

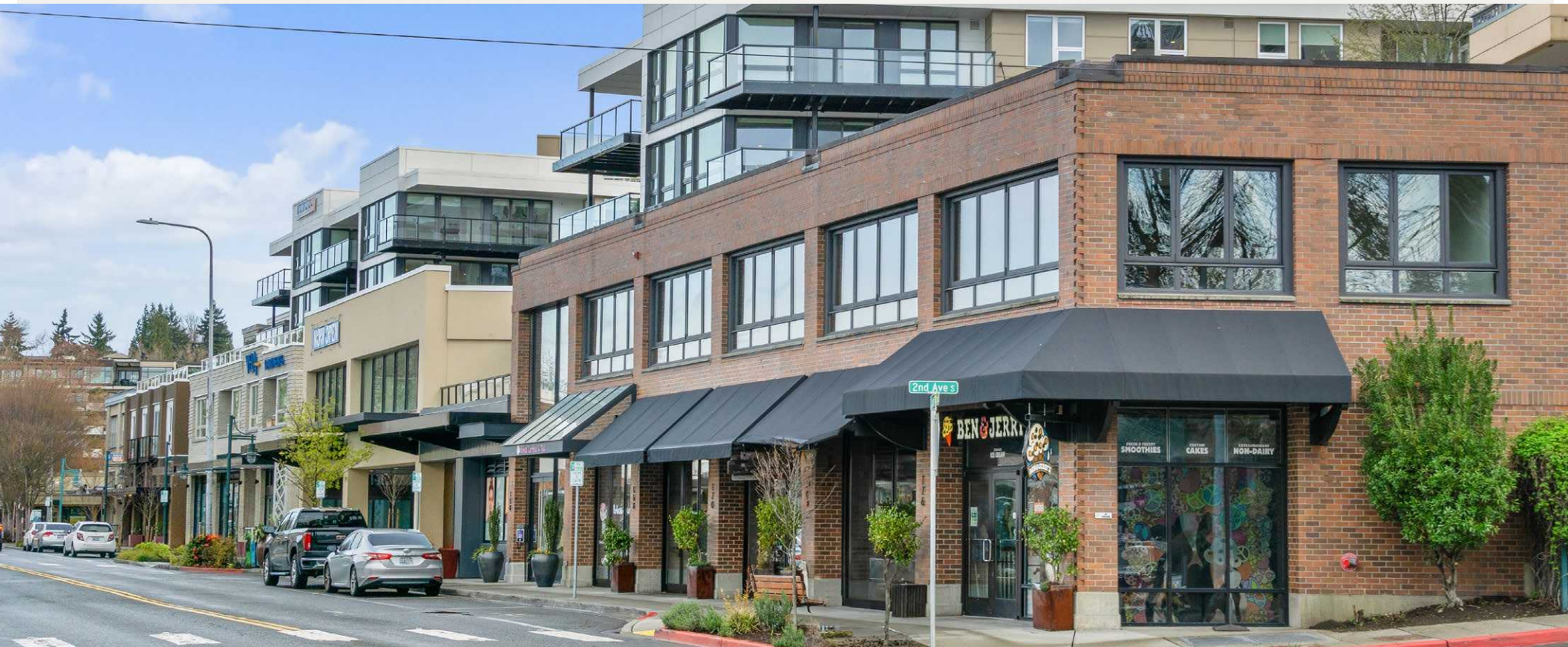


OFFICE SPACE
FOR LEASE

ONE FIFTY

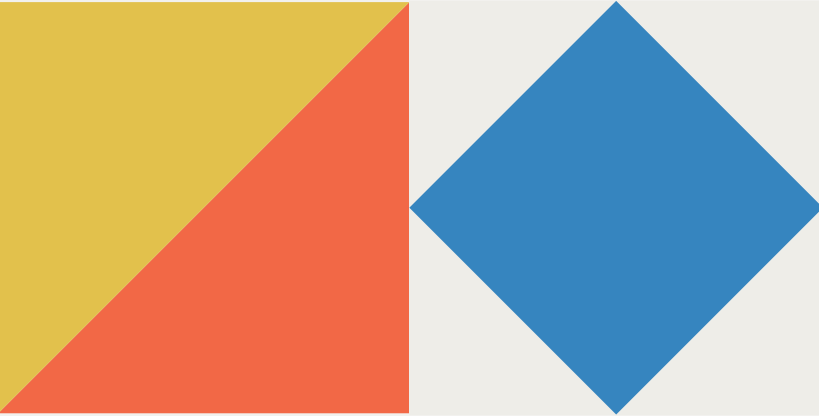
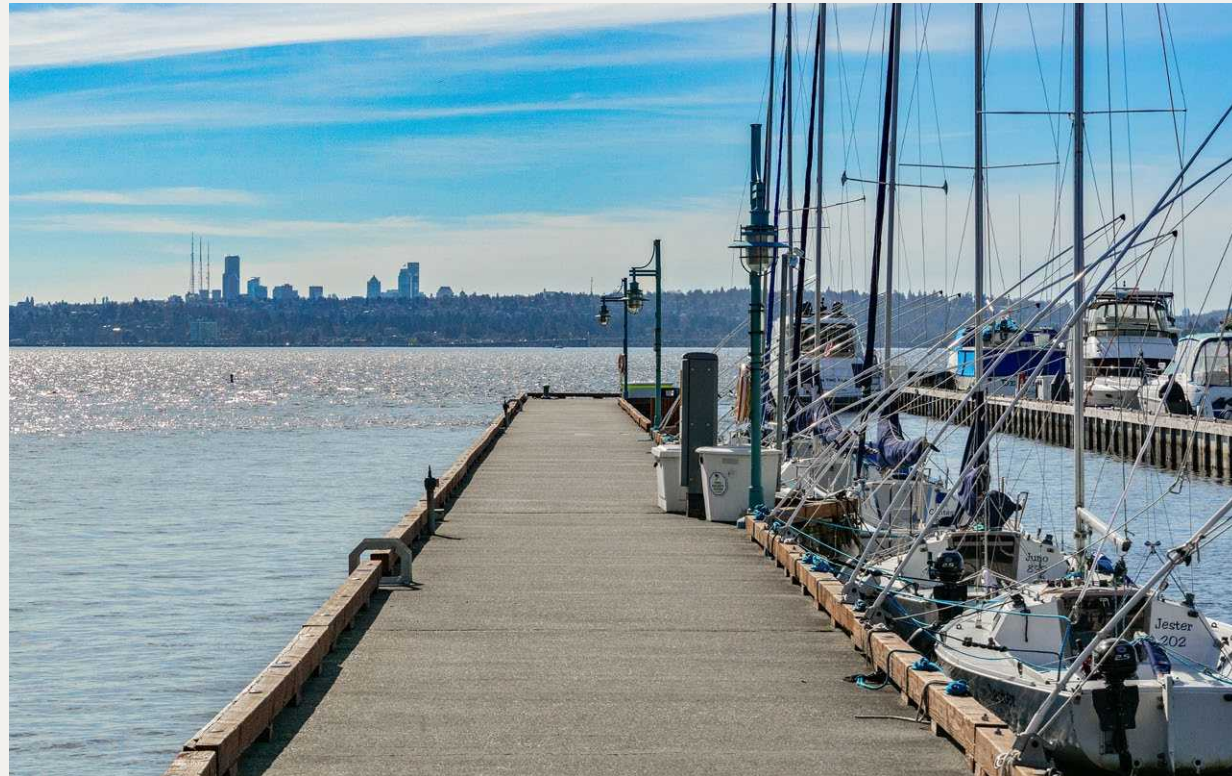
LAKE STREET SOUTH

KIRKLAND, WA 98033



IDEALLY LOCATED IN THE HEART OF DOWNTOWN KIRKLAND

Walkable to all of Kirkland's prime amenities such as Peter Kirk Park, the Lake Washington Waterfront, and neighborhood shops, restaurants, and entertainment.



The office is part of a 5-story mixed use project, Vela on Lake Street, which is comprised of 141 new residential units, retail, and office space.





SUITE 200



SUITE 200



SUITE 200



SUITE 200



SUITE 200



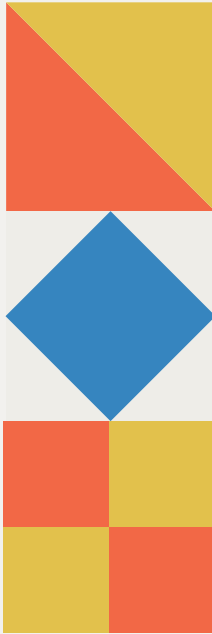
SUITE 201



SUITE 201



SUITE 201



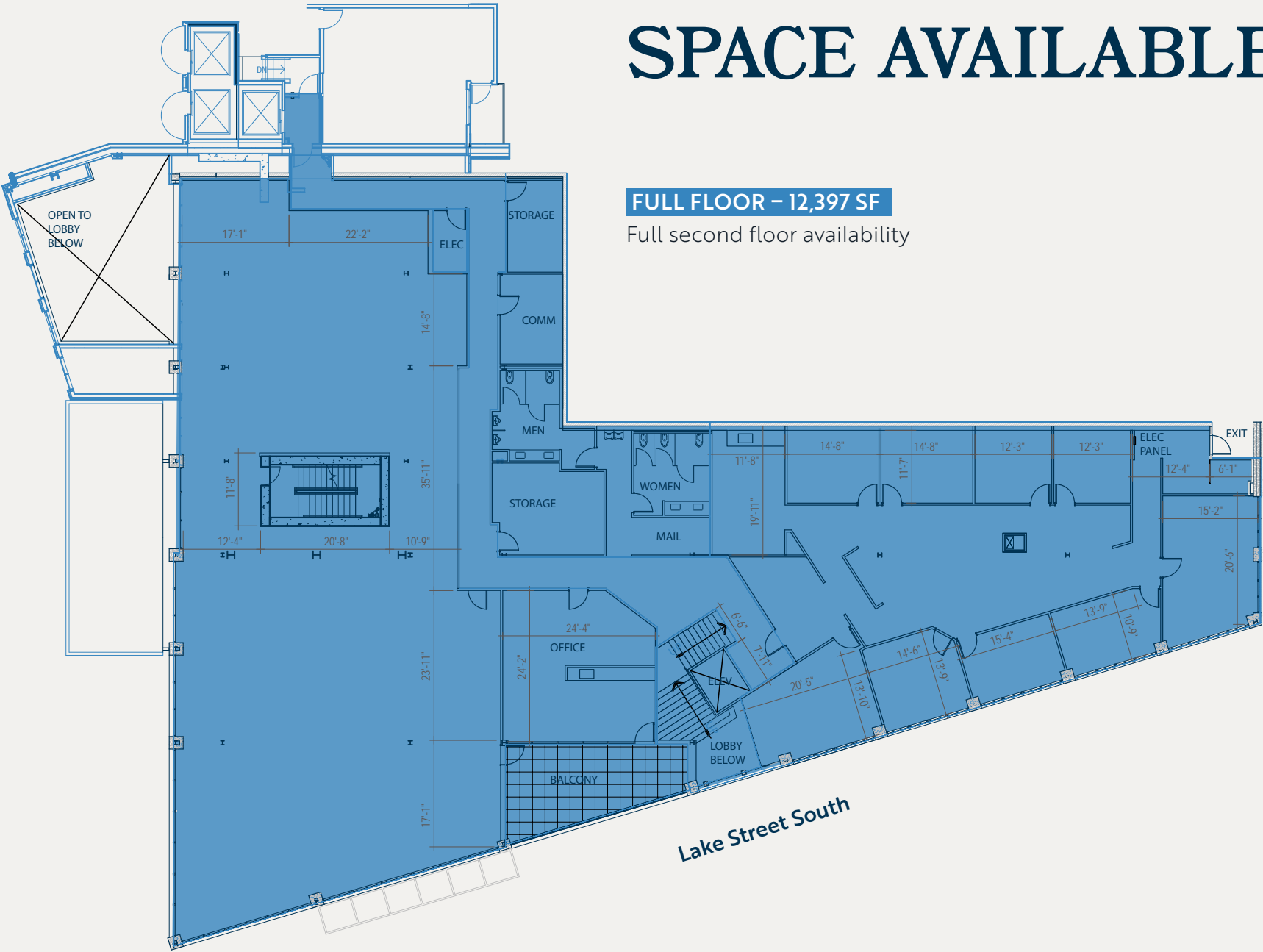
BUILDING FEATURES

- Second floor commercial space with dedicated secure entrance, lobby vestibule, and elevator.
- Separate elevator with direct access to the parking garage with hourly visitor and monthly stalls available for lease.
- Retail tenants include Isarn Thai, Soul Kitchen, Bobae Coffee & Tea, Ben & Jerry's Ice Cream. New retailers coming soon.

SPACE AVAILABLE

FULL FLOOR – 12,397 SF

Full second floor availability



SPACE AVAILABLE

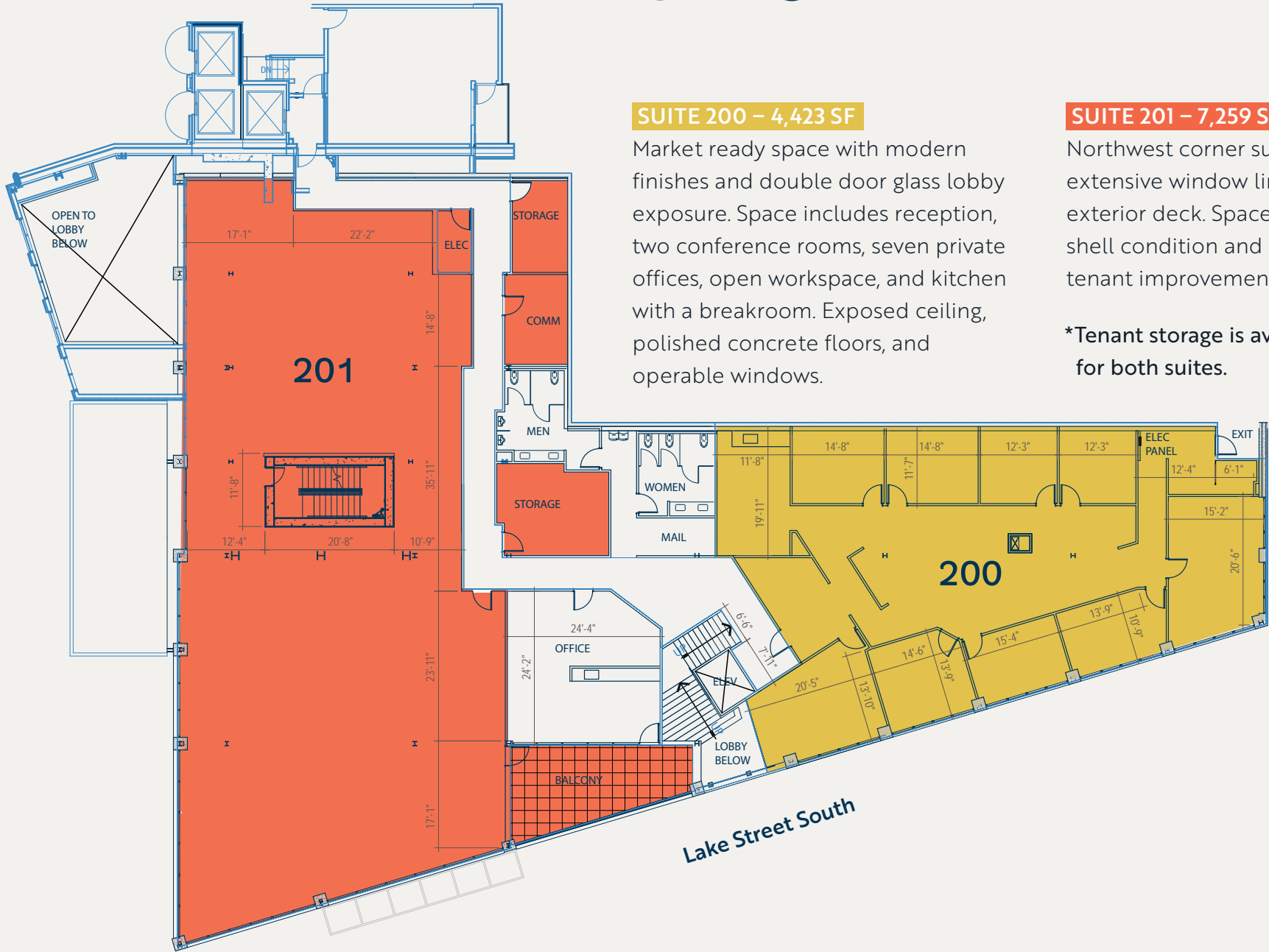
SUITE 200 – 4,423 SF

Market ready space with modern finishes and double door glass lobby exposure. Space includes reception, two conference rooms, seven private offices, open workspace, and kitchen with a breakroom. Exposed ceiling, polished concrete floors, and operable windows.

SUITE 201 – 7,259 SF

Northwest corner suite with extensive window line and exterior deck. Space is in warm shell condition and ready for tenant improvements.

***Tenant storage is available for both suites.**





FOOD & SHOPPING AMENITIES

- 1. Kirkland Urban
- 2. Starbucks
- 3. QFC
- 4. Shake Shack
- 5. Lounge by Topgolf
- 6. Peter Kirk Park
- 7. Nothing Bundt Cakes
- 8. The UPS Store
- 9. Kirkland Bakery
- 10. St. John's Preschool
- 11. Lynn's Bistro
- 12. Philly Ya Belly
- 13. Thruline Coffee Co
- 14. Cactus Kirkland
- 15. Supreme Dumplings
- 16. Voltera
- 17. Just Poke
- 18. George's
- 19. Homegrown
- 20. Bottle and Bull
- 21. RockCreek Seafood and Spirits
- 22. Coffee & Cone
- 23. The Slip
- 24. Flatstick Pub
- 25. Zoka Coffee Roasters and Tea Company
- 26. Coastline Burgers
- 27. Santorini Greek Grill
- 28. Zeitoon Grill house
- 29. Via Lago
- 30. Anthony's HomePort
- 31. Brink Park

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