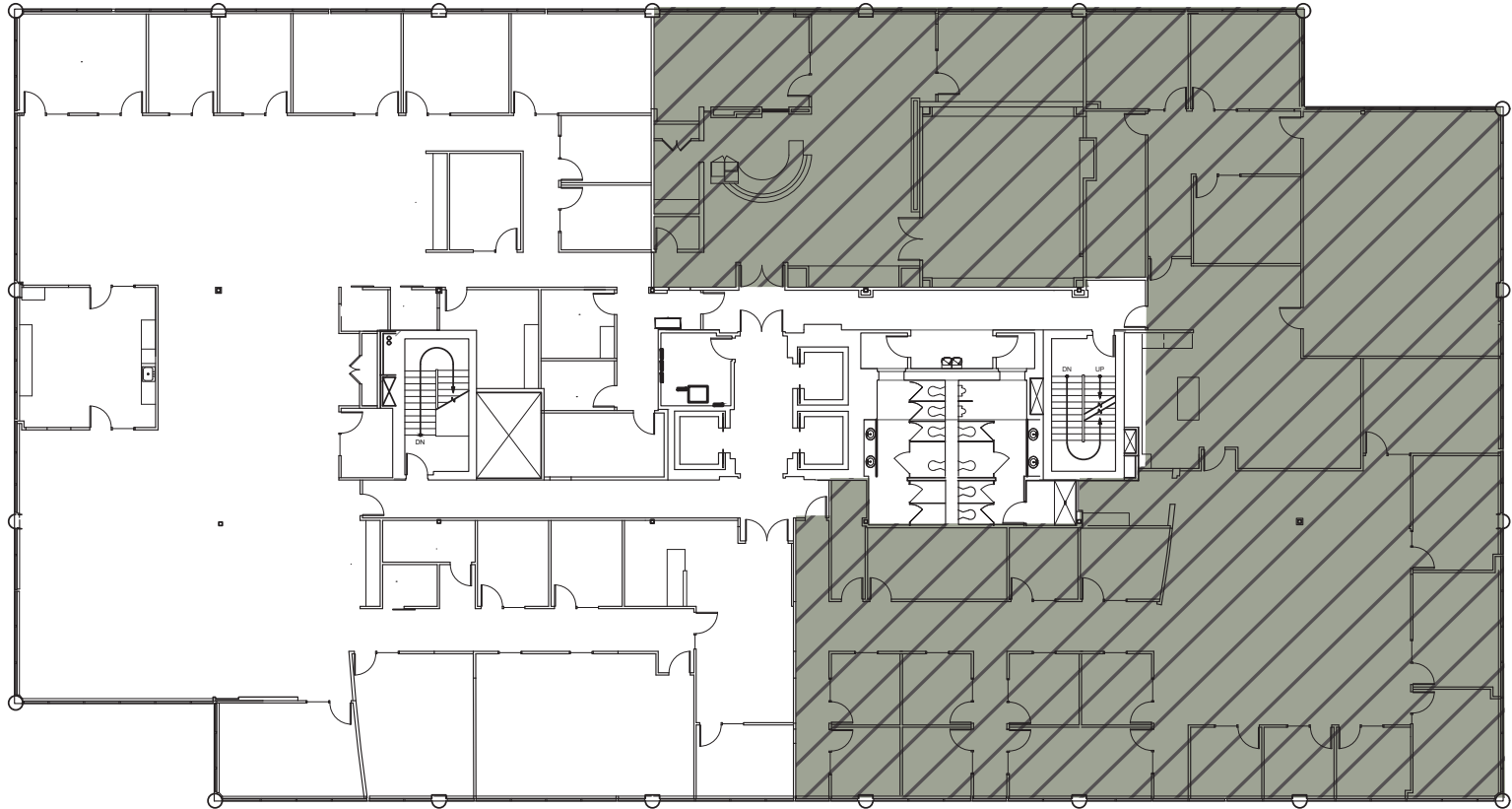
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SUITE 400 11,153 RSF

AVAILABLE JUNE 1, 2026

- Elevator lobby exposure
- Large open area
- 5 large shared offices
- 4 private offices
- 4 phone rooms
- 4 small conference rooms
- 1 large conference room
- 1 medium conference room
- Server room
- 1 copy room
- 1 kitchen
- 1 storage room
- 1 wellness room



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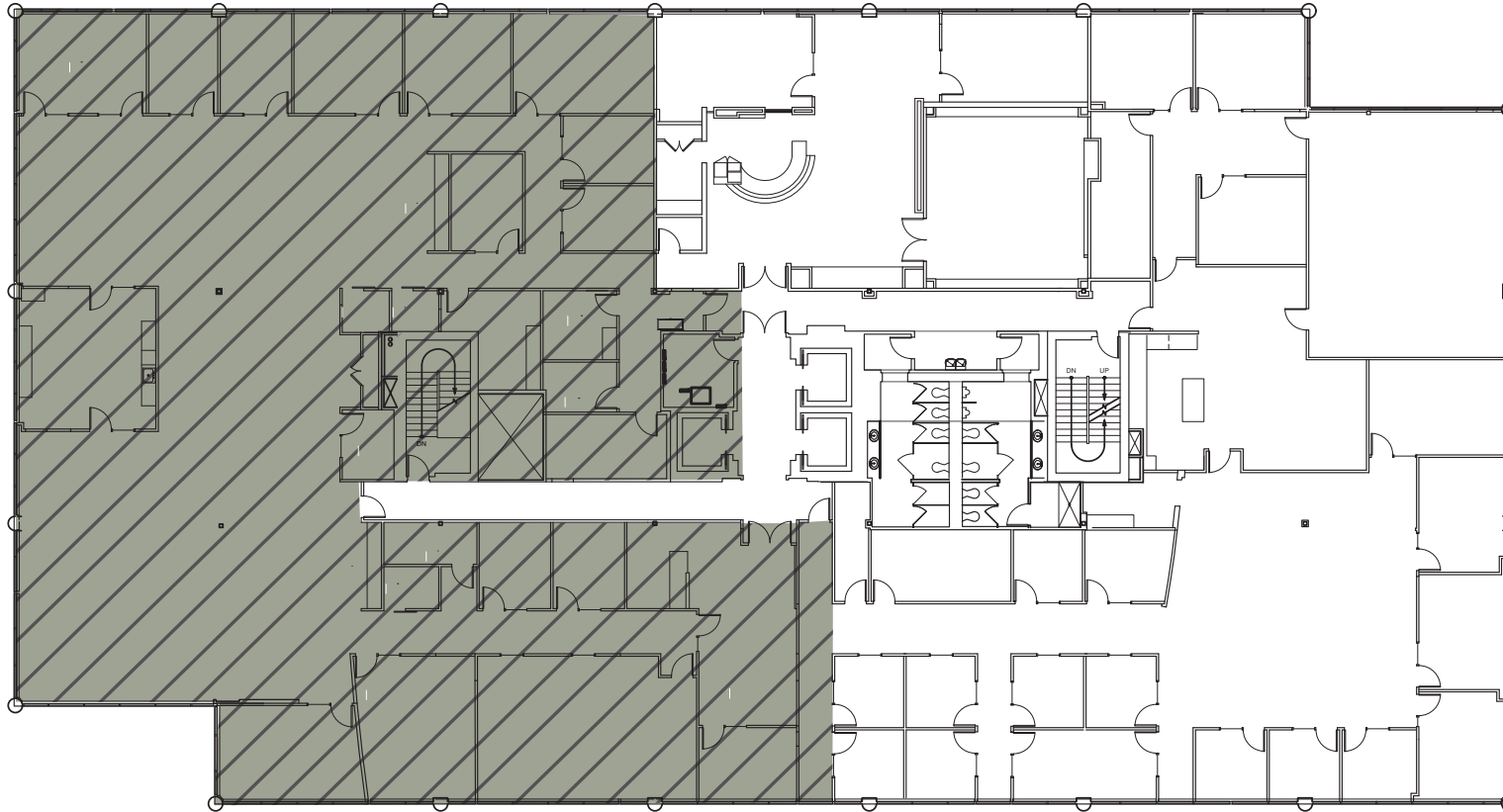
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SUITE 450 11,305 RSF

AVAILABLE JUNE 1, 2026

- Elevator lobby exposure
- Multiple private offices
- Multiple conference rooms
- Boardroom
- Large open area
- Training room
- Kitchen area



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BUILDING PROFILE

ADDRESS	720 4th Avenue, Kirkland WA 98033
BASE RENT / EST. 2025 OPEX (NNN)	\$45.00/SF, NNN / \$16.23/RSF, Estimated 2025 Op Ex (NNN)
BUILDING CONSTRUCTION	Building was constructed in 1998 by Northstream Development. Frame is post tension concrete, four stories over two levels of structured parking.
FREEWAY ACCESS	Two intersections west of Interstate 405 freeway.
PARKING	Two level underground gated garage with 178 parking spaces and 133 surface parking spaces. Ratio is 3.4 stalls per 1,000 usf.
SECURITY	Building is equipped with card readers for building, elevator and garage access. Tenants have 24 hour access.
TELECOM/FIBER	Current providers for fiber are Frontier, Level 3, Wave Broadband and Comcast.
ELECTRICAL	Building has 1.2 watts/SF lighting and 4.8 watts/SF for misc load of 600 amps per floor. The 480/277 volts circuit breaker panels are located on each floor.
HVAC	The HVAC System is a 213 ton rooftop VAV A/C cooling system.
ELEVATORS	Building has three passenger elevators that are maintained by El Tec. Weight capacity of 3,500 lbs at 350 ft per minute.
FIRE PROTECTION	Automatic fire sprinkler system on all floors with quick response heads.



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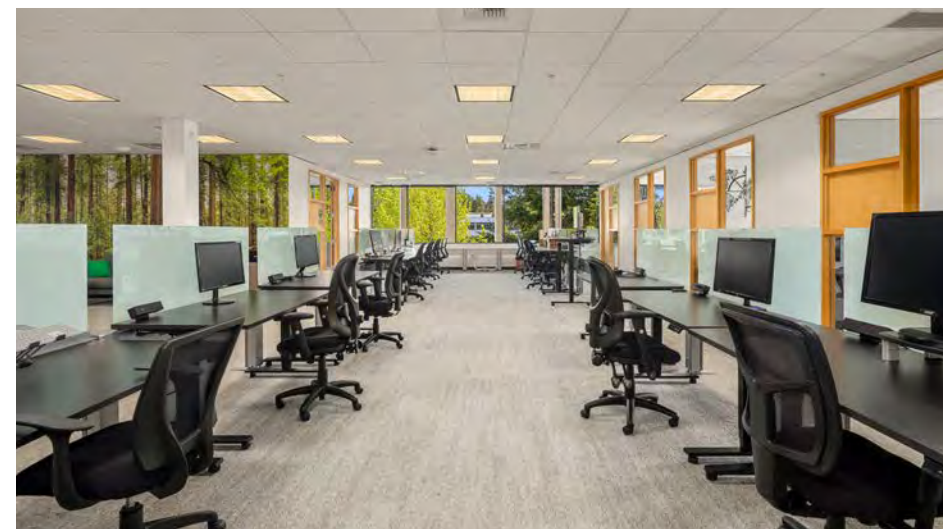
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HIGHLY COVETED DOWNTOWN KIRKLAND LOCATION & AMENITIES

Quick Eats & Restaurants

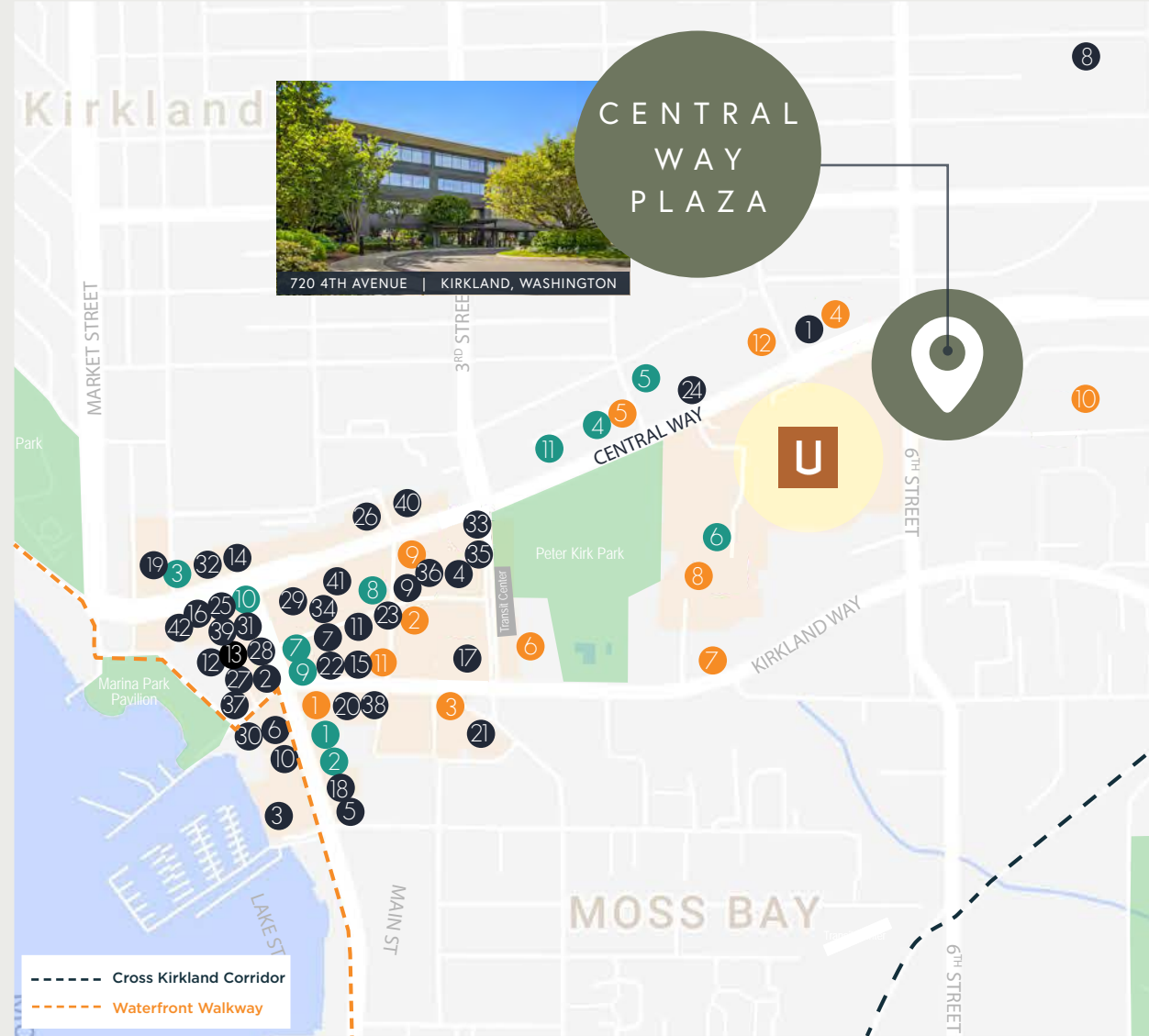
1. Acropolis Pizza & Pasta
2. Alanya Doner
3. Anthony's HomePort
4. Artha -The Indian Bistro
5. Ben & Jerry's
6. Bottle and Bull
7. Cactus Kirkland
8. Deru Market
9. Dumpling The Noodle
10. Falafel Fresh
11. Feast
12. Flatstick Pub
13. FogRose Atelier
14. Forge Pizza
15. George's
16. Hanuman Thai Cafe
17. Hearth
18. Isarn Thai Soul
19. Jimmy John's
20. Just Poke
21. Kirkland Bakery
22. KIWAMI Sushi Bar & Sake House
23. Kokio Chicken Bistro
24. Los Chilangos
25. Molly Moon's
26. Philly Ya Belly
27. Prosecco Restaurant & Pizzeria
28. Rimini Restaurant
29. Ristorante Paradiso
30. RockCreek Seafood and Spirits
31. Santa Fe Mexican Grill & Cantina
32. Santorini Greek Grill
33. Subway
34. Supreme Dumplings
35. SUSHI & BOWLS
36. Taco Del Mar
37. The Slip
38. Volterra
39. Vovina
40. Wing Dome
41. Zeeks Pizza
42. Zeitoon Grill House

Coffee & Drinks

1. Bobae Coffee & Tea
2. Cafe Hagen
3. Caffè Ladro
4. Emerald City Smoothie
5. Happy Lemon
6. Starbucks
7. Starbucks
8. Thruline Coffee Co.
9. YiFang Taiwan Fruit Tea
10. Zoka Coffee Roasters
11. 5 Stones Coffee Co.

Banks & Other Services

1. Bank of America
2. Banner Bank
3. Chase Bank
4. FedEx
5. KeyBank
6. Kirkland Library
7. PCC Community Market
8. QFC & QFC Pharmacy
9. The UPS Store
10. United States Postal Service
11. WaFd Bank
12. Wells Fargo Bank



Kirkland Urban Retail Tenants:

Bright Hroizons
Barbershop
Caffè Lardo
Chainline Brewing
Dough Zone
Five Iron Golf

Hair Salon
Mud Bay
Nail Salon
QFC with Starbucks
Q20 Public House
RareTea

Shake Shack
Soi Thai Restaurant
Tutta Bella
Vinason Pho Kitchen
Walla Walla Clothing Co.
Wellness Studio