



OFFICE
SPACE FOR
SUBLEASE

137 PARK LANE

137 Park Lane, Kirkland, WA 98033

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Prime Downtown Kirkland office space on pedestrian-friendly Park Lane

Suite Available	Suite 201 - Master Lease expires 3/31/2030
Square Feet	1,959 SF
Rental Rate	\$30.00 per SF NNN
Estimated NNN (2026)	\$13.77 per SF
Building Type	Office and retail - 2 nd floor office available
Parking	Free employee parking 1 block away at Peter Kirk Garage/Kirkland Library, 84 stalls 2 blocks away at the Wester Lot on 3 rd Ave (next to City Hall) & along Lake Ave W
Communication/ Fiber	Comcast Business Dedicated Fiber, Ziplly Fiber & Lumen
Access	Easy access to I-405 & NE 85 th Street, Kirkland Transit Center Bay located 1 block from building at 3 rd St & Park Lane
Amenities	Common kitchen. Located along the vibrant Park Lane corridor in Downtown Kirkland, with walkable access to shopping, dining, and waterfront amenities. The building is next door to Cactus and Von's 1000 Spirits.



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