

LAKE WASHINGTON PARK



AVAILABLE FOR LEASE

7,374 RSF – 2nd floor (Suite 205)

- Available with 60 days notice

PROPERTY FEATURES

- Unobstructed views of Lake Washington
- Extensive window line and shallow bay depths provide a sunlight filled interior space
- Exterior decks for west facing suites
- 3.44/1,000 SF parking ratio; includes both covered and surface stalls
- Easy access to SR-520 and I-405 from Lake Washington Blvd.
- Restaurants, hotels and retail amenities located within walking distance
- Close proximity to downtown Kirkland

5808 Lake Washington Boulevard
Kirkland, Washington



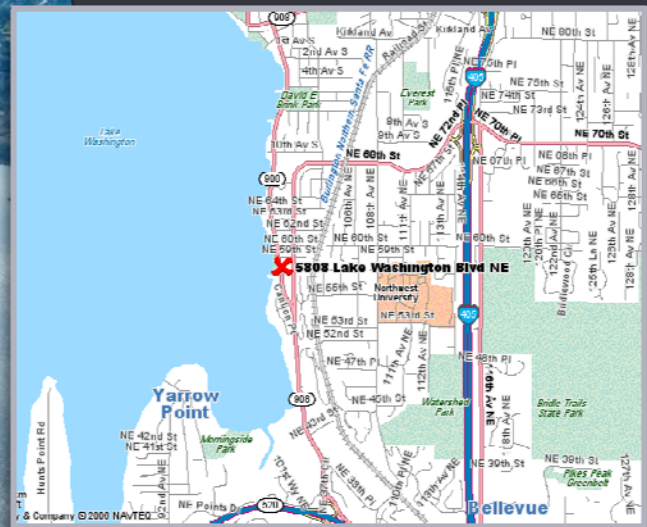
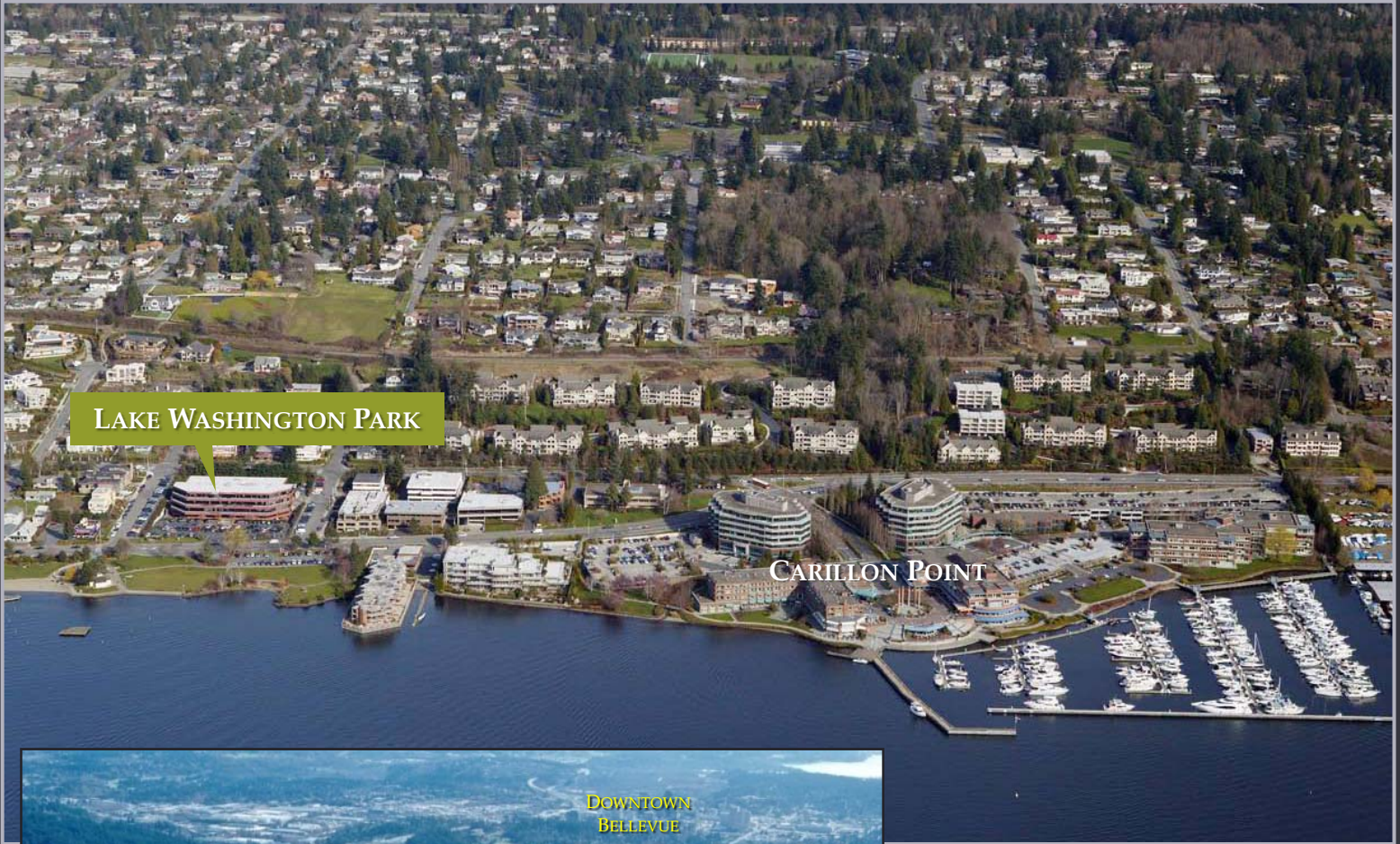
BRODERICK
• GROUP •

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Rental Rates:	Negotiable
Operating Expenses:	Estimated to be \$8.86/RSF for 2011
Year Built:	1986; lobby upgrades as of 2009
Building Renovation:	Extensive renovation of outer shell of building exterior
Load Factors:	11% - 14.5% (varies by floor)
Parking:	Overall on-site parking ratio of 3.44/1,000 USF <ul style="list-style-type: none">• Covered Garage: 1.2/1,000 USF (69 stalls) at a current rate of \$150.00 per month• Surface Level: 2.24/1,000 USF (145 stalls) at a current rate of \$95.00 per month• Street Parking: 56 stalls adjoin the property• 4.34/1,000 USF total ratio w/street parking
Location:	Spectacular waterfront location on Lake Washington. Panoramic views of Lake Washington, Olympic mountains and Seattle skyline.
Ingress/Egress:	Building is accessed via Lake Washington Blvd. on the west side and NE 58 th Street on the south side of the property.
Driving Distances/Time:	Due to the property's outstanding location adjacent to the SR-520/I-405 interchange, the area's primary business centers are easily accessed. The Bellevue CBD is just 5 minutes to the south, while the Seattle CBD is approximately 10 minutes to the west. Downtown Kirkland is less than one mile north of the property, and Carillon Point is a short walk from the property. The property is only 5 minutes from Redmond and Microsoft Campus, and Seattle-Tacoma International Airport is a manageable 25-minute commute.
Restaurant, Retail, Hotels:	The shops, restaurants and hotels of Kirkland are a short walk away along scenic Lake Washington Boulevard. They include Yarrow Bay Grill, Yarrow Bay Beach Café, Blue Water Bistro, Poppinjay's Café, Starbucks, The Woodmark Hotel, full service Post Office, art galleries, auto salon, The Spa at the Woodmark, travel agency, hair salon and other retail amenities.
Construction:	Post tension concrete with exterior brick spandrel panels
Fiber Optics/ Telecommunications:	Fiber optics provided to the property
Security System:	Timed locking device security system and/or key activated door locks
HVAC:	A zoned variable air-volume Trane system installed in 2004
Elevators:	Two (2) elevators (3,500 lb. capacity each)
City Tax:	Kirkland does not presently have a B&O Tax
Management:	Locally managed by JSH Properties
Leasing:	Broderick Group, Inc.



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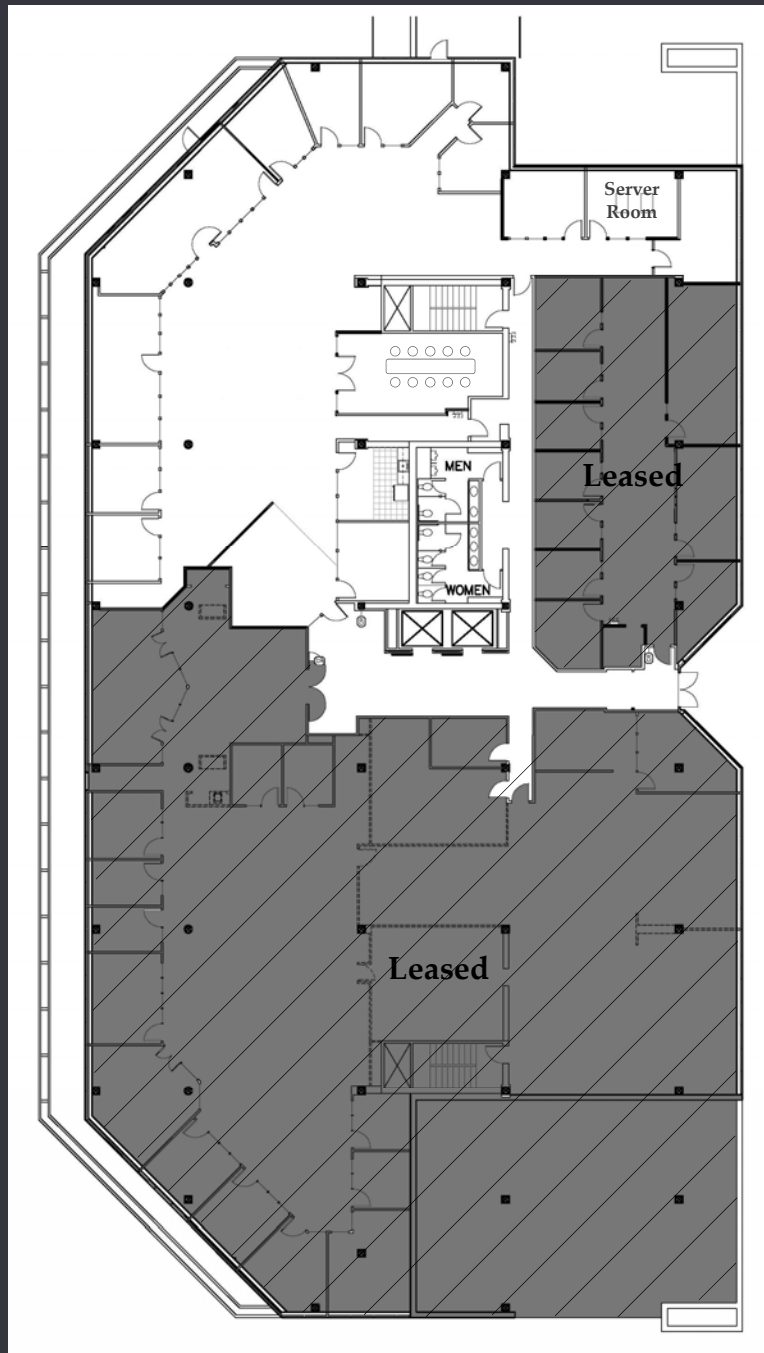
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