

7 10TH AVE, KIRKLAND, WA 98033

MILLER PROFESSIONAL BUILDING



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MILLER PROFESSIONAL BUILDING

THE OFFERING

FOR SALE \$3,800,000

LAND SIZE 7,848 RSF (0.18AC)

NET SF 6,010 SF

RENTABLE SF 7,257 SF

GROSS SF 7,744 SF

Leibsohn & Company, as the exclusive listing firm, is pleased to present a rare opportunity to acquire the **Miller Professional Building**, a premier work-live property located on Market Street in Kirkland, Washington. This highly sought-after asset stands out due to its unique architectural design and prominent location directly on Market Street, within walking distance of downtown Kirkland, Lake Washington, and Heritage Park. The property offers excellent visibility, strong street presence, and convenient access to the surrounding retail, dining, and residential amenities that make Kirkland one of the most desirable submarkets on the Eastside.

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WORK-LIVE OPPORTUNITY

WATER VIEWS OF LAKE WASHINGTON

LOCATED ON MARKET STREET

BUILDING SIGNAGE AVAILABLE

WALKING DISTANCE TO DOWNTOWN KIRKLAND

STANDALONE OFFICE BUILDING

COMCAST
BUSINESS

&

FIBER
OPTIC

AVAILABLE

The **Miller Professional Building** provides a flexible work-live layout that is well-suited for a variety of professional or creative users seeking both functionality and character. With its modern design, efficient floor plan, and prime location, the property presents an ideal opportunity for an owner-user or investor looking to acquire a distinctive asset in a supply-constrained market with long-term upside.

NEARBY **AMENITIES**



Walkable Restaurant Amenities

**Rimini Restaurant, Ristorante Paradiso,
Shake Shack Kirkland**



Several Nearby Parks

Waverly Beach, Heritage Park, Tot Lot Park,



Prominent Location

**Located on Market Street, 0.8 miles from
Downtown Kirkland & Transit Center**

MILLER PROFESSIONAL BUILDING

PROPERTY FEATURES

Building Size 6,010 Net SF
7,257 Rentable SF
7,744 Gross SF

Views Lake Washington

Parking 5 Surface Stalls +
Street Parking

Year Built 2001

Year Renovated 2025

Internet Comcast Business + Fiber Optics

Sprinkler System Wet Pipe

RECENT UPGRADES

New Flooring 2025

New Paint 2025

Exterior Power Wash 2026



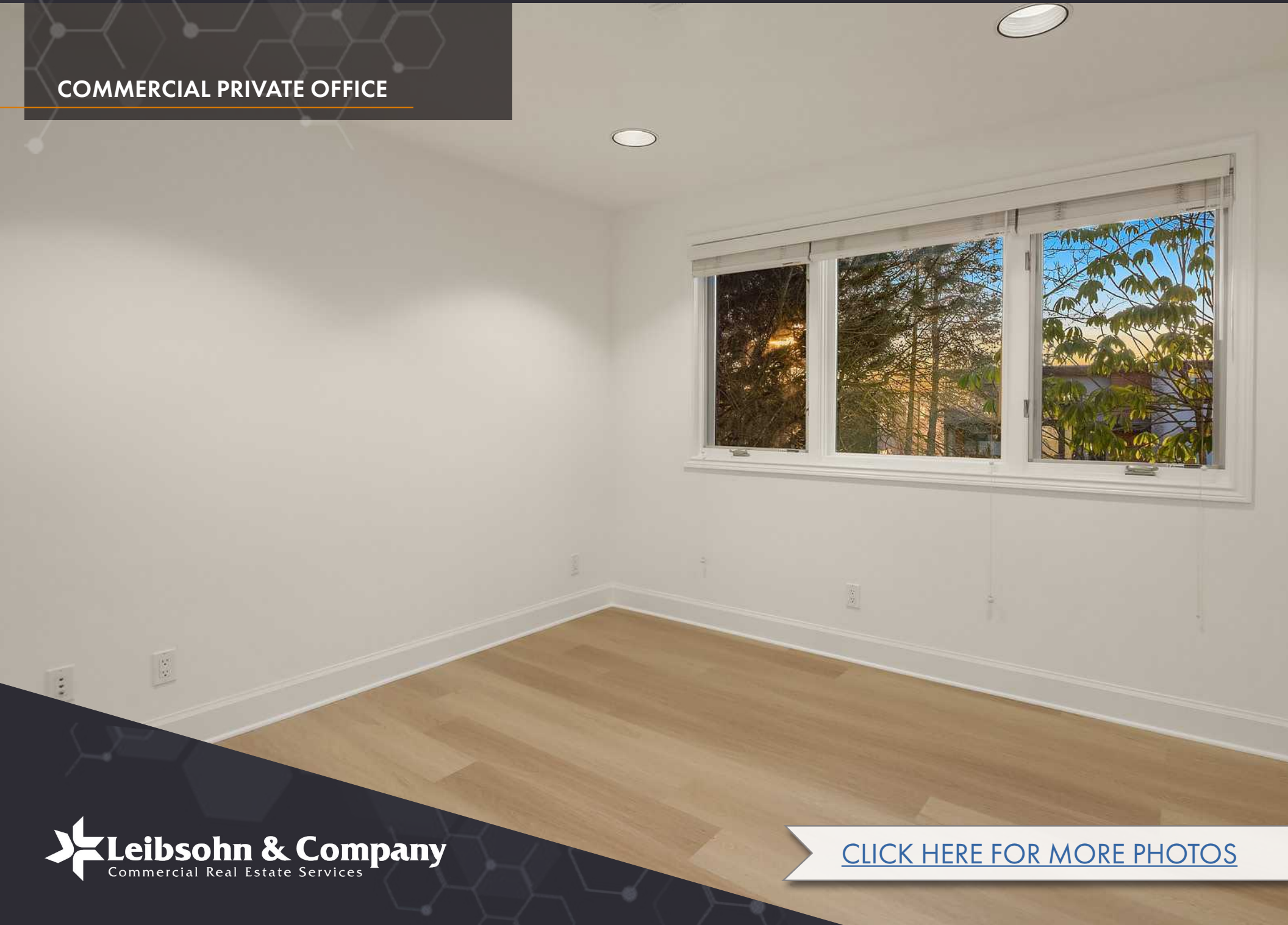
LIVING AREA



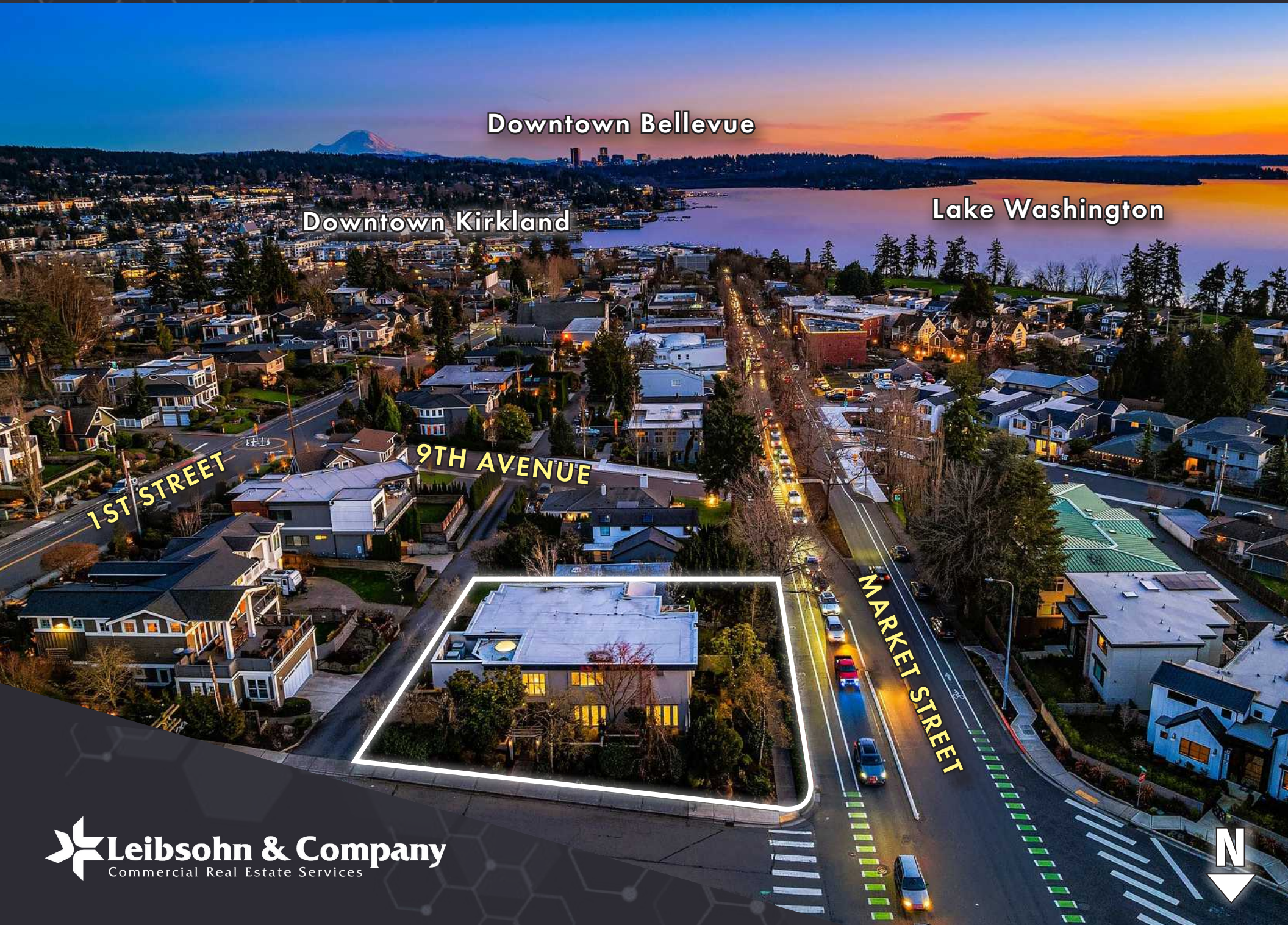
3RD FLOOR BALCONY WITH VIEWS



COMMERCIAL PRIVATE OFFICE



MILLER PROFESSIONAL BUILDING



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NEARBY AMENITIES

1. Jimmy John's
2. Dumpling The Noodle
3. Nothing Bundt Cakes
4. Shake Shack
5. DERU Eatery
6. Zip Dak Korean Fried Chicken
7. Kirkland Bakery
8. Subway
9. Los Chilangos Mexican Restaurant
10. Acropolis Pizza & Pasta

EASTRAIL

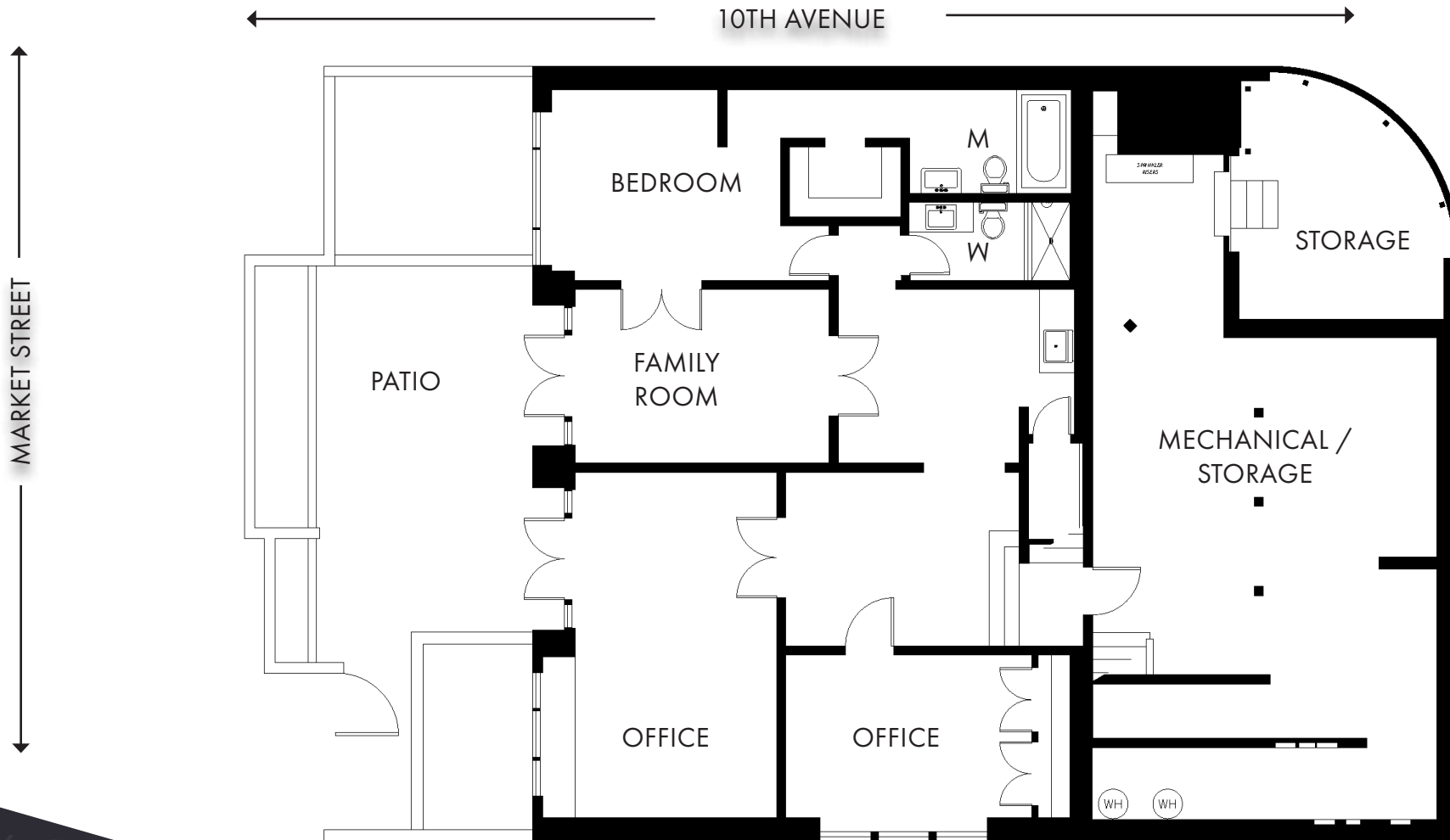


Major Bus Line Stop

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7 & 11 10TH AVENUE | LOWER LEVEL

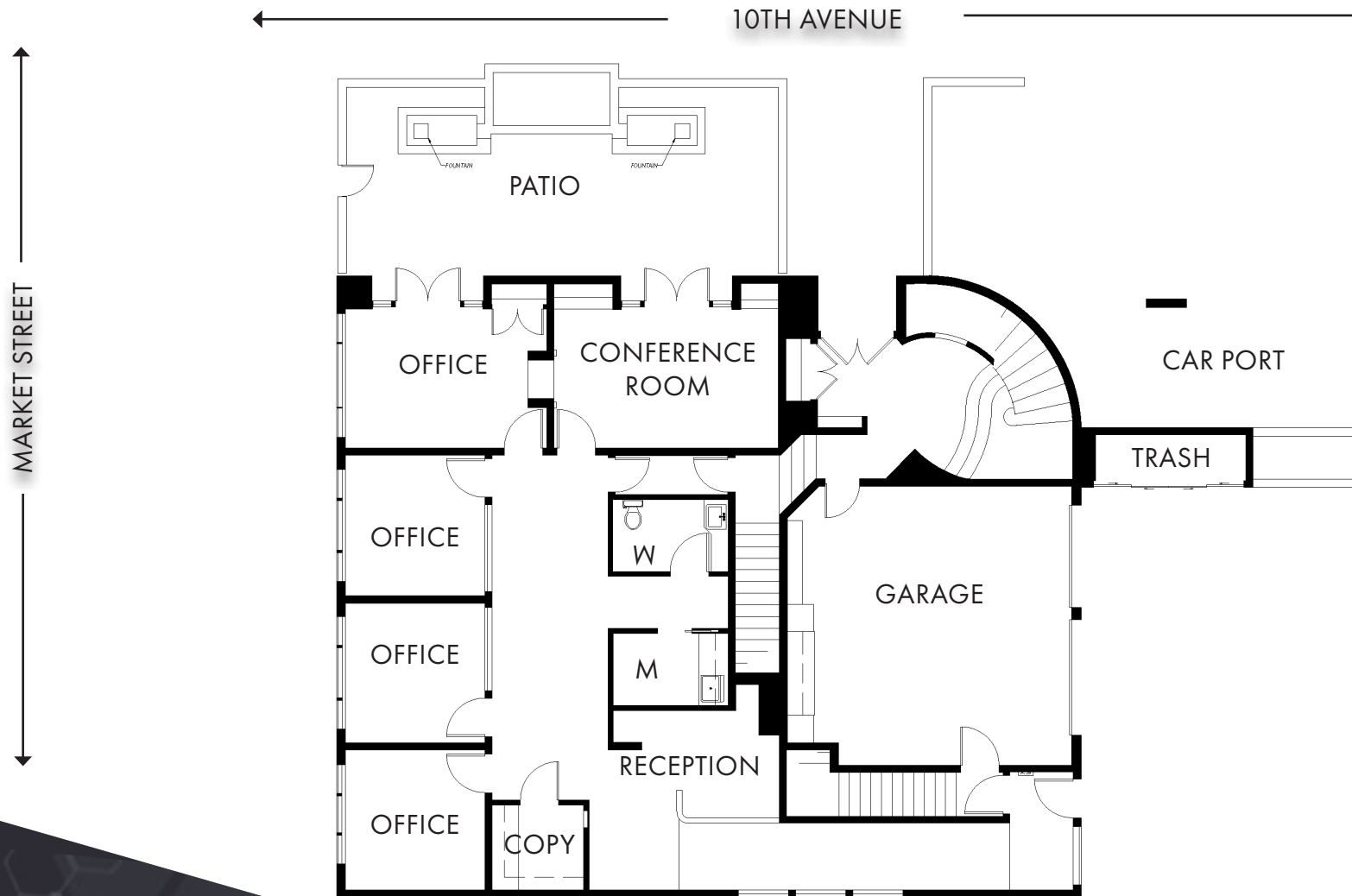
Gross Sq. Ft. **2,775 SF**
Mixed-Use - Office and/or Residential



MILLER PROFESSIONAL BUILDING

7 & 11 10TH AVENUE | 1ST FLOOR

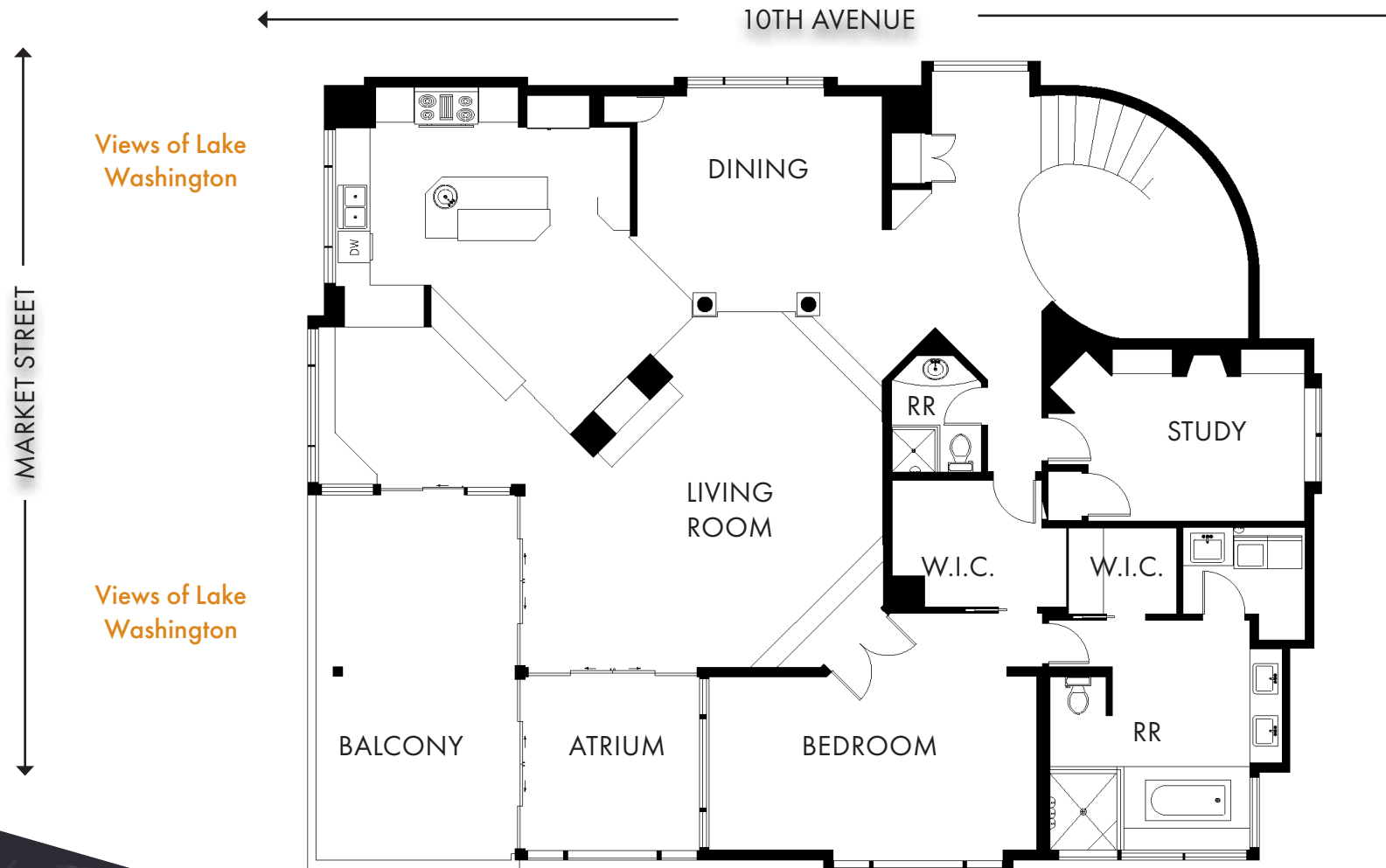
Gross Sq. Ft. **2,810 SF**
Office



MILLER PROFESSIONAL BUILDING

7 & 11 10TH AVENUE | 2ND FLOOR

Gross Sq. Ft. **2,684 SF**
Residential, Flex, and/or Showroom Area



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