



OFFICE SPACE  
FOR LEASE

# ONE FIFTY

## LAKE STREET SOUTH

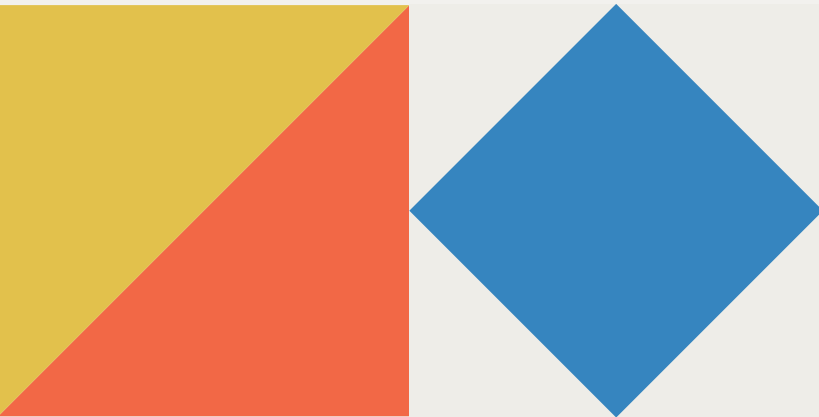
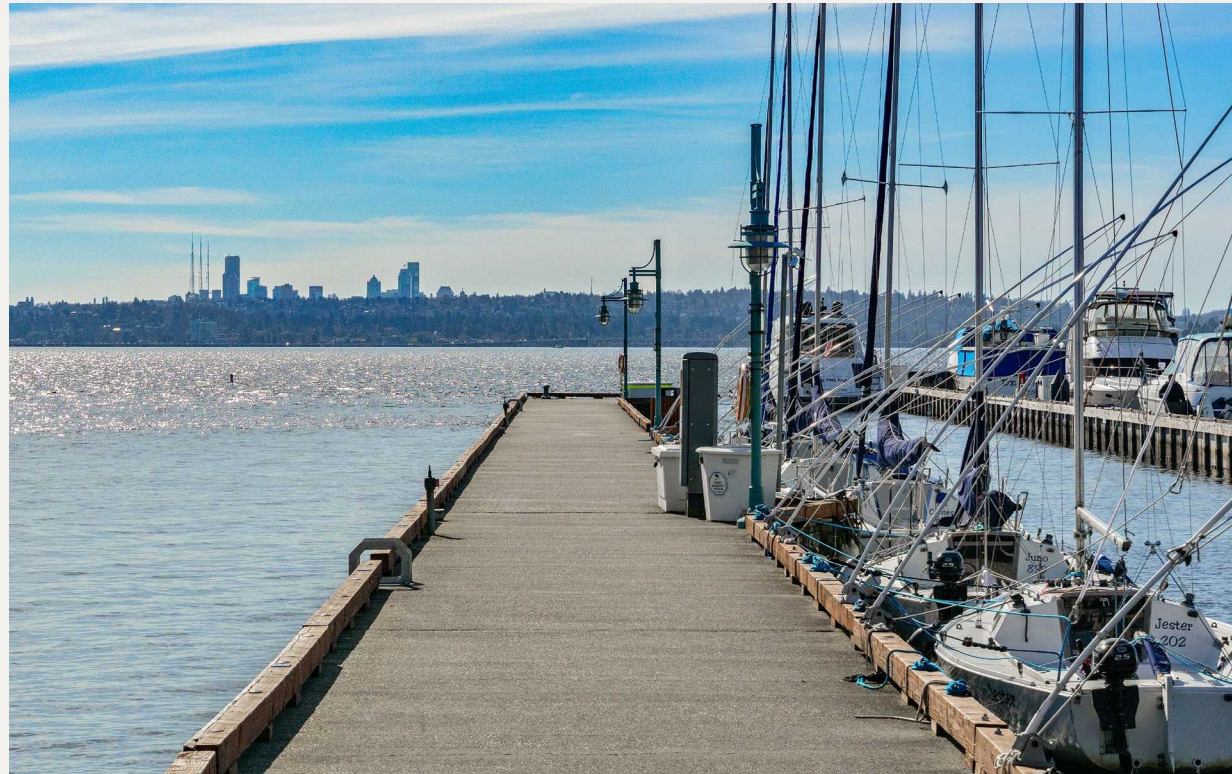
KIRKLAND, WA 98033





# 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



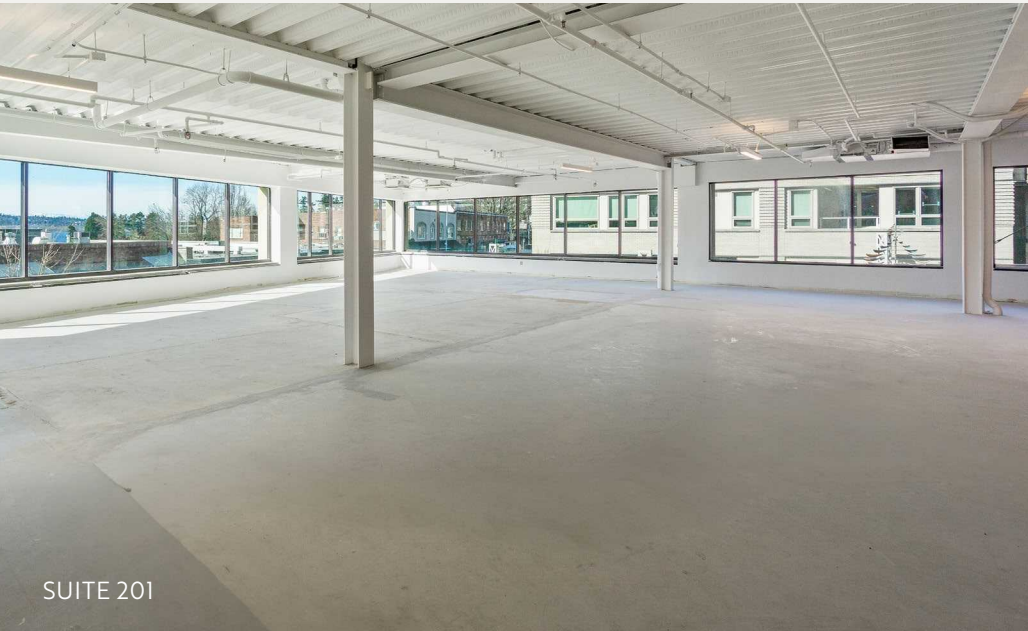
SUITE 200



SUITE 200



SUITE 200



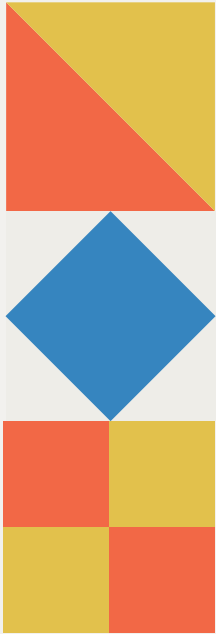
SUITE 201



SUITE 201



SUITE 201



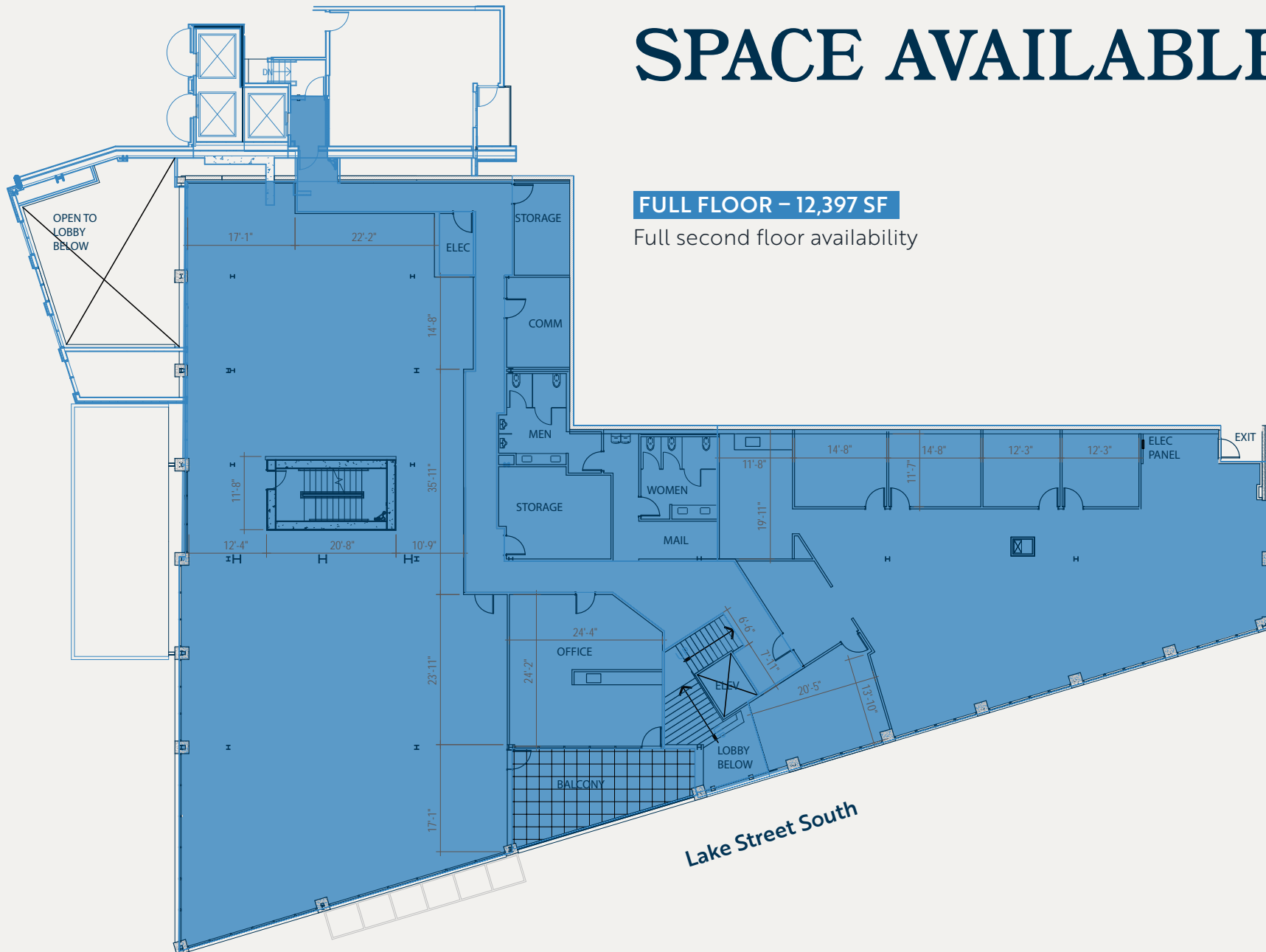
## BUILDING FEATURES

- 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

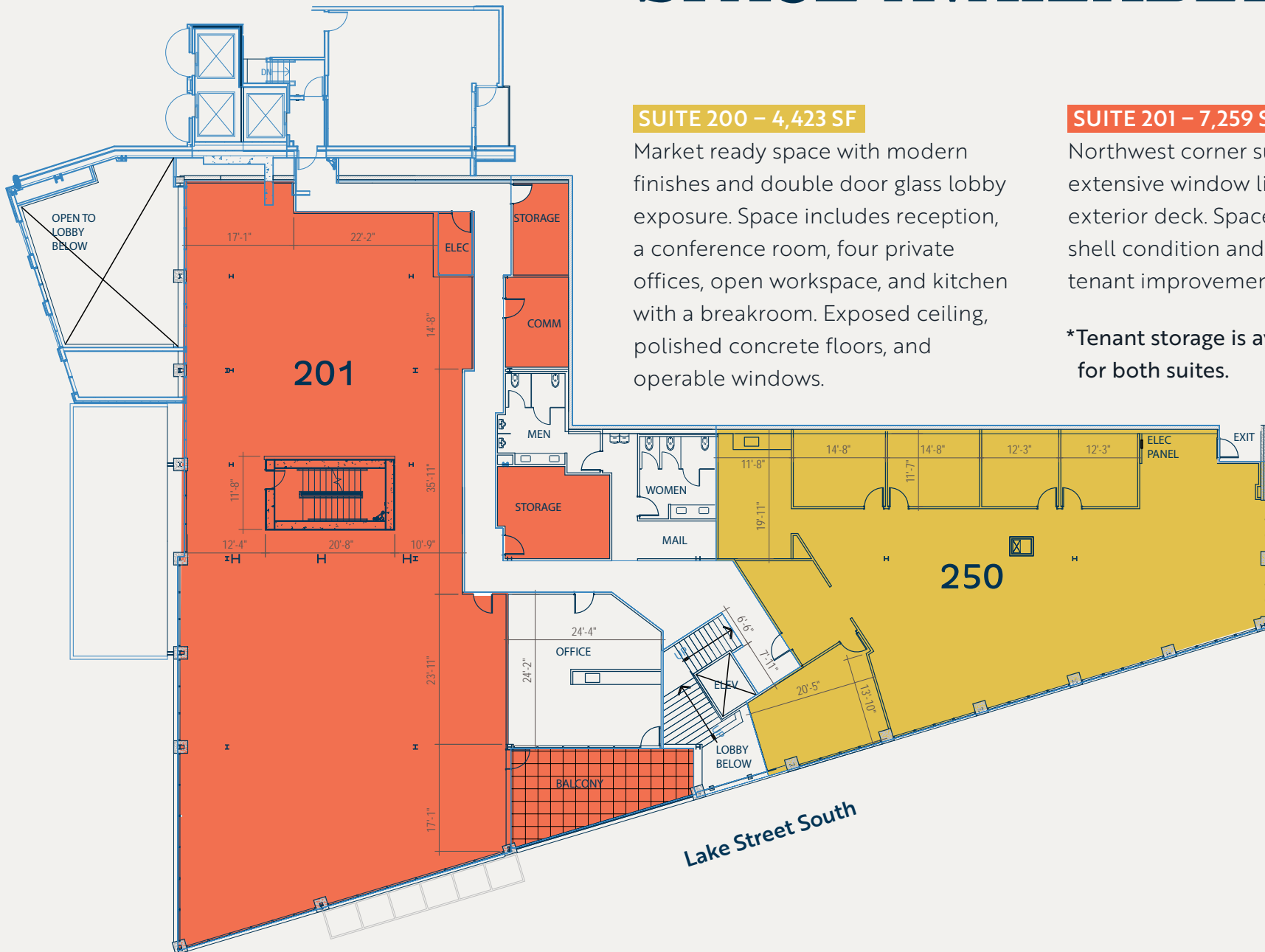
## SUITE 200 – 4,423 SF

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

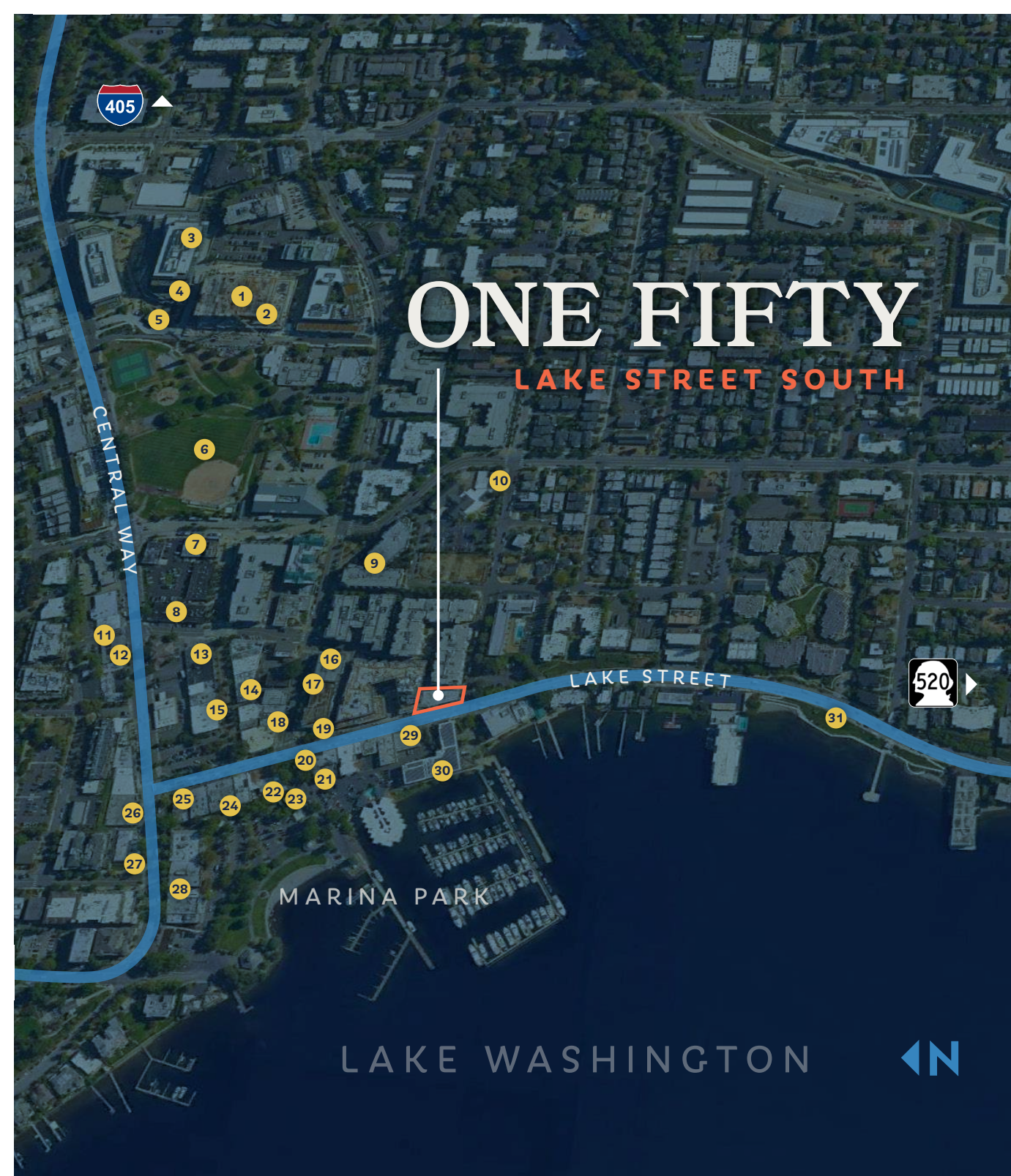
## SUITE 201 – 7,259 SF

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

**JAKE BOS**

+1 425 974 4086

jake.bos@jll.com

**BAILEY HALLIS**

+1 206 777 5203

bailey.hallis@jll.com

