



OFFICE  
SPACE  
FOR LEASE

# 137 PARK LANE

137 Park Lane, Kirkland, WA

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**Prime Downtown Kirkland office space on pedestrian-friendly Park Lane**

<b>Suite 200</b>	1,696 SF
<b>Rental Rate</b>	\$30.00 per SF NNN (2024 Est. \$12.72/SF )
<b>Building Type</b>	Office/Retail - 2nd Floor Office Available
<b>Stories</b>	2 stories, no elevator
<b>Free Employee Parking</b>	1 block away at Peter Kirk Garage/Kirkland Library, 84 new stalls 2 blocks away at the Wester Lot on 3rd Ave. (next to City Hall) & along Lake Ave. W
<b>Building Upgrade</b>	Common Area remodeled in 2011; new roof & HVAC units in 2017
<b>Communication/Fiber</b>	Century Link, Verizon FIOS & Comcast Business Dedicated Fiber
<b>Access</b>	Easy access to I-405 & NE 85th Street, Kirkland Transit Center Bay located 1/2 block from Building at 3rd St & Park Lane
<b>Amenities</b>	Common kitchen, walk outside to a wide array of shopping, dining & other amenities of Downtown Kirkland. Building is right next door to Cactus Restaurant







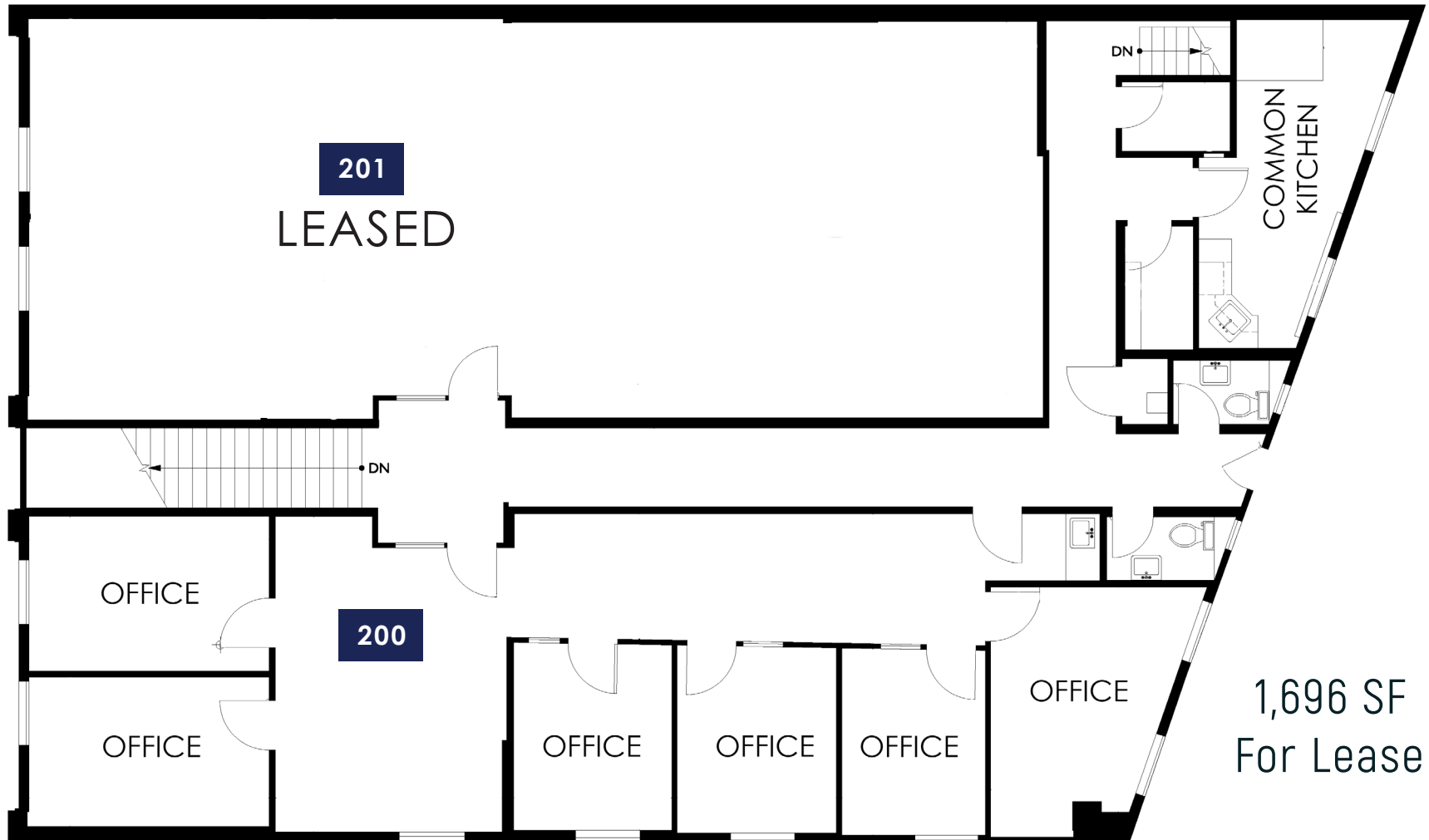
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**EATERIES**

- |                               |                           |                        |
|-------------------------------|---------------------------|------------------------|
| 1 Trellis Restaurant          | 11 Pho Tai                | 21 Cactus Kirkland     |
| 2 Dakshin South Indian Bistro | 12 Zeitoon Grill House    | 22 Hector's Restaurant |
| 3 Beijing O'Chef              | 13 Wilde Rover            | 23 Homegrown           |
| 4 Wing Dome                   | 14 The Slip               | 24 Just Poké           |
| 5 Anthony's HomePort          | 15 Casa Ricardos          | 25 Volterra            |
| 6 Little Brother              | 16 Vovina                 | 26 Raw Bar 89          |
| 7 Bottle and Bull             | 17 Park Lane Public House |                        |
| 8 Lilac Cafe                  | 18 Café Happy             |                        |
| 9 Lynn's Bistro               | 19 Sushi Joa              |                        |
| 10 Santorini Greek Grill      | 20 Ristorante Paradiso    |                        |

**SHOPPING/ENTERTAINMENT/RECREATION**

- |                           |                              |                             |
|---------------------------|------------------------------|-----------------------------|
| 1 Market On Central       | 11 Epicurean Edge            | 21 Via Lago                 |
| 2 MeaMarie Bridal Atelier | 12 Crush Footwear            | 22 Istina                   |
| 3 Kirkland Bicycle        | 13 Seattle Thread Company    | 23 CANVAS! Paint and Sip    |
| 4 Everyday Athlete        | 14 Zero One Vintners         | 24 Urban Float              |
| 5 QFC                     | 15 Herban Wellness           | 25 Roo's World of Discovery |
| 6 FedEx                   | 16 Simplicity Decor          | 26 Parklane Gallery         |
| 7 T-Mobile                | 17 Hepburn                   | 27 barre3                   |
| 8 The Birdcage            | 18 Essentials on Park Lane   | 28 Bassline Fitness         |
| 9 Sur La Table            | 19 LizzyKate                 |                             |
| 10 Haley's Cottage        | 20 Booboo Barkery & Boutique |                             |

**CAFES**

- |                              |
|------------------------------|
| 1 Emerald City Smoothie      |
| 2 Caffe Ladro                |
| 3 Wow Wow Hawaiian Lemonades |
| 4 Coffee & Cone              |
| 5 Zoka Coffee Roasters       |
| 6 Lady Yum                   |
| 7 Starbucks                  |
| 8 Caffe Roccoco              |
| 9 The French Bakery          |
| 10 Reunion Bake Brew Bite    |

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