



RETAIL/OFFICE
SPACE
FOR LEASE

15 LAKE STREET
15 Lake Street, Kirkland, WA 98033

ROBERT MESSMER, CCIM
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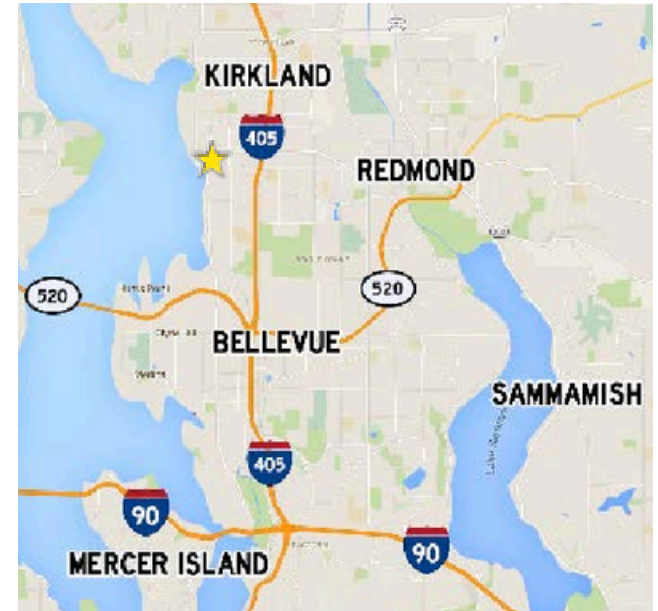
10423 Main Street #5, Bellevue, WA 98004
425.452.3052 | rgmcommercial.com



Retail/office space in the heart of Downtown Kirkland on Lake Street, next to pedestrian friendly Park Lane retail and dining district

Suites Available	Suites 200-A, 200-B & 203
Square Feet	1,520 - 5,612 SF Available
Space Type	Three Suites: 1,520 SF Office/Retail; 2,382 SF Office/Retail; and 1,710 SF Lake Street Retail Only. Office up to 3,902 SF; Retail up to 5,612 SF
Rental Rate	\$40.00 - \$50.00 per SF NNN
Estimated NNN (2026)	\$15.96 per SF
Parking	Employee permit parking available at both the Peter Kirk Municipal Garage and the 84-stall Wester Lot, plus abundant nearby public parking
Access	Easy access to I-405 via NE 85 th Street. Kirkland Transit Center Bay located 1 block from building at 3 rd St & Park Lane
Communication/ Fiber	Ziply Fiber & Comcast Business
Amenities	Enjoy immediate access to downtown Kirkland shopping, dining, and waterfront amenities. Across from pedestrian-friendly Park Lane, home to Von's 1000 Spirits, Cactus, and more.







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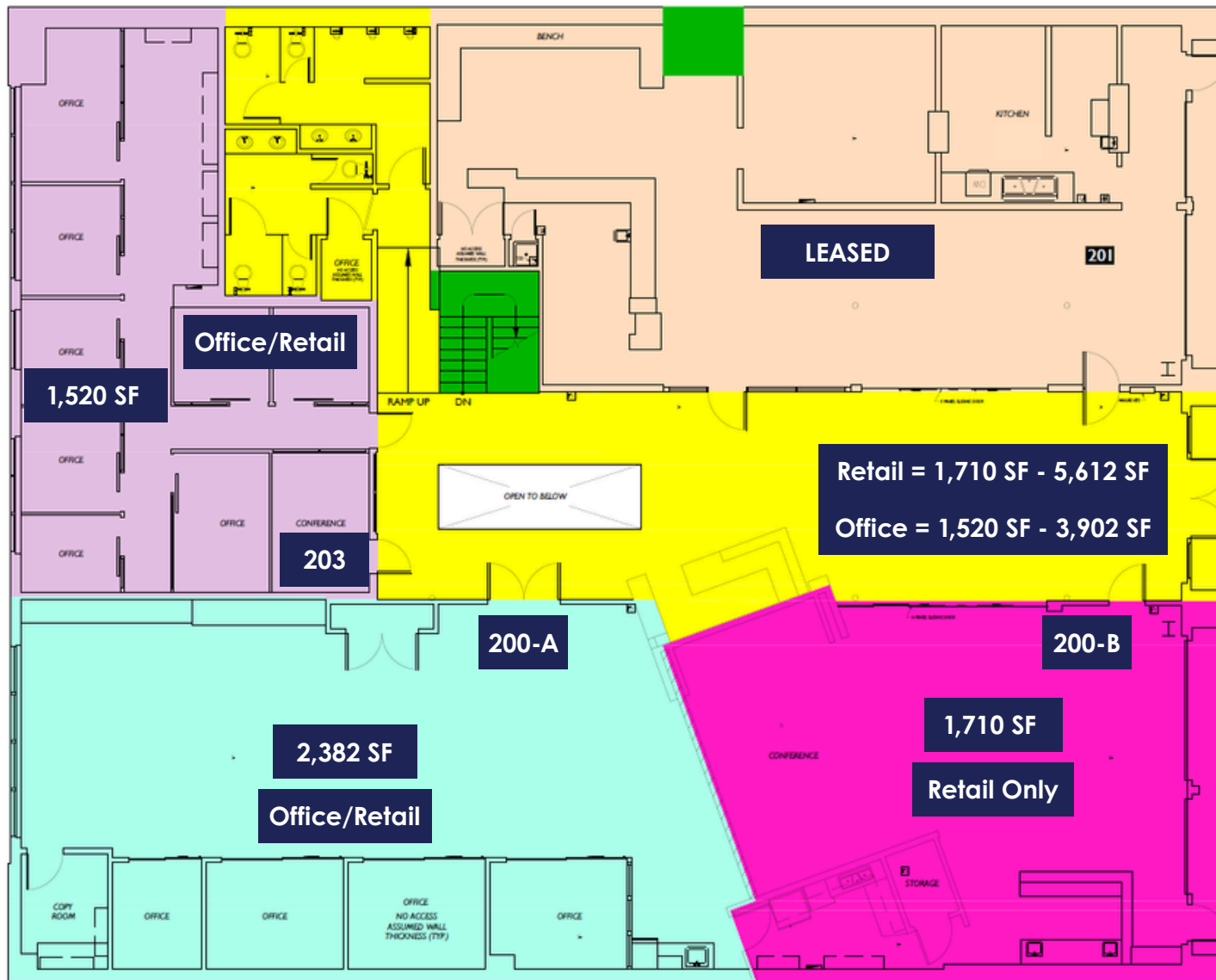
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The information contained herein has been received from sources we deem reliable.
While we have no reason to doubt its accuracy, we do not guarantee it.
You are advised to independently verify all information.



Lake Washington

Lake Street





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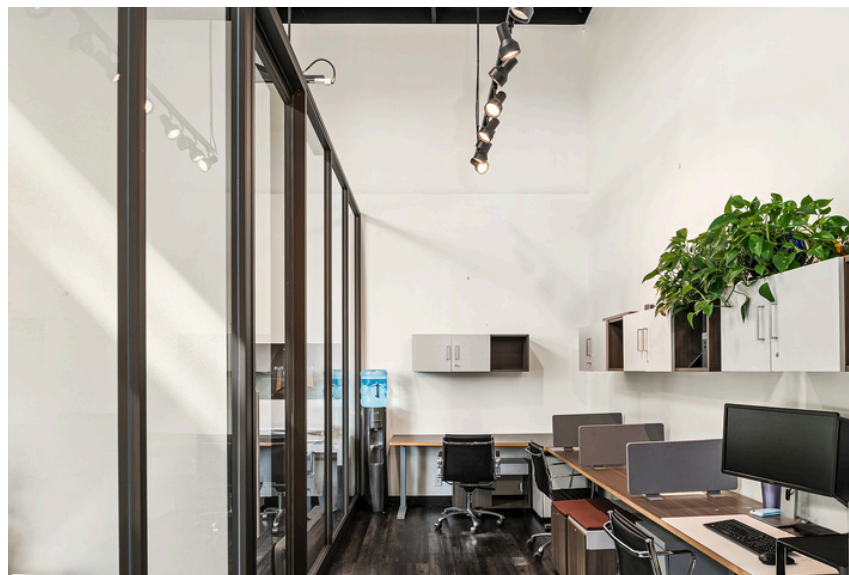
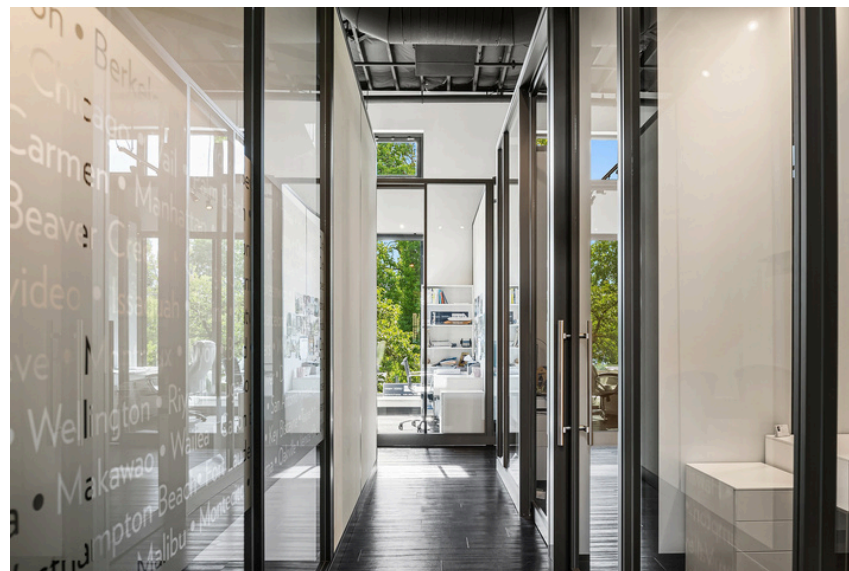
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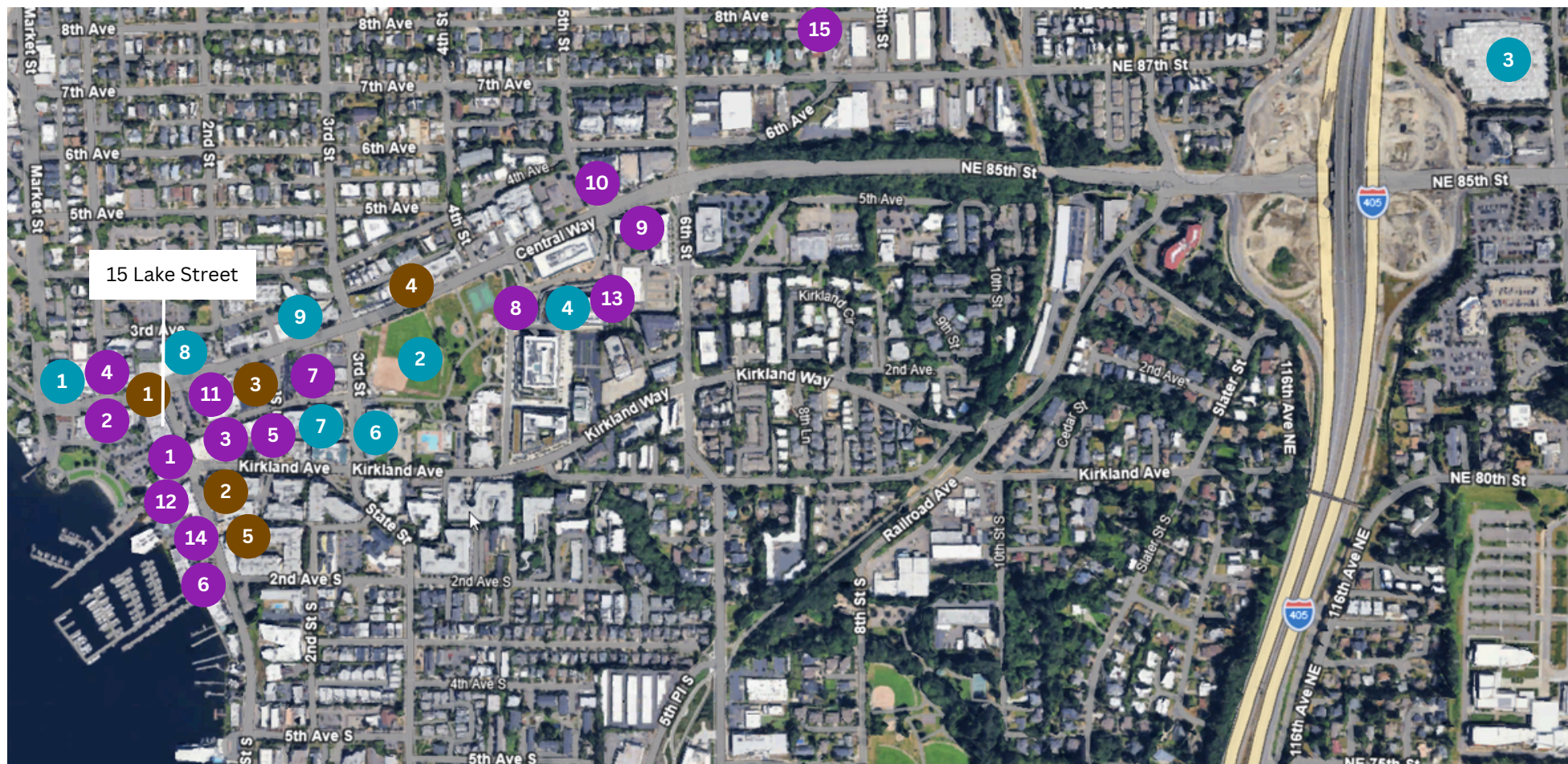
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EATERIES

- | | | |
|-----------------------|-----------------------------|---------------------------------|
| 1. Rimini Restaurant | 6. Anthony's HomePort | 11. Ristorante Paradiso |
| 2. Moss Bay Hall | 7. Dumpling The Noodle | 12. RockCreek Seafood & Spirits |
| 3. Von's 1000 Spirits | 8. Shake Shack | 13. SOI Thai Restaurant & Bar |
| 4. YGF Malatang | 9. Chainline Brewing | 14. Bottle & Bull |
| 5. Cactus | 10. Acropolis Pizza & Pasta | 15. DERU Market |

SHOPPING/ENTERTAINMENT

1. Sur La Table
2. Peter Kirk Park
3. Costco
4. QFC
5. PCC Market

CAFES

1. Zoka Coffee
2. Sano Kirkland
3. Thruline Coffee
4. 5 Stones Coffee
5. Cafe Hagen