

LESCHI LAKE CENTER

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

OFFICE / RETAIL FOR LEASE

ALCO INVESTMENT
Company

CUSHMAN &
WAKEFIELD



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

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.

LESCHI LAKE CENTER AVAILABILITIES



Building 110

SUITE	FLOOR	SIZE	LEASE TYPE	LEASE RATE
130	1 st	2,035 SF	NNN	\$40.00 SF/yr

Building 120

SUITE	FLOOR	SIZE	LEASE TYPE	LEASE RATE
A (Retail)	2 nd	1,367 SF	NNN	\$40.00 SF/yr
B (Restaurant)	2 nd	1,823 SF	NNN	\$40.00 SF/yr
230	2 nd	2,887 SF	NNN	\$40.00 SF/yr
300	3 rd	3,424 SF	NNN	\$40.00 SF/yr

Building 140

SUITE	FLOOR	SIZE	LEASE TYPE	LEASE RATE
220	2 nd	1,321 SF	NNN	\$40.00 SF/yr
230	2 nd	563 SF	NNN	\$40.00 SF/yr
Combined	2 nd	1,884 SF	NNN	\$40.00 SF/yr

Building 140

SUITE	FLOOR	SIZE	LEASE TYPE	LEASE RATE
310	3 rd	3,668 SF	NNN	\$40.00 SF/yr
314	3 rd	2,786 SF	NNN	\$40.00 SF/yr

Building 200

SUITE	FLOOR	SIZE	LEASE TYPE	LEASE RATE
202	1 st	2,597 SF	NNN	\$40.00 SF/yr

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

CARSON SCOTT
+1 206 215 9781
Carson.Scott@cushwake.com

JIM REED
+1 425 679 1681
Jim.Reed@cushwake.com

ELLEN AKOPYAN
+1 206 800 1788
Ellen.Akopyan@cushwake.com

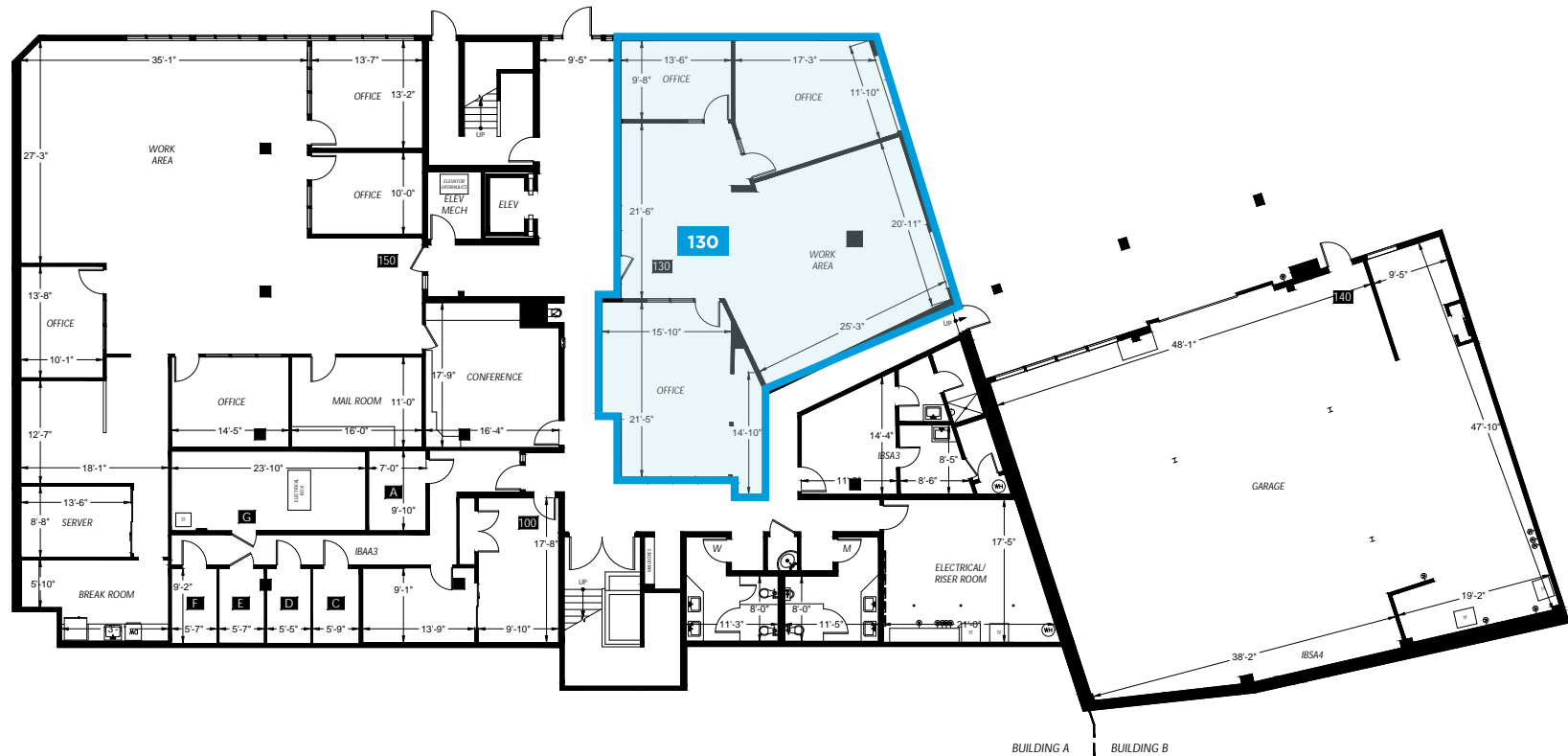


LESCHI LAKE CENTER BUILDING 110

110 LAKESIDE AVENUE

AVAILABLE SPACES

SUITE	FLOOR	SIZE	LEASE TYPE	LEASE RATE
130	1 st	2,035 SF	NNN	\$40.00 SF/yr



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

CARSON SCOTT
+1 206 215 9781
Carson.Scott@cushwake.com

JIM REED
+1 425 679 1681
Jim.Reed@cushwake.com

ELLEN AKOPYAN
+1 206 800 1788
Ellen.Akopyan@cushwake.com

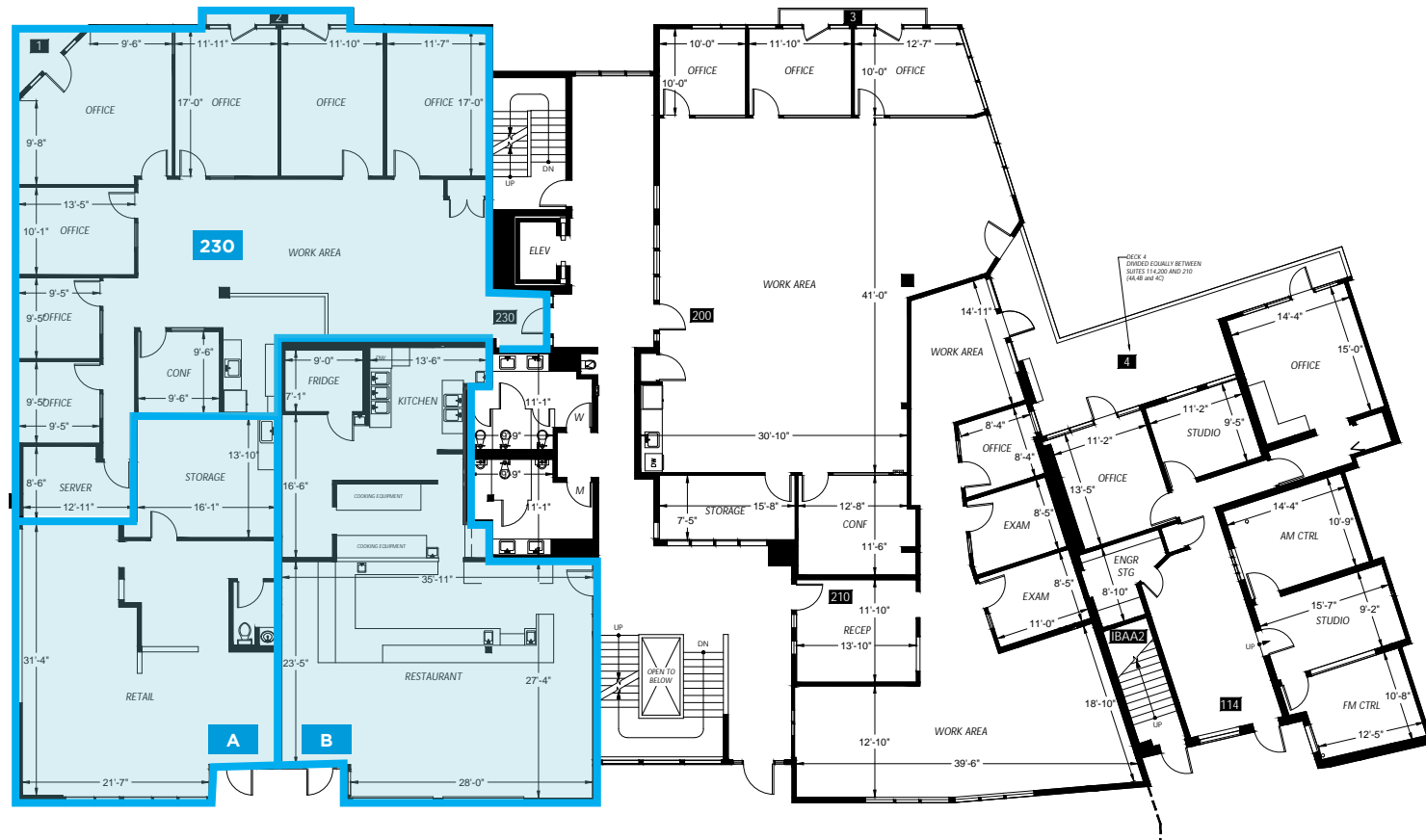


LESCHI LAKE CENTER BUILDING 120

120 LAKESIDE AVENUE

AVAILABLE SPACES

SUITE	FLOOR	SIZE	LEASE TYPE	LEASE RATE
A (Retail)	2 nd	1,367 SF	NNN	\$40.00 SF/yr
B (Restaurant)	2 nd	1,823 SF	NNN	\$40.00 SF/yr
230	2 nd	2,887 SF	NNN	\$40.00 SF/yr



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

CARSON SCOTT
+1 206 215 9781
Carson.Scott@cushwake.com

JIM REED
+1 425 679 1681
Jim.Reed@cushwake.com

ELLEN AKOPYAN
+1 206 800 1788
Ellen.Akopyan@cushwake.com

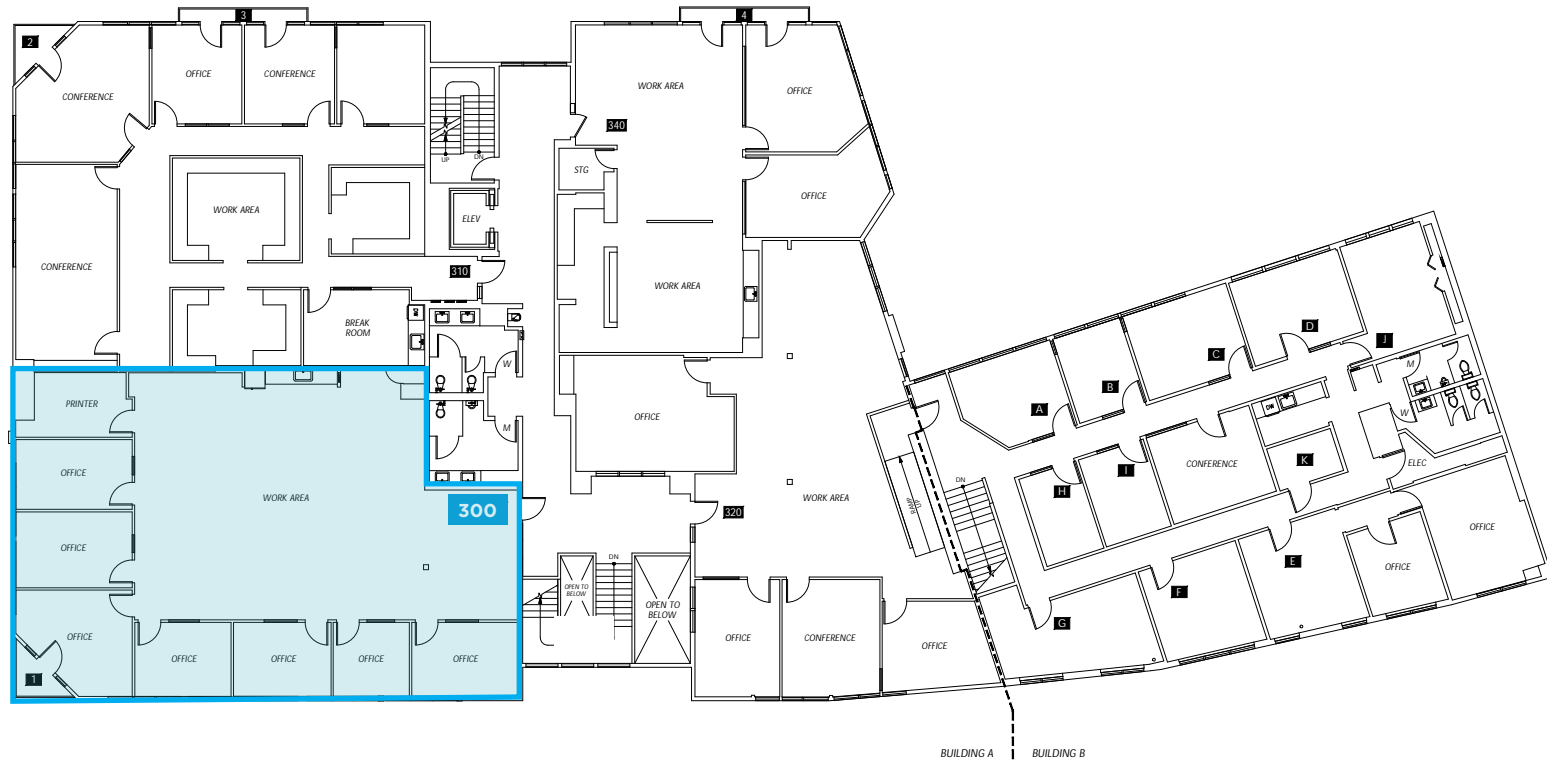


LESCHI LAKE CENTER BUILDING 120

120 LAKESIDE AVENUE

AVAILABLE SPACES

SUITE	FLOOR	SIZE	LEASE TYPE	LEASE RATE
300	3 rd	3,424 SF	NNN	\$40.00 SF/yr



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

CARSON SCOTT
+1 206 215 9781
Carson.Scott@cushwake.com

JIM REED
+1 425 679 1681
Jim.Reed@cushwake.com

ELLEN AKOPYAN
+1 206 800 1788
Ellen.Akopyan@cushwake.com

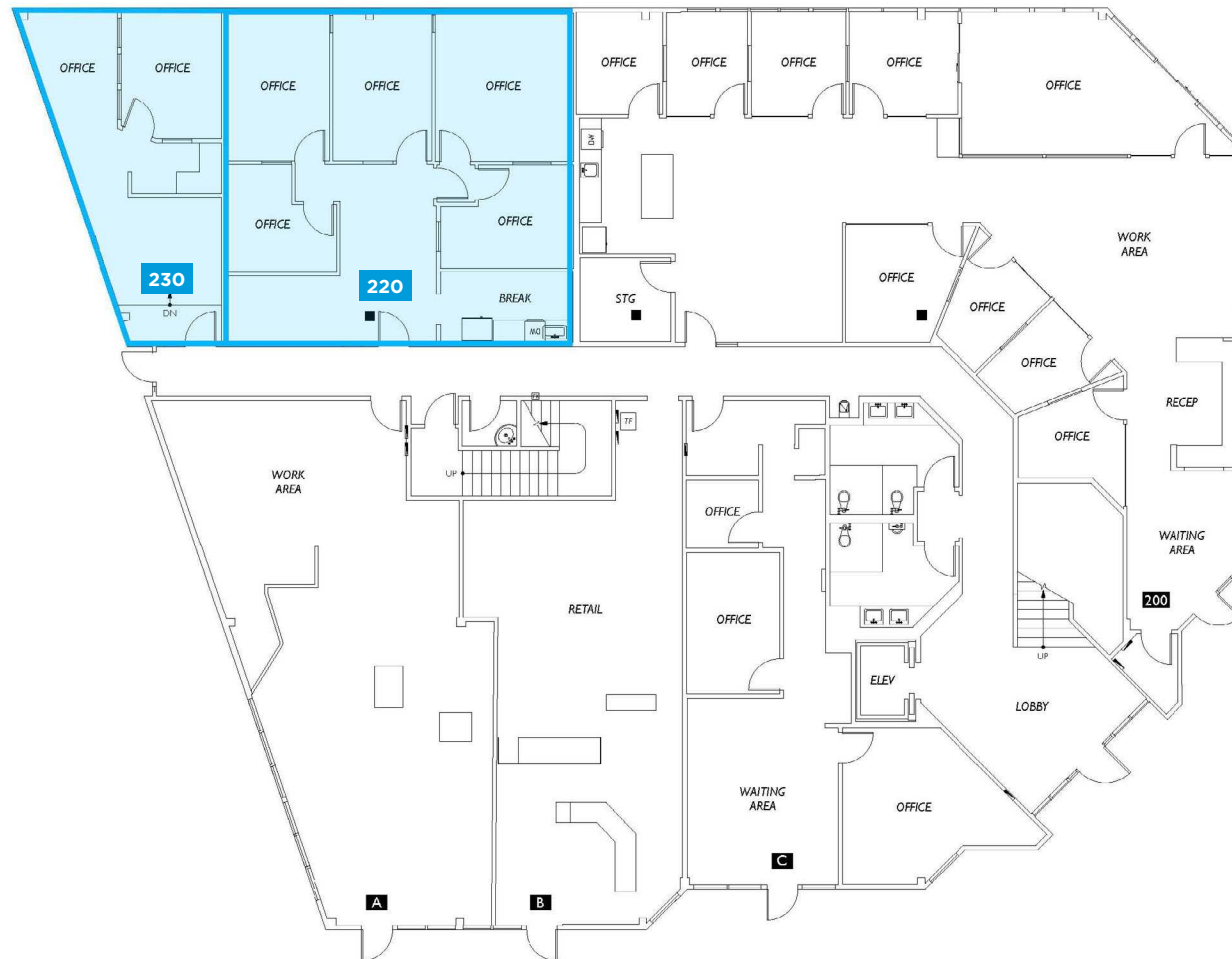


LESCHI LAKE CENTER BUILDING 140

140 LAKESIDE AVENUE

AVAILABLE SPACES

SUITE	FLOOR	SIZE	LEASE TYPE	LEASE RATE
220	2 nd	1,321 SF	NNN	\$40.00 SF/yr
230	2 nd	563 SF	NNN	\$40.00 SF/yr
Combined	2 nd	1,884 SF	NNN	\$40.00 SF/yr



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

CARSON SCOTT
+1 206 215 9781
Carson.Scott@cushwake.com

JIM REED
+1 425 679 1681
Jim.Reed@cushwake.com

ELLEN AKOPYAN
+1 206 800 1788
Ellen.Akopyan@cushwake.com

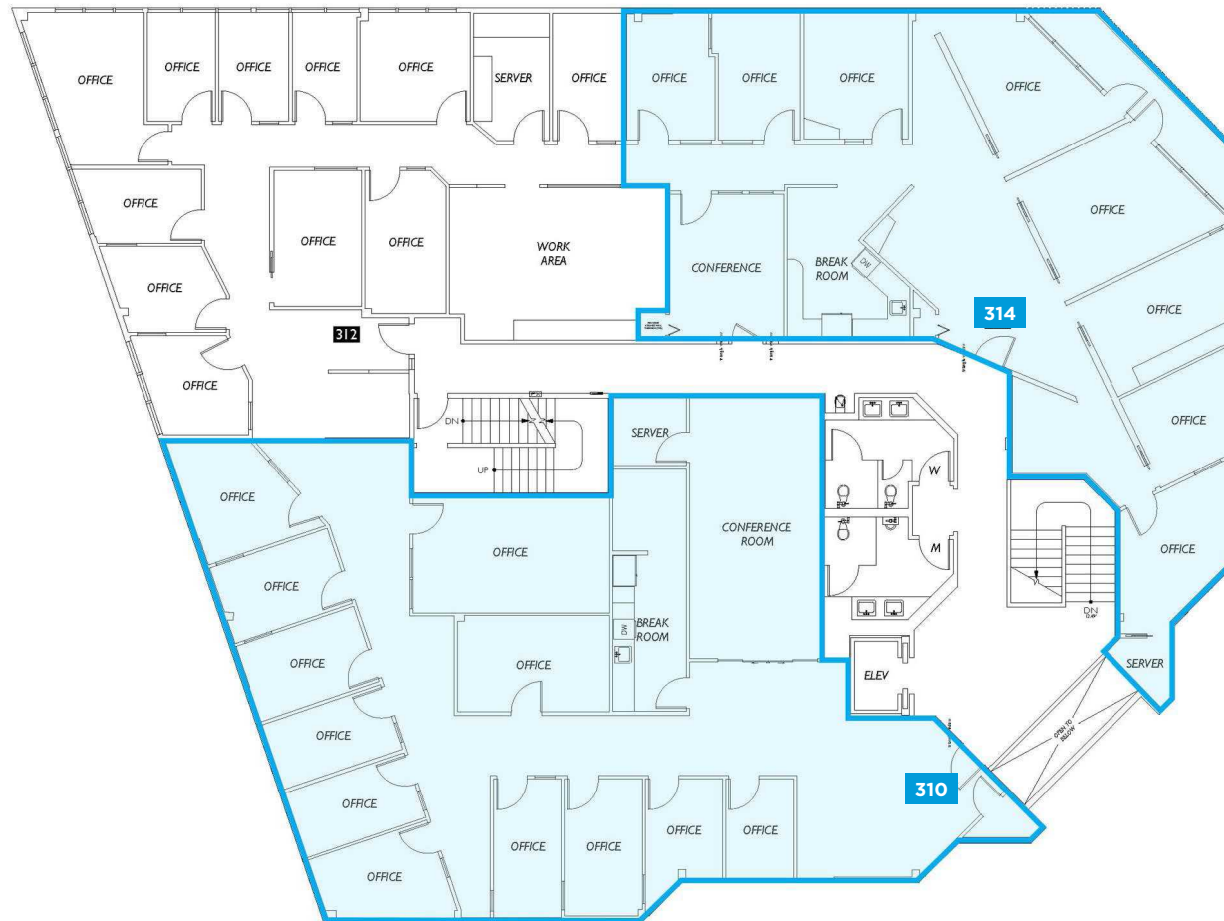


LESCHI LAKE CENTER BUILDING 140

140 LAKESIDE AVENUE

AVAILABLE SPACES

SUITE	FLOOR	SIZE	LEASE TYPE	LEASE RATE
310	3 rd	3,668 SF	NNN	\$40.00 SF/yr
314	3 rd	2,786 SF	NNN	\$40.00 SF/yr



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

CARSON SCOTT
+1 206 215 9781
Carson.Scott@cushwake.com

JIM REED
+1 425 679 1681
Jim.Reed@cushwake.com

ELLEN AKOPYAN
+1 206 800 1788
Ellen.Akopyan@cushwake.com



LESCHI LAKE CENTER BUILDING 200

200 LAKE WASHINGTON BLVD

AVAILABLE SPACES

SUITE	FLOOR	SIZE	LEASE TYPE	LEASE RATE
202	1 st	2,597 SF	NNN	\$40.00 SF/yr



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

CARSON SCOTT
+1 206 215 9781
Carson.Scott@cushwake.com

JIM REED
+1 425 679 1681
Jim.Reed@cushwake.com

ELLEN AKOPYAN
+1 206 800 1788
Ellen.Akopyan@cushwake.com



LESCHI LAKE CENTER



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

CARSON SCOTT
+1 206 215 9781
Carson.Scott@cushwake.com

JIM REED
+1 425 679 1681
Jim.Reed@cushwake.com

ELLEN AKOPYAN
+1 206 800 1788
Ellen.Akopyan@cushwake.com



LESCHI LAKE CENTER



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

CARSON SCOTT
+1 206 215 9781
Carson.Scott@cushwake.com

JIM REED
+1 425 679 1681
Jim.Reed@cushwake.com

ELLEN AKOPYAN
+1 206 800 1788
Ellen.Akopyan@cushwake.com



NEARBY AMENITIES



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

CARSON SCOTT
 +1 206 215 9781
 Carson.Scott@cushwake.com

JIM REED
 +1 425 679 1681
 Jim.Reed@cushwake.com

ELLEN AKOPYAN
 +1 206 800 1788
 Ellen.Akopyan@cushwake.com



LESCHI LAKE CENTER

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

FOR MORE INFORMATION, CONTACT:

CARSON SCOTT

+1 206 215 9781

Carson.Scott@cushwake.com

JIM REED

+1 425 679 1681

Jim.Reed@cushwake.com

ELLEN AKOPYAN

+1 206 800 1788

Ellen.Akopyan@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

ALCO *INVESTMENT*
Company

 CUSHMAN &
WAKEFIELD