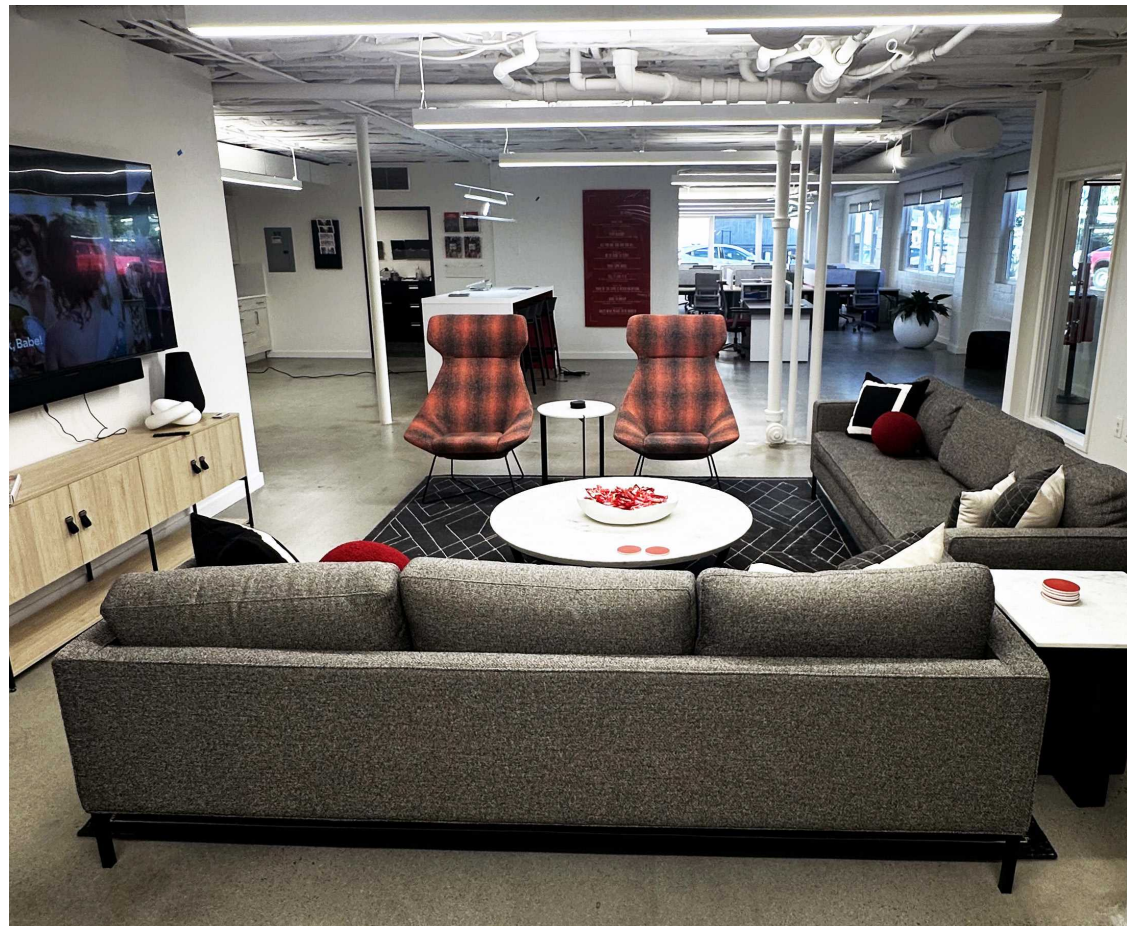


# 123 Lake Street South Suite 123B, Kirkland

4,229 SF FOR SUBLEASE



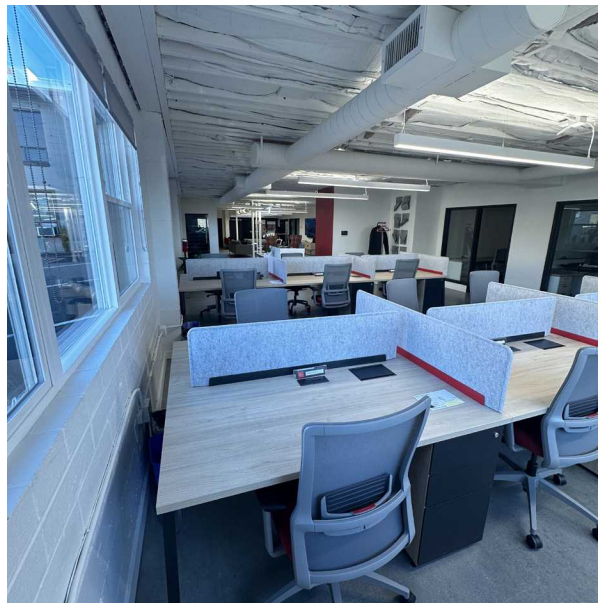
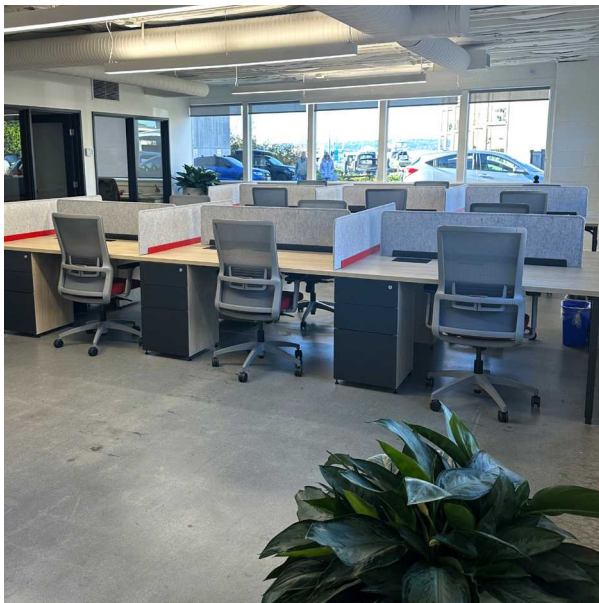


**FOR SUBLEASE | 123 LAKE STREET SOUTH, SUITE 123B**

## Office space in the heart of Kirkland

Prime office space at 123B Lake Street S offers a unique sublease opportunity for a strategic location within a walkable and vibrant community. Suite 123B is within walking distance to all of downtown Kirkland's local businesses, cafes, restaurants, retail and parks.

- 4,229 SF office space for sublease
- Sublease Term Expiration: September 30, 2027
- Furniture could be made available



FOR SUBLEASE | SUITE 123B

LAKE STREET S

4,229

RENTABLE SQUARE FEET

9/30/2027

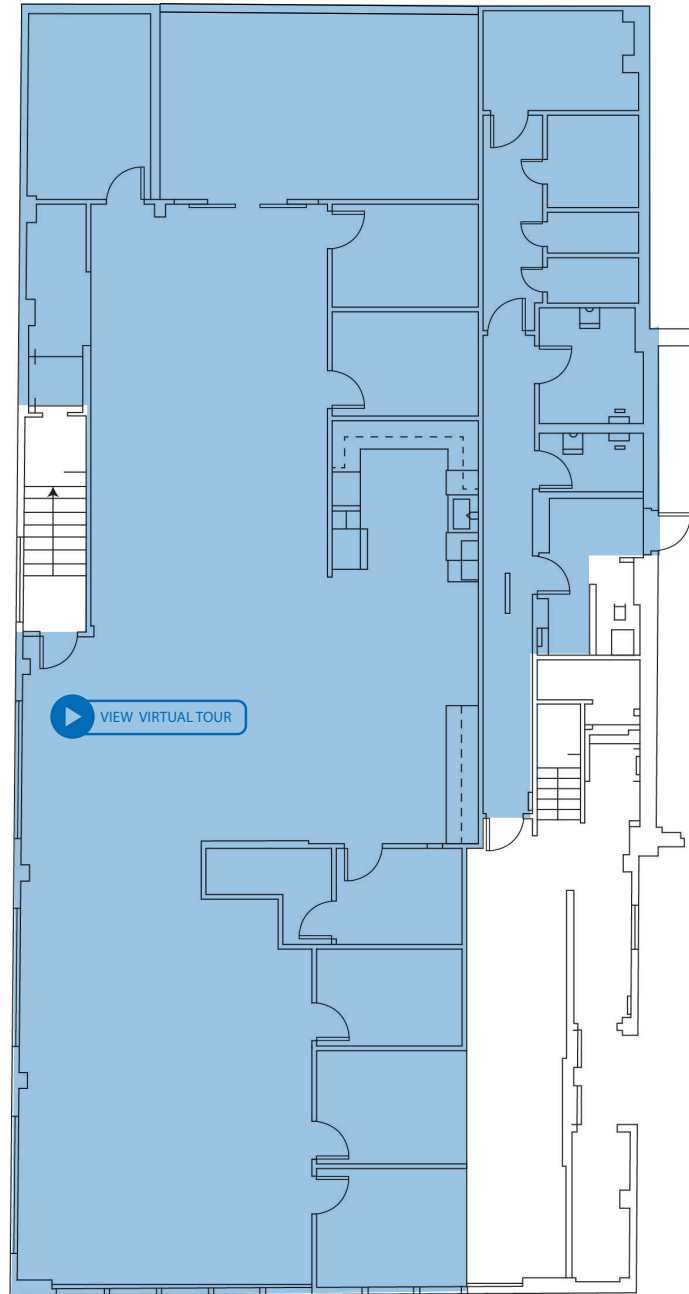
LEASE EXPIRATION DATE

\$45.00/SF

ASKING RATE

\$10.12/SF

NNN ESTIMATE



VIEW OF LAKE WASHINGTON



5,200

Population



8,500

Daytime Population



40

Restaurants

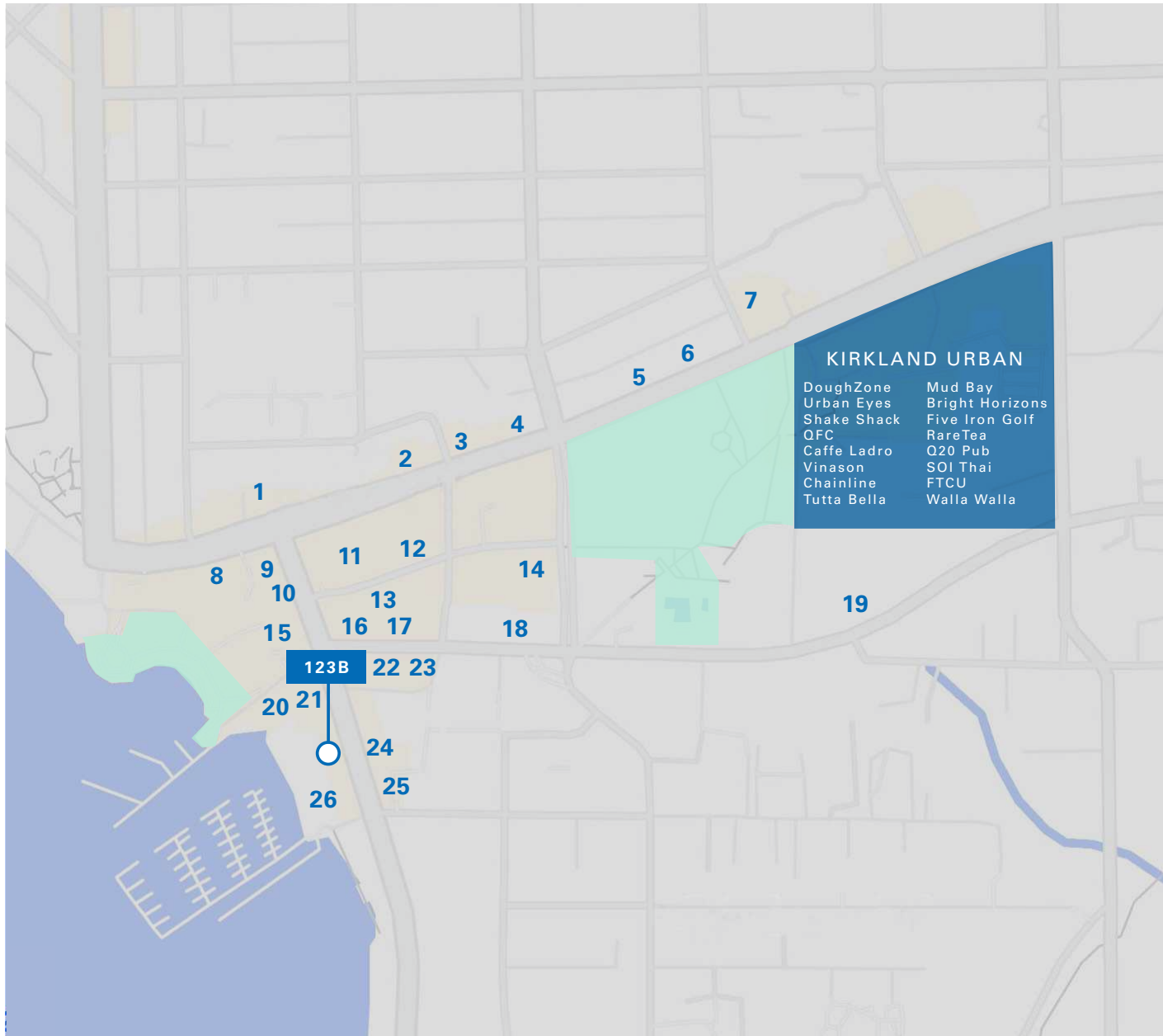


25

Shops

LOCATED WITHIN .5 MILES

FOR SUBLEASE | 123 LAKE STREET SOUTH, SUITE 123B



NEARBY AMENITIES

- 1 CAFFE LADRO
- 2 LYNN'S BISTRO
- 3 WING DOME
- 4 SOLAR YOU YOGA
- 5 5 STONES COFFEE
- 6 EMERALD CITY SMOOTHIE
- 7 HAPPY LEMON
- 8 ZEITON GRILL HOUSE
- 9 ZOKA COFFEE
- 10 LADY YUM
- 11 ZEEK'S PIZZA
- 12 THRU LINE COFFEE
- 13 CACTUS KIRKLAND
- 14 ORANGETHEORY
- 15 FLATSTICK PUB
- 16 KIWAMI SUSHI
- 17 GEORGE'S
- 18 HEARTH
- 19 PCC
- 20 ROCKCREEK SEAFOOD
- 21 BOTTLE AND BULL
- 22 JUST POKE
- 23 VOLTERRA
- 24 HEYDAY SKINCARE
- 25 BEN & JERRY'S
- 26 ANTHONY'S

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# 123 Lake Street South Suite 123B, Kirkland

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*For more information, please contact:*

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*Director*

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**NEWMARK**

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