

PMF Real Estate Services 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 2017/2018
- 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**

**Deborah Oswald**

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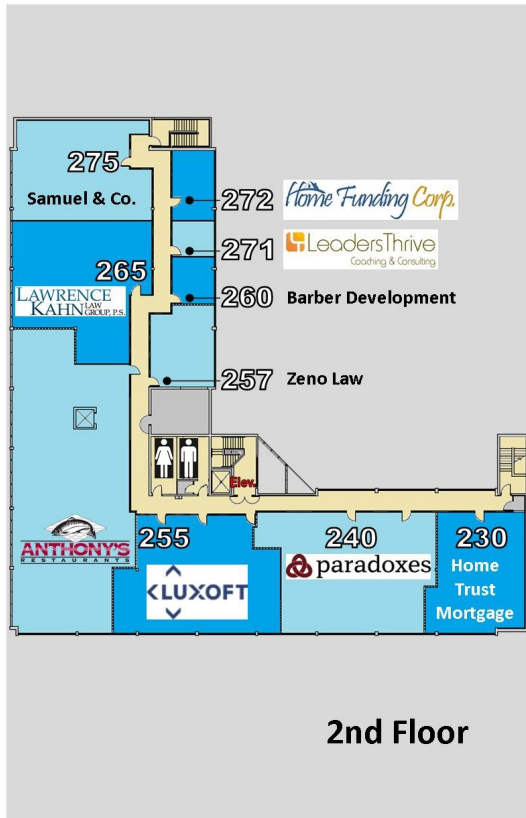
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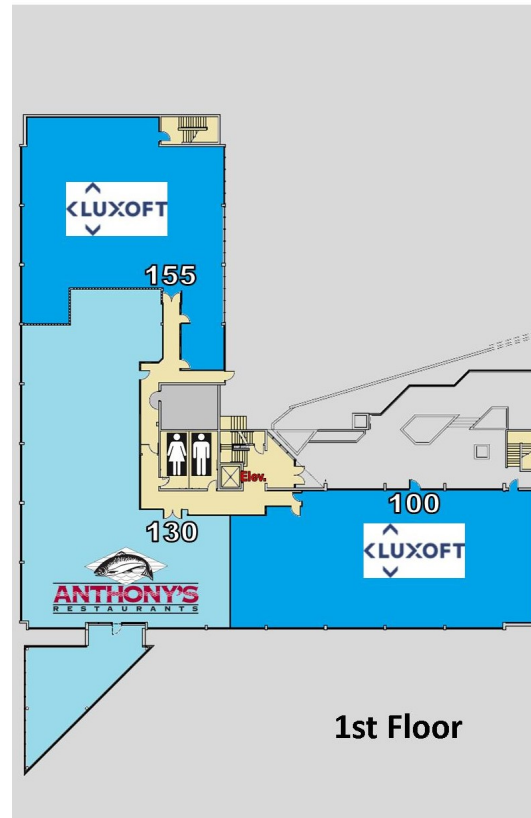
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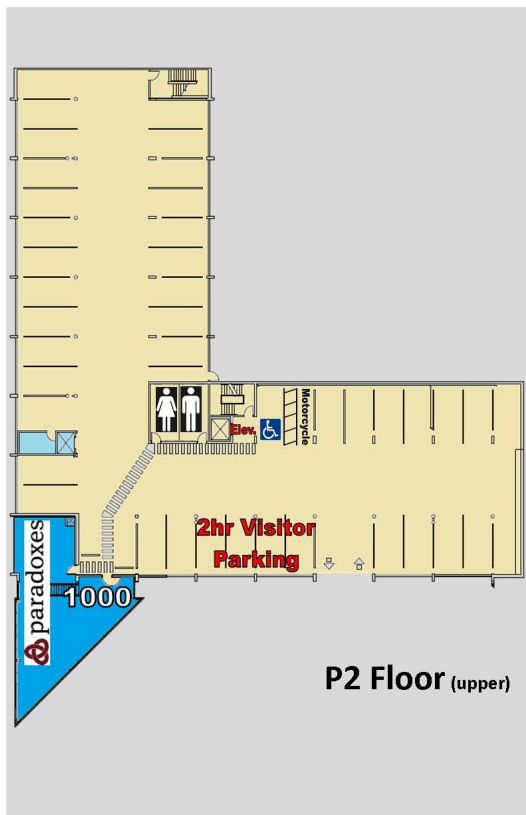
# Building Plan



2nd Floor



1st Floor



P2 Floor (upper)



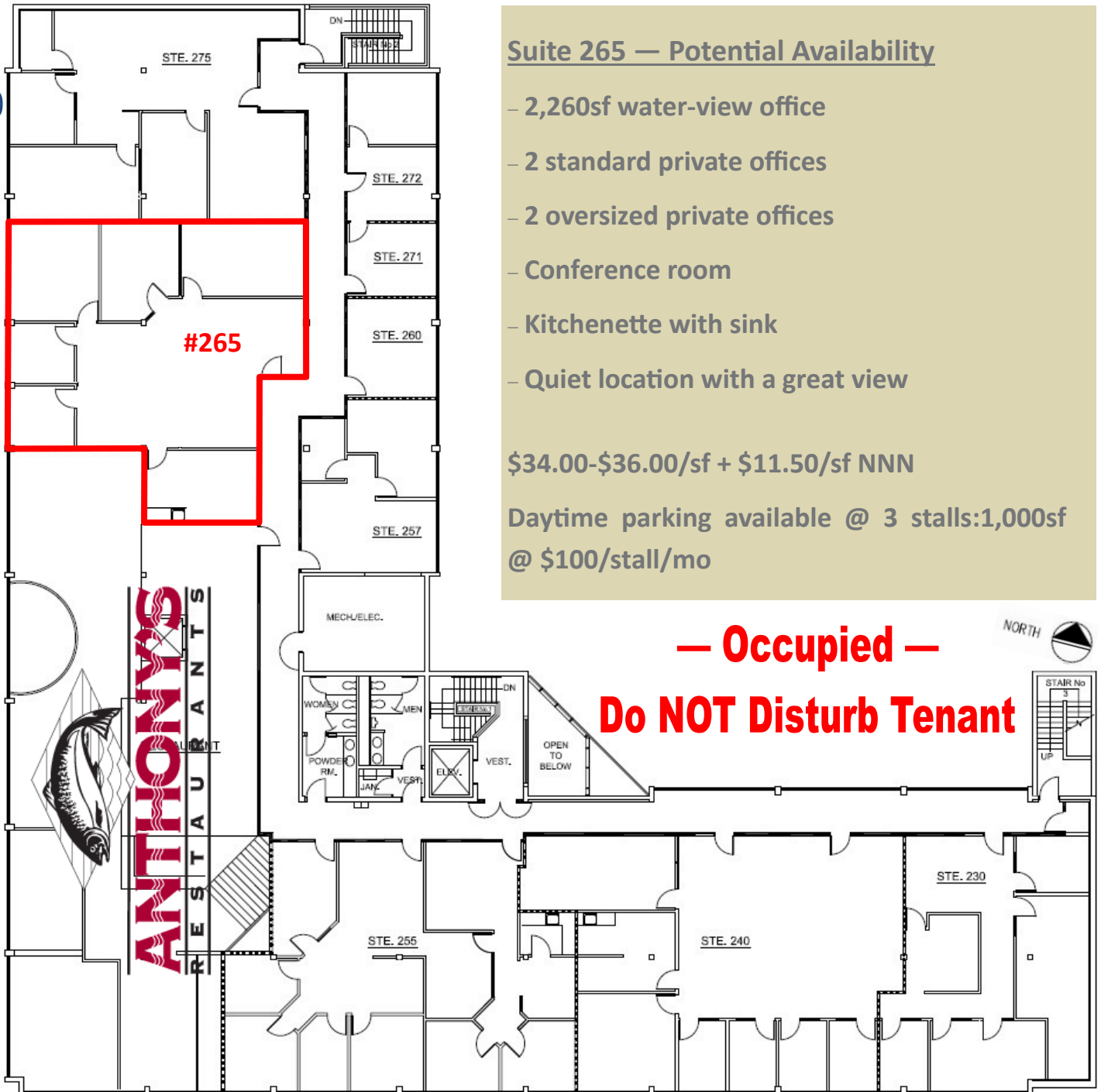
P1 Floor (lower)

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# HOMEPORT OFFICE BUILDING

# Floor Plan

Shoreline Promenade & Lake Washington



## Suite 265 — Potential Availability

- 2,260sf water-view office
- 2 standard private offices
- 2 oversized private offices
- Conference room
- Kitchenette with sink
- Quiet location with a great view

\$34.00-\$36.00/sf + \$11.50/sf NNN

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



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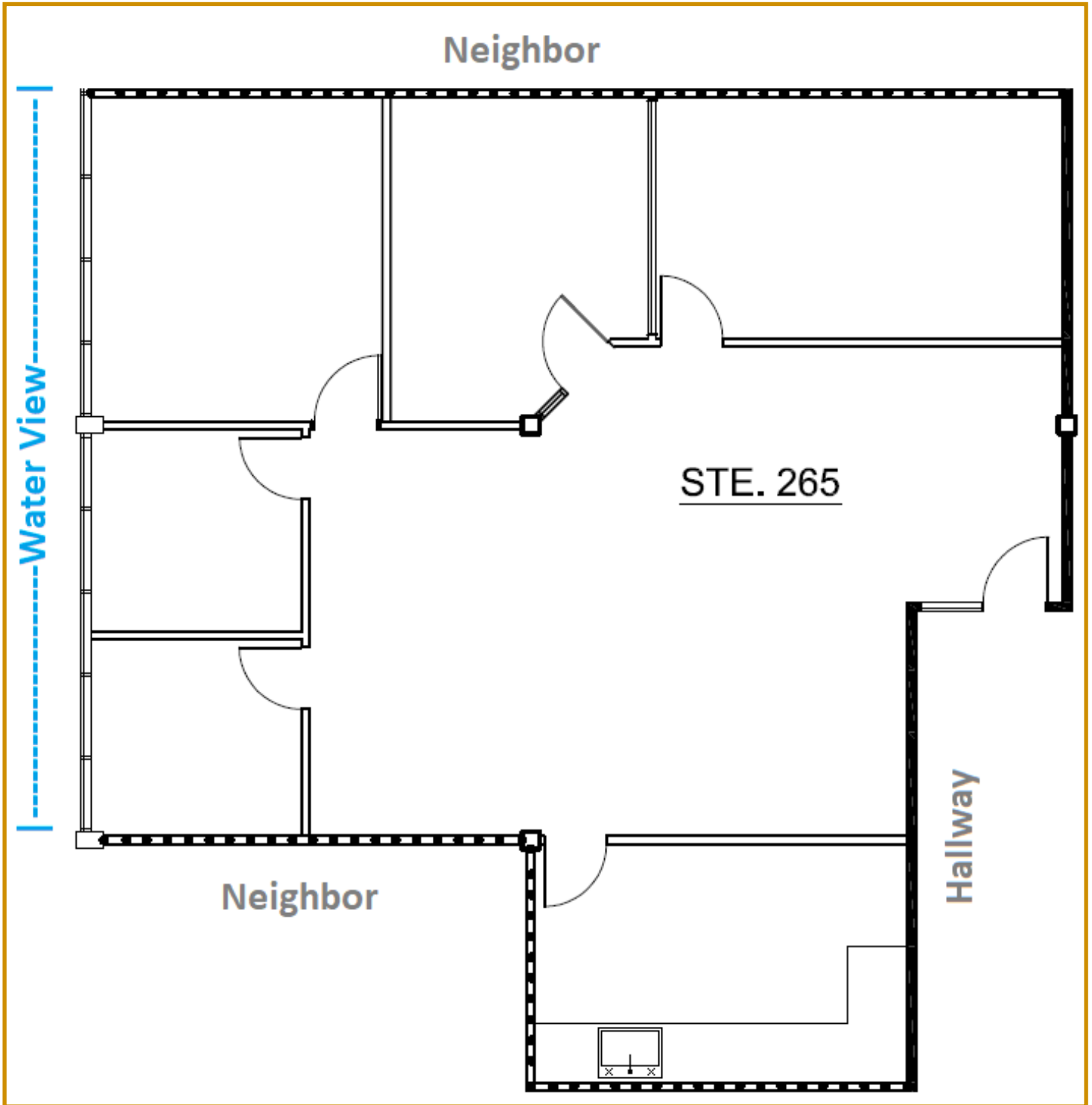
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## Space Plan



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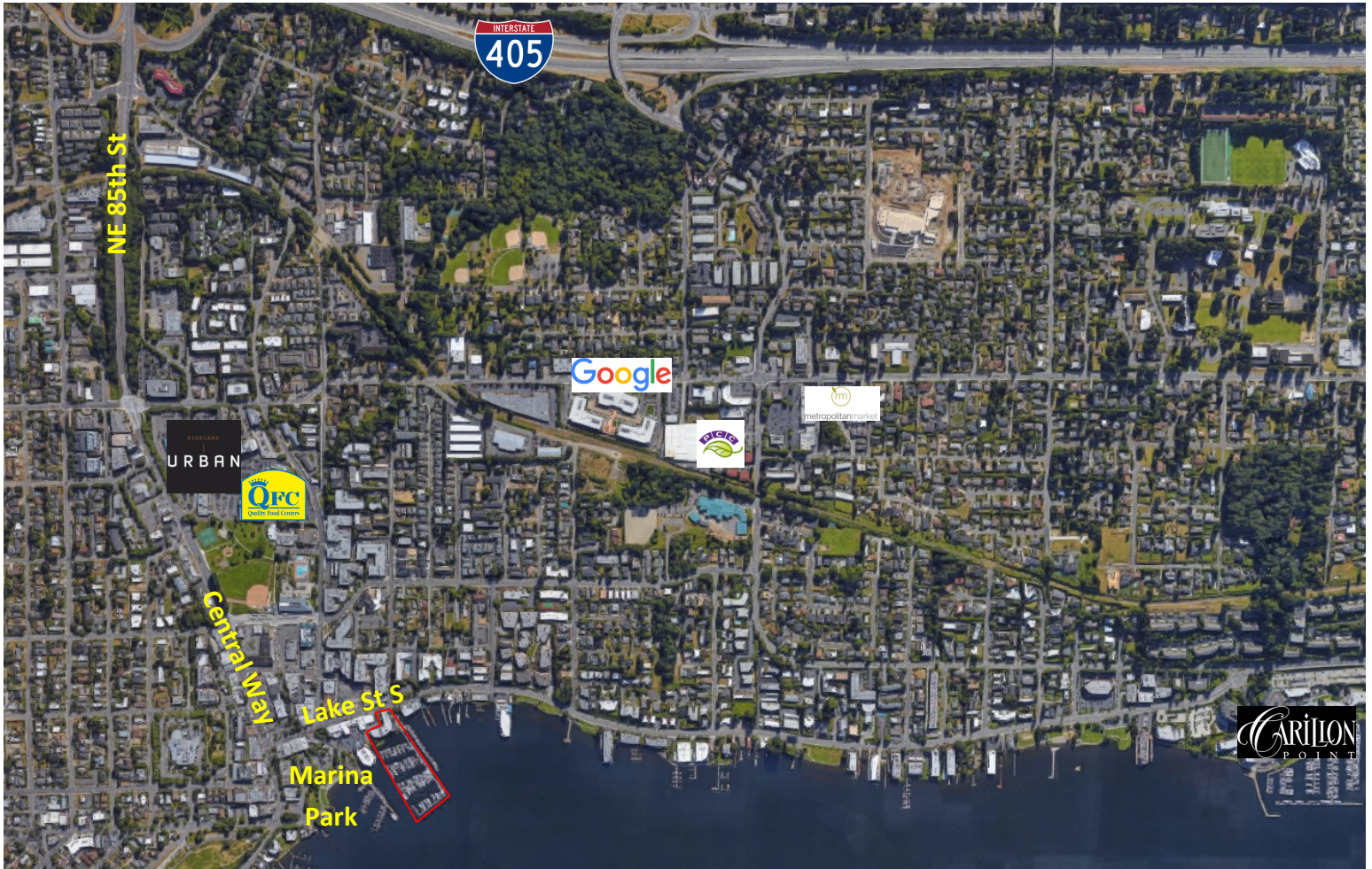
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# HOMEPORT OFFICE BUILDING

# Aerial Map



## Travel Times

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



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