

LESCHI LAKE CENTER

110-140 LAKESIDE AVENUE & 200 LAKE WASHINGTON BLVD, SEATTLE, WA 98122

ALCO INVESTMENT
CompanyLEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FIRST-CLASS FACILITY | 75,000 SF OF OFFICE/RETAIL SPACE | SITUATED ON 2.99 ACRES



LISTING INFORMATION

Suite 140-Retail A*	1,365 SF
Suite 140-Retail B*	1,022 SF
Suite 140-Retail C*	1,077 SF
Suite 140-220**	1,321 SF
Suite 140-230**	563 SF
Suite 140-310	3,668 SF
Suite 140-314	2,786 SF
Suite 120-200	2,516 SF
Suite 120-230	2,887 SF
Suite 110 - E	966 SF
Suite 110 - G	394 SF
Suite 110 - I	182 SF
Suite 200-202	2,597 SF

* Retail A, B, and C can be combined for a total 3,464 SF

** 220 and 230 can be combined for a total of 1,884 SF

LEASE RATE: \$40.00 - \$42.40 SF/YR (NNN)

Leschi Lake Center was originally built in 1904, with renovations in 1980 and 2023, Leschi Lake Center served as the primary marine entry point landmark for water traffic to and from east King County before the floating bridges were built in the mid-1900s. The property includes a 109-slip marina, three restaurants, four office buildings with close proximity to neighborhood services including a market, wine shop, and Starbucks. The center offers shower facilities for tenants who take advantage of the waterfront, nearby parks and premier outdoor recreation opportunities. Leschi Lake Center is property owned and managed by a local family office.

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
140-Retail A	1,365	NNN	\$40.00 SF/yr
140-Retail B	1,022	NNN	\$40.00 SF/yr
140-Retail C	1,077	NNN	\$40.00 SF/yr
140-220	1,321	NNN	\$40.00 SF/yr
140-230	563	NNN	\$40.00 SF/yr

* Retail A, B, and C can be combined for a total of 3,464 SF

** 220 and 230 can be combined for a total of 1,884 SF

CONTACT

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Jim Reed, SIOR

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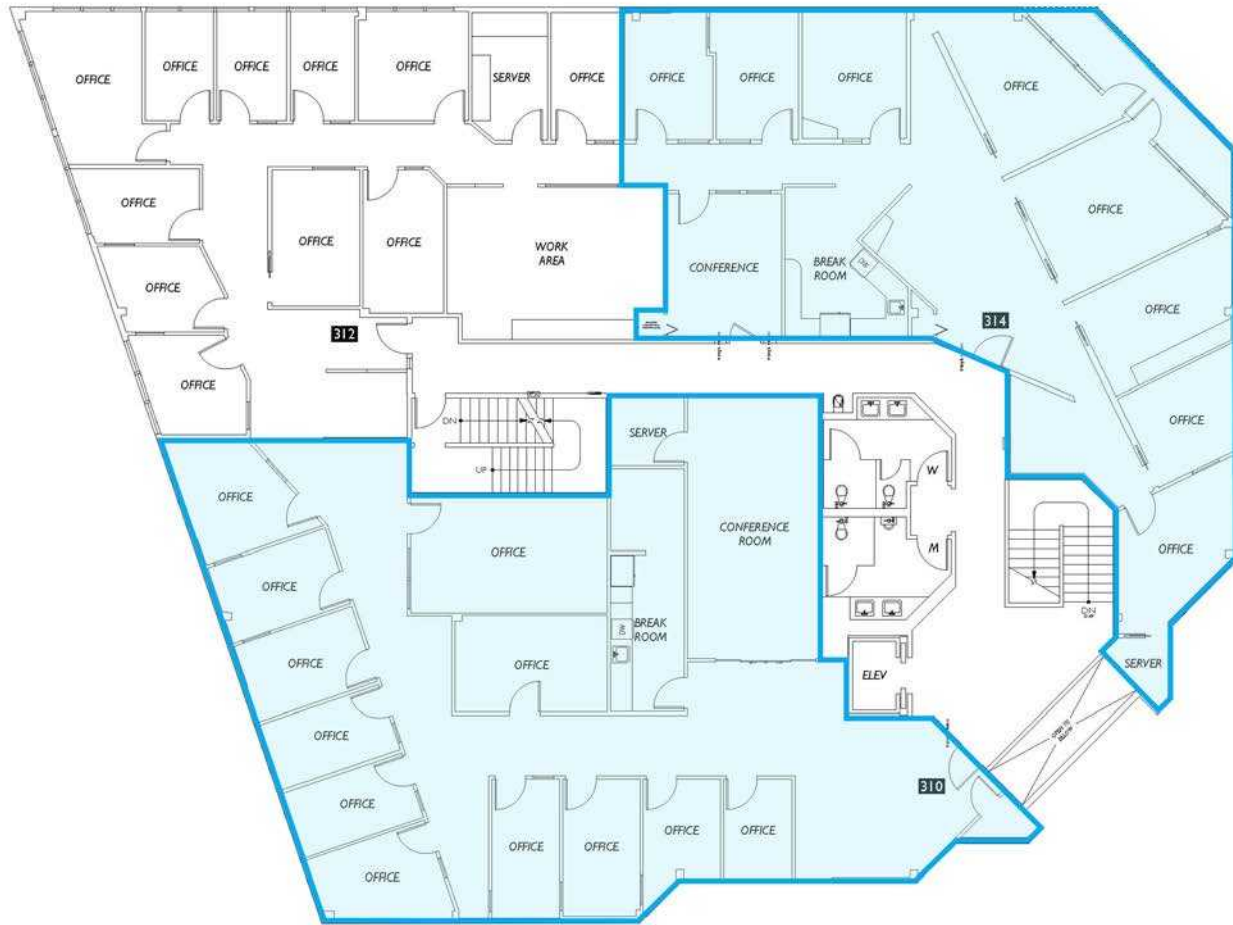
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
140-310	3,668	NNN	\$40.00 SF/yr
140-314	2,786	NNN	\$40.00 SF/yr

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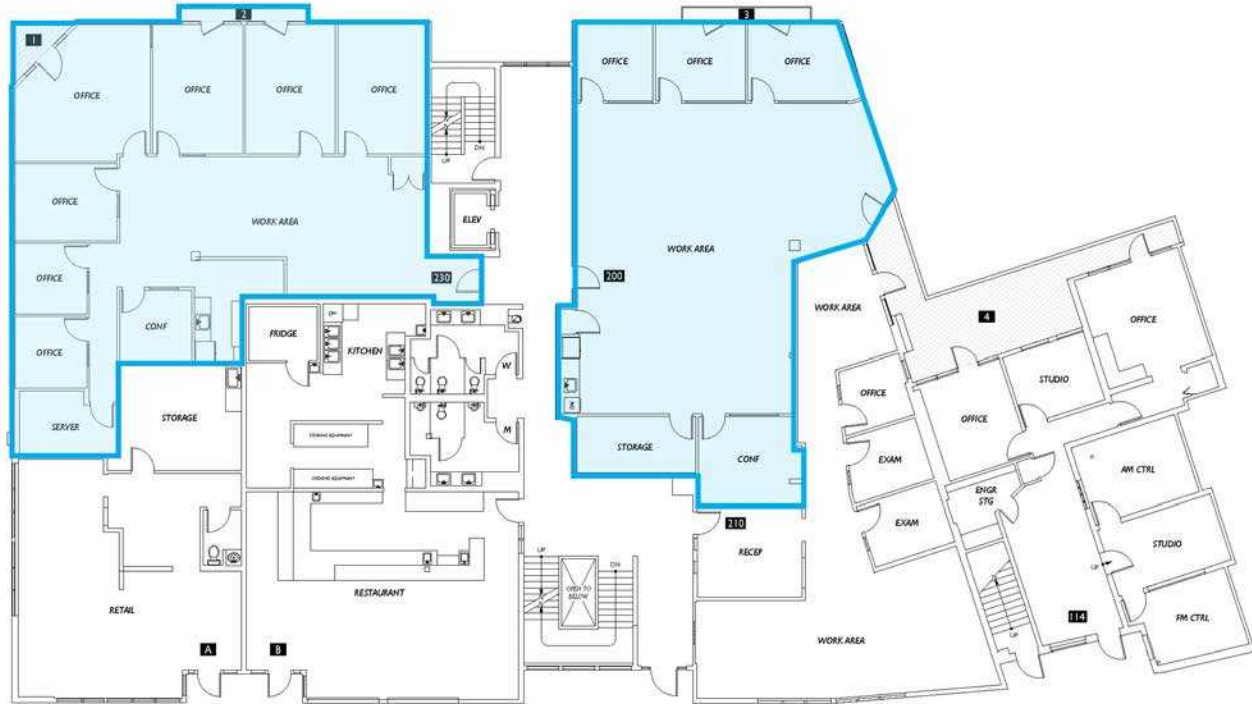
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
120-200	2,516	NNN	\$40.00 SF/yr
120-230	2,887	NNN	\$40.00 SF/yr

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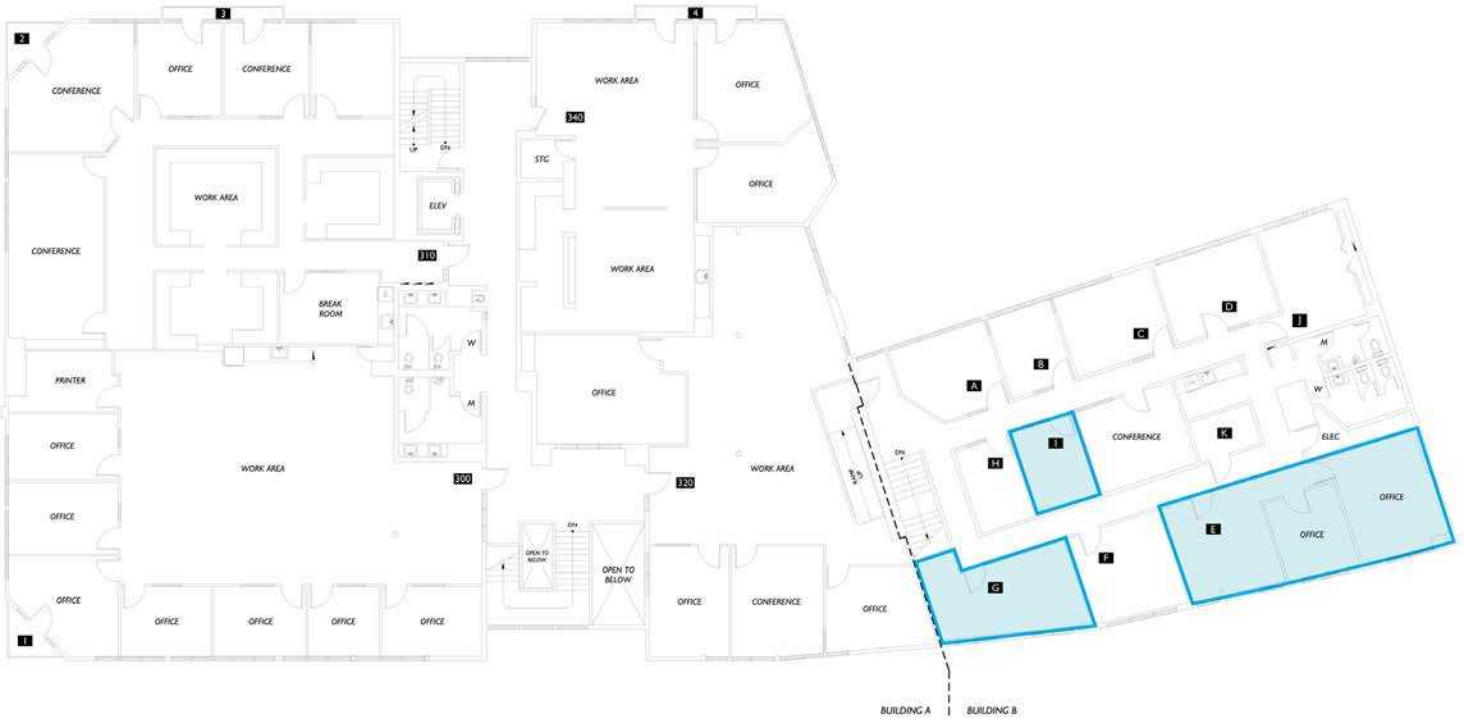
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
110-E	966	NNN	\$42.40 SF/yr
110-G	394	NNN	\$42.40 SF/yr
110-I	182	NNN	\$42.40 SF/yr

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
200-202	2,597 SF	NNN	\$40.00 SF/yr

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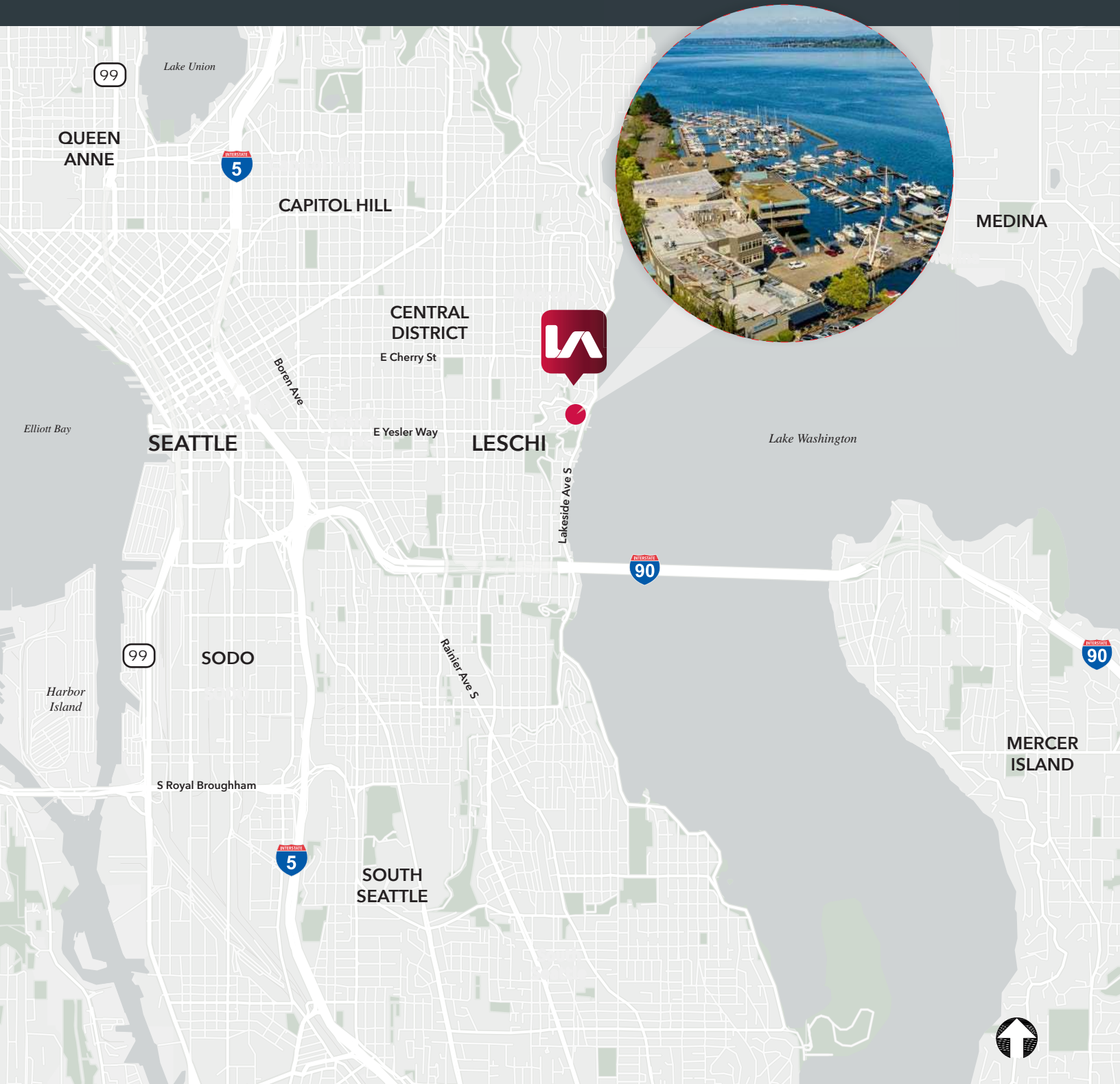
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