

Crown Pointe

4010-4040 LAKE WASHINGTON BLVD NE

KIRKLAND, WA



Crown Pointe

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EXCLUSIVELY REPRESENTED BY

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Building Highlights

Address	4010-4040 Lake Washington Blvd. Kirkland, WA
Campus Size	129,219 RSF
Land Area	7.99 acres
Rental Rate	\$25.00 per RSF, NNN
2017 NNN	\$11.70 psf
Average Load Factor	15.3%
Type	Class A
Stories	3 stories (1 floor covered parking)
LEED	Gold certified for Core & Shell
Parking	3.3 / 1,000 SF; 313 surface parking stalls; 116 under building parking stalls. Under building parking stalls charged at \$65/stall/month.
HVAC	The HVAC systems consists of roof top VAV packaged units and a series of fan powered VAV boxes with electric re-heat.
Ceiling Heights	1st and 2nd Floor: 8'1" 3rd Floor: 8'2.5"
Communication/Fiber	Comcast Fiber and Verizon FIOS
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.
Zoning	OP Kirkland
Electrical	277/480 volt, 3-phase
Ingress/Egress	Access to the site is from Lake Washington Boulevard. Traveling south along the boulevard you take a left turn, traveling north a right turn into the site.
Landscape	Lushly landscaped with exterior seating area and abundant use of Northwest native plants



Vacancy Overview

Many restaurants, luxury hotels, condominiums and shopping venues in close proximity

The affluent Gold Coast communities of Hunts Point, Clyde Hill, Medina and Yarrow Point are all within 3 miles

Size and shape of the floor plates provide tremendous efficiency to maximize the number of occupants per SF

Numerous market ready suites available now

Professionally managed buildings with on site representative

Strategically located along the 520 Corridor with convenient access to SR 520, Interstate 90

Building / Suite	Square Feet	Comments
4010 / 200	11,374 RSF	Market ready condition
4010 / 302	1,798 RSF	Market ready condition
4020 / 210	3,379 RSF	Available February 1, 2017
4020 / 301	1,256 RSF	Market ready condition
4020 / 305	2,595 RSF	Market ready condition
4030 / 100	4,981 RSF	Market ready condition
4030 / 303	6,528 RSF	Market ready condition
4030 / 308	1,602 RSF	Market ready condition
4040 / 120	2,988 RSF	Market ready condition
4040 / 203, 205	6,254 RSF	Market ready condition
4040 / 203	1,947 RSF	Lease Pending
4040 / 205	4,307 RSF	Market ready condition



Location Aerial

Crown Point

4010-4040 LAKE WASHINGTON BLVD NE

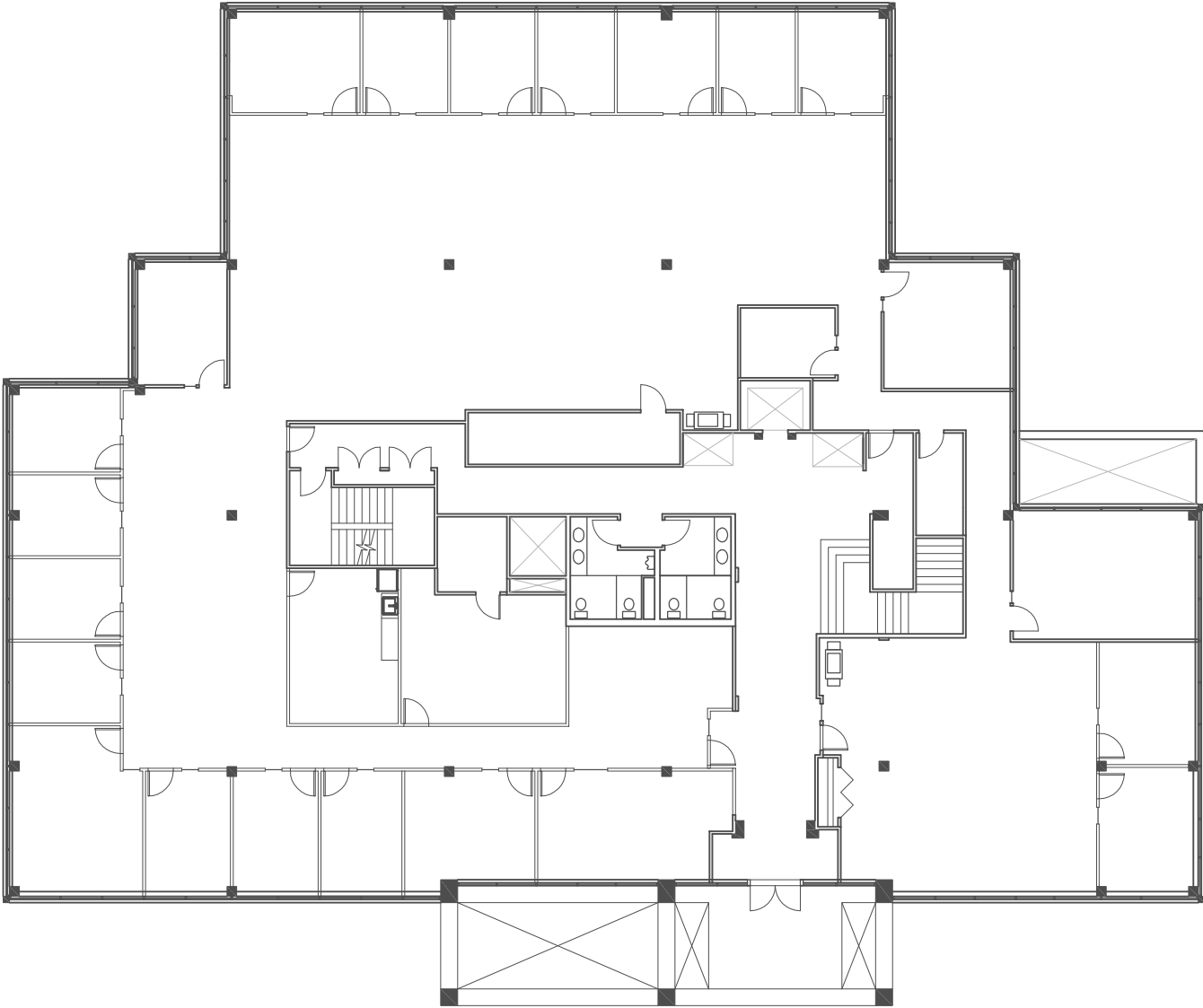


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Building 4010 | Suite 200

11,374 RSF

Market ready condition

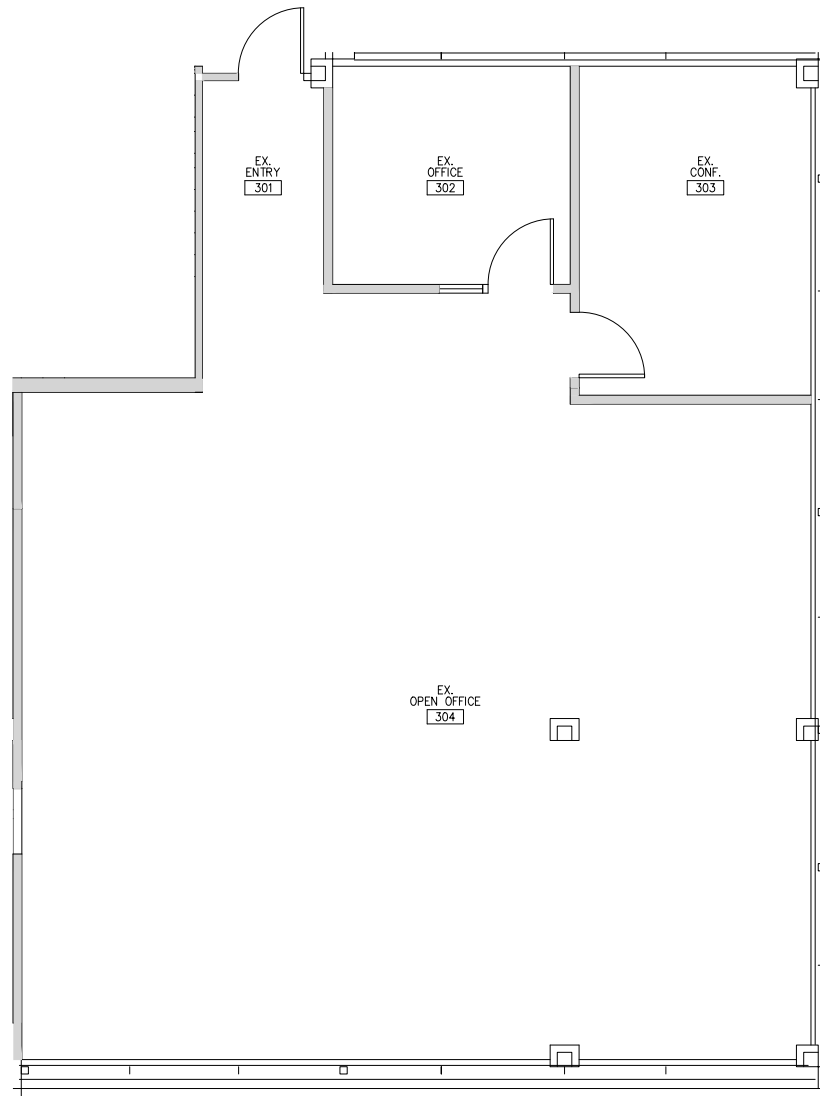


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Building 4010 | Suite 302

1,798 RSF

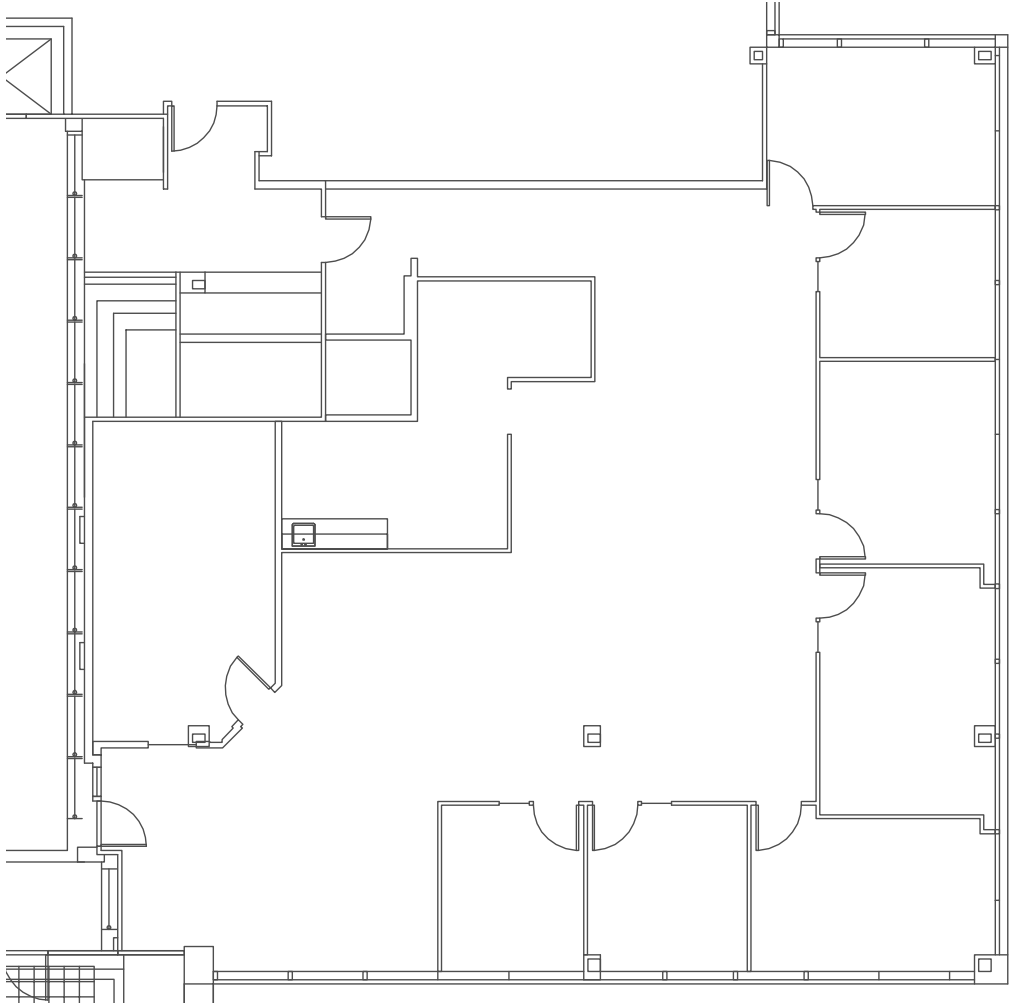
Market ready condition



Building 4020 | Suite 210

3,379 RSF

Available February 1, 2017

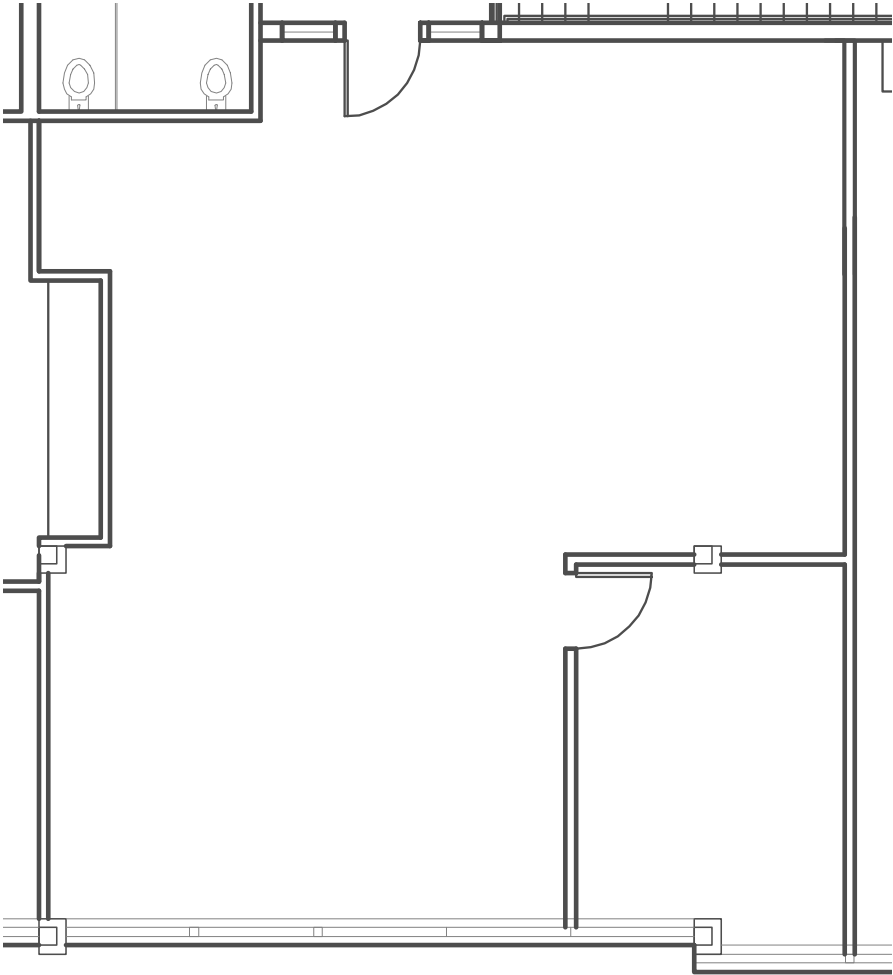


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Building 4020 | Suite 301

1,256 RSF

Market Ready Condition



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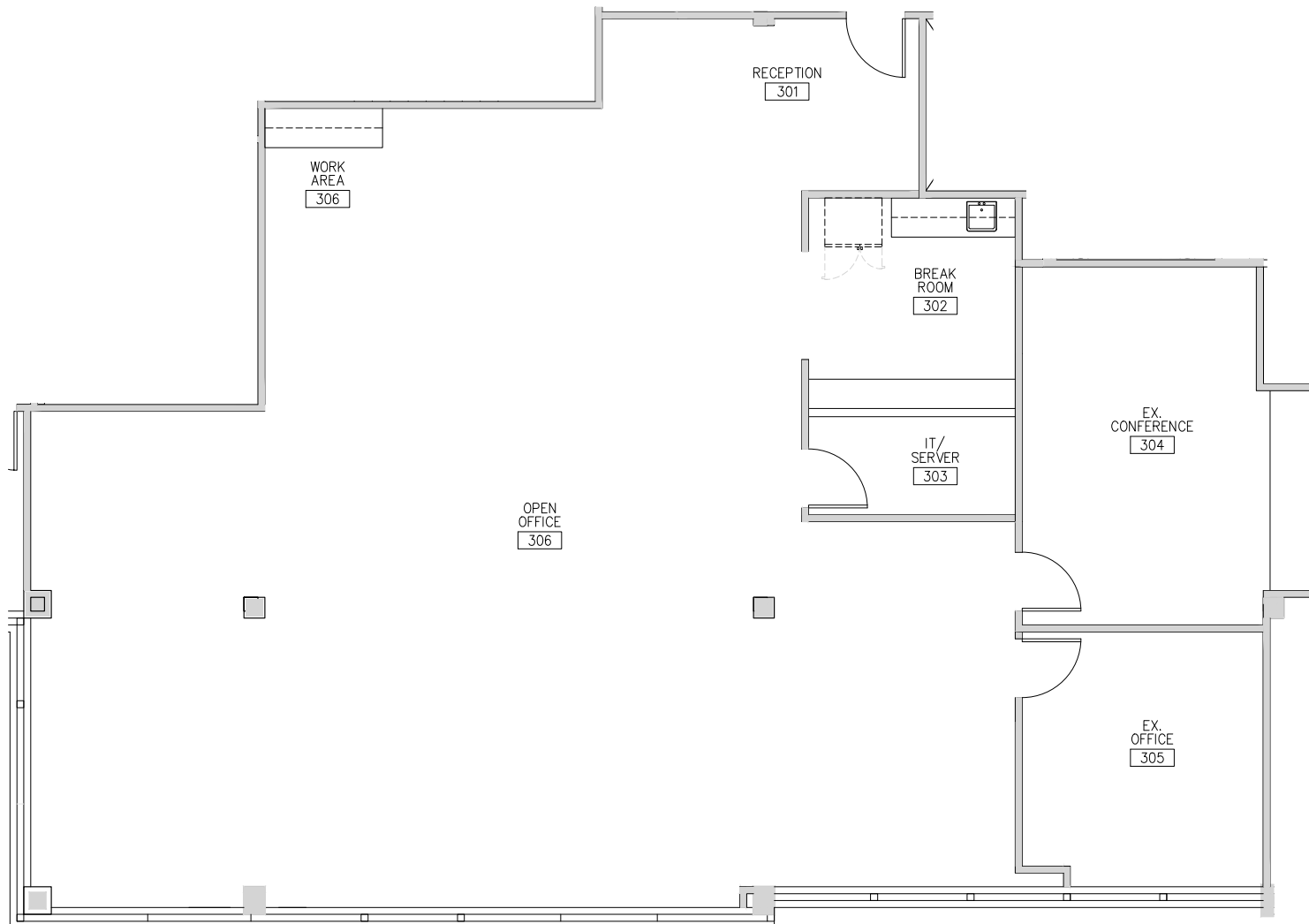
Building 4020 | Suite 305

Crown Pointe

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2,595 RSF

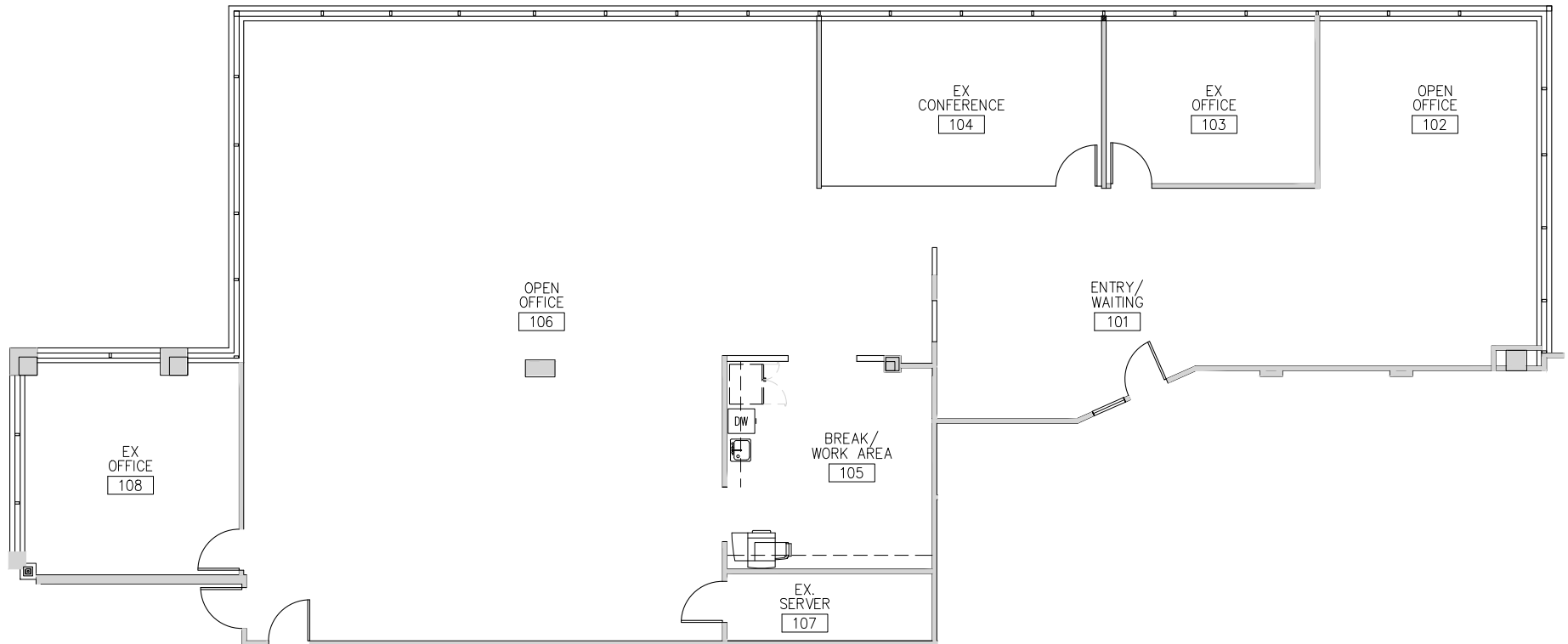
Market ready condition



Building 4030 | Suite 100

4,981 RSF

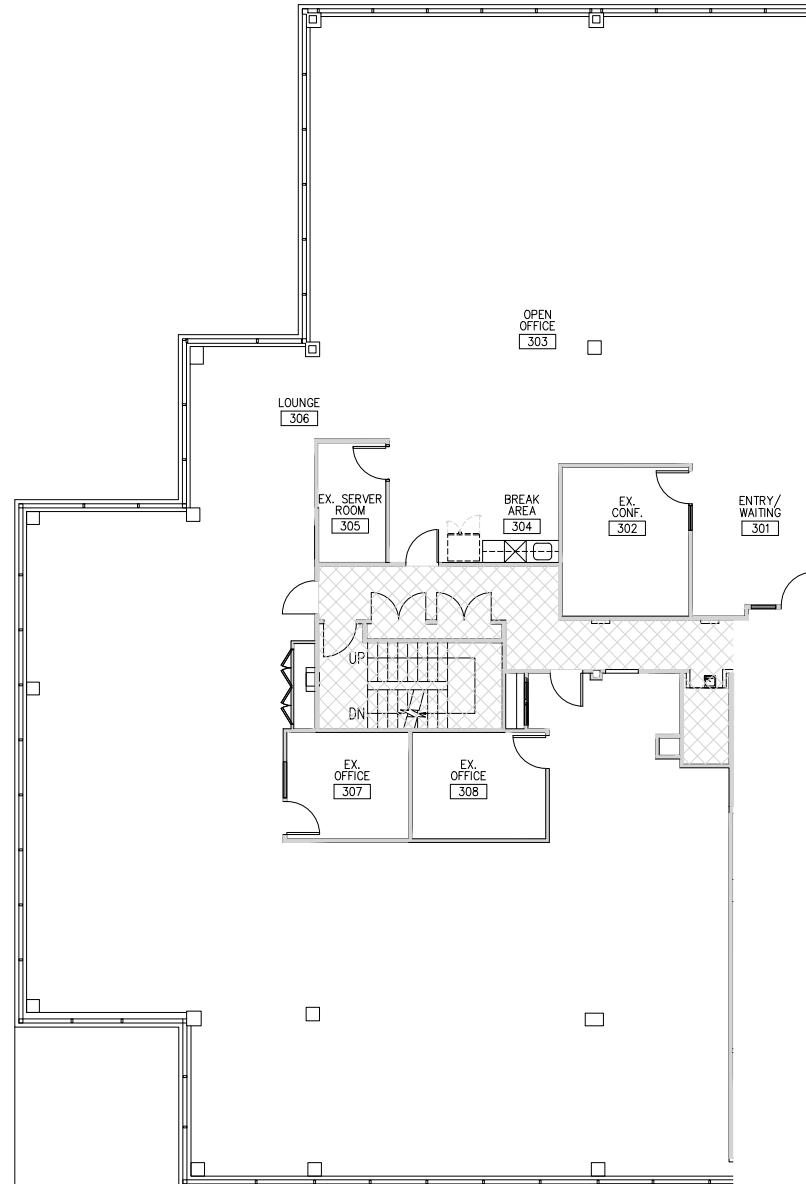
Market ready condition



Building 4030 | Suite 303

6,528 RSF

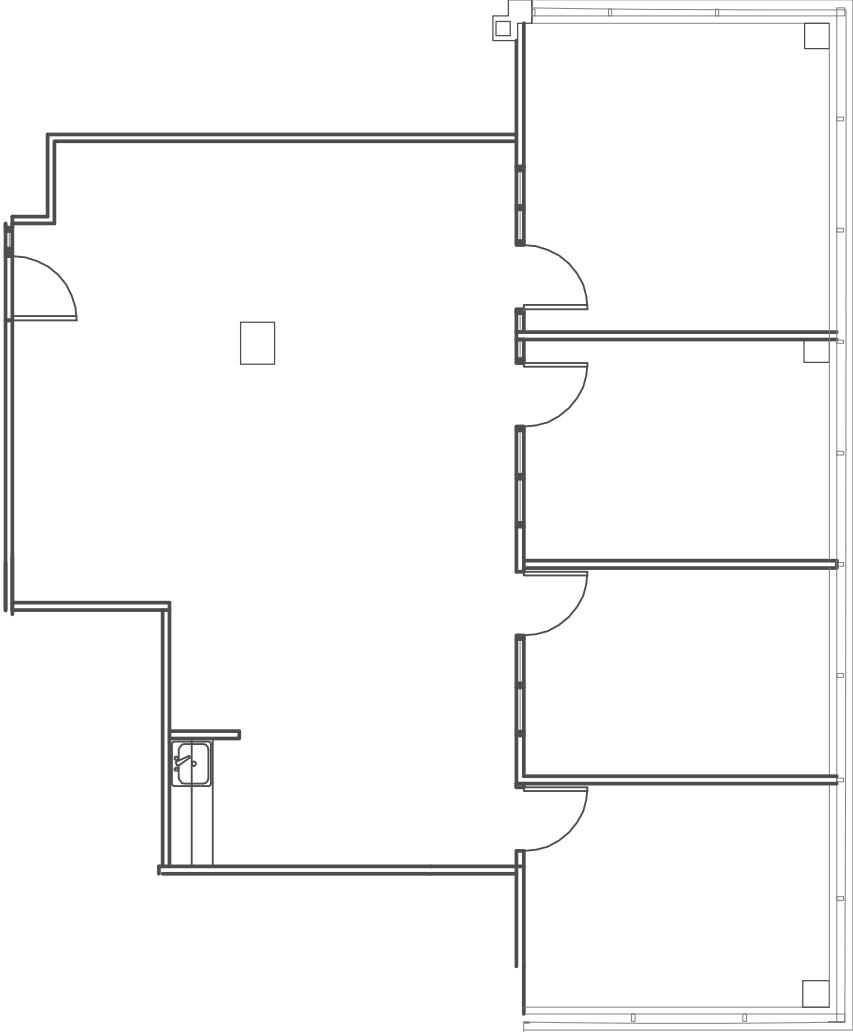
Market ready condition



Building 4030 | Suite 308

1,602 RSF

Market Ready Condition

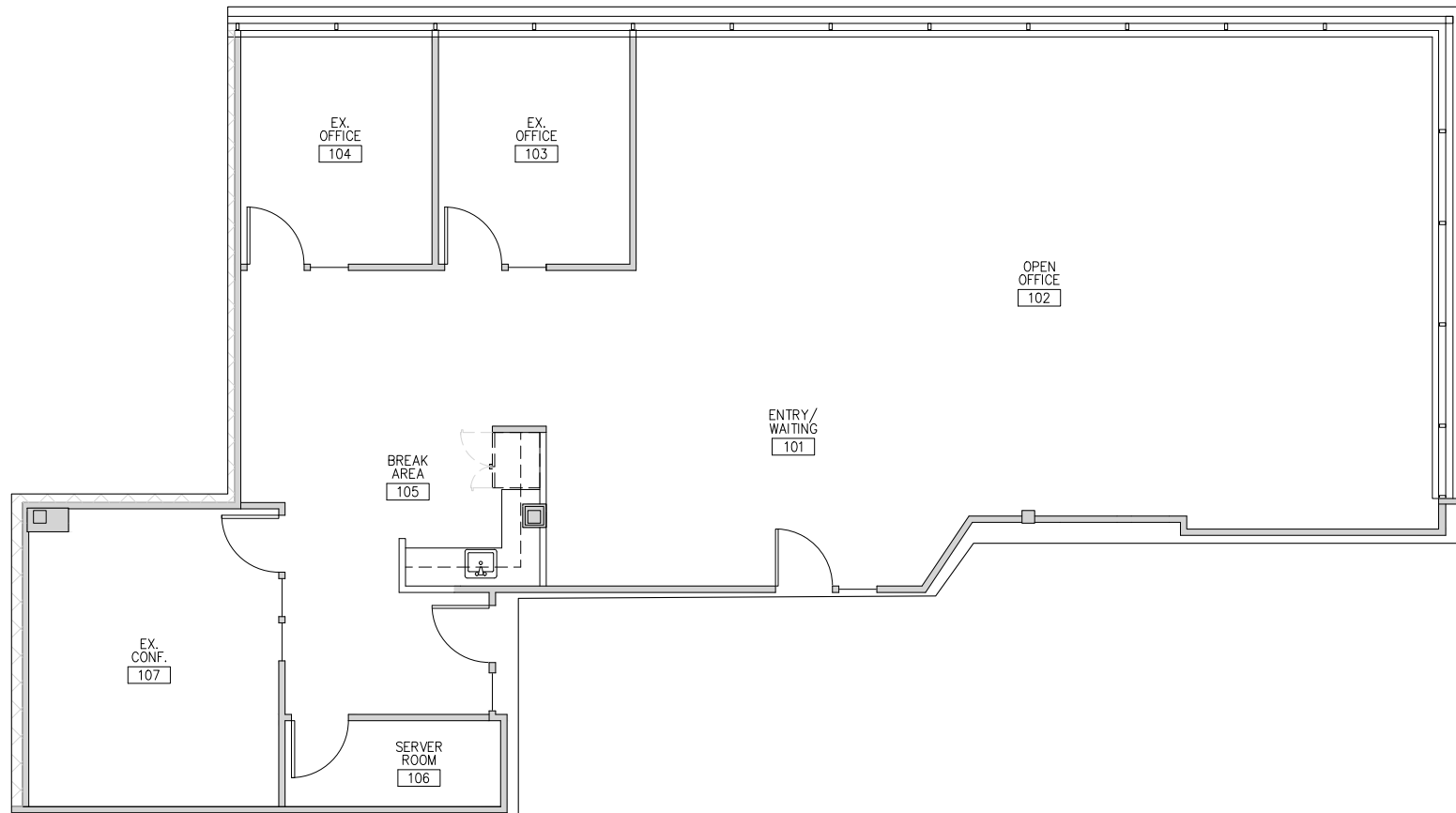


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Building 4040 | Suite 120

2,988 RSF

Market ready condition



Building 4040 | Suite 203 & 205

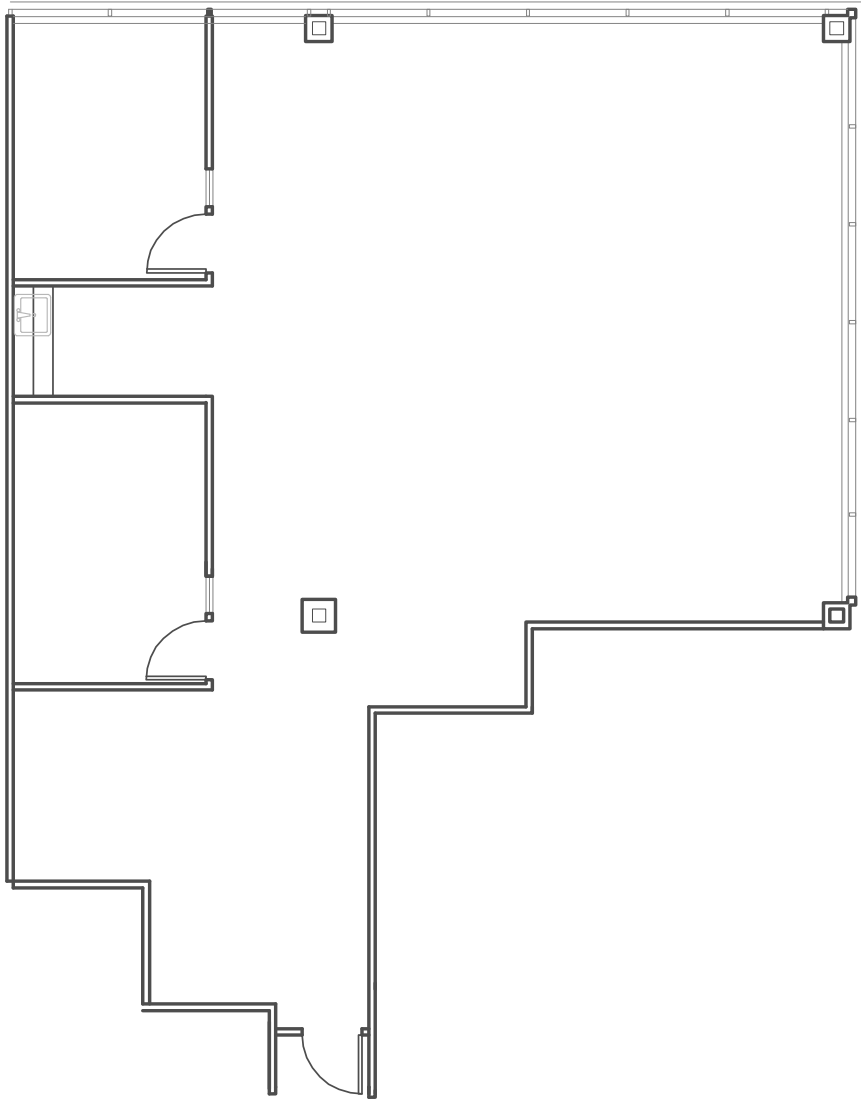
6,254 RSF



Building 4040 | Suite 203

1,947 RSF

Lease Pending

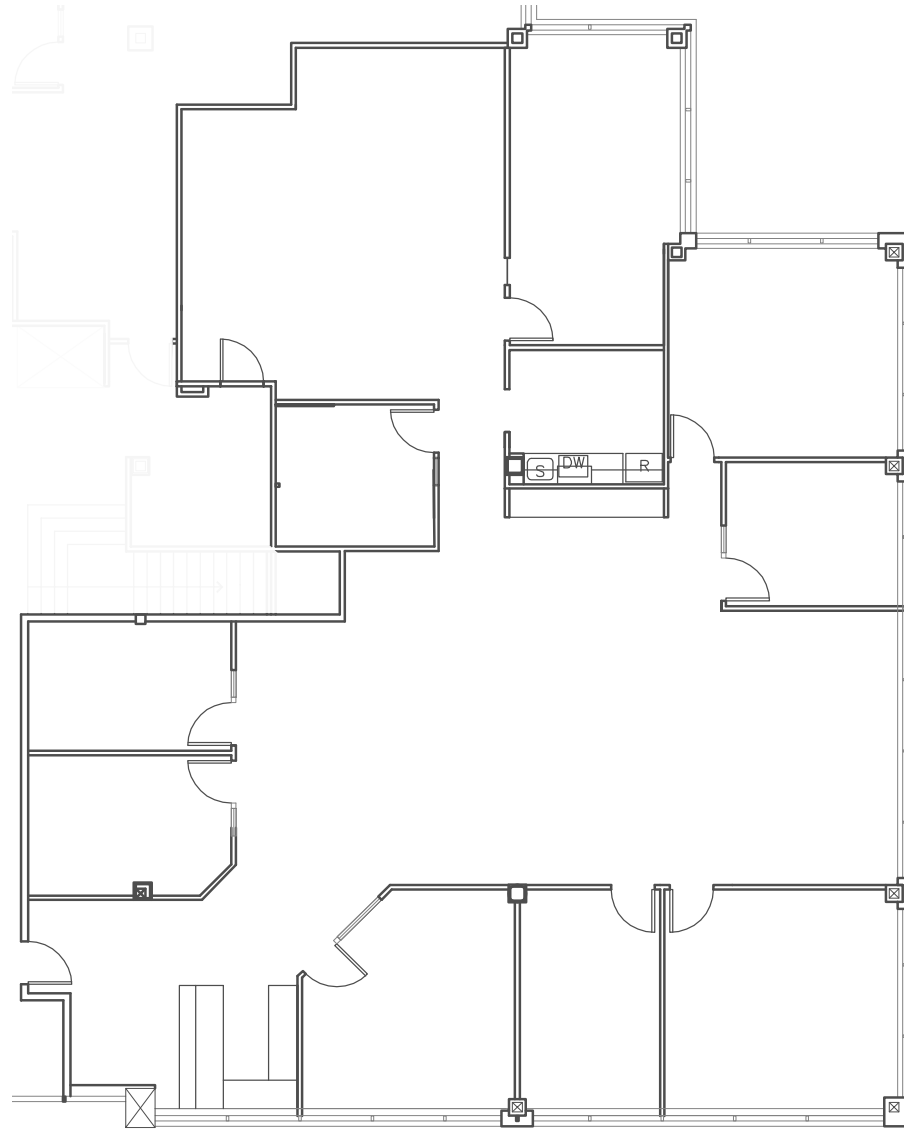


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Building 4040 | Suite 205

4,307 RSF

Market ready condition



Puget Sound Aerial

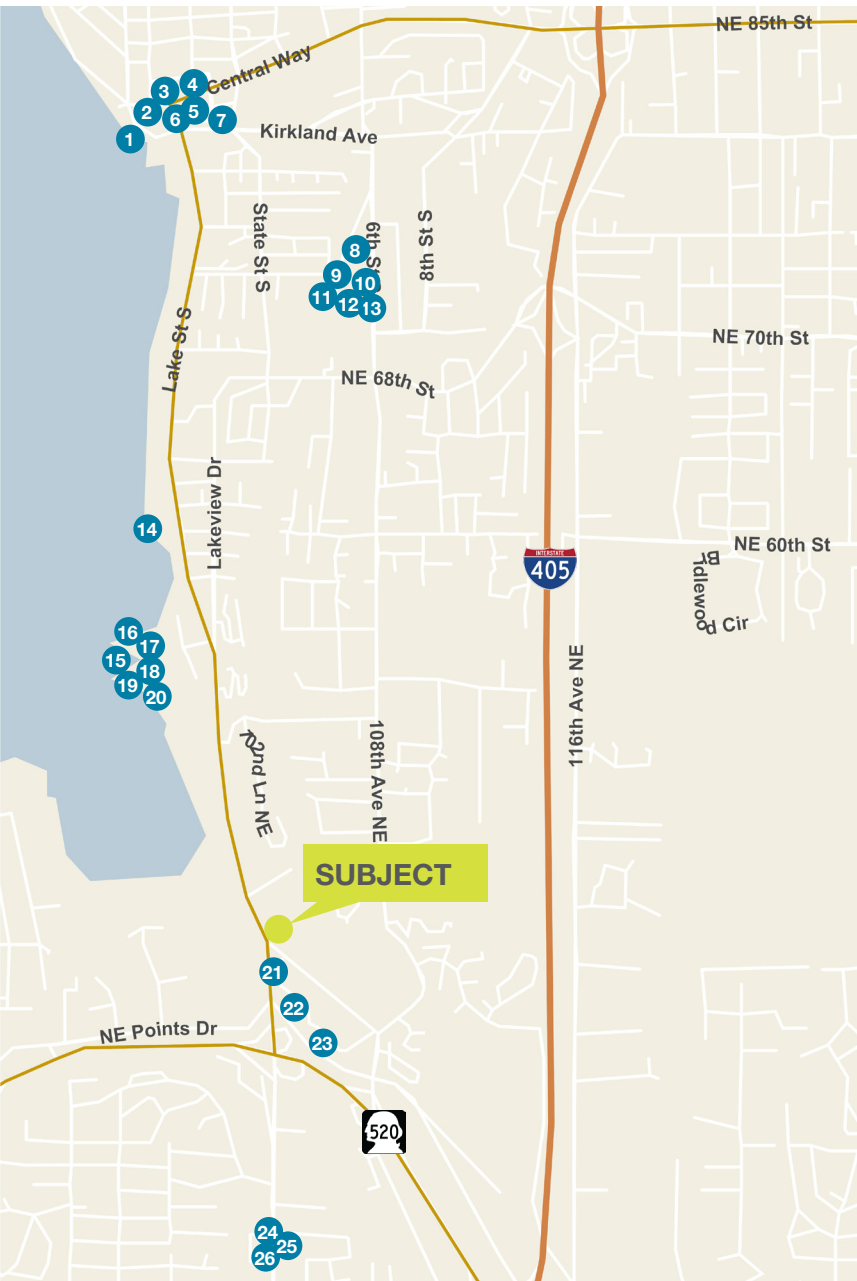
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Kirkland Amenities Map



- 1 Anthony's Homeport
- 2 The Lodge
- 3 Matador
- 4 Hector's
- 5 Starbucks
- 6 Tully's
- 7 Homegrown
- 8 PCC Natural Markets
- 9 Metropolitan Market
- 10 Bank of America
- 11 Subway
- 12 Bartell Drugs
- 13 Starbucks
- 14 Beachhouse Bar & Grill
- 15 Woodmark Hotel & Spa
- 16 Starbucks
- 17 Le Grand Bistro
- 18 Bin on the Lake
- 19 Beach Cafe
- 20 Fly Fitness
- 21 Shell
- 22 Big Fish Cafe
- 23 Burger Master
- 24 QFC
- 25 Starbucks
- 26 Chevron

