

CARILLON POINT

*1000-6000 Carillon
Point Kirkland, WA*



*Work, Dine,
Stay, Play*



A POINT OF DISTINCTION

carillonpoint.com



CARILLON
POINT

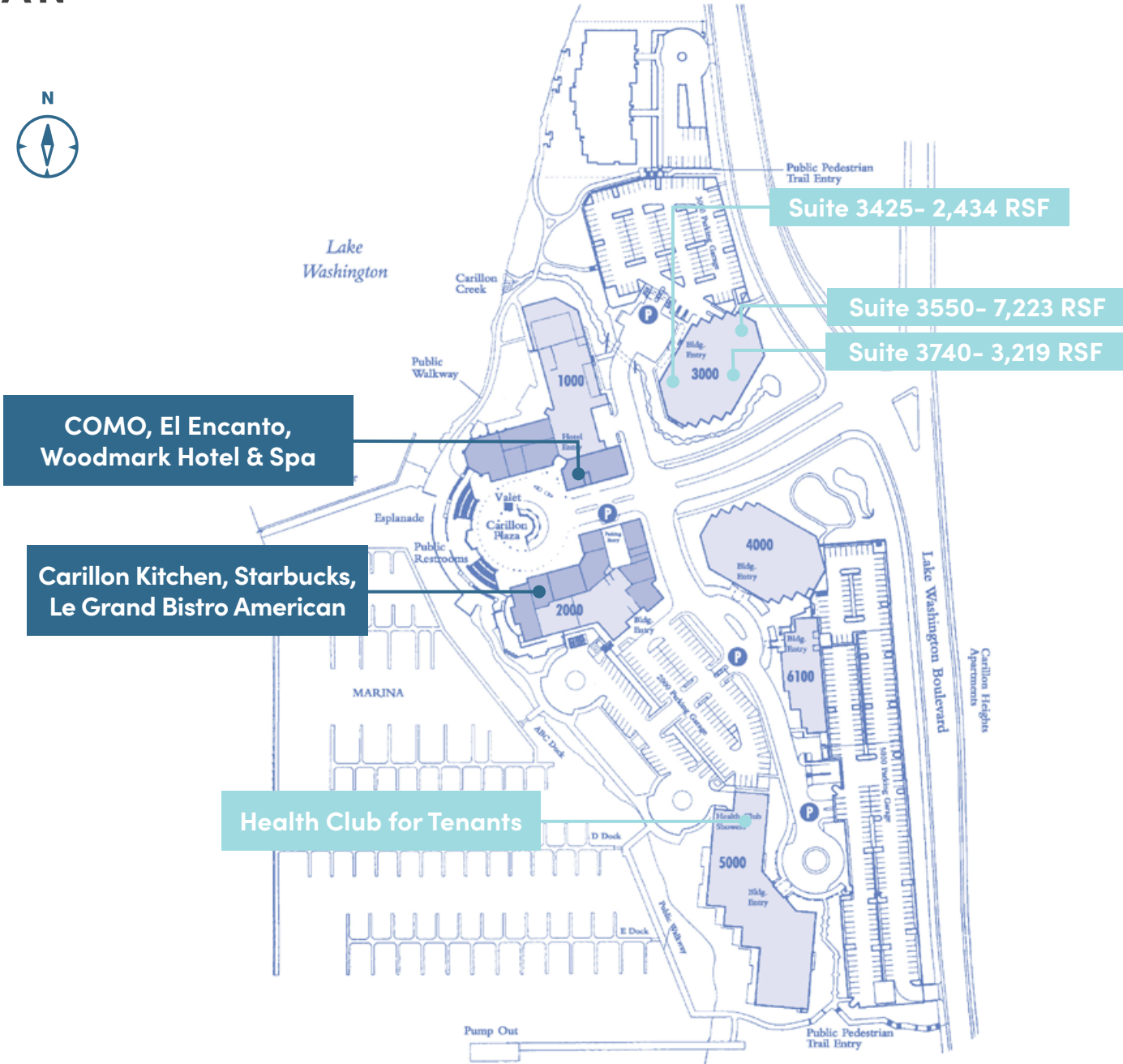
SPACE AVAILABILITIES



VIRTUAL TOUR	FLOOR PLAN	BUILDING/ FLOOR / SUITE	SIZE	DATE AVAILABLE	RENTAL RATE	COMMENTS
		3000 / Floor 4 / Suite 3425	2,434 RSF	Now	\$57.00 / RSF, NNN	Rarely ever available, small southwest corner Lake Washington view space with abundant natural light. Conference room, kitchen area, reception/open interior area, four exterior window offices plus small interior storage, and private exterior deck.
		3000 / Floor 5 / Suite 3550	7,223 RSF	5/1/2024	\$52.00 / RSF, NNN	Double door lobby exposure with high-end, modern finishes. Mix of conference, office, and phone rooms. Plentiful natural light.
		3000 / Floor 7 / Suite 3740	3,219 RSF	Now	\$52.00 / RSF, NNN	Penthouse suite with double-door lobby exposure, views of downtown Kirkland, direct access to outdoor deck, full height exterior glass windows for plentiful natural light.



SITE PLAN



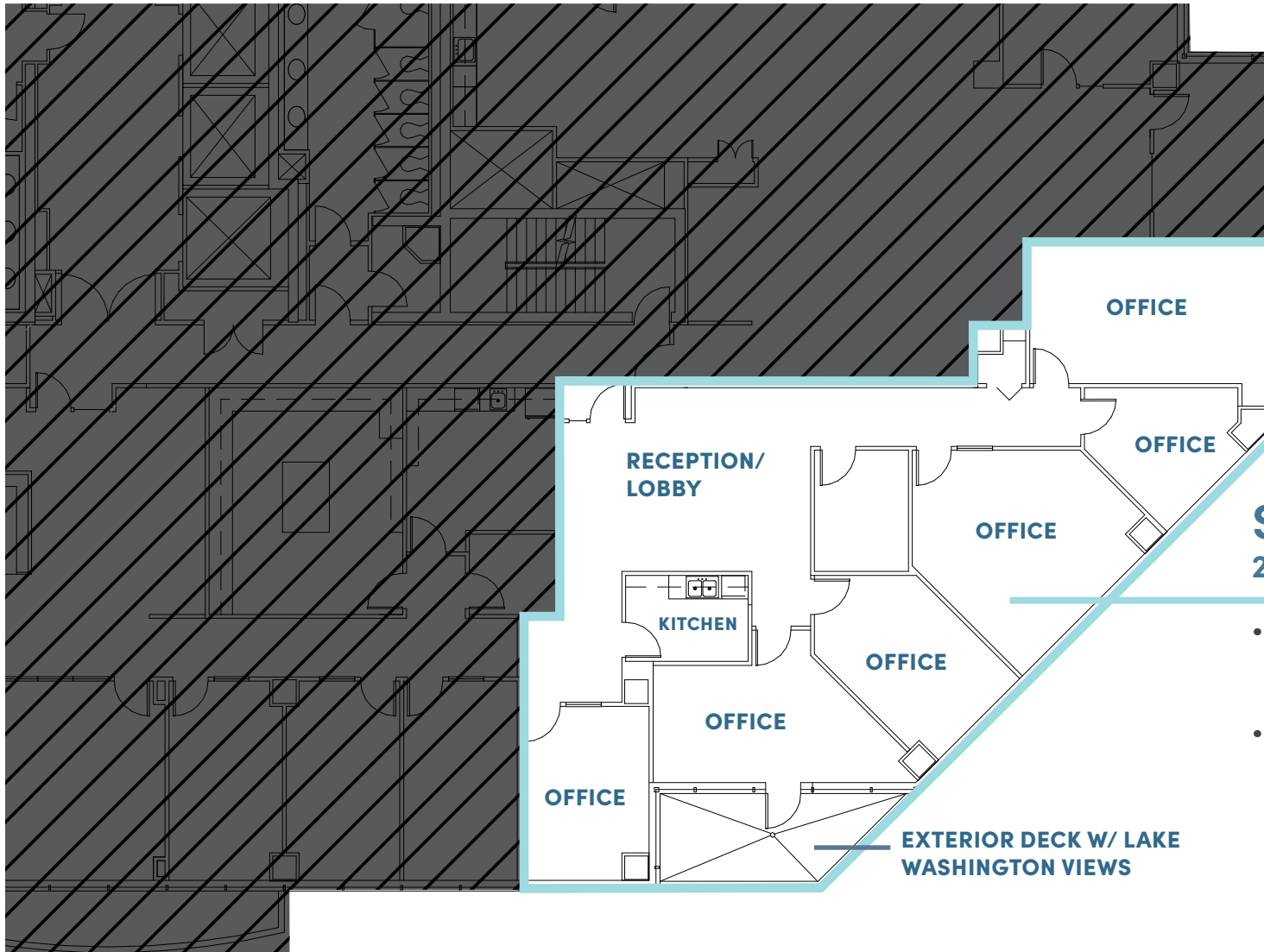
The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



FACT SHEET

RENTAL RATES:	\$52.00 – \$57.00/RSF, NNN
2024 EST. OPEX:	Approx. \$18.01/RSF
PARKING:	3.75 stalls for every 1,000 square feet of usable area at current rate of \$220 per month, plus tax.
LOCATION:	Spectacular waterfront location on Lake Washington. Panoramic views of Lake Washington, Olympic mountains and Seattle skyline. Waterfront trails, public dock and a large plaza area provide opportunities to take advantage of this beautiful 31-acre property.
RESTAURANTS AND RETAIL:	COMO, El Encanto, Carillon Kitchen, Starbucks, Le Grand ‘Bistro Americain,’ in addition to the four-star Woodmark Hotel & Spa, full-service Post Office, fitness consultants and classes, auto detail services, hair salon, fine art gallery and various retail shops.
ATHLETIC FACILITY:	Located on the first floor of the 5000 building, Health Club membership is available exclusively to tenants and guests of the hotel. The facility is complete with exercise and weight equipment, men’s and women’s locker rooms, and showers.
HOTEL/ CONFERENCE FACILITIES:	The Woodmark Hotel & Spa is rated both a Four Diamond and Four Star property and has been named Seattle’s best overall hotel. The hotel provides convenient conference facilities of varying sizes, as well as the Eastside’s premier location for out of town clients/visitors.
MARINA:	200+ slip public marina ~ priority to office tenants. Boat and watercraft rentals available on site.
LOAD FACTORS:	13% – 25%; varies by building and floor.
FIBER OPTICS/ TELECOMM:	There are currently six fiber optic providers (Zipty, Comcast, XO Communication, Qwest, Integra and AT&T) to the project.
SECURITY SYSTEM:	Programmable computer controlled card access security system, 24-hour radio-equipped security force with closed circuit TV surveillance of public areas.
HVAC:	Chilled water, variable air volume system with constant outside air volume for excellent interior air quality. Zone capacity averages 1 zone per 800 square feet.
STORAGE:	On-site storage from 50 – 200 SF.
MANAGEMENT/ OWNERSHIP:	One of the few Class “A” projects on the Eastside that is not “institutionally” owned, the ownership/ management office is centrally located in the project on the ground floor of the 4000 Building. Broderick Group 425.646.3444 broderickgroup.com Jeff Watson 425.646.5224 watson@broderickgroup.com Paul Sweeney 425.646.5225 sweeney@broderickgroup.com Jeff Livingston 425.274.4288 livingston@broderickgroup.com
LEASING:	
WEBSITE:	carillonpoint.com





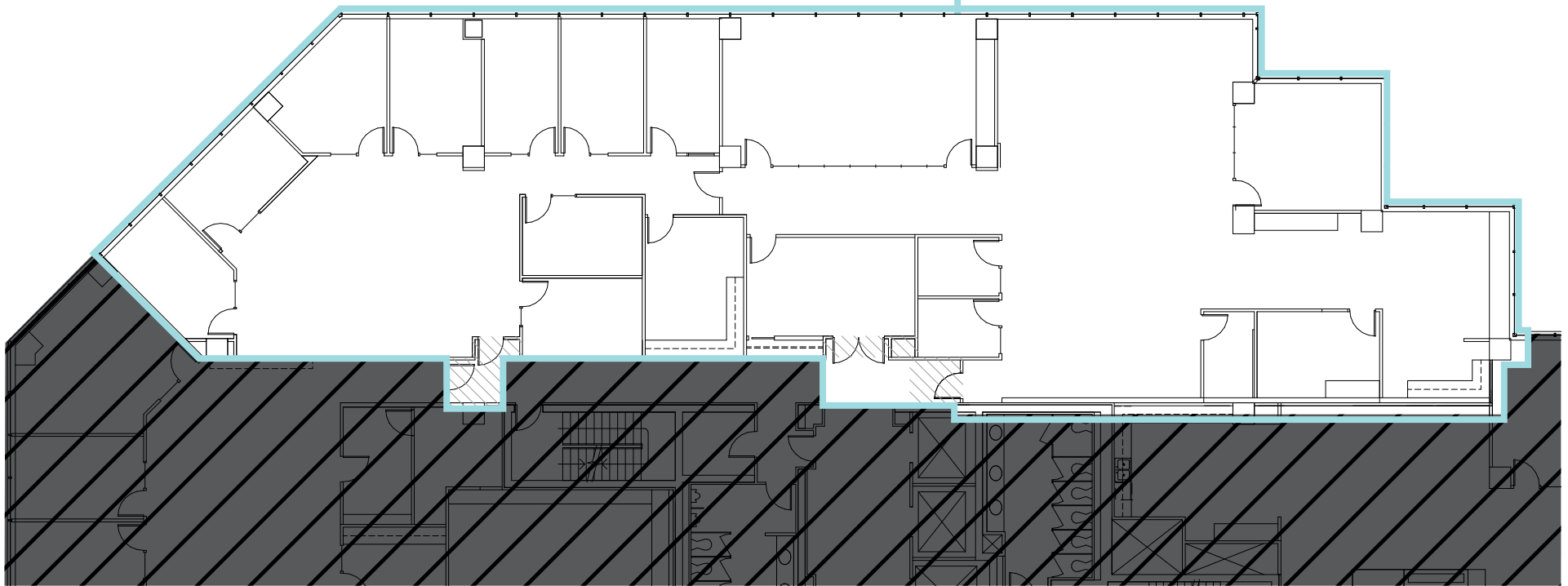
SUITE 3425 2,434 RSF

- Water views from the Southwest corner of the 3000 Building
- 6 private offices enjoy abundant natural light with a balcony overlooking Lake Washington

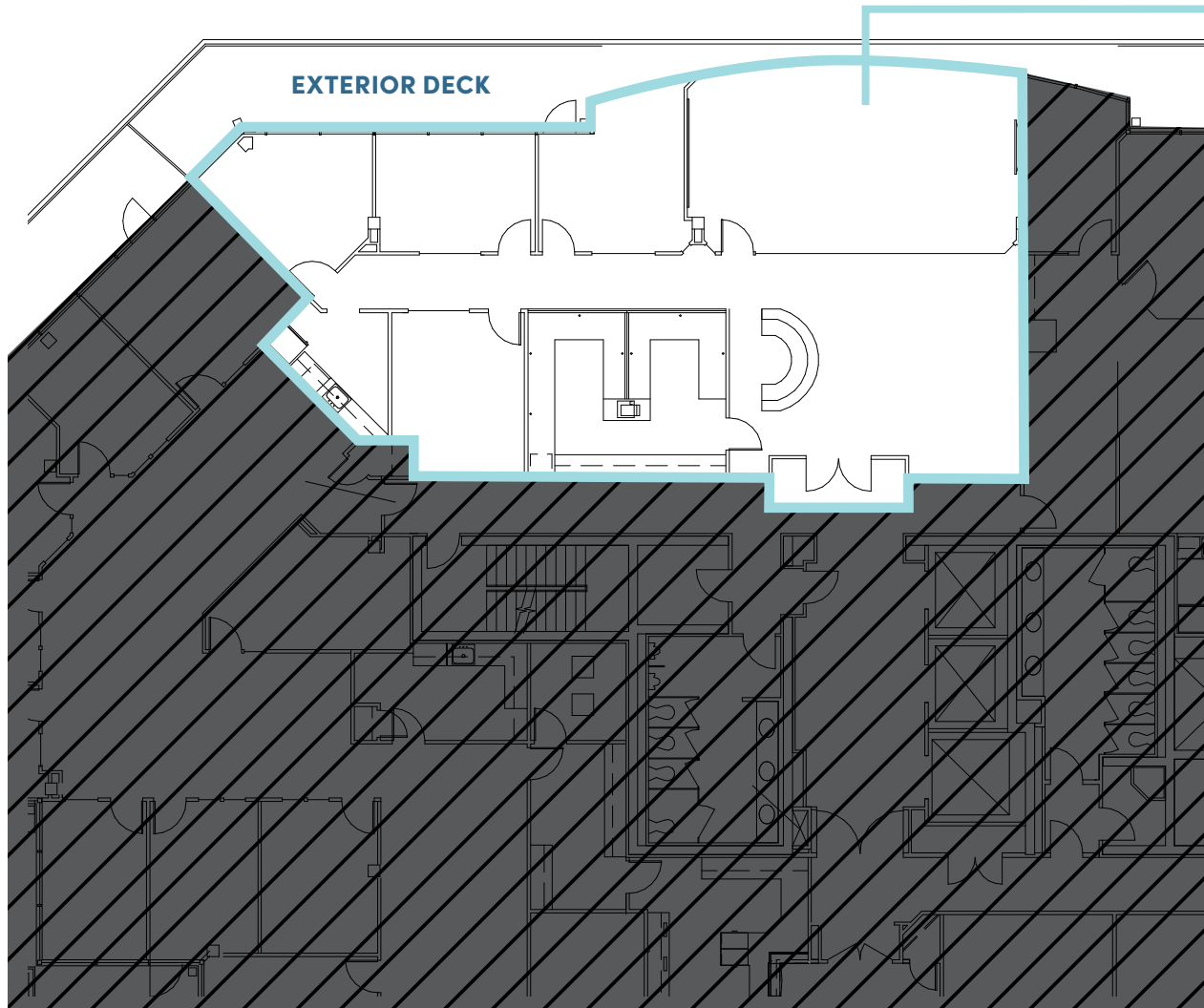


SUITE 3550 7,223 RSF

- Double door lobby exposure
- High-end, modern finishes
- Mix of conference, office, and phone rooms
- Plentiful natural light



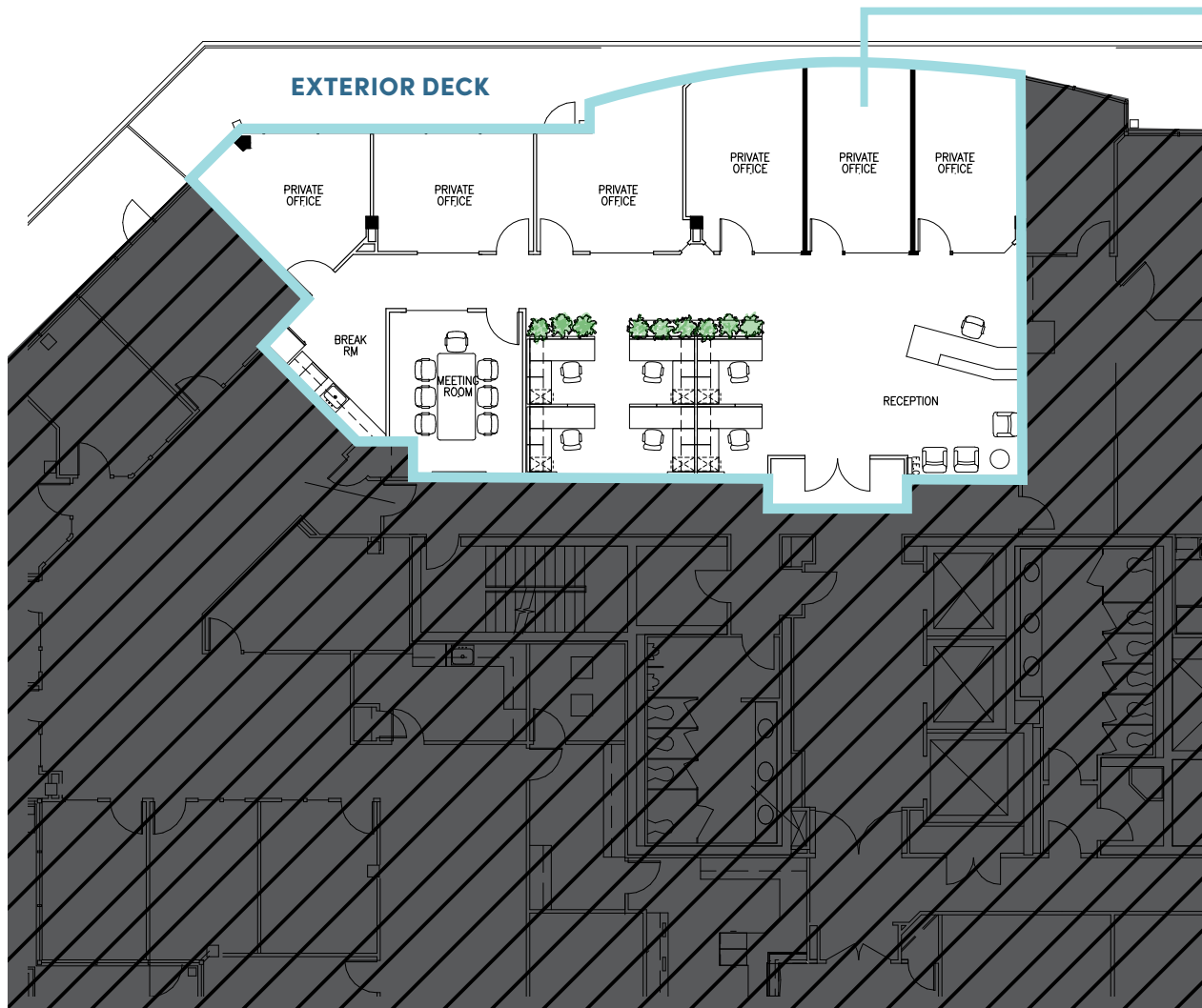
SUITE 3740 3,219 RSF



- Penthouse suite with double-door lobby exposure
- Views of downtown Kirkland
- Direct access to outdoor deck
- Full height exterior glass windows for plentiful natural light



SUITE 3740 3,219 RSF



PROPOSED LAYOUT

- Penthouse suite with double-door lobby exposure
- Views of downtown Kirkland
- Direct access to outdoor deck
- Full height exterior glass windows for plentiful natural light

