

FOR LEASE
WITH A
NEW
LOOK



CROWN POINTE

4010-4040 Lake Washington Blvd NE, Kirkland, WA

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LOCATION



SPRING DISTRICT

INTERSTATE
405

DT BELLEVUE

SOUTH KIRKLAND
P&R

520

BELLEVUE WAY

Cross Kirkland
Corridor Trail

4030

4040

4020

4010

AVAILABLE SPACE

Building 4010

Suite	Available SF	Rental Rate	Comments
302	1,864 SF	Call For Rate	Available Now (market ready)

Building 4020

Suite	Available SF	Rental Rate	Comments
100	4,842 SF	Call For Rate	Available Now (market ready)
302	2,339 SF	Call For Rate	Available Now
308	1,256 SF	Call For Rate	Available Now

Building 4030

Suite	Available SF	Rental Rate	Comments
200	3,553 SF *	Call for Rate	Available 02/01/2020
201	4,981 SF *	Call For Rate	Available Now
305	2,049 SF	Call For Rate	Available Now (market ready)

*can be combined for 8,534

Building 4040

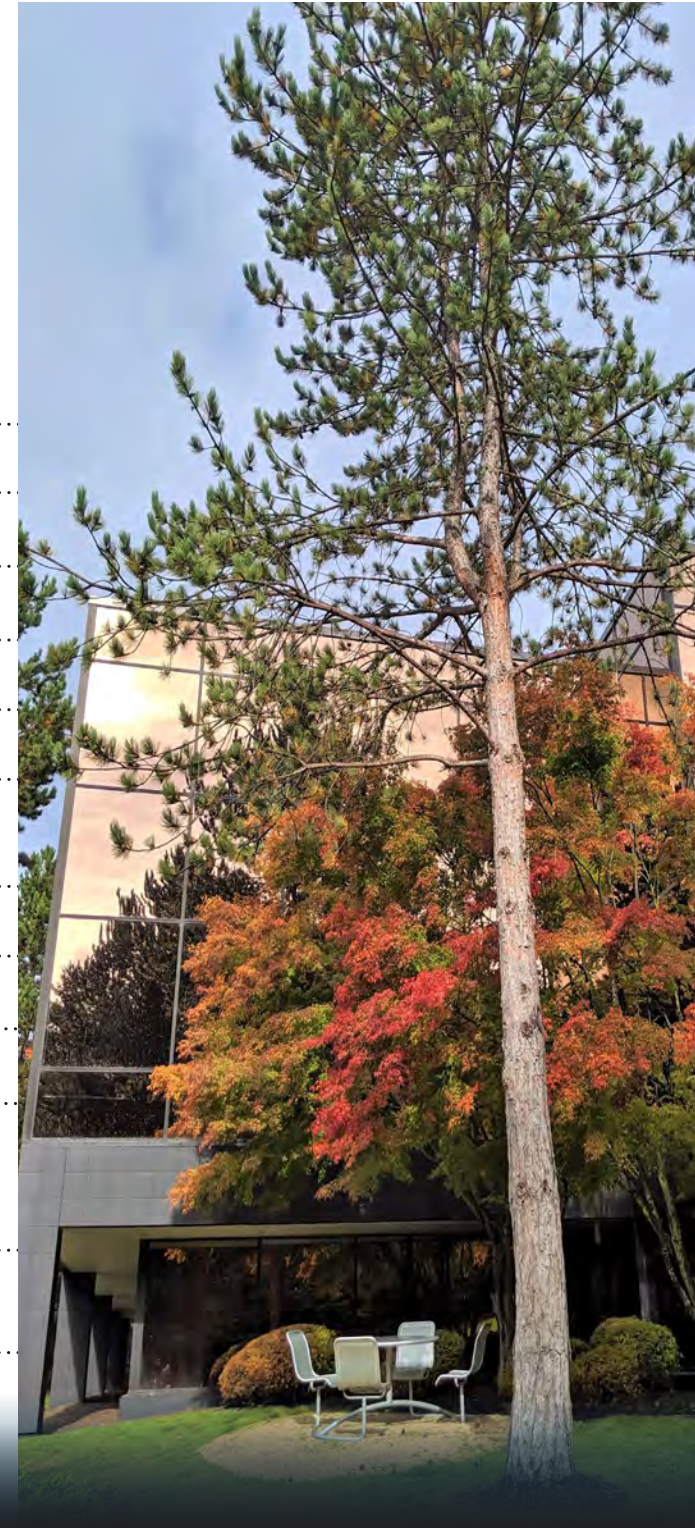
Suite	Available SF	Rental Rate	Comments
201	8,529 SF	Call For Rate	Available 01/2020
300	3,444 SF	Call For Rate	Available Now
320	1,560 SF	Call For Rate	Available Now (market ready)



FACT SHEET

EXTERIOR REFRESH WITH NEW PAINT COMPLETED
LOBBY RENOVATIONS UNDERWAY
NEW TENANT AMENITIES AREA COMING SPRING 2020

Property Addresses	4010-4040 Lake Washington Blvd NE, Kirkland, WA
Campus Size	131,053 SF
Land Area	7.99 acres
Load Factor	15.3%
Operating Expenses	2019 NNN Expense Estimate: \$10.58 / 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.



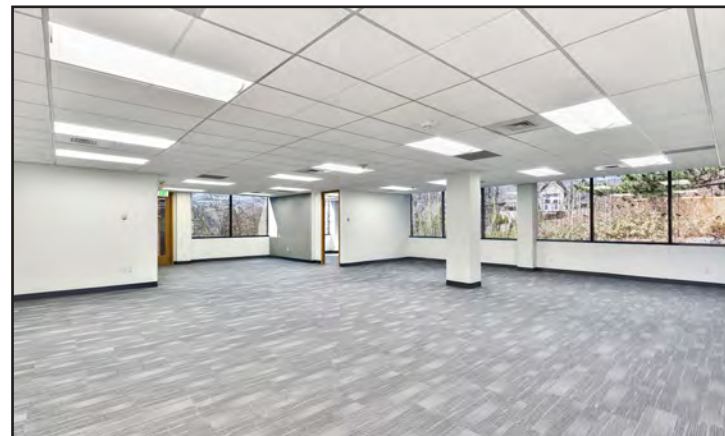
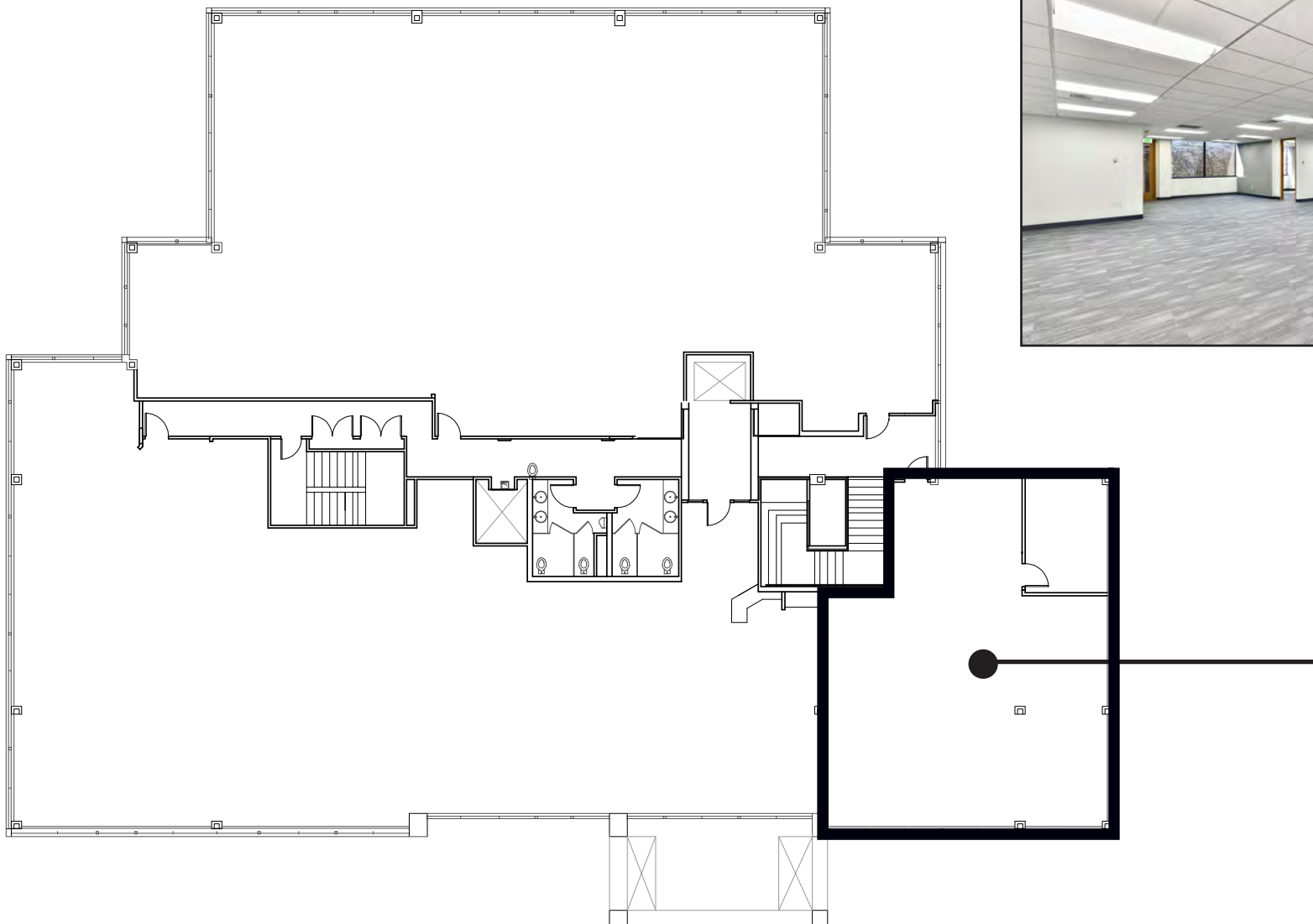
AVAILABLE

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SUITE 302

1,862 SF

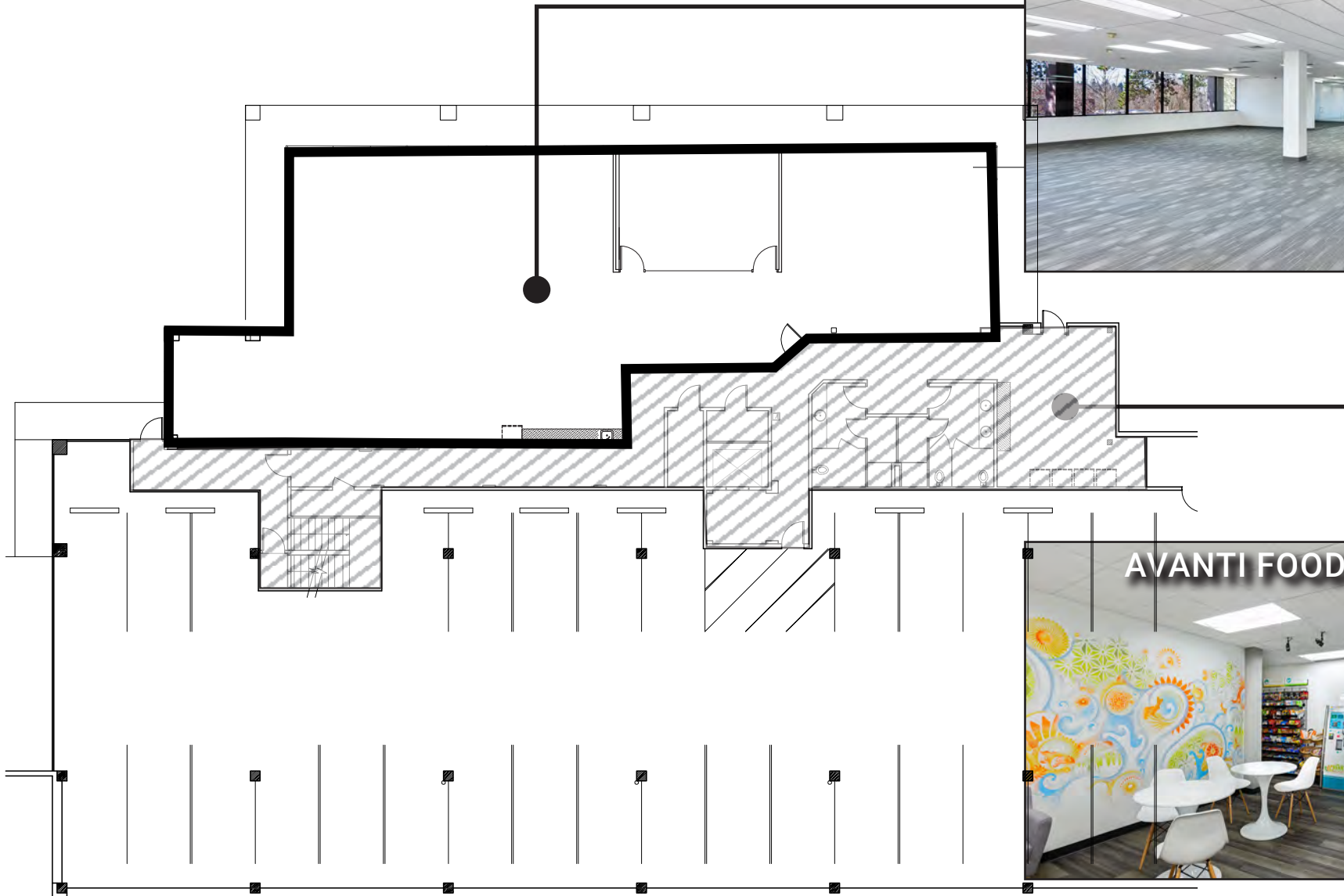
BUILDING 4010 FLOOR PLAN THIRD FLOOR OFFICE



AVAILABLE
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SUITE 100
4,842 SF

BUILDING 4020 FLOOR PLAN FIRST FLOOR OFFICE



AVAILABLE

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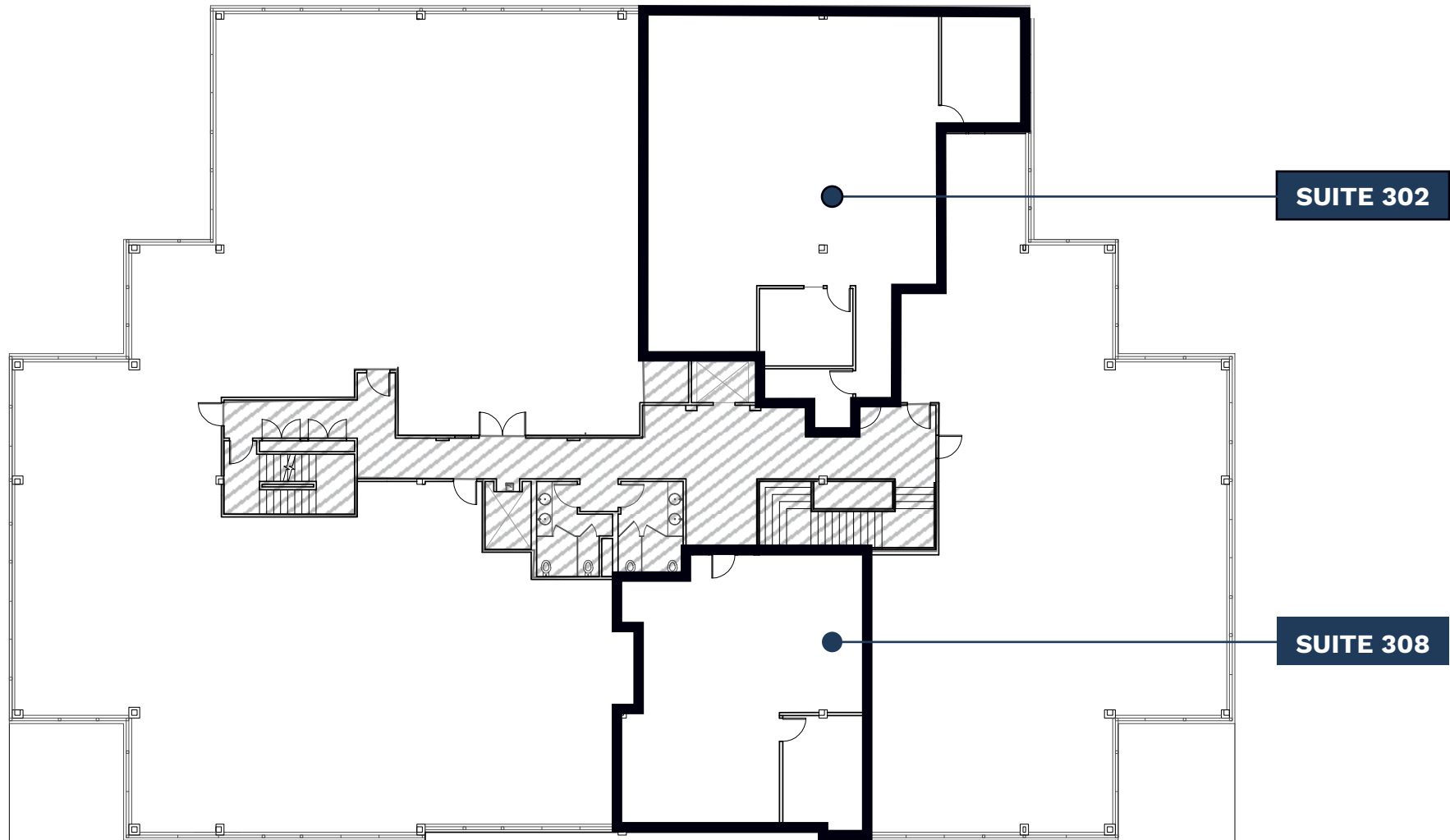
SUITE 302

2,339 SF

SUITE 308

1,256 SF

BUILDING 4020 FLOOR PLAN
THIRD FLOOR OFFICE



BUILDING 4030 FLOOR PLAN

SECOND FLOOR OFFICE

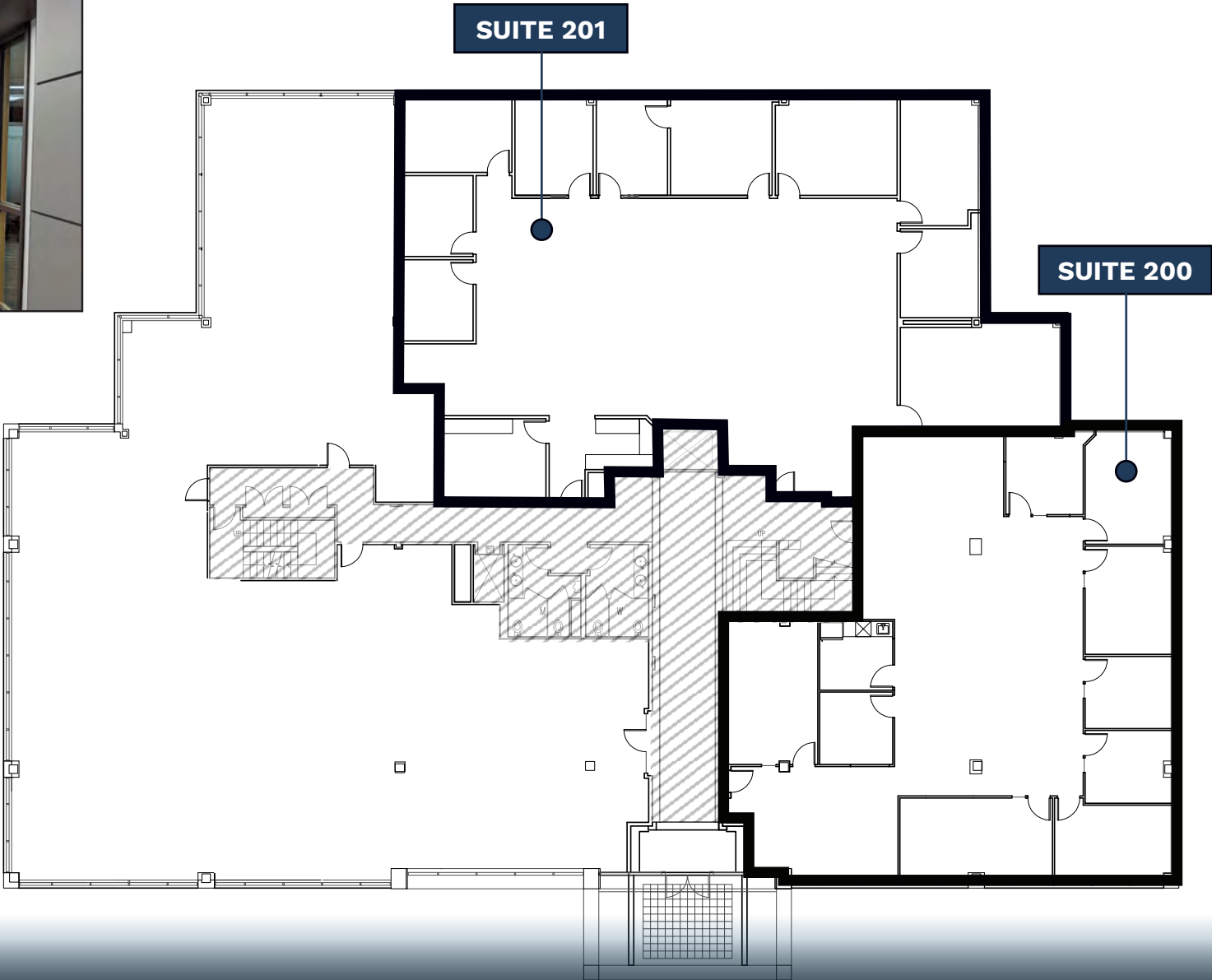
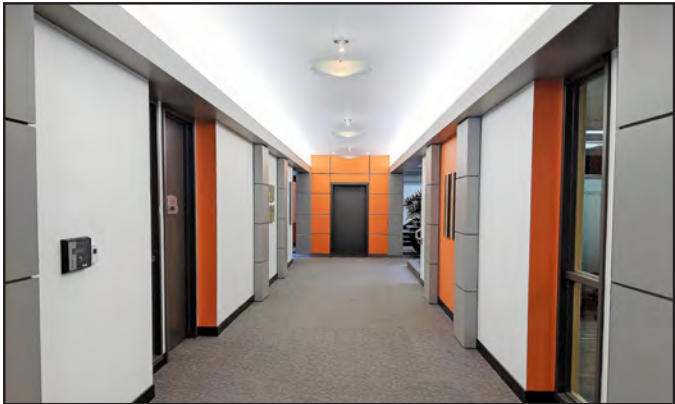
AVAILABLE

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SUITE 200*
3,553 SF

SUITE 201*
4,981 SF

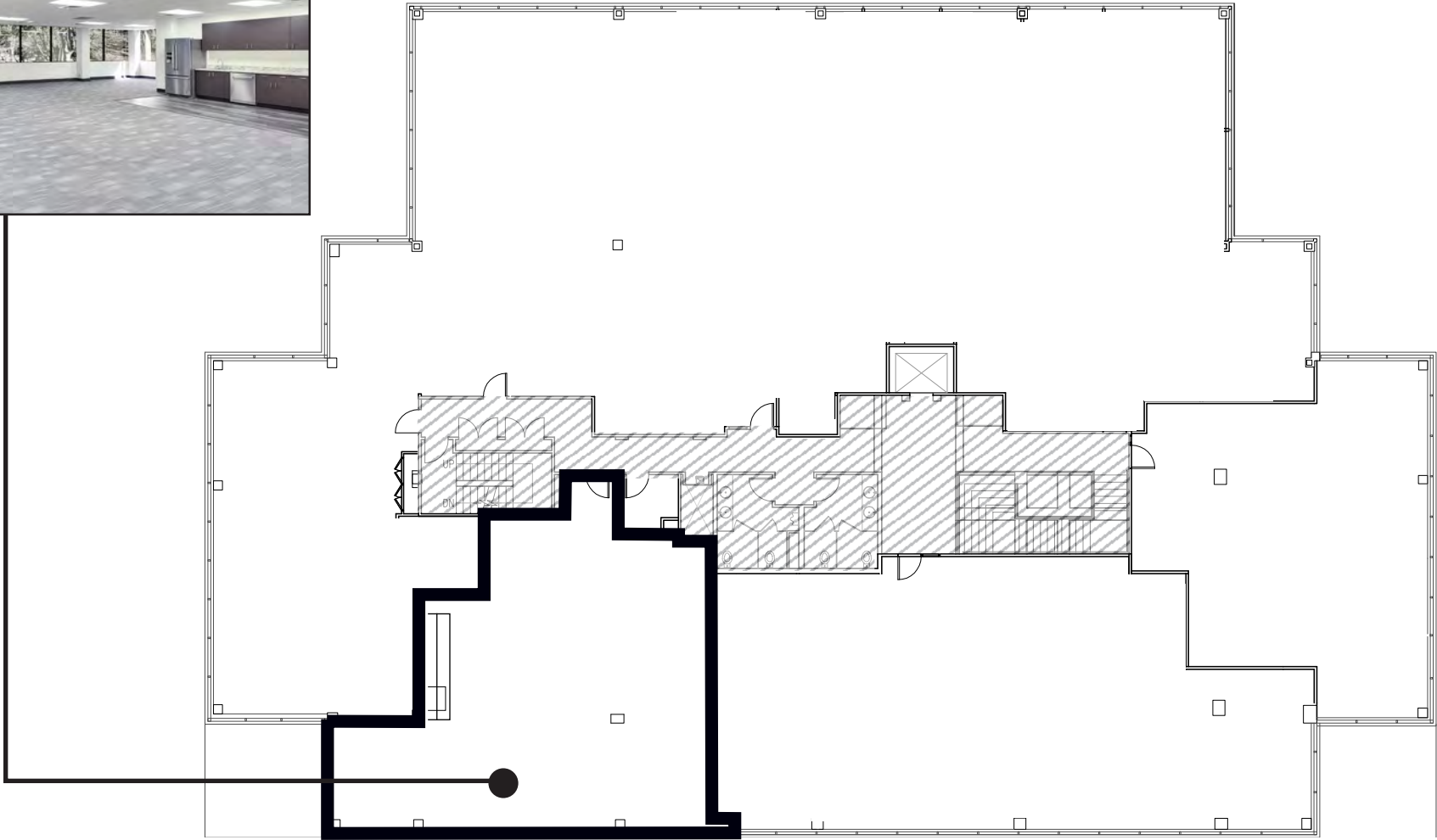
*Can be combined



BUILDING 4030 FLOOR PLAN
THIRD FLOOR OFFICE

AVAILABLE
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SUITE 305
2,049 SF



BUILDING 4040 FLOOR PLAN

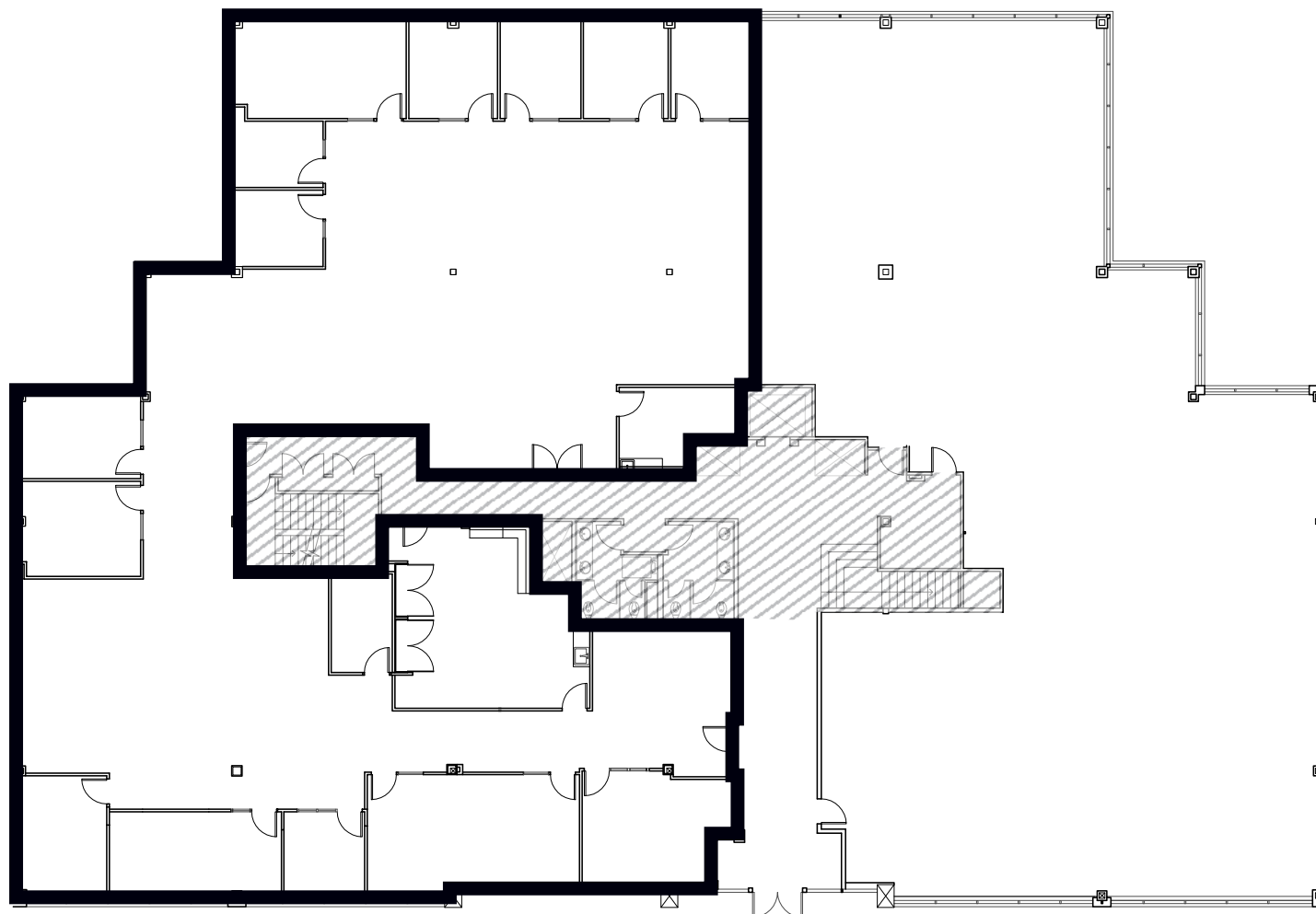
SECOND FLOOR OFFICE

AVAILABLE

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SUITE 201

8,529 SF



BUILDING 4040 FLOOR PLAN

THIRD FLOOR OFFICE

AVAILABLE

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SUITE 300

3,444 SF

SUITE 320

1,560 SF



LOCAL AMENITIES



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