

2,299 - 3,224 RSF AVAILABLE



WATERFRONT PLACE

ON YARROW BAY



5209 LAKE WASHINGTON BOULEVARD | KIRKLAND, WASHINGTON



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WATERFRONT PLACE

ON YARROW BAY

FACT SHEET

LOCATION:	The Property is situated in Kirkland along Lake Washington Boulevard, directly south of Carillon Point. Close distance to downtown Kirkland and Bellevue retail amenities.
PARKING:	3.4 stalls per 1000 square feet at the current rate of \$150 per stall per month plus tax, Seven visitor stalls
STRUCTURE:	Concrete frame with concrete shear walls: Three floors over two levels of parking.
FINISHES:	Exterior: Brick veneer cladding with metal and wood accent panels. Interior: Spectacular class A finishes throughout the project
HVAC:	40 Tons of cooling per floor, direct digital control, 24-hour
ELEVATOR:	2 High-speed hydraulic elevators, 150 FPM
SECURITY SYSTEM:	Security card system at garage and building entrances
LIFE SAFETY:	Fully sprinklered and state-of-the-art smoke & heat detectors
CEILING HEIGHT:	12'6" Floor to floor
SITE IMPROVEMENTS:	Large private outdoor turnaround plaza and exterior decks on first and third floors.
LOCATION AMENITIES:	Excellent access to SR-520 & I-405 Metro Transit bus stop one block from the property and building is within walking distance to south Kirkland Park & Ride Adjacent to Carillon Point Amenities: Starbucks, COMO, Beach Cafe at the Point, LeGrand Bistro Americain, The Woodmark Hotel & Spa, Post office, salons and multiple other retail stores City of Kirkland does not levy any type of business or occupation tax
BUILDING AMENITIES:	Unobstructed views of Lake Washington with public access to the Lake Washington waterfront. Shared building conference room with state-of-the-art audio visual equipment for your meeting needs. Complimentary drip coffee and flat screen TV in lobby. On-site shower and locker facility. Walking path along the lake connects directly to Carillon Point. Waterfront Place has both Energy Star Certification & is an IREM Certified Sustainable Property
OPEX:	2024 OPEX Estimates \$18.48/RSF



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.



WATERFRONT PLACE ON YARROW BAY

FLOOR 1

SUITE 110

3,224 RSF

Available Immediately

- Reception area
- Conference room
- Private office
- Kitchen
- Large open area for workstations
- Private deck

SUITE 100

2,299 RSF

Available 1/1/2025

- Lobby exposure
- Window line private office
- Conference room
- Kitchenette





DOWNTOWN KIRKLAND
1.5 miles

TOTEM LAKE
5 miles

SEATTLE
10 miles

REDMOND
5 miles



KIRKLAND
URBAN



YARROW POINT



KIRKLAND PARK & RIDE

BELLEVUE
3.5 miles