

KIRKLAND ASCENT



BRODERICK
• GROUP •

ERIC MEUSSNER
425.274.4282
meussner@broderickgroup.com

JEFF LIVINGSTON
425.274.4288
livingston@broderickgroup.com

TALON
PRIVATE CAPITAL



BUILDING HIGHLIGHTS



EXPANSIVE
DECK SPACE



ADJACENT TO THE
CROSS KIRKLAND
CORRIDOR
WALKING/BIKING
TRAIL



WALKING
DISTANCE TO
KIRKLAND URBAN
AND DOWNTOWN
KIRKLAND



LAKE
WASHINGTON
AND OLYMPIC
MOUNTAIN
VIEWS



ACROSS THE
STREET FROM
GOOGLE'S
KIRKLAND
CAMPUS



56,470 SF OF
CONTIGUOUS
SPACE ACROSS
3 FLOORS



FULL BUILDING
OPPORTUNITY



NEW
CONSTRUCTION

FACT SHEET

BUILDING INFORMATION

Building Address	620 5th Avenue South, Kirkland WA, 98033
Project Description	Three (3) story 56,470 RSF Building Outdoor amenity deck totaling 1,339 RSF located on floor 3
Floors	Level 1 Lobby and workspace totaling 13,450 RSF Level 2 Workspace totaling 25,741 RSF Level 3 Workspace and deck totaling 17,279 RSF
Vehicle	0.25 miles from DT Kirkland 10 minutes to DT Redmond 11 minutes to DT Bellevue 15 minutes to DT Seattle

SHELL & CORE SPECS

Construction Type	II-B
Clear Height	11'-2" floor to floor, 10'-6" clear to underside of structural slab
Live Loads	Designed to 100 PSF (2015 IBC, Seismic zone D)
Parking	3.3/1,000 stalls per RSF, all covered and secured
Electrical	Minimum of 6 watts per SF
Security	Landlord will provide an electronic access control to restrict access around the building perimeter and garage

PROJECT TEAM

Developer	Talon Private Capital
Architect	FREIHEIT Architecture
General Contractor	Foushee
Listing Agent	Broderick Group
Leasing Information	Eric Meussner 425.274.4282 meussner@broderickgroup.com Jeff Livingston 425.274.4288 livingston@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

NEIGHBORHOOD AMENITIES

3 MINUTES
TO NE 85TH ST
ON/OFF RAMP

3 MINUTES
TO NE 70TH PL
ON/OFF RAMP



NE 70TH PL



- EAT & DRINK
- SHOPPING
- FITNESS & WELLNESS
- ENTERTAINMENT & HOTEL

- KIRKLAND URBAN
- 10+ Dining Options
 - Shopping
 - Entertainment
 - Fitness & Wellness

KIRKLAND ASCENT

EVEREST PARK

FERITON SPUR PARK EXPANSION
CLICK FOR INFO

- Cafe
- Fitness & Wellness

PETER KIRK PARK

- DOWNTOWN KIRKLAND
- 20+ Dining Options
 - Shopping
 - Hotel & Entertainment
 - Fitness & Wellness

MARINA PARK

BRINK PARK

CROSSKIRKLAND CORRIDOR

- CARILLON POINT
- 5+ Dining Options
 - Shopping
 - Hotel & Entertainment
 - Wellness Services

LAKE WASHINGTON

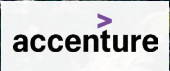
TRANSIT OPTIONS

3 MINUTES
TO NE 85TH ST
ON/OFF RAMP

3 MINUTES
TO NE 70TH PL
ON/OFF RAMP



KIRKLAND
ASCENT
3.3/1,000 PARKING RATIO



LAKE WASHINGTON



servicenow



CASCADE INVESTMENT GROUP, INC.



245 / 255

250

KIRKLAND
TRANSIT CENTER
230/231/250/255





READY FOR OCCUPANCY Q2 2024



Construction Began
Q1 2022



Topping Out
Q1 2023



Shell & Core Completion
Q3 2023

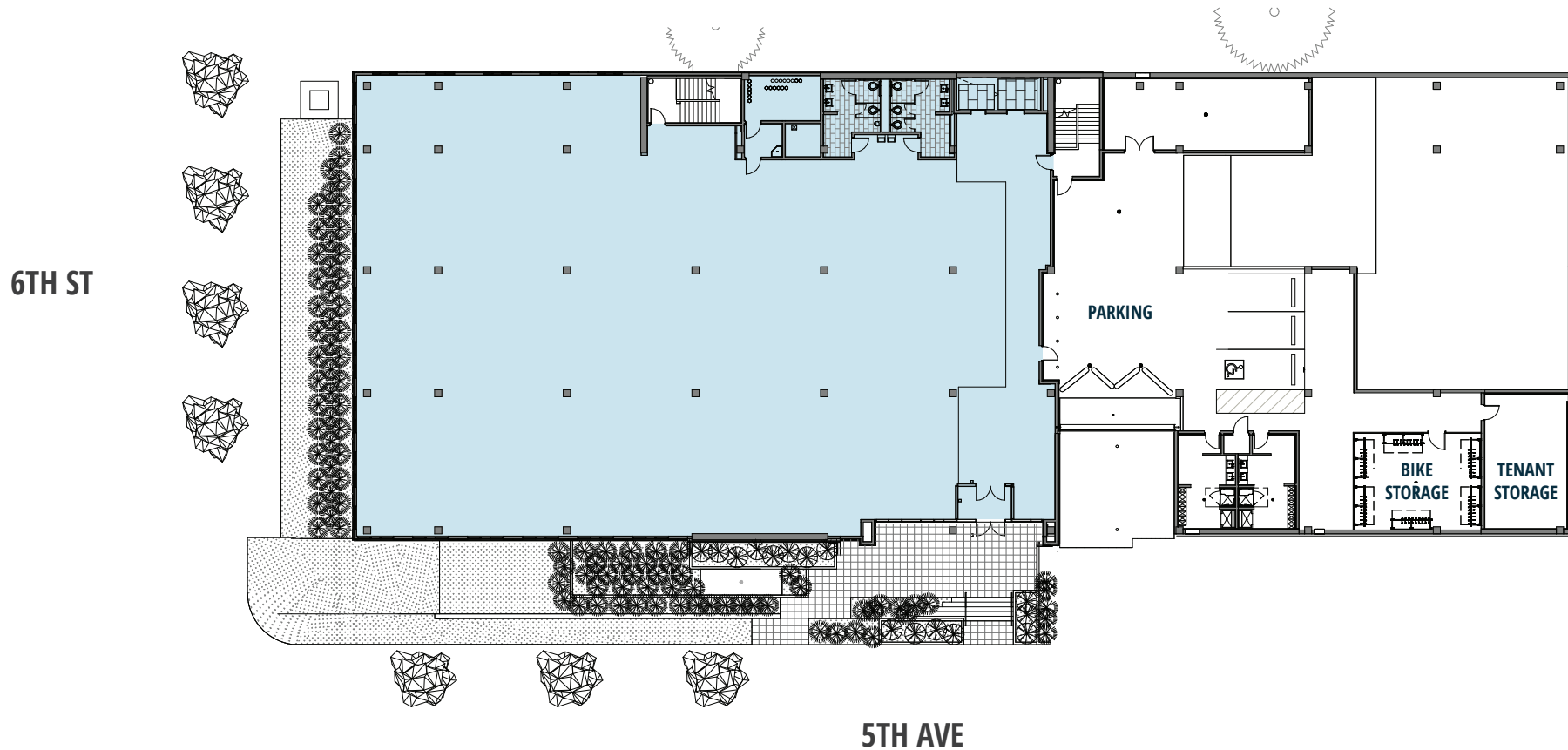


Tenant Occupancy
Q2 2024

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FIRST FLOOR

13,450 RSF



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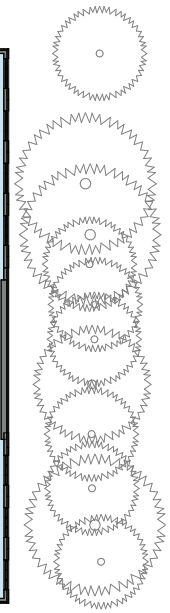
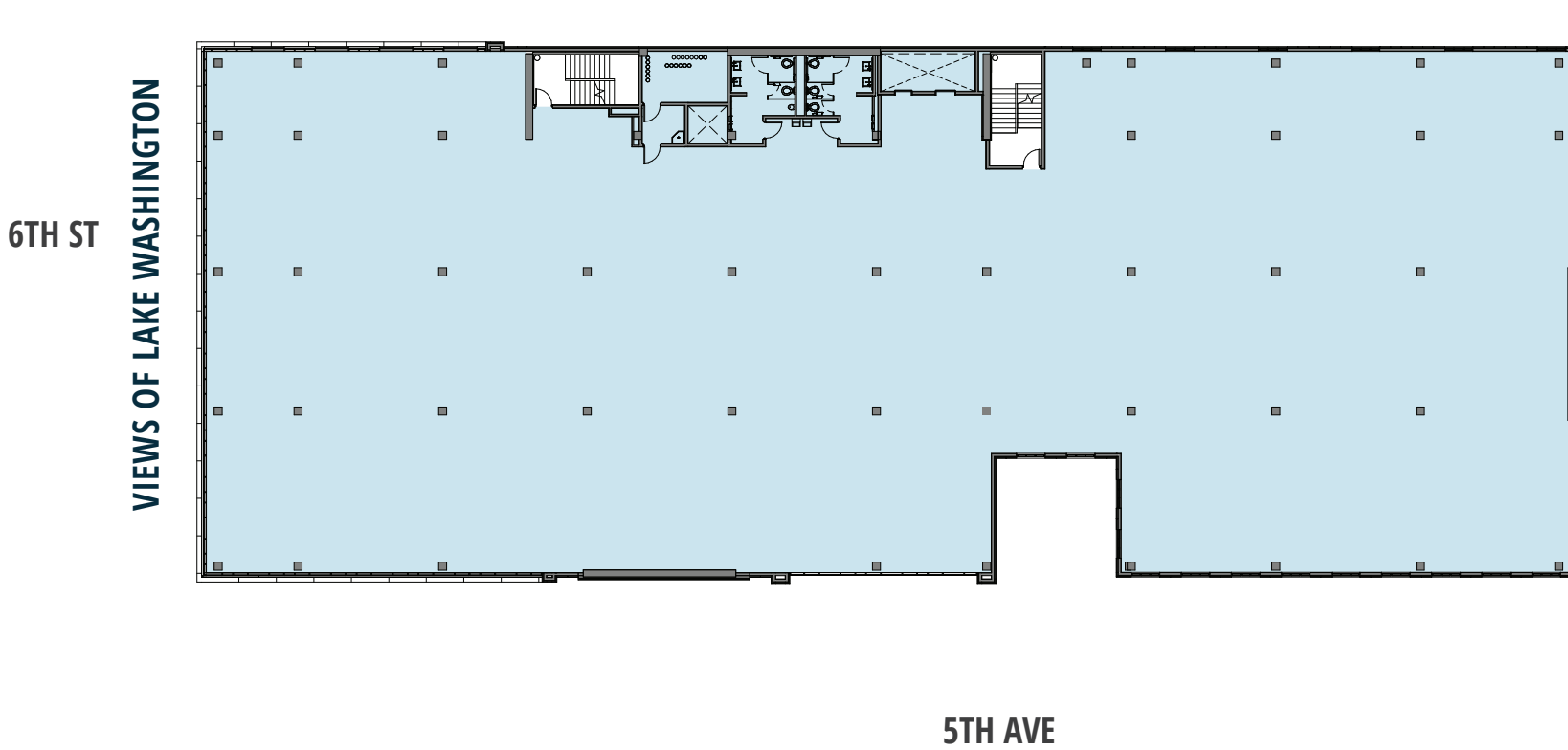
JEFF LIVINGSTON
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SECOND FLOOR

25,741 RSF



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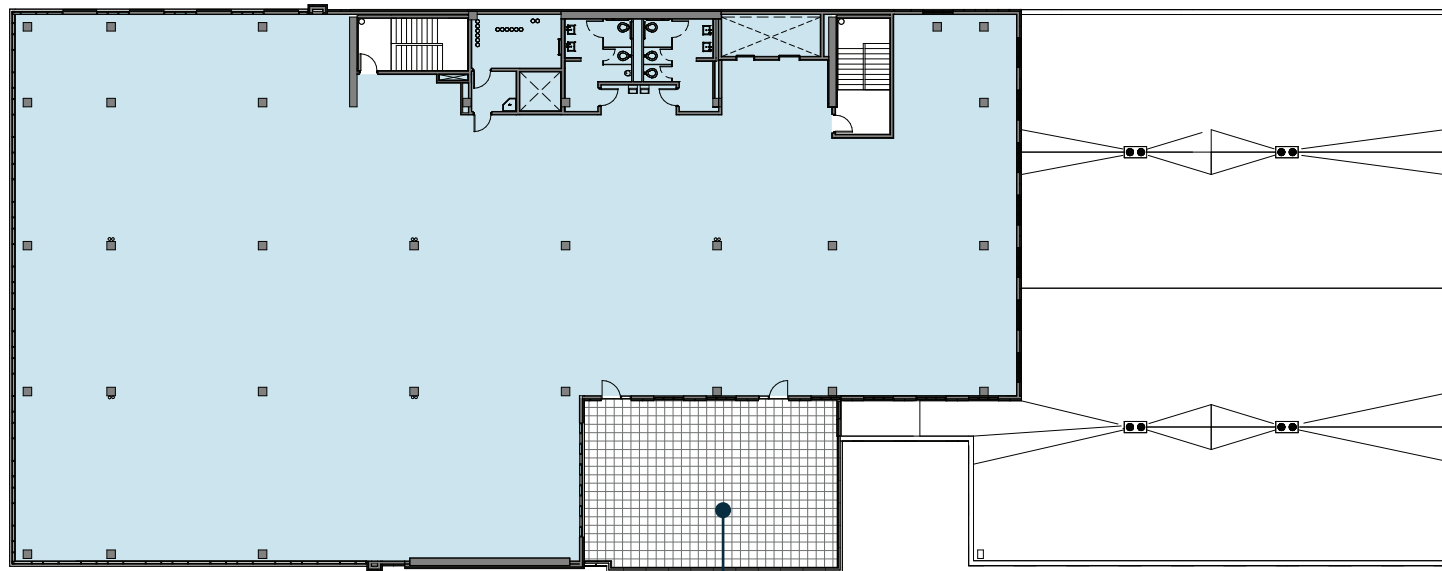
THIRD FLOOR

17,279 RSF



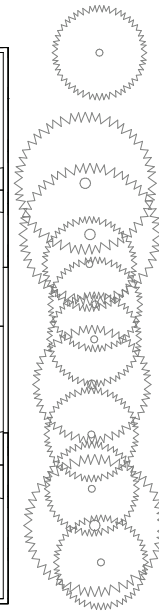
6TH ST

IEWS OF LAKE WASHINGTON



DECK
1,339 RSF

5TH AVE



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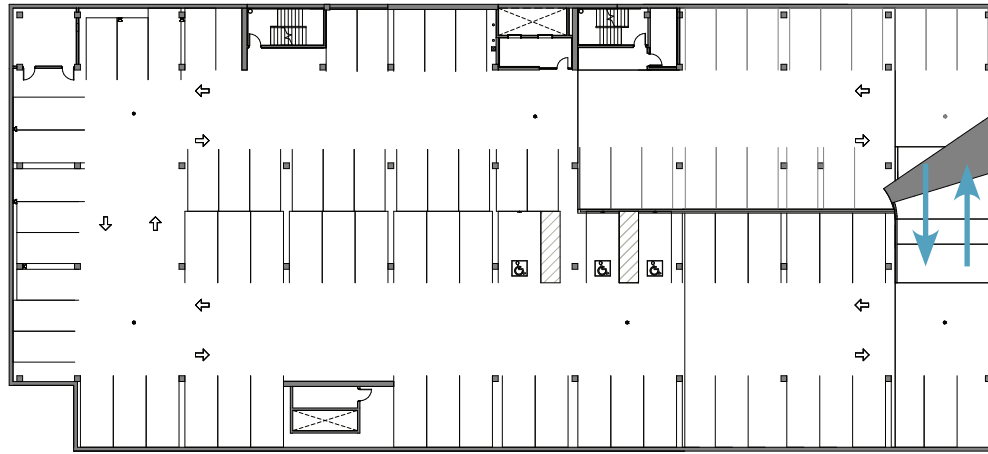
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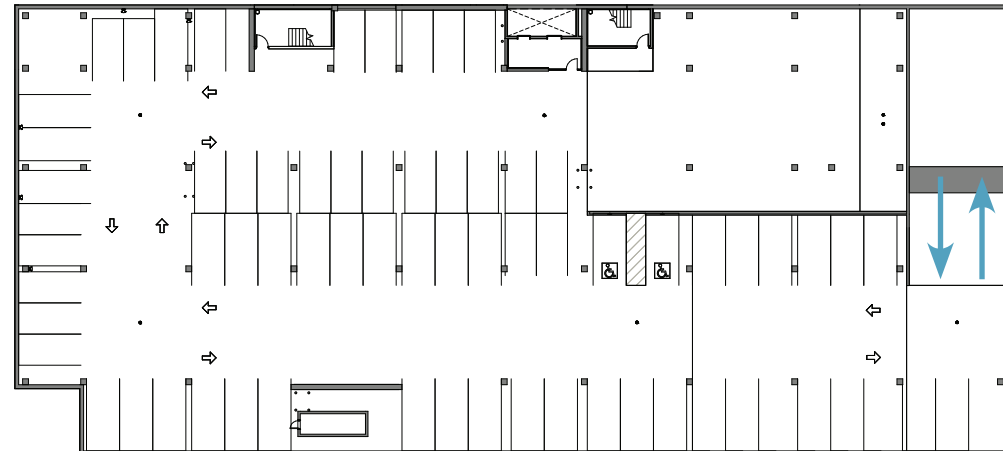
PARKING

LEVEL 1



5TH AVE

LEVEL 2



5TH AVE



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