



OFFICE
SPACE
FOR LEASE

15 LAKE STREET
15 Lake Street, Kirkland, WA

ROBERT MESSMER, CCIM
425.458.3902 | 206.948.1577 (c)
rmessmer@rgmcommercial.com

JENNIFER HEYL
425-458-3908
jennifer@rgmcommercial.com

10423 Main Street #5, Bellevue, WA 98004
425.452.3052 | rgmcommercial.com



Downtown Kirkland office space (1,712 SF) right on Lake Street & next to renovated pedestrian friendly Park Lane

Suite/Square Feet	Suite 101 & 104 / 1,712 SF
Rental Rates	\$24.00 per SF NNN
Estimated NNN (2024)	\$14.04/SF
Type	Lower level office space right next door to Flatstick Pub & Vovina
Stories	2 stories
Free Employee Parking	1 block away at Peter Kirk Garage/Kirkland Library, 84 stalls 2 blocks away at the Wester Lot on 3rd Ave (next to City Hall) & along Lake Ave W
Communication/Fiber	Zipty Fiber & Comcast Business
Access	Easy access to I-405 & NE 85th Street, Kirkland Transit Center Bay located 1 block from Building at 3rd St & Park Lane
Amenities	Walk outside to a wide array of shopping, dining & other amenities of Downtown Kirkland. Building is right next door to Cactus Restaurant







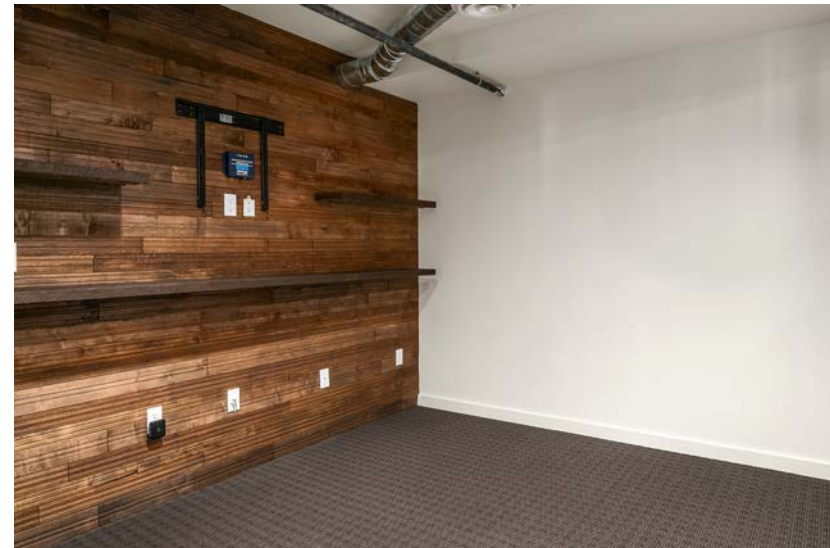
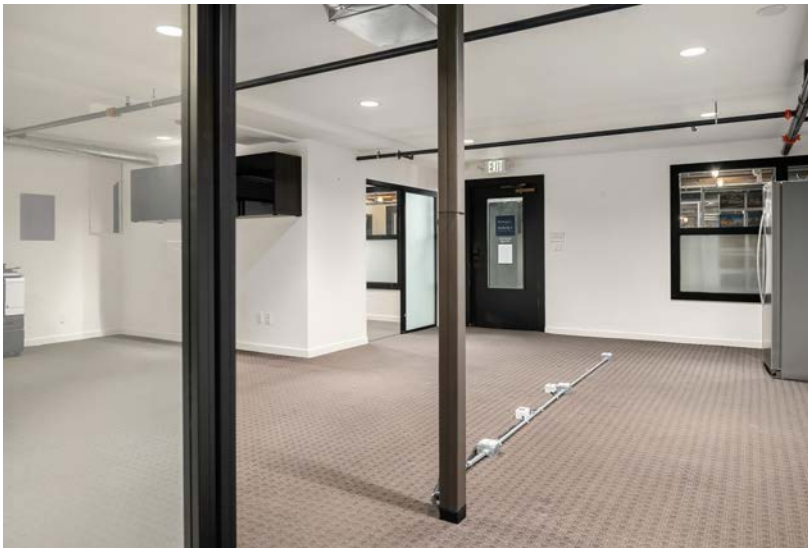
ROBERT MESSMER, CCIM
425.458.3902 | 206.948.1577 (c)
rmessmer@rgmcommercial.com

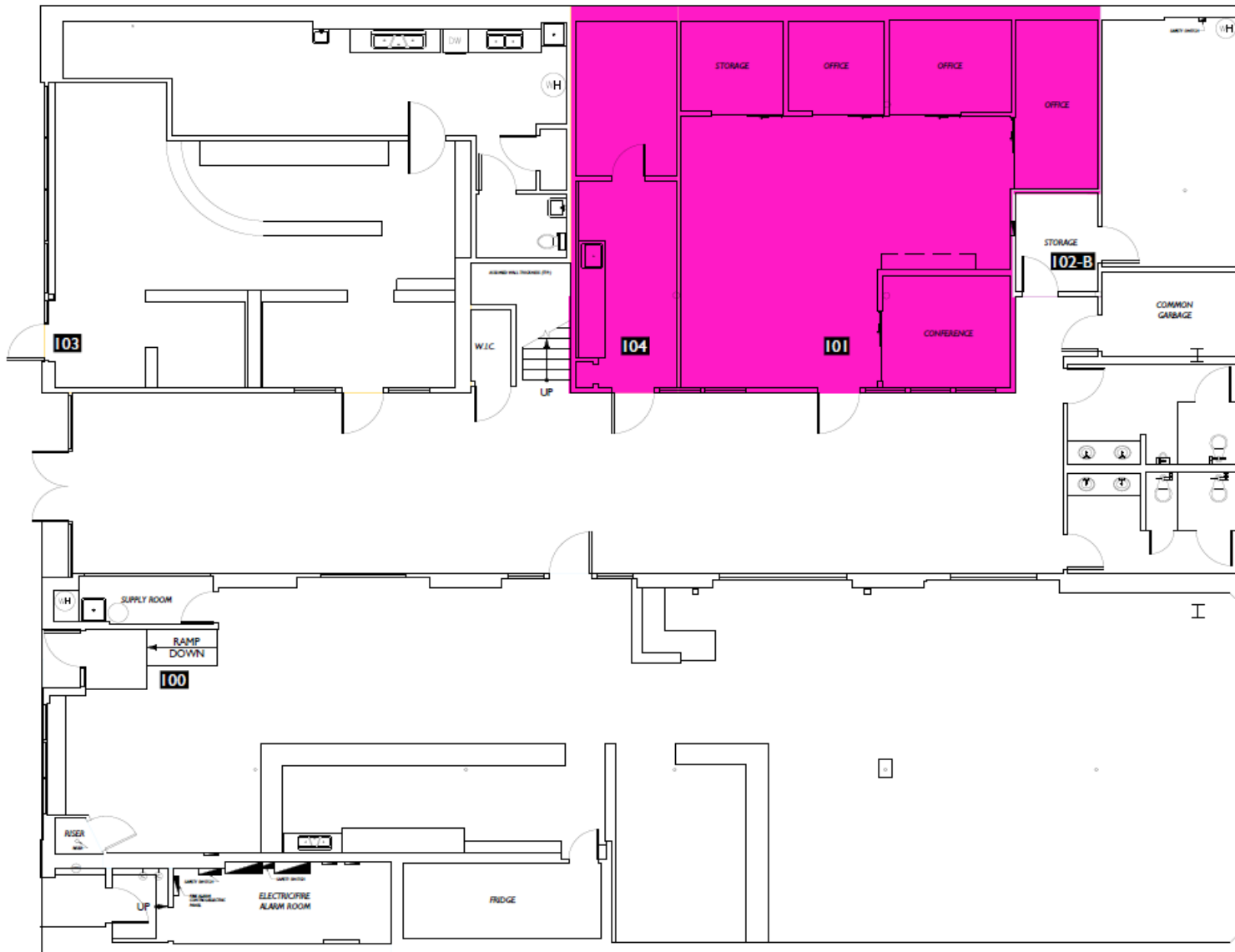
JENNIFER HEYL
425-458-3908
jennifer@rgmcommercial.com

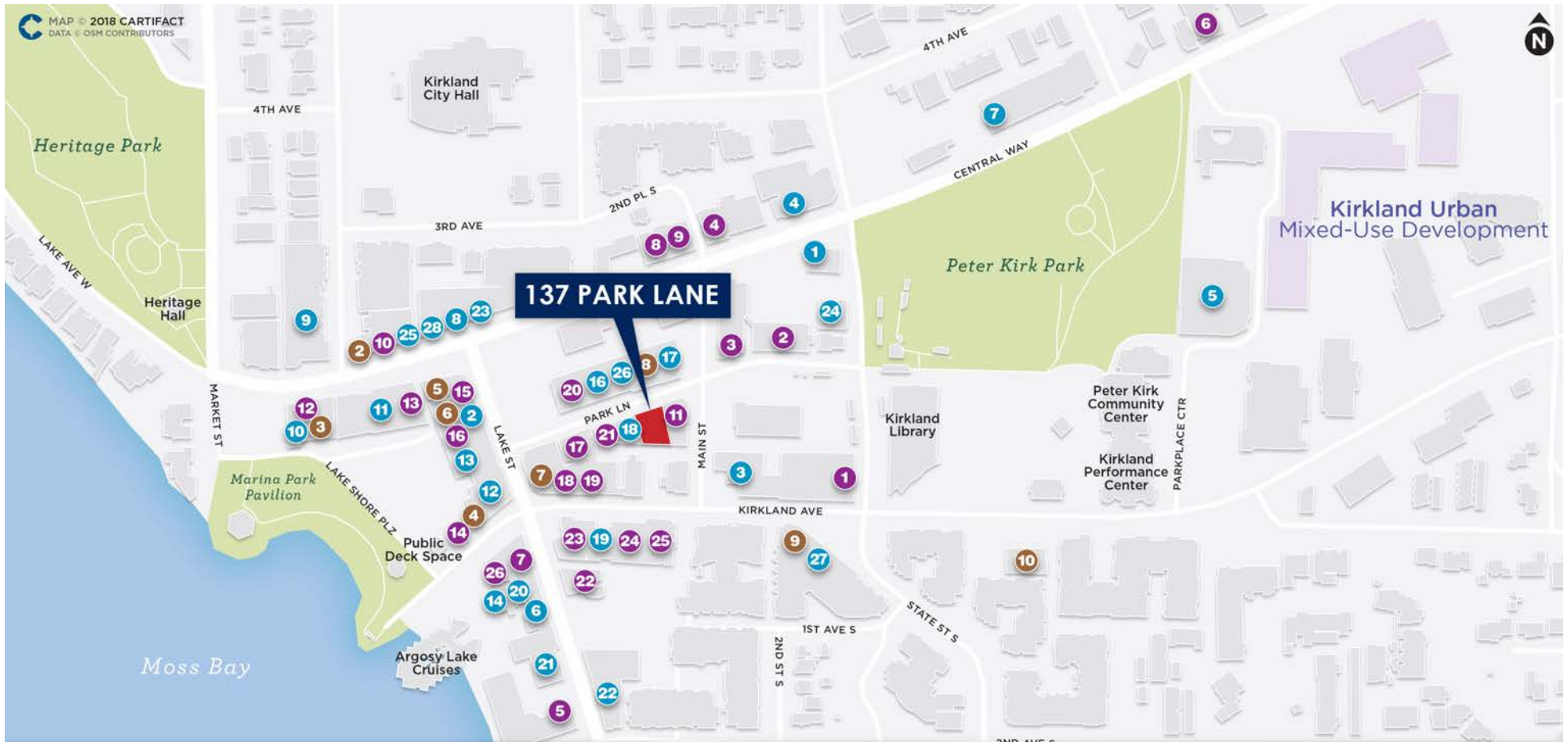
425.452.3052 | rgmcommercial.com

The information contained herein has been received from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to independently verify all information.









EATERIES

- | | | |
|-------------------------------|---------------------------|------------------------|
| 1 Trellis Restaurant | 11 Pho Tai | 21 Cactus Kirkland |
| 2 Dakshin South Indian Bistro | 12 Zeitoon Grill House | 22 Hector's Restaurant |
| 3 Beijing O'Chef | 13 Wilde Rover | 23 Homegrown |
| 4 Wing Dome | 14 The Slip | 24 Just Poké |
| 5 Anthony's HomePort | 15 Casa Ricardos | 25 Volterra |
| 6 Little Brother | 16 Vovina | 26 Raw Bar 89 |
| 7 Bottle and Bull | 17 Park Lane Public House | |
| 8 Lilac Cafe | 18 Café Happy | |
| 9 Lynn's Bistro | 19 Sushi Joa | |
| 10 Santorini Greek Grill | 20 Ristorante Paradiso | |

SHOPPING/ENTERTAINMENT/RECREATION

- | | |
|---------------------------|------------------------------|
| 1 Market On Central | 11 Epicurean Edge |
| 2 MeaMarie Bridal Atelier | 12 Crush Footwear |
| 3 Kirkland Bicycle | 13 Seattle Thread Company |
| 4 Everyday Athlete | 14 Zero One Vintners |
| 5 QFC | 15 Herban Wellness |
| 6 FedEx | 16 Simplicity Decor |
| 7 T-Mobile | 17 Hepburn |
| 8 The Birdcage | 18 Essentials on Park Lane |
| 9 Sur La Table | 19 LizzyKate |
| 10 Haley's Cottage | 20 Booboo Barkery & Boutique |

CAFES

- | |
|------------------------------|
| 1 Emerald City Smoothie |
| 2 Caffe Ladro |
| 3 Wow Wow Hawaiian Lemonades |
| 4 Coffee & Cone |
| 5 Zoka Coffee Roasters |
| 6 Lady Yum |
| 7 Starbucks |
| 8 Caffe Roccoco |
| 9 The French Bakery |
| 10 Reunion Bake Brew Bite |

ROBERT MESSMER, CCIM
425.458.3902 | 206.948.1577 (c)
rmessmer@rgmcommercial.com

JENNIFER HEYL
425-458-3908
jennifer@rgmcommercial.com

425.452.3052 | rgmcommercial.com

The information contained herein has been received from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to independently verify all information.

