



THE KEG RESTAURANT

Lake Washington Boulevard & 38th Place, Kirkland, WA 98033

FOR
LEASE



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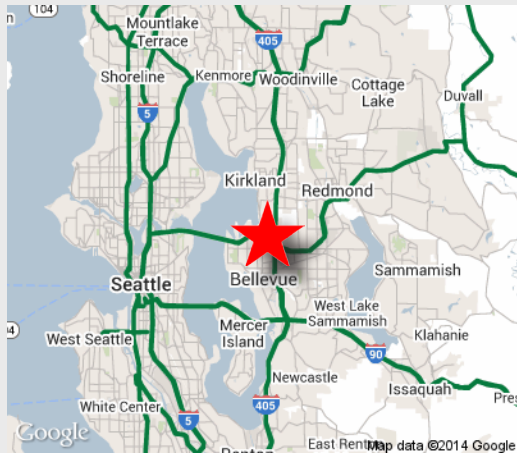
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PROPERTY HIGHLIGHTS:

- Available: 8,540 SF Restaurant
- Rental Rate: \$19.00 ~~\$19.00~~ **\$16.00** PSF, NNN
- NNN: \$9.50 PSF (estimate)
- Fully Equipped & Furnished
- Fireplaces: 3
- Dining Room Seating: 186
- Bar Seating: 80
- Seasonal Dining: South Facing Patio,
- Easement to Cross Kirkland Corridor
- 107 Car Parking
- Located in the Yarrow Bay Neighborhood of SW Kirkland



DEMOGRAPHICS	Mile 1	Mile 2	Mile 3	Trade Area
Population	8,100	31,700	75,100	249,000
Median HH Income	\$119,400	\$106,500	\$93,500	\$91,300
Daytime Work Population	11,150	38,700		



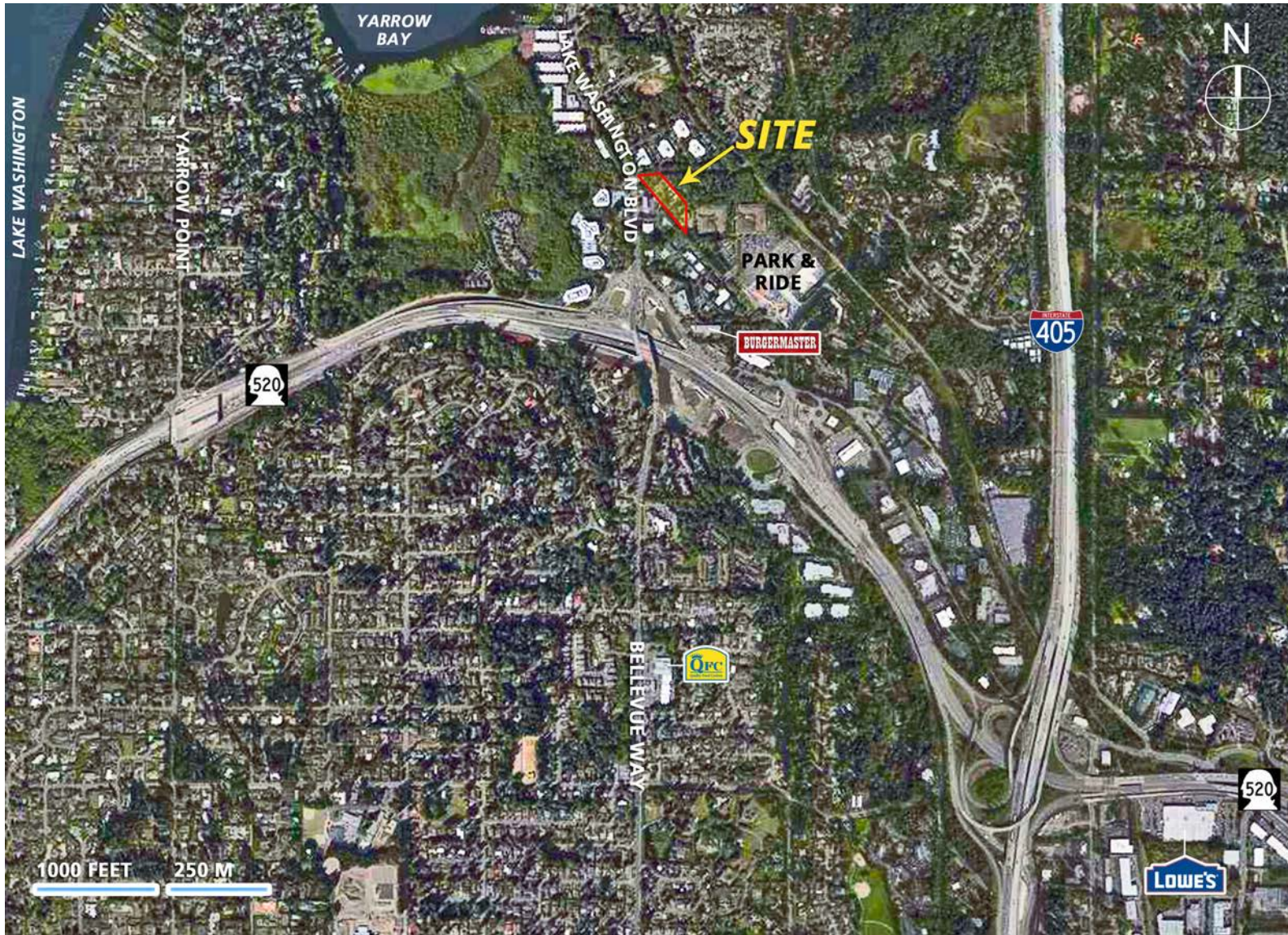
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