

FOR LEASE



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4010-4040 Lake Washington Blvd NE
Kirkland, WA



LOCATION AERIAL



AXIS



LAKE WASHINGTON

INTERSTATE
405

520

AVAILABLE SPACE

All suites in market ready condition

Building 4020

Suite	Available SF	Rental Rate	Comments	
200	3,379 SF	Call For Rate	Available September 1, 2020	
308	1,256 SF	Call For Rate	Available Now	Virtual Tour

Building 4030

Suite	Available SF	Rental Rate	Comments	
200	3,553 SF *	Call for Rate	Available Now	Virtual Tour
201	4,981 SF *	Call For Rate	Available Now	Virtual Tour
303	2,049 SF	Call For Rate	Available Now	Virtual Tour

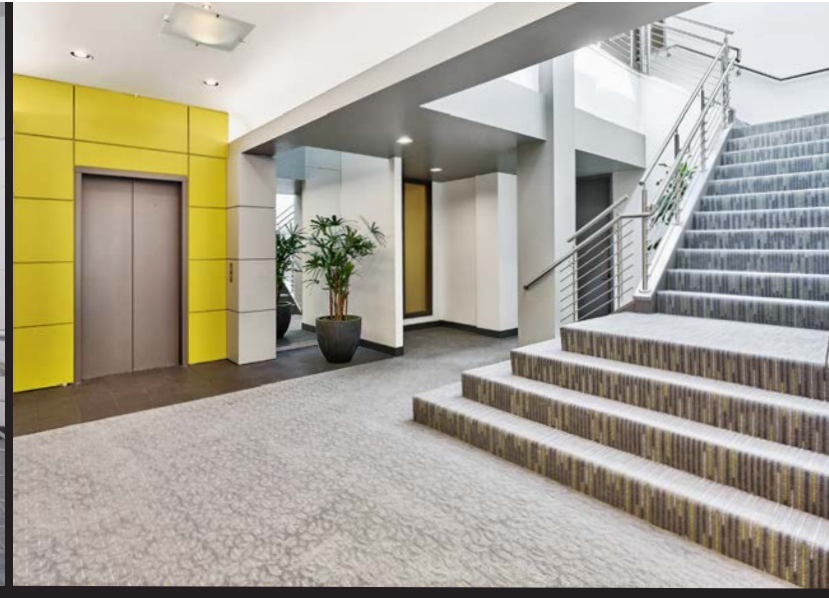
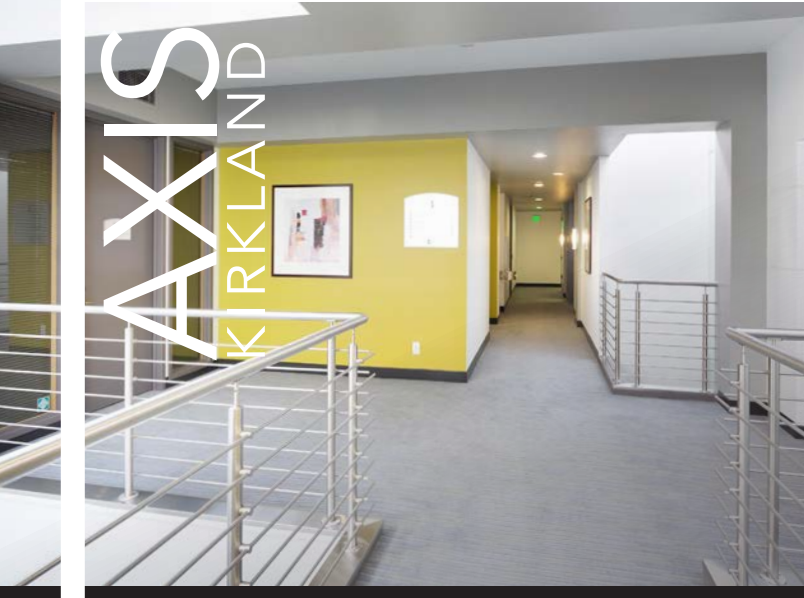
*can be combined for 8,534

Building 4040

Suite	Available SF	Rental Rate	Comments	
201	8,529 SF	Call For Rate	Available Now	Virtual Tour
301	3,444 SF*	Call For Rate	Available Now	Virtual Tour
305	3,879 SF*	Call For Rate	Available Now	Virtual Tour
320	1,634 SF*	Call For Rate	Available Now	Virtual Tour

*can be combined for 8,957 SF





Exterior refresh with new paint & lobby renovations

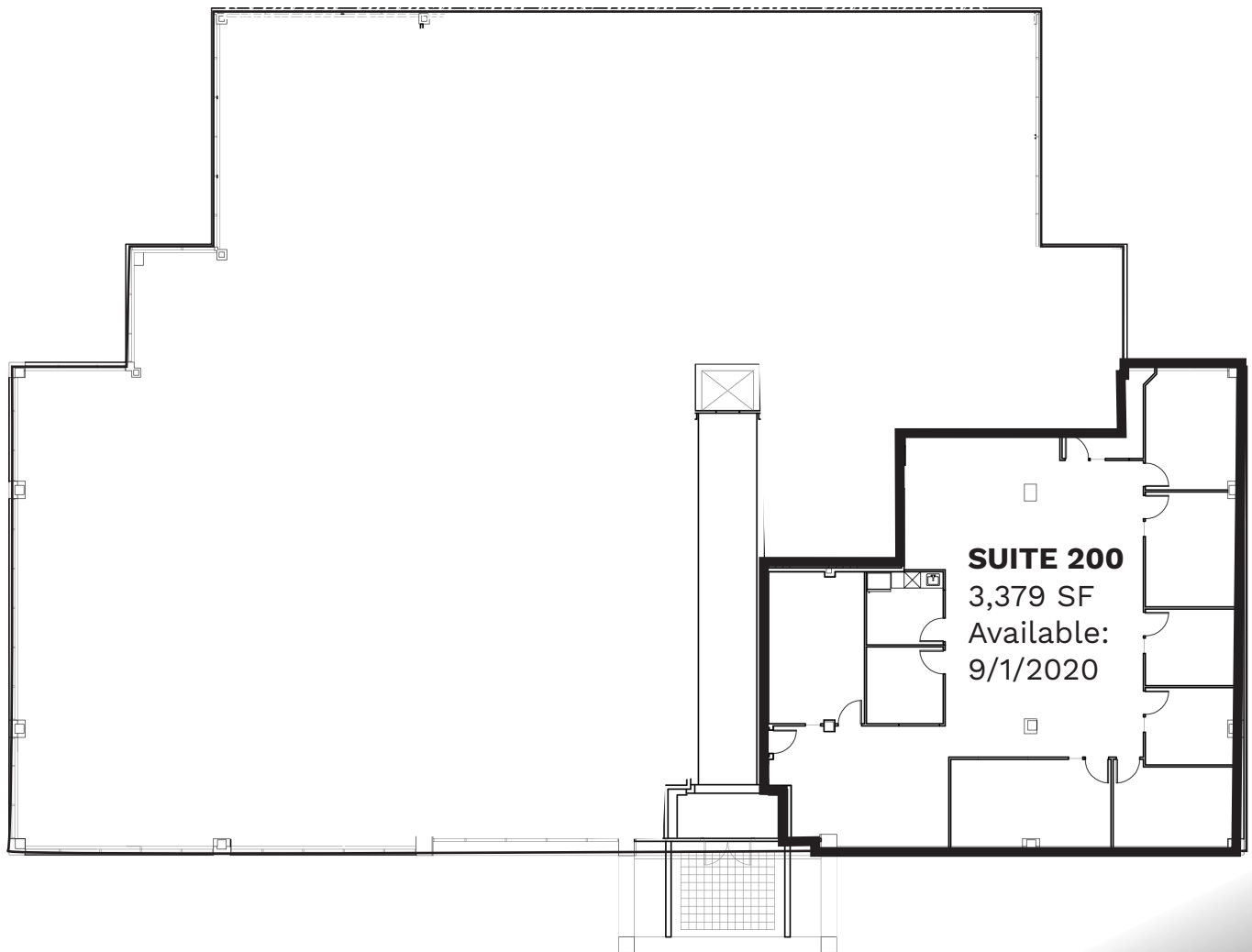
FACT SHEET

Property Addresses	4010-4040 Lake Washington Blvd NE, Kirkland, WA
Campus Size	131,053 SF
Load Factor	15.3%
Operating Expenses	2020 Estimate: \$11.53 / 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**



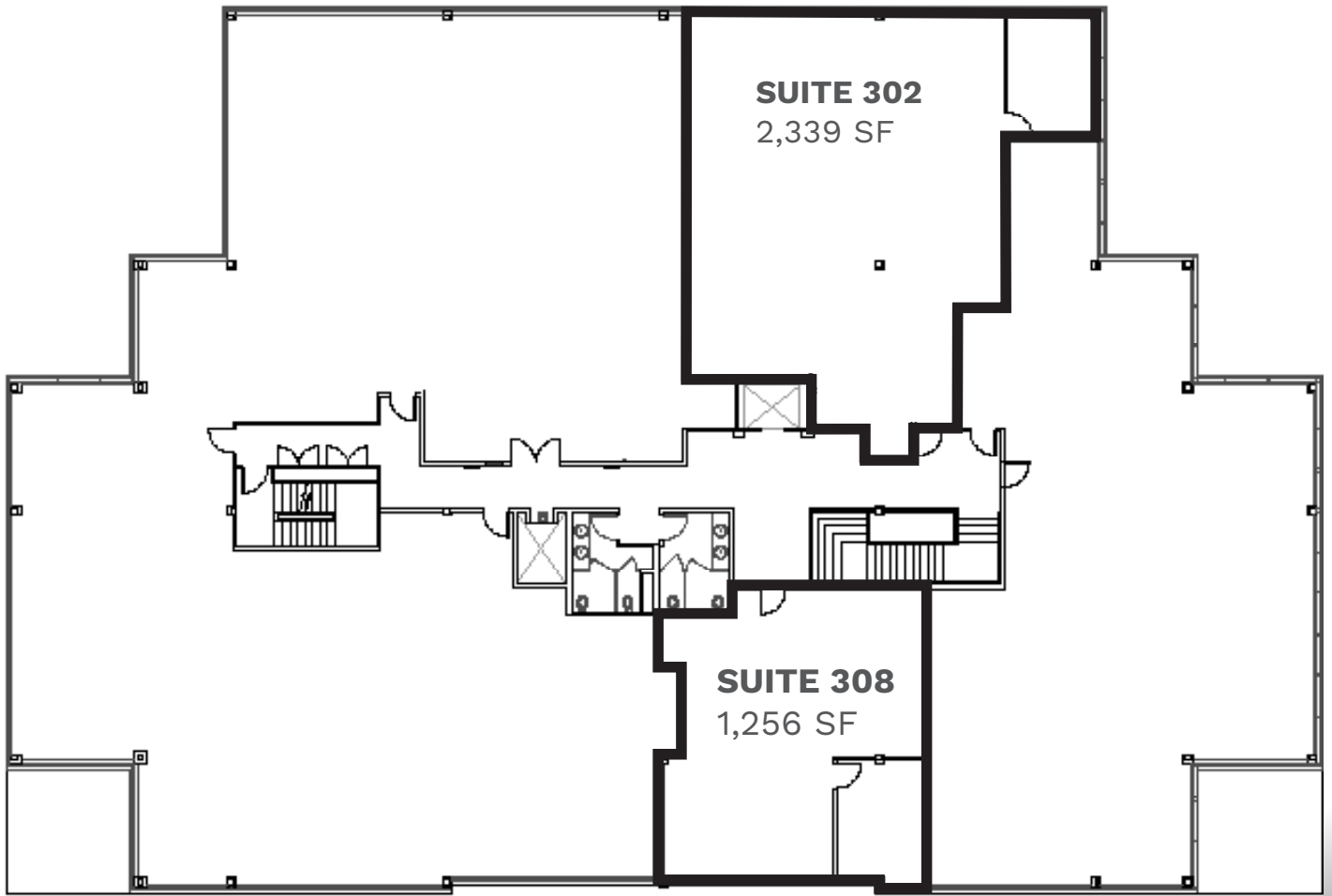
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OFFICE PARK

AVAILABILITY - BUILDING 4020

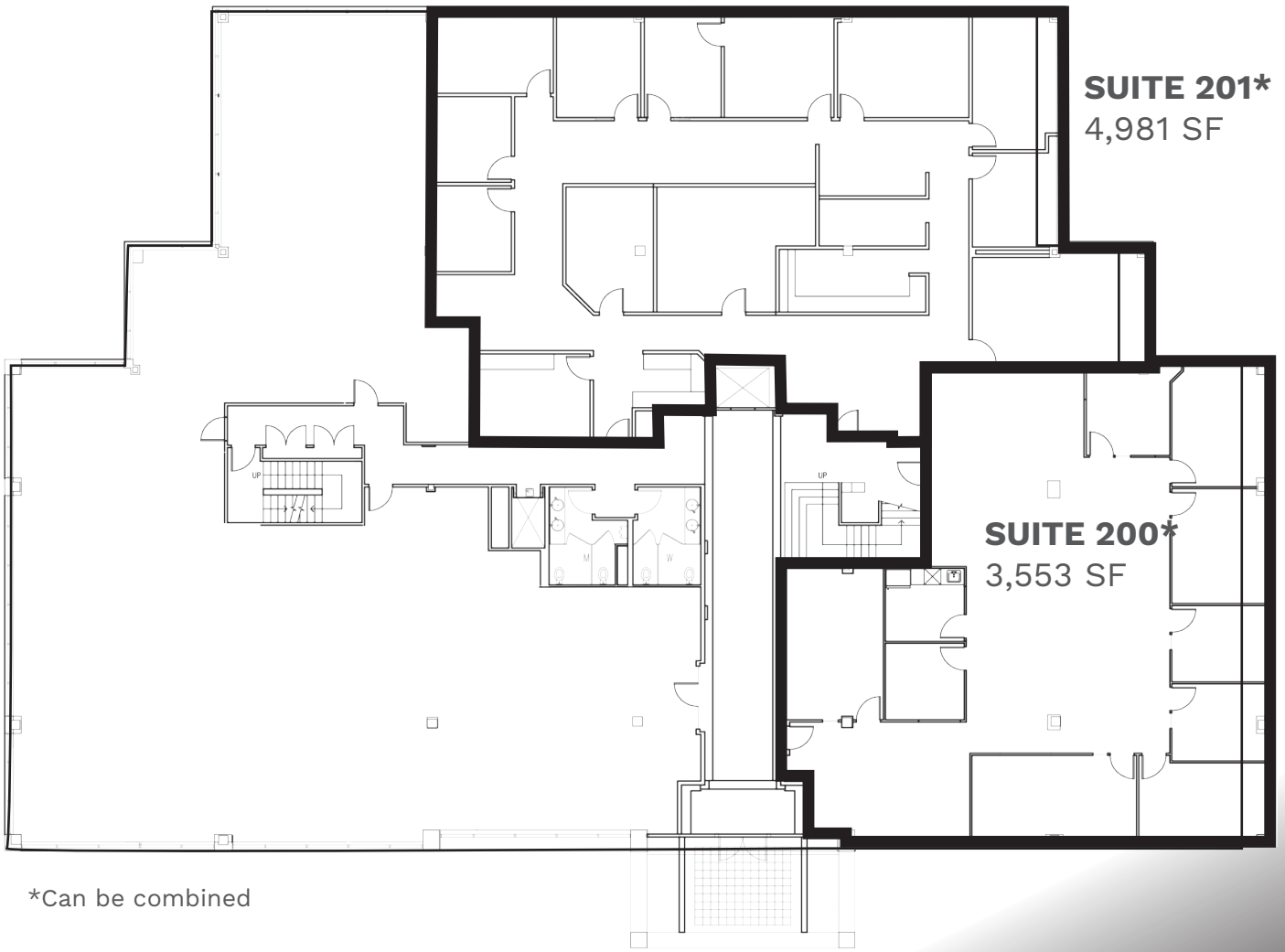
THIRD FLOOR

Exterior refresh with **THIRD FLOOR** *renovations*



AVAILABILITY - BUILDING 4030

Exterior refresh **SECOND FLOOR** *renovations*
New Tenant Ready *Available Starting 2020*



*Can be combined

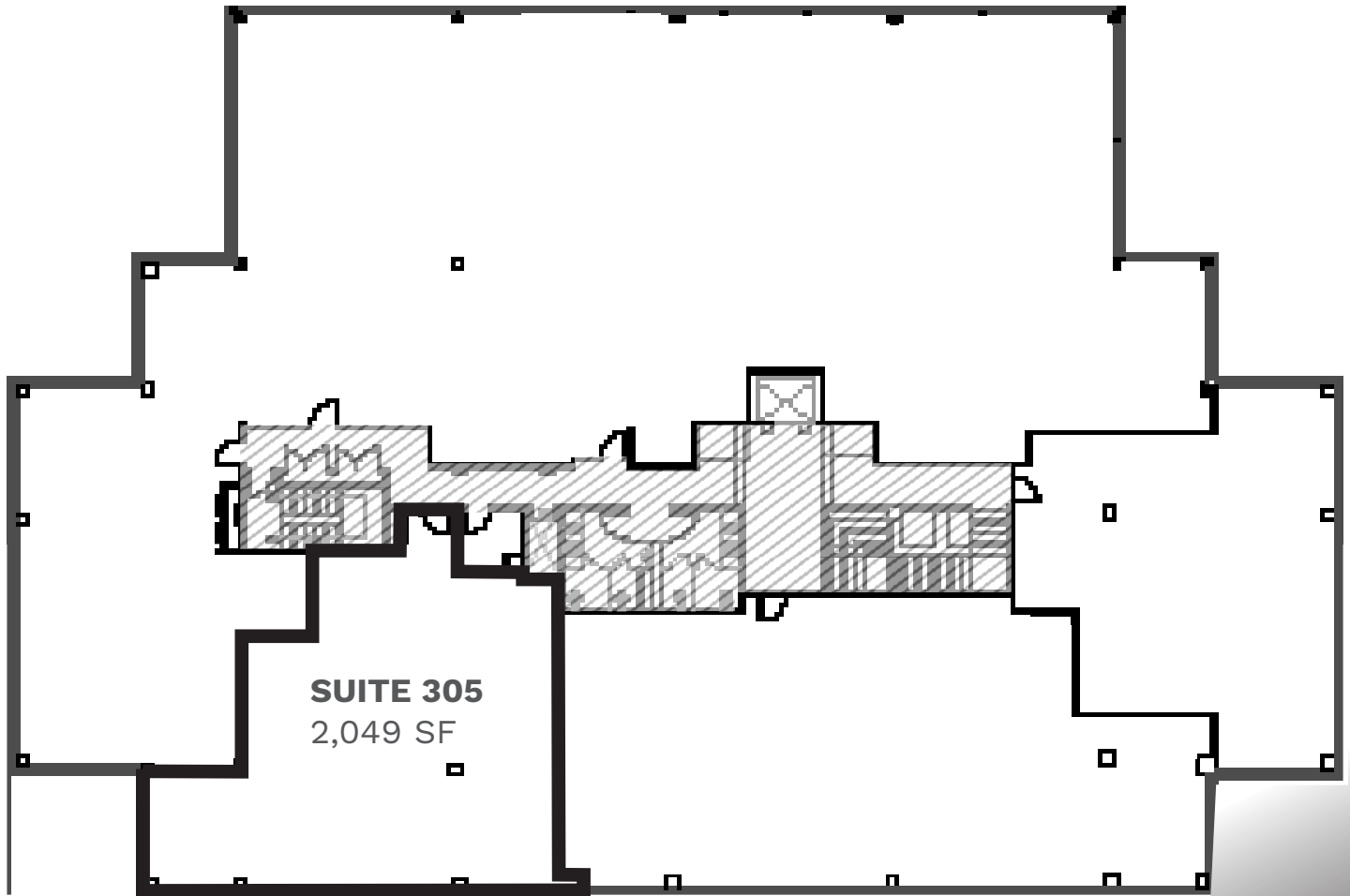
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AVAILABILITY - BUILDING 4030

Exterior refresh with paint, trim & lobby renovations
New Tenant Available Starting Spring 2020

SECOND FLOOR

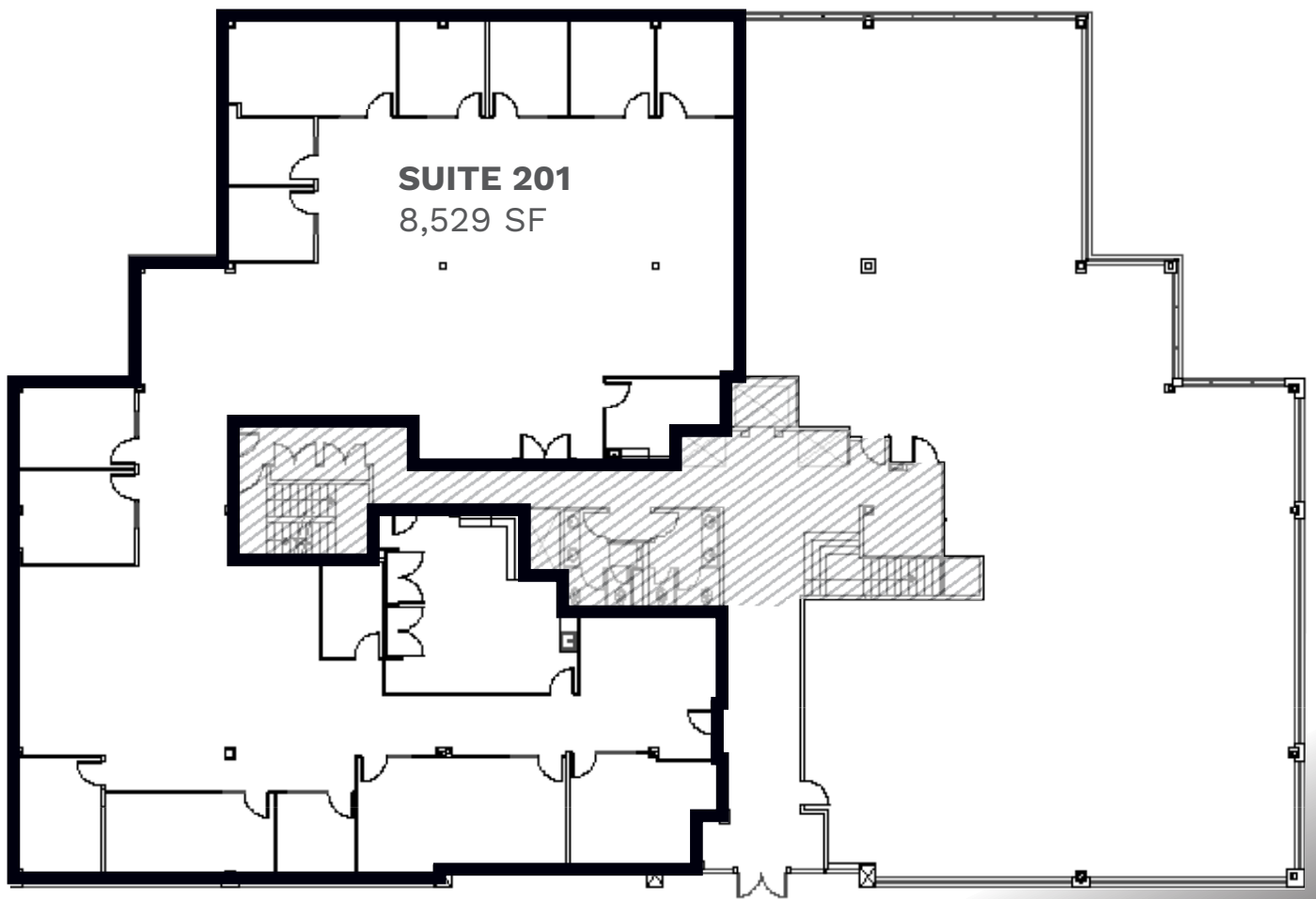


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AVAILABILITY - BUILDING 4040

*Exterior refresh with new signage & lobby renovations
New Tenant Availability Starting Spring 2020*

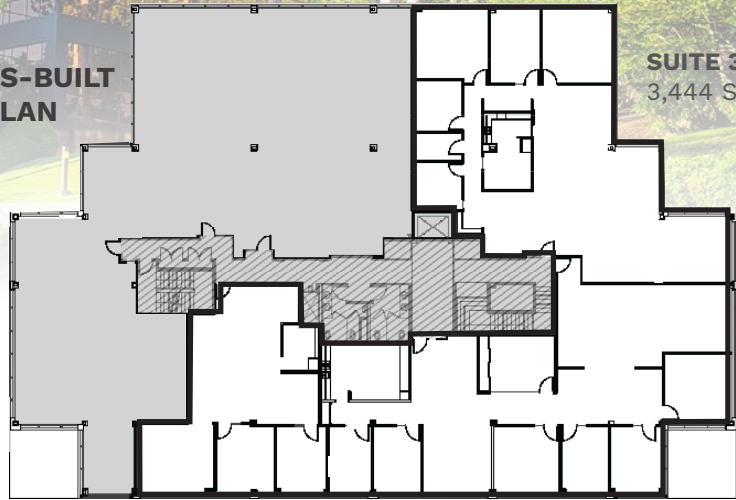
SECOND FLOOR



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AVAILABILITY BUILDING 4040 THIRD FLOOR

AS-BUILT
PLAN

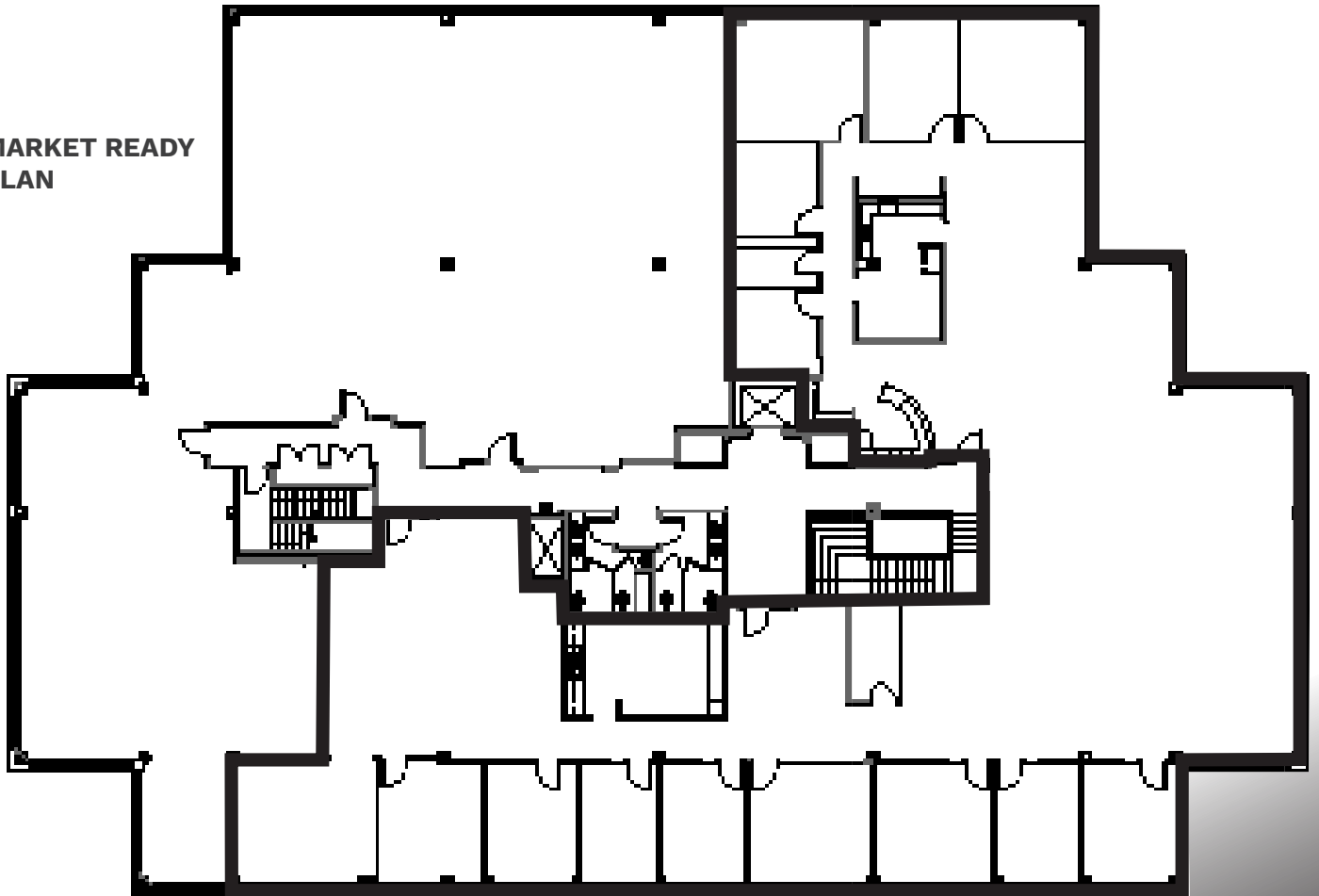


SUITE 300
3,444 SF

SUITE 320
1,634 SF

SUITE 305
3,879 SF

MARKET READY
PLAN



LOCAL AMENITIES



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