

FOR SALE

790 6TH
STREET S.

KIRKLAND, WA

Mixed use office/
apartment building with
owner/user potential

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STACKING PLAN

APARTMENTS (2 UNITS)

Suite A - 1,479 RSF

Lease Expiration: 6/30/2026

Suite B - 1,673 RSF

Lease Expiration: 7/31/2026

OFFICE

2,653 RSF

Lease Expiration: 12/31/2026

*Tenant is willing to extend lease or vacate with 90 days' notice

PARKING

Ground level parking with 17 total stalls including 6 covered stalls in the garage and 11 surface stalls

PROPERTY DETAILS

Price:
\$3,600,000

Year Built:
2009

Type:
Mixed-use building
(Office & Apartments)

Zoning:
PR 5.0, an office zone that
allows for residential and
school/daycare uses

Building Size:
5,805 SF

Roof:
Replaced in 2020

Lot Size:
8,597 SF

HVAC:
Replaced in 2025

PROPERTY HIGHLIGHTS

- Diverse income between office and apartments
- Unique small-user purchase opportunity
- Views of Lake Washington (from apartments)
- Deck space for office and residential occupants
- Covered parking and storage
- Rare on-market sale in Houghton neighborhood

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.

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

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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



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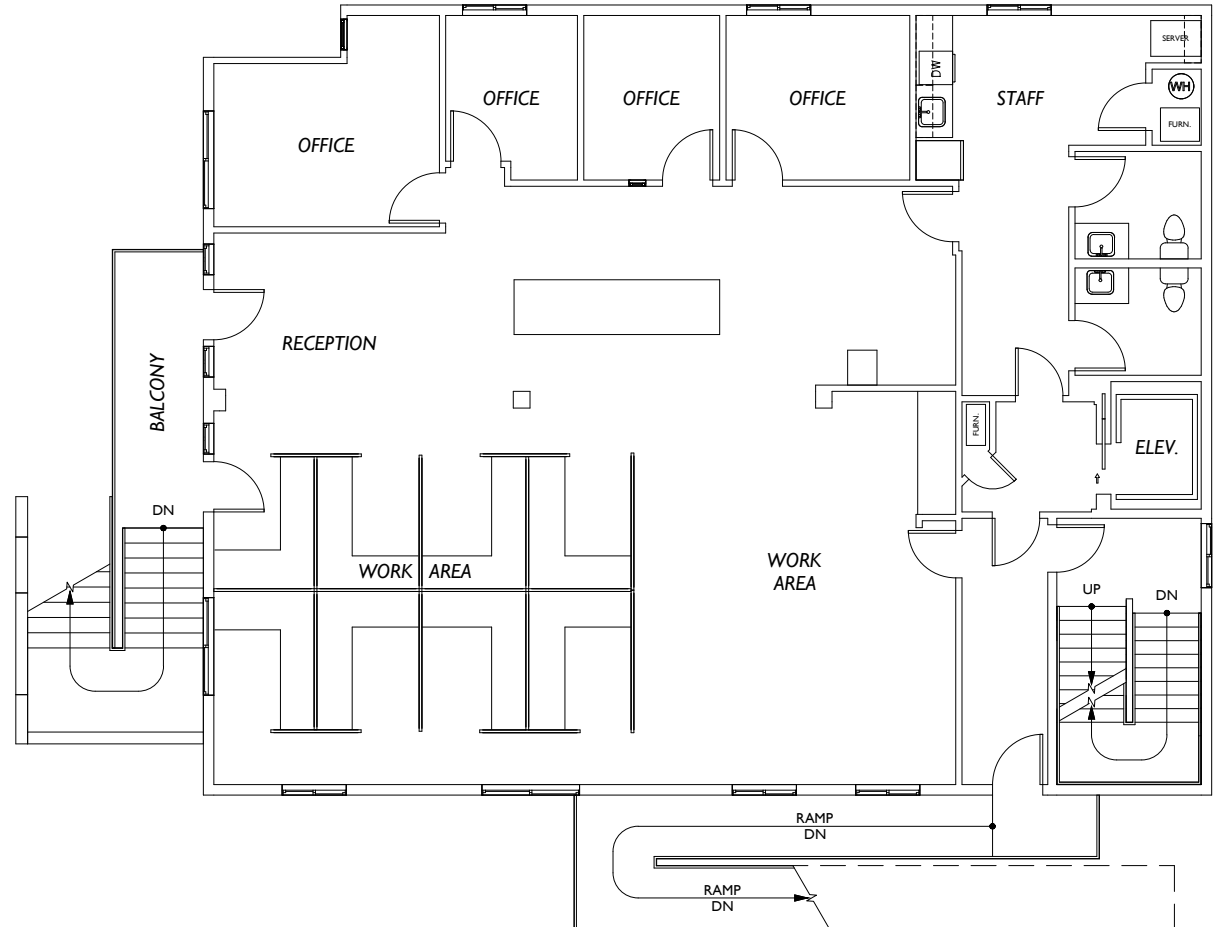
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OFFICE FLOOR PLAN

2,653 RSF



JEFF LIVINGSTON | 425.274.4288 | livingston@broderickgroup.com

JEFF JEREMIAH | 425.453.3123 | jeff.jeremiah@colliers.com

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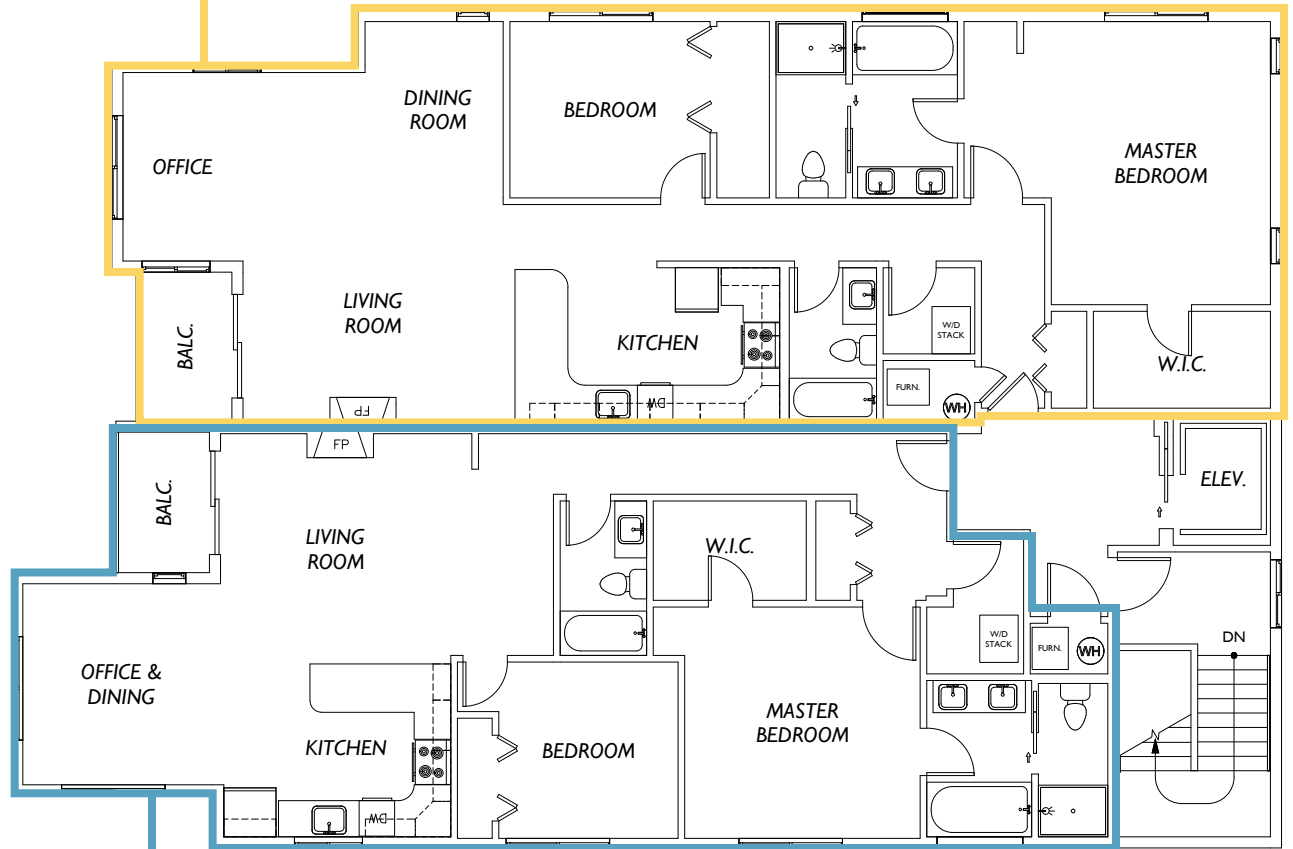
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APARTMENT FLOOR PLAN

UNIT B - 1,673 RSF



UNIT A - 1,479 RSF

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