

An aerial photograph of a city at dusk, showing a large-scale urban development project. The scene is dominated by several large, modern multi-story buildings with dark facades and illuminated windows. A prominent light rail or transit line runs diagonally through the center of the image, with tracks and overhead power lines visible. The background features a large body of water, likely a bay or lake, with a city skyline visible in the distance under a colorful sunset sky. The overall atmosphere is one of modern urban growth and infrastructure development.

KIRKLAND URBAN

*Kirkland Business Roundtable Meeting
July 10th, 2019*

TALON
PRIVATE CAPITAL



Kirkland Park Place Center - 1970s vs. 2017

DRIVE

- ✓ Parking ratio of 3 parking stalls per 1,000 square feet
- ✓ Complimentary parking for theater and shopping patrons
- ✓ 3 minute drive to I-405 and 7 minutes to SR-520
- ✓ Pioneered paid office parking at \$150/stall/month

BUS

- ✓ Steps away from Kirkland Transit Center and Kirkland Way Park and Ride with major bus routes
- ✓ Bus Rapid Transit coming to 405 in early 2020s
- ✓ 1500 feet from the Cross Kirkland Corridor



WALK

- ✓ Walking distance to all of Downtown Kirkland's amenities and Lake Washington – over 100 shops / restaurants

Kirkland is a vibrant water front destination with an unparalleled blend of outdoor recreation, art, dining and boutique shopping. Located on the shores of Lake Washington just east of Seattle, no other city in the Puget Sound region has as many waterfront parks and beaches as Kirkland.

TIMING	ACTIONS
November 14 th 2018	Urban North turned over by Contractor / QFC starts tenant improvements
May 28, 2019	Uptown @ Kirkland Urban begins pre-leasing
June 10, 2019	Tableau occupies three floors in Urban North
June 7, 2019	Urban Central, Parking Garage and Pavilion buildings turned over by Contractor
July 31, 2019	New QFC Grand Opening
August, 2019	Four additional retailers scheduled to open including Shake Shack
August 16, 2019	Uptown @ Kirkland Urban residents begin to move in
September, 2019	Existing Parkplace building and QFC to be demolished
Q4 2019	Construction begins on Urban South
End of 2019	Approval by City of requested changes to Master Plan and Design Guidelines
Approximately Mid-2020	Construction begins on Urban East

Kirkland Urban will get world's first Topgolf Lounge



Tutta Bella to partner with QFC and open in-store location at Kirkland Urban



Shake Shack Is Bringing Its Burgers and Insane Lines to Kirkland



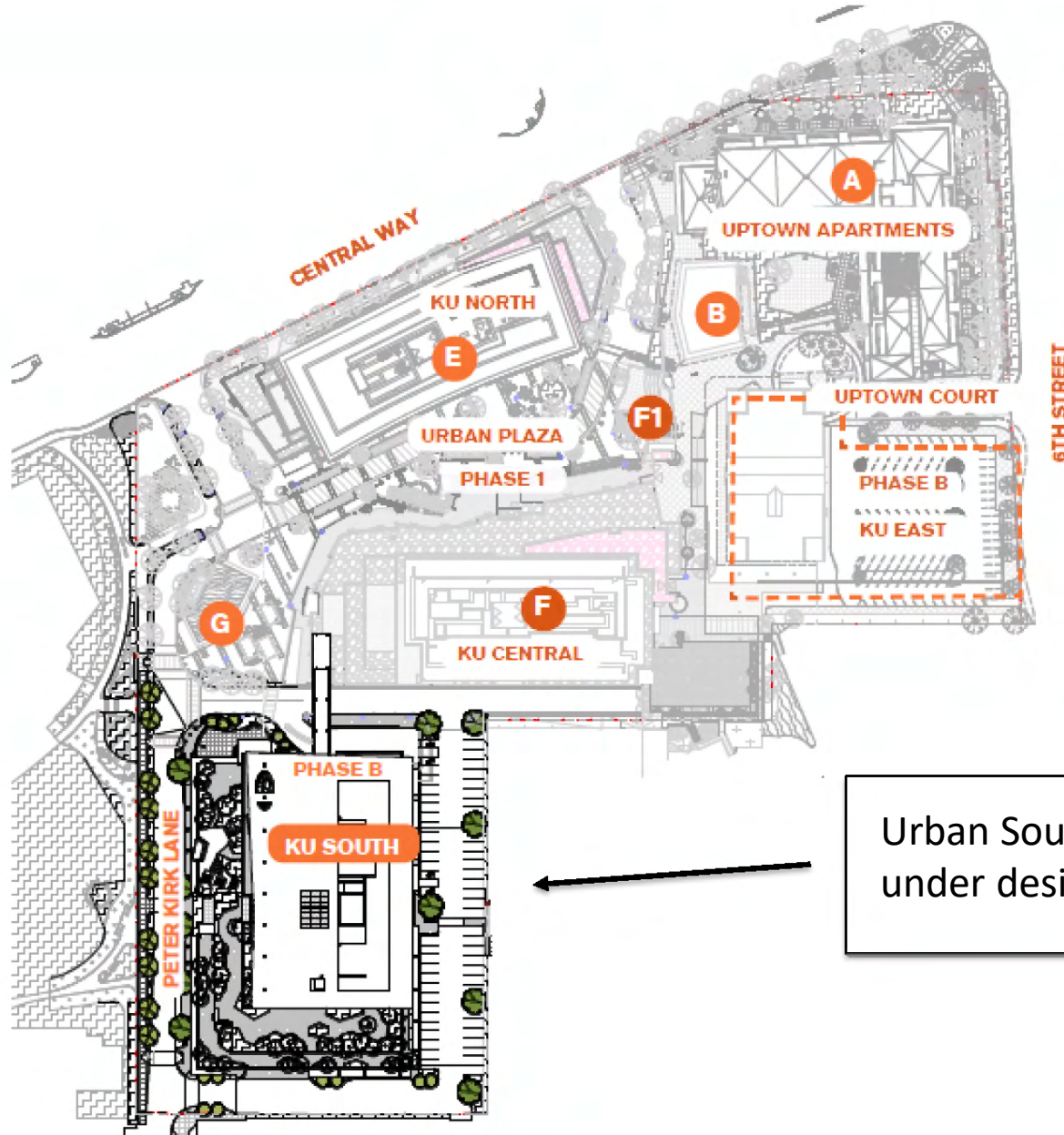
Tenant	Opening Date
	July 31, 2019
SHAKE  SHACK	Aug-19
 MudBay FOR HEALTHY DOGS AND CATS	Aug-19
 Bright Horizons.	Aug-19
 EVERGREENS a social experience	Aug-19
 Ladro BREADS - COFFEE BARS - BAKERY	Sep-19
Mosaic salon + spa	Oct-19

Tenant	Opening Date
 UPOWER HOUR360 PERSONAL GROUP TRAINING	Oct-19
	Nov-19
 DOUGH ZONE 麵貼面	Nov-19
	Nov-19
 restore HYPER WELLNESS + CRYOTHERAPY	Dec-19
	Dec-19

After Salesforce new \$15.7B acquisition of Tableau Software Inc., Tableau prepares to set up its new shop in Kirkland Urban



Tableau plans to expand into a new 100,000-square-foot office in the Kirkland Urban development. Tableau just expanded its office last year when it opened a 110,000-square-foot building in Fremont near its former headquarters.



Urban South – currently under design review



L1: Retail and Movie Theater

L2-7: Office

3 levels of parking for approximately 900 additional vehicles











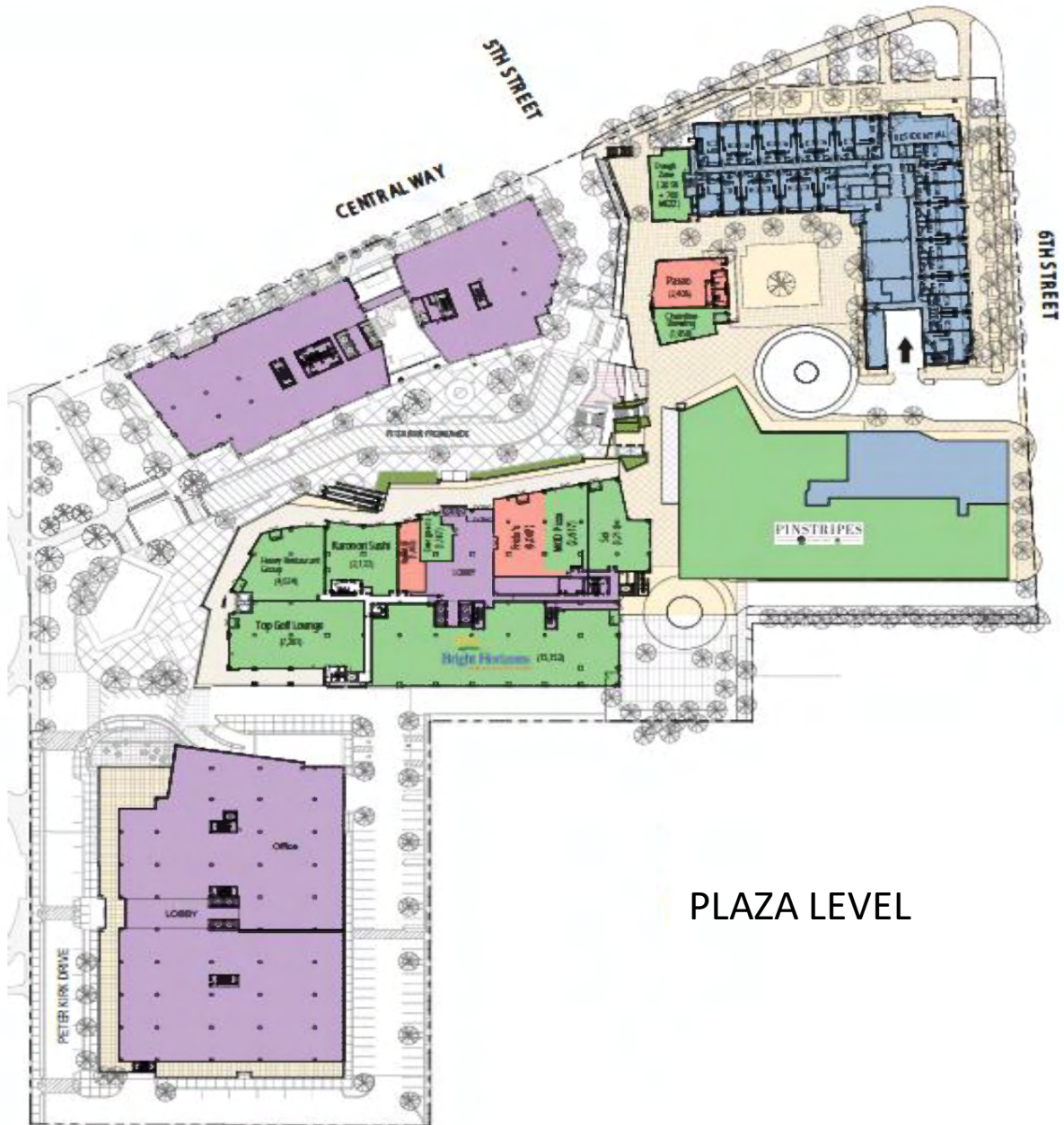








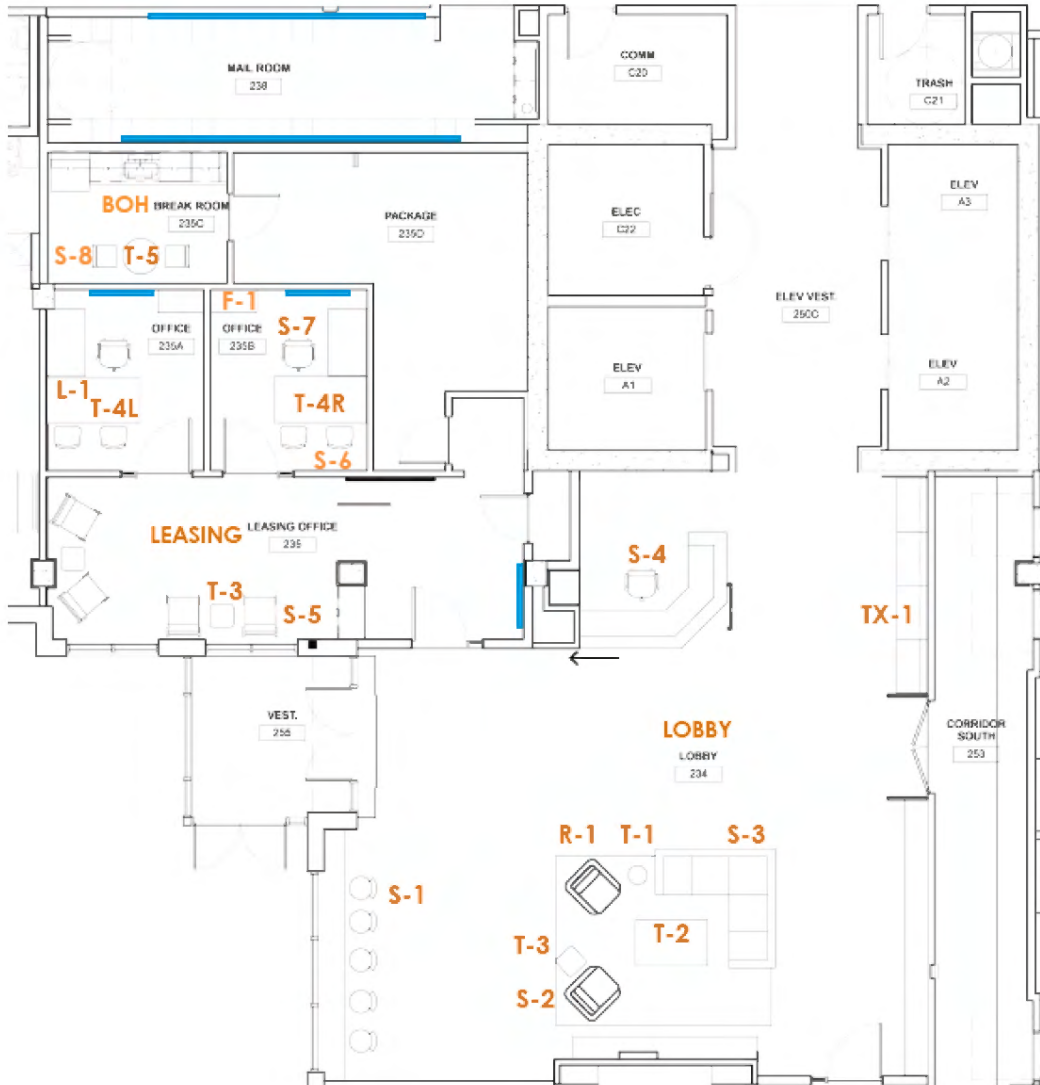




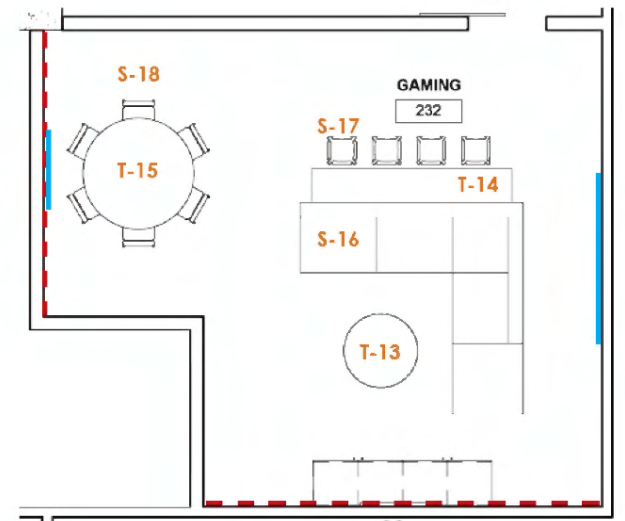
- Out to Lease / Leased
- LOI
- Discussions
- Residential
- Office
- Garage Entrance

PLAZA LEVEL

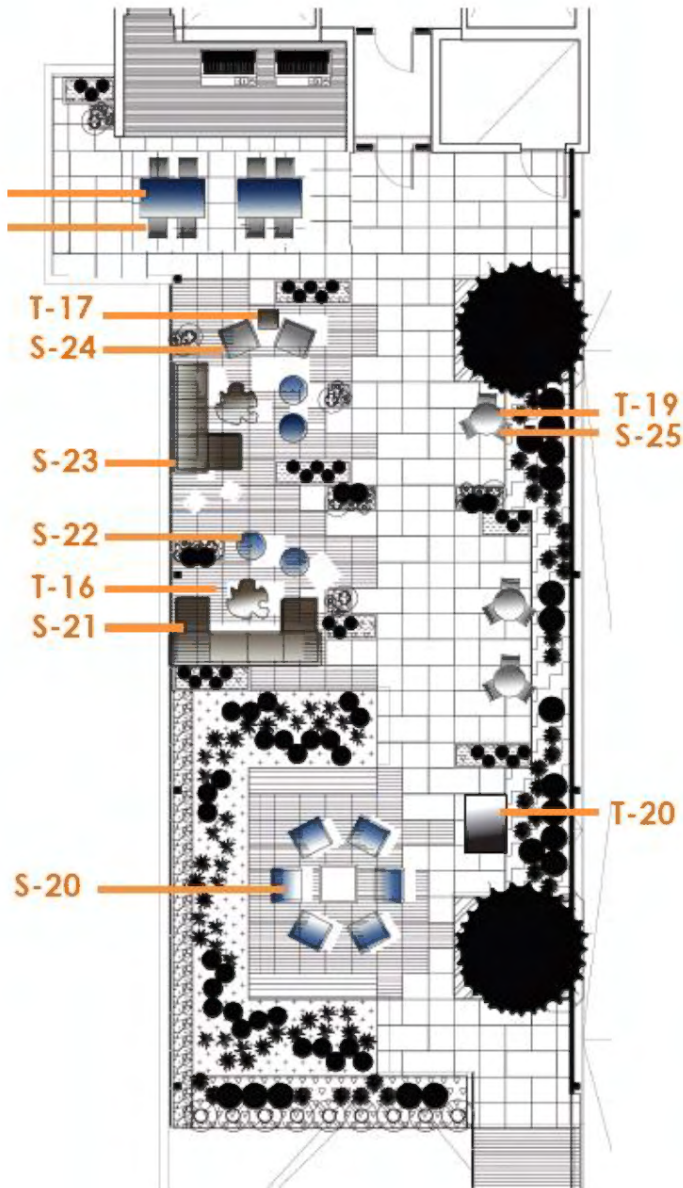
Lobby



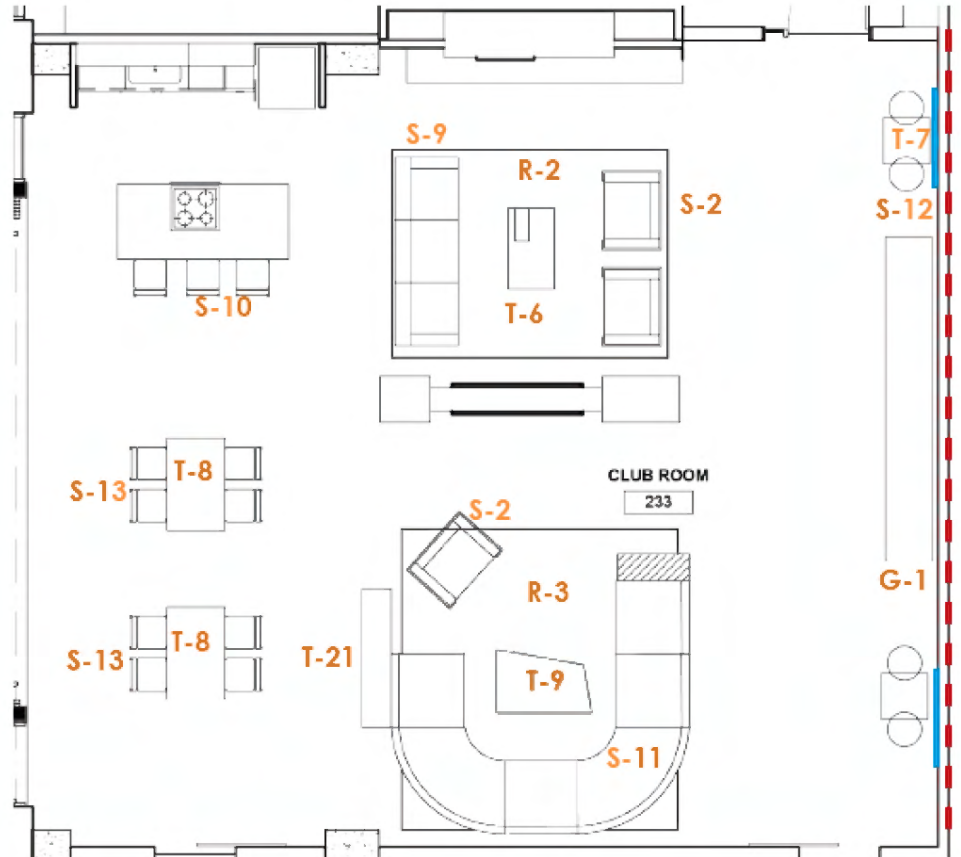
Game Room



Rooftop



Club Room









Thank you!

WILLIAM LEEDOM
MANAGING DIRECTOR - INVESTMENTS
