

FOR LEASE

4010-4040 Lake Washington Blvd NE
Kirkland, WA



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NEWMARK

LOCATION AERIAL



4030

4020

4040

4010

520

LAKE WASHINGTON BLVD NE

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KIRKLAND

AVAILABLE SPACE

All suites in market ready condition

Building 4020

Suite	Available SF	Rental Rate	Comments
200	3,379 SF	Call For Rate	Available Now
210	2,503 SF	Call For Rate	Available now
310	1,457 SF	Call For Rate	Available Now

Building 4030

Suite	Available SF	Rental Rate	Comments	
201	4,981 SF	Call For Rate	Available Now	Virtual Tour
205	1,617 SF	Call For Rate	Available Now	
208	1,344 SF	Call For Rate	Available Now	
305	2,049 SF	Call For Rate	Available Now	Virtual Tour
310	2,840 SF	Call For Rate	Available Now	

Building 4040

Suite	Available SF	Rental Rate	Comments	
320*	1,634 SF	Call For Rate	Available Now	Virtual Tour
305*	1,537 SF	Call For Rate	Available Now	Virtual Tour

*Can be combined for 3,171 SF



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Exterior refresh with new paint & lobby renovations

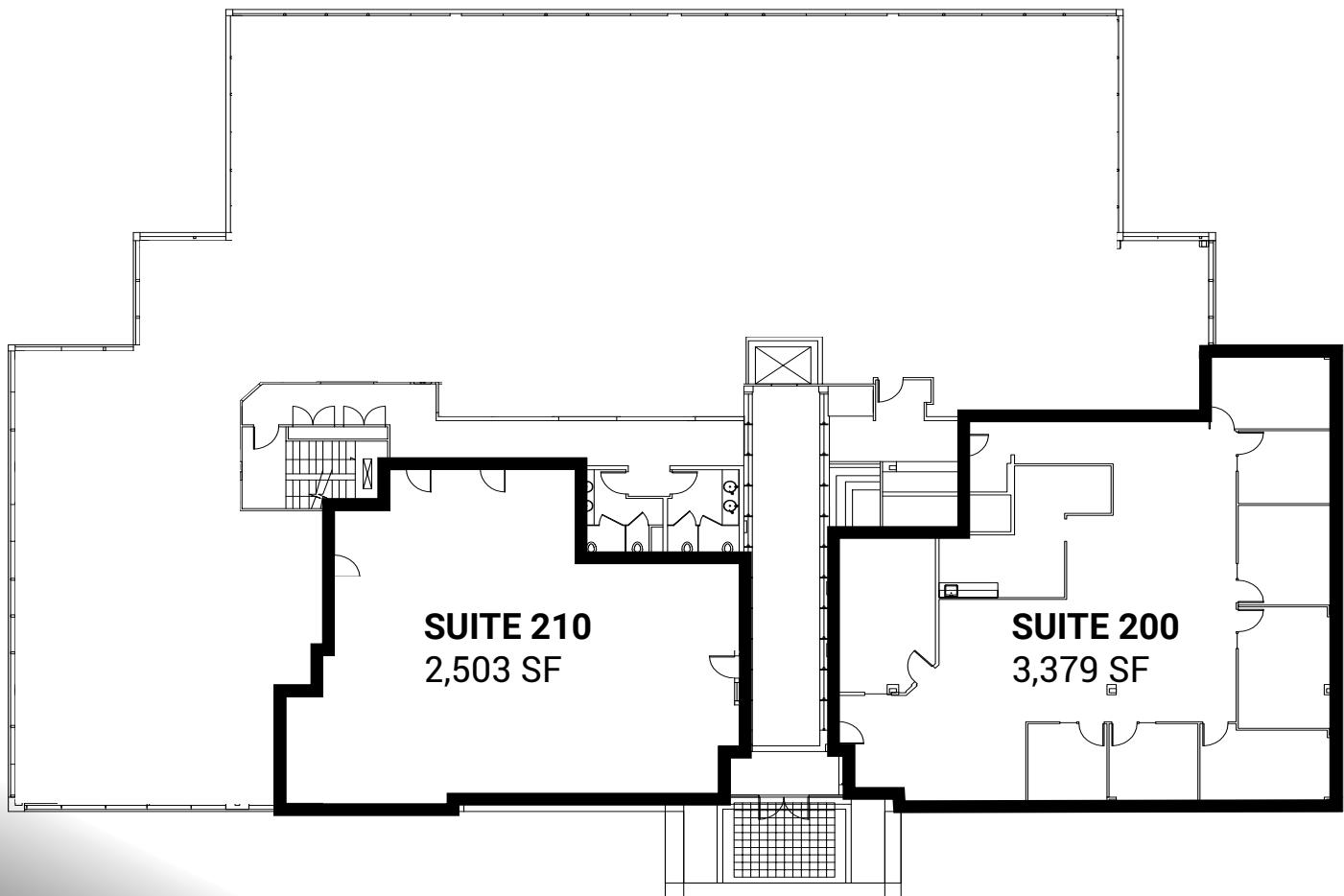
FACT SHEET

Property Addresses	4010-4040 Lake Washington Blvd NE, Kirkland, WA
Campus Size	131,053 SF
Load Factor	15.3%
Operating Expenses	2022 Estimate: \$11.25/ RSF
Floors	3 stories (1 floor covered parking)
Parking	3.3 / 1,000 SF; 313 surface parking stalls; 116 under building parking stalls. Under building parking stalls charged at \$75/stall/month.
LEED	Gold certified for Core & Shell
Communication/Fiber	Comcast Fiber, Verizon FIOS and Level 3 (Building 4030/4040)
Electrical System	277/480 volt, 3-phase
Elevators	Each building has one Dover Elevator Company elevator that serves all three floors. Elevators are hydraulic type and have a duty of 2,500 lbs at 140 fpm.
HVAC	The HVAC systems consists of roof top VAV packaged units and a series of fan powered VAV boxes with electric re-heat.

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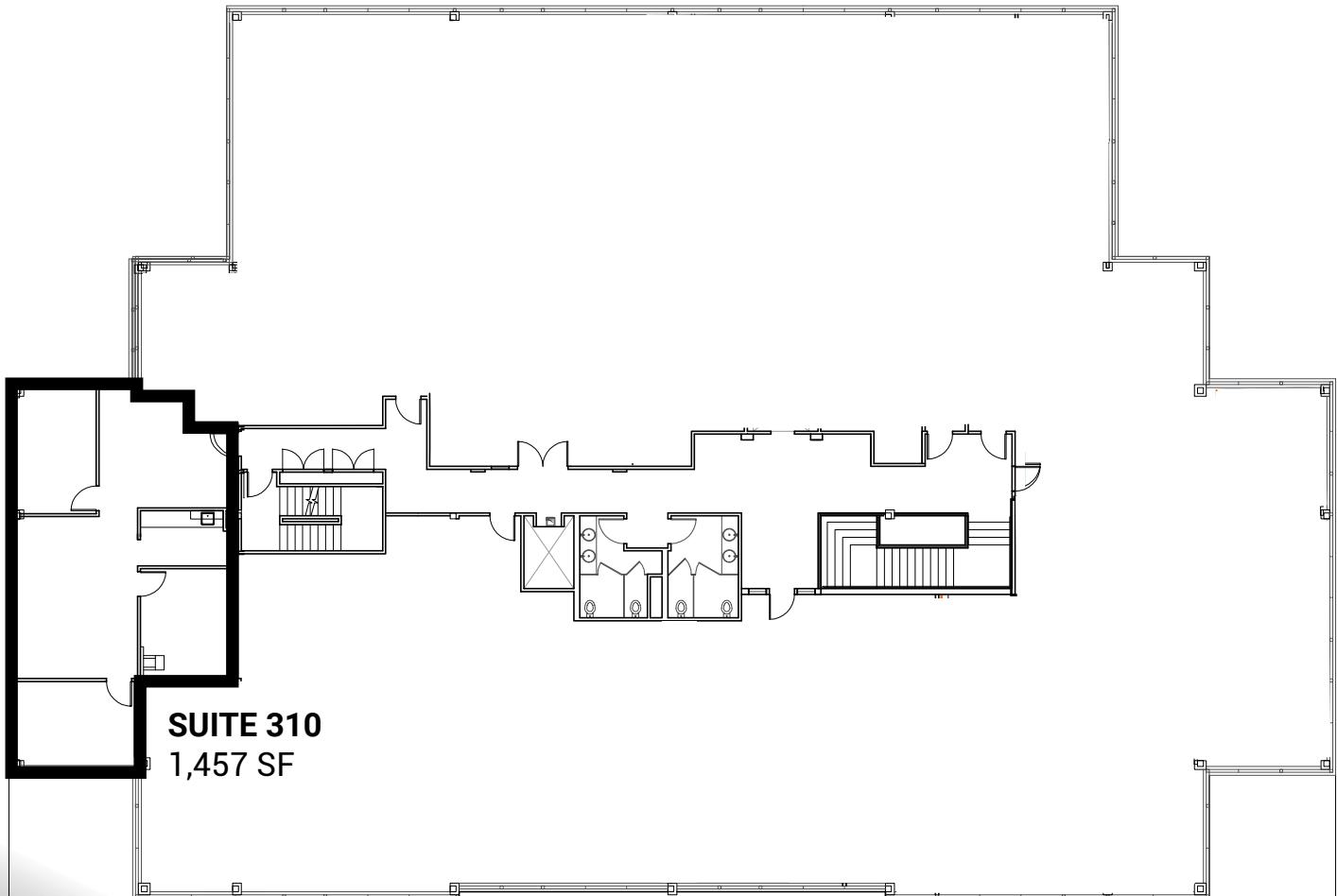
AVAILABILITY - BUILDING 4020
SECOND FLOOR



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AVAILABILITY - BUILDING 4020
THIRD FLOOR



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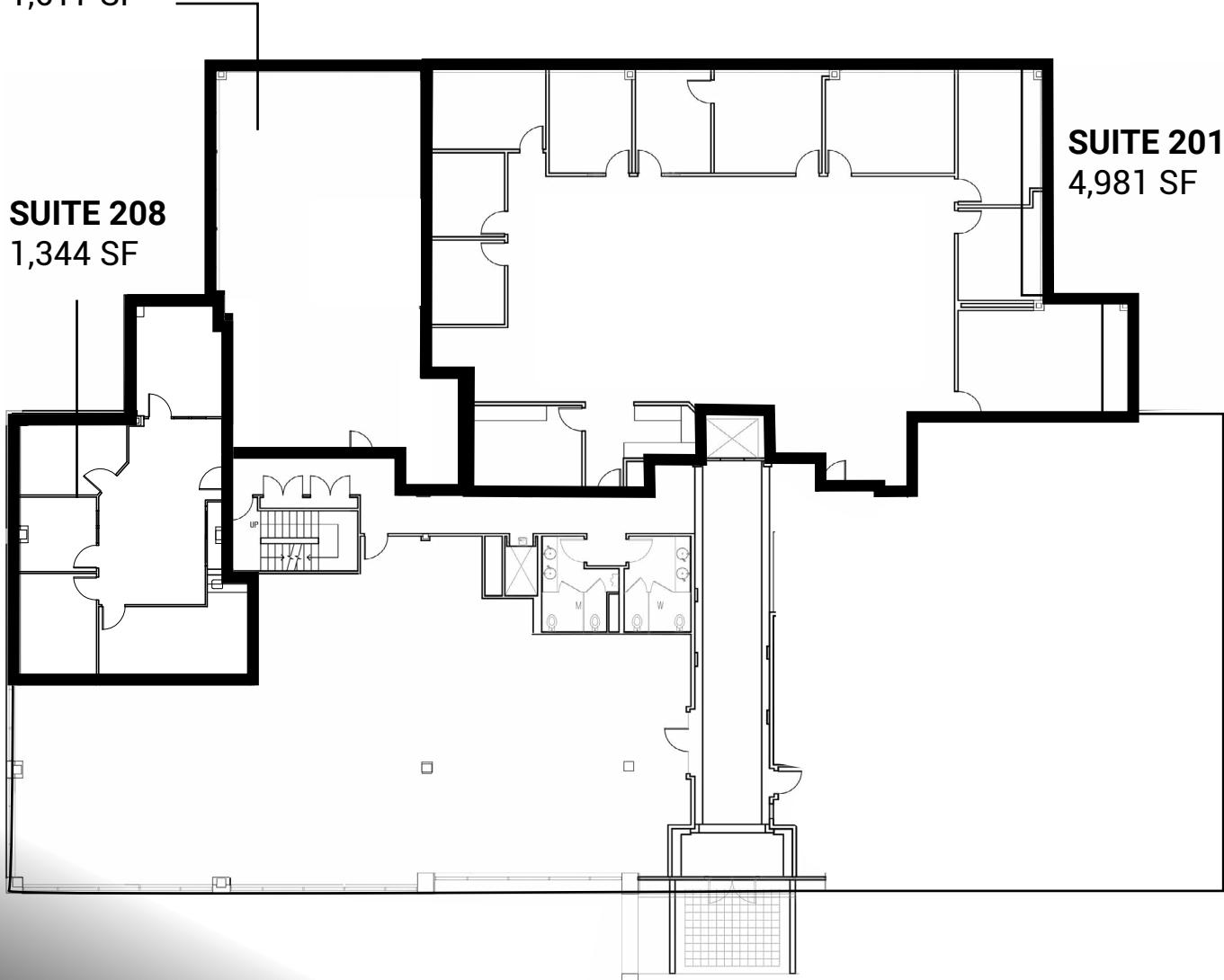


AVAILABILITY - BUILDING 4030 SECOND FLOOR

SUITE 205
1,617 SF

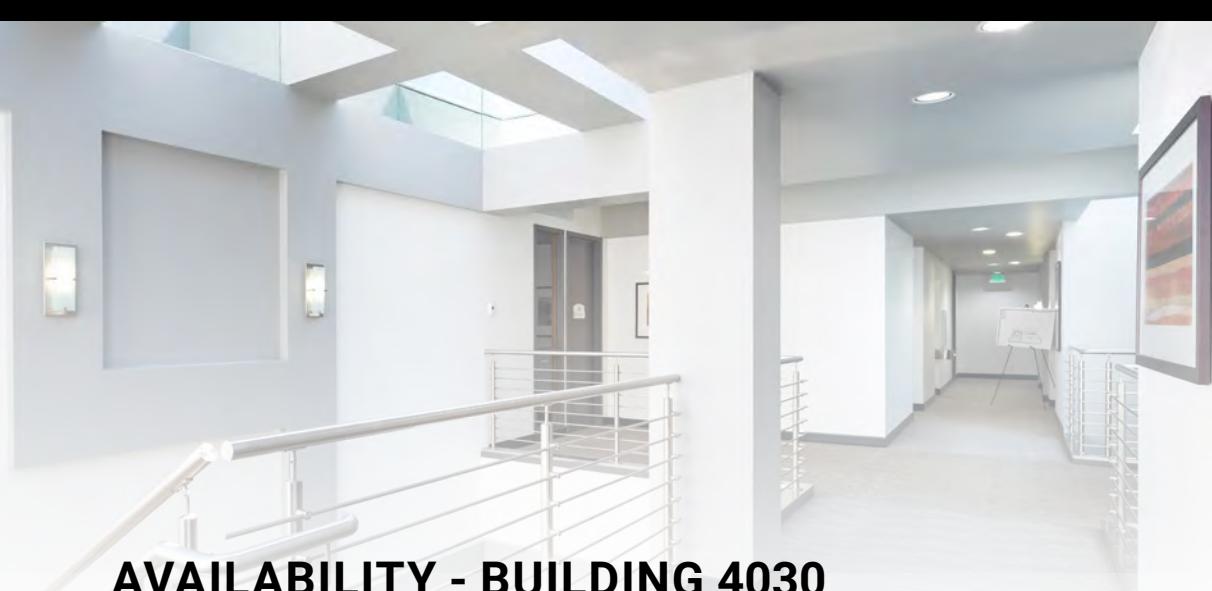
SUITE 208
1,344 SF

SUITE 201
4,981 SF

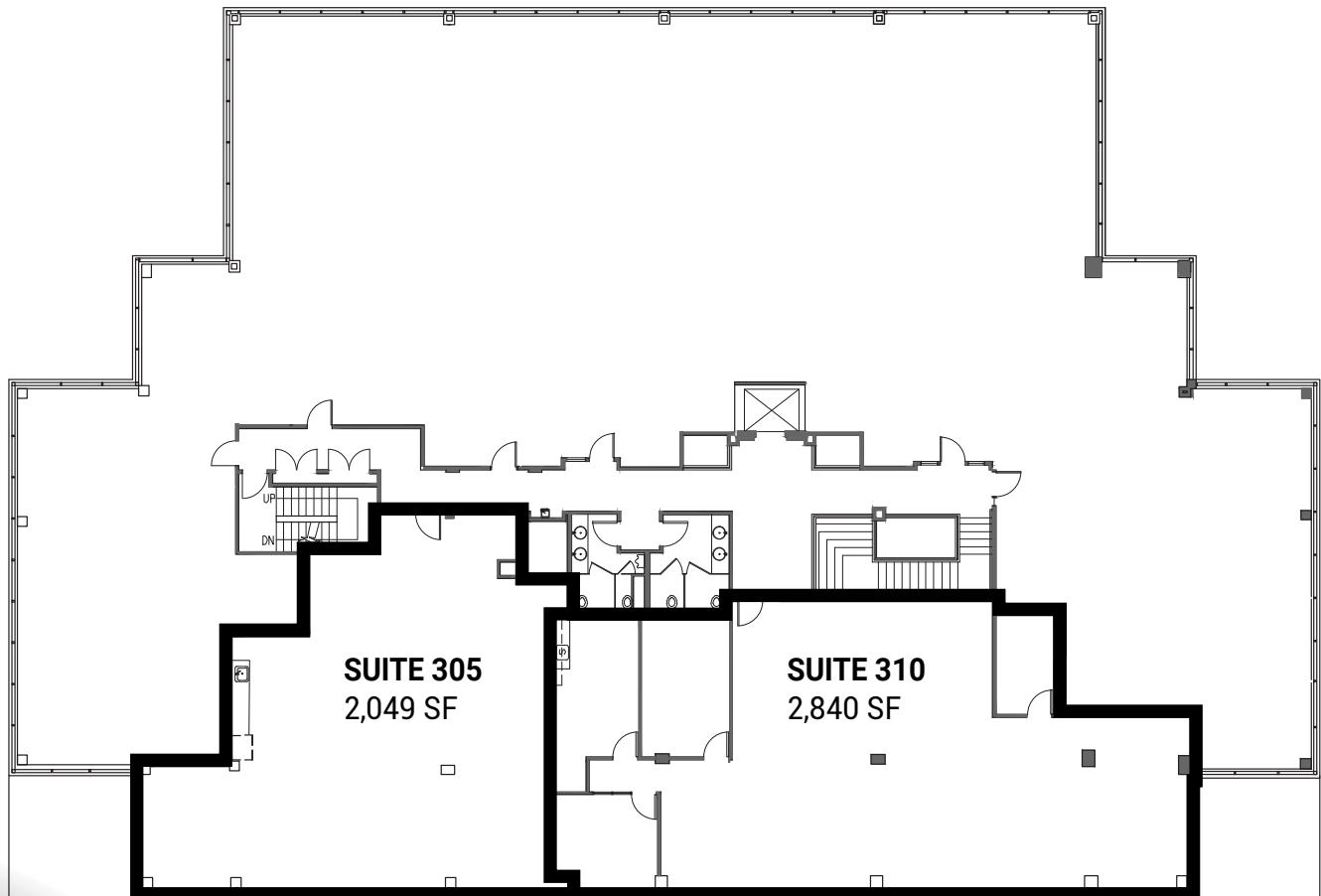


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**AVAILABILITY - BUILDING 4030
THIRD FLOOR**

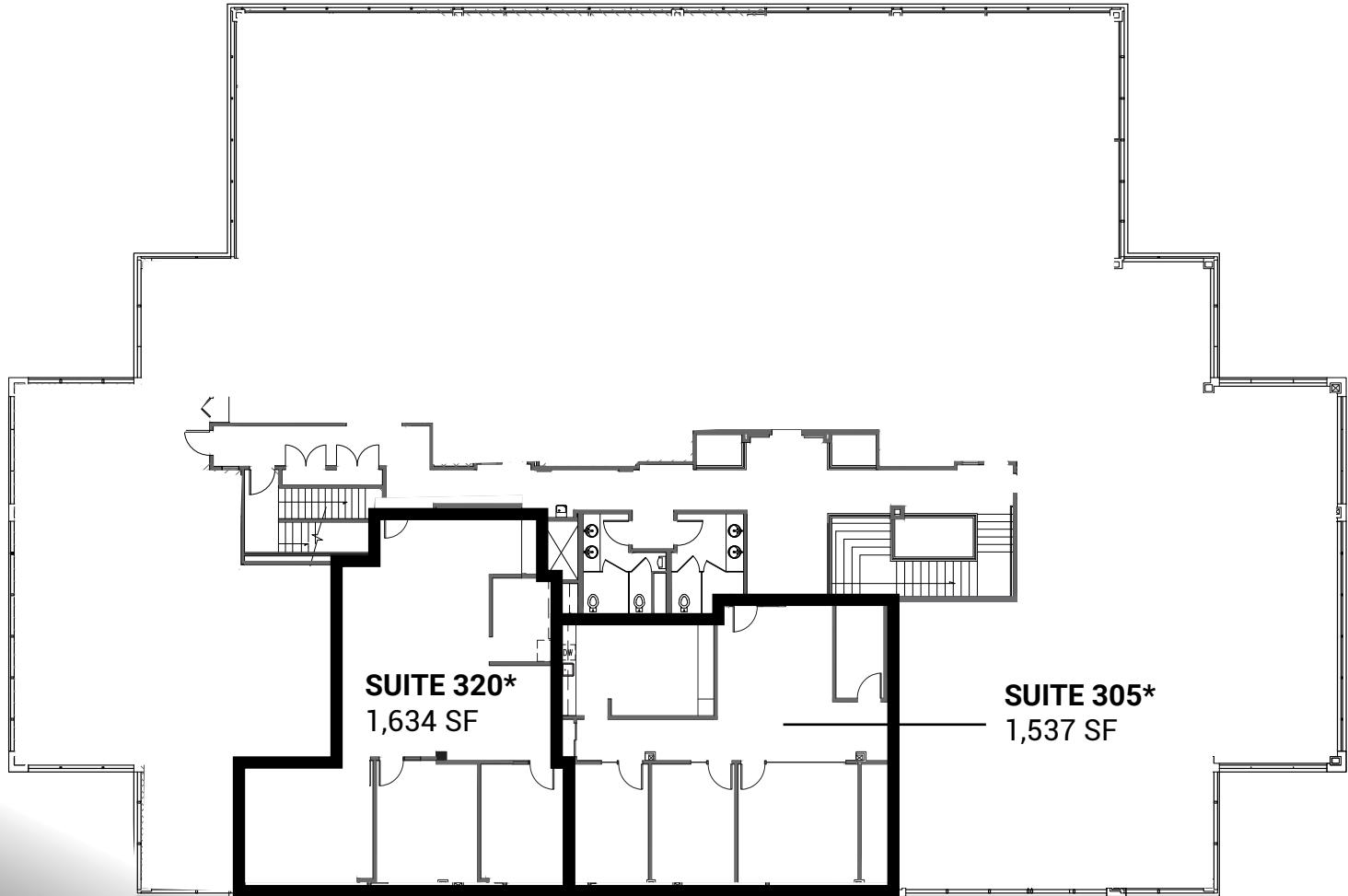


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EXIT

AVAILABILITY - BUILDING 4040
THIRD FLOOR



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LOCAL AMENITIES

1. QFC
2. Burgermaster
3. Poppinjays Cafe
4. Chevron
5. Queen Bee Cafe
6. Looking for Chai
7. La Grande American Bistro
8. Woodmark Hotel Lounge



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