

PMF Investments is pleased to present:

FOR LEASE

HOMEPORT OFFICE BUILDING

135 Lake Street South, Kirkland, WA 98033

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Waterfront Office Space Available

- Interior remodel completed 2016
- New roof and HVAC completed August 2017
- 2-story covered parking garage
- Elevator serviced
- High-speed internet
- Above Anthony's Homeport Restaurant
- Shoreline promenade and 120-slip marina
- Short walk to restaurants, retail, and hotels



PMF INVESTMENTS

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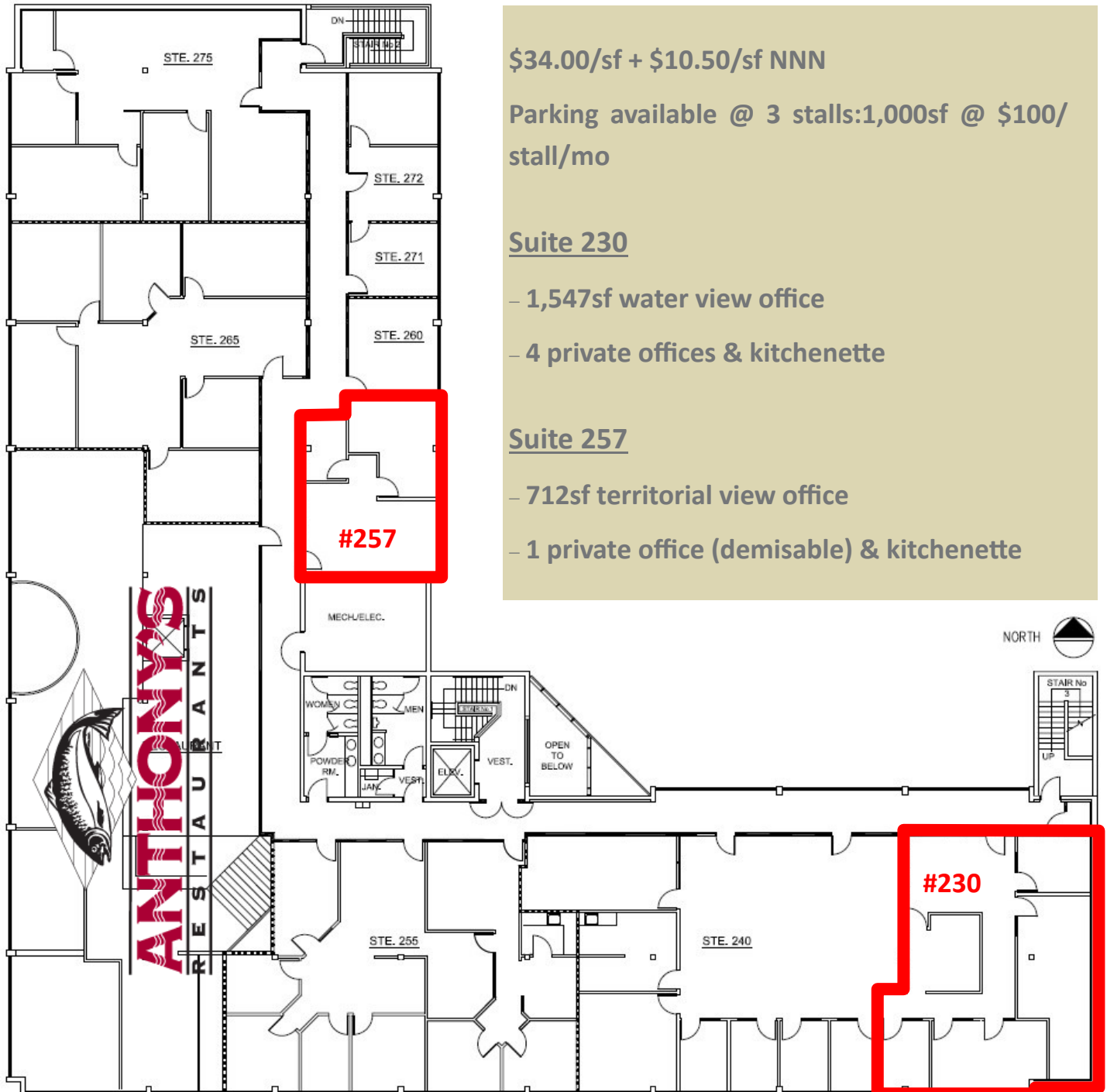
blake@pmfinvestments.com

The information contained herein has been obtained from sources deemed to be reliable, however PMF Investments makes no warranties or representations to its accuracy. All information should be independently verified by prospective tenants and/or their representatives.

HOMEPORT OFFICE BUILDING

Site Plan

Shoreline Promenade



\$34.00/sf + \$10.50/sf NNN

Parking available @ 3 stalls:1,000sf @ \$100/
stall/mo

Suite 230

- 1,547sf water view office
- 4 private offices & kitchenette

Suite 257

- 712sf territorial view office
- 1 private office (demisable) & kitchenette



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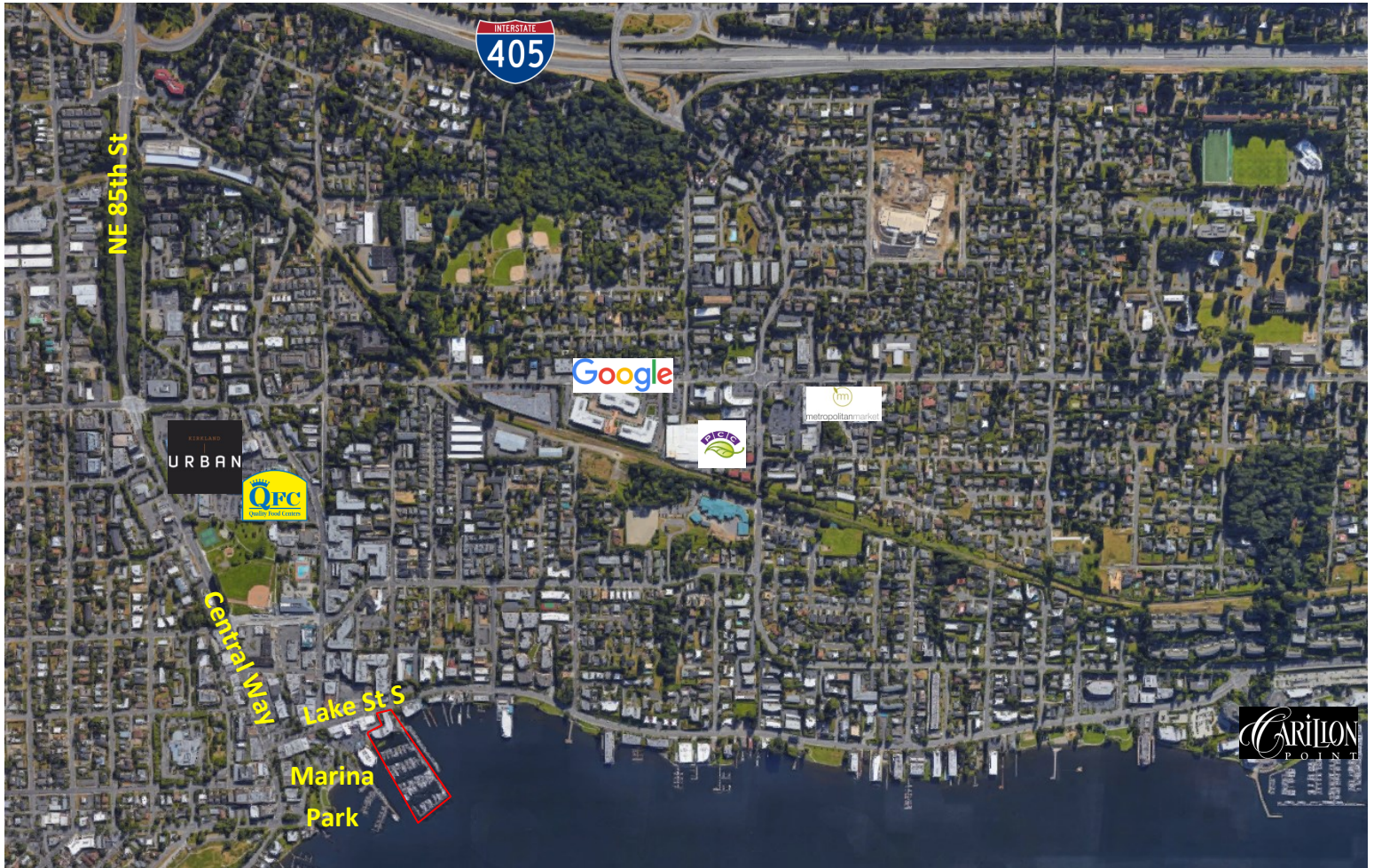
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HOMEPORT OFFICE BUILDING

Aerial



Travel Times

| | | | | |
|--|--|--|--|--|
| I-405: 1.4 miles/6 min. | WA-520: 2.1 miles/5 min. | I-90: 7.1 miles/12 min. | I-5: 8 miles/13 min. | WA-522: 7.2 miles/13 min. |
| Downtown Bellevue: 4.1 miles/11 min. | Downtown Redmond: 4.5 miles/18 min. | South Lake Union: 9.4 miles/19 min. | Downtown Seattle: 10.7 miles/23 min. | Bothell Canyon Park: 9.8 miles/20 min. |
| Google Kirkland 1 mile/5 min. | Microsoft Redmond: 6 miles/14 min. | Gates Foundation: 10.1 miles/21 min. | Boeing: 13.4 miles/21 min. | Carillon Point: 1.1 miles/3 min. |
| UW Seattle Campus: 8.9 miles/22 min. | UW Bothell Campus: 8.3 miles/16 min. | Bellevue College: 9.6 miles/18 min. | Evergreen Health: 4.3 miles/10 min. | Overlake/Kaiser: 4.1 miles/13 min. |



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