

FOR LEASE

4010-4040 Lake Washington Blvd NE
Kirkland, WA

AXIS
KIRKLAND

NEWMARK

JOE LYNCH
Executive Managing Director
425.362.1399
joe.lynch@nrmk.com

DAN HARDEN
Senior Managing Director
425.362.1393
dan.harden@nrmk.com

LOCATION AERIAL



AXIS

4030

4020

4040

4010

LAKE WASHINGTON BLVD NE

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AVAILABLE SPACE

All suites in market ready condition

Building 4020

Suite	Available SF	Rental Rate	Comments
100	4,842 SF	Call For Rate	Available Now
200	3,379 SF	Call For Rate	Available Now
312	2,751 SF	Call For Rate	Available December 2024

Building 4030

Suite	Available SF	Rental Rate	Comments
100	4,981 SF	Call For Rate	Available Now
200	3,553 SF	Call For Rate	Available Now
310	2,840 SF	Call For Rate	Available Now

Building 4040

Suite	Available SF	Rental Rate	Comments
205	4,307 SF	Call For Rate	Available Now
316	2,138 SF	Call For Rate	Available Now
314	2,538 RSF	Call For Rate	Available June 2025



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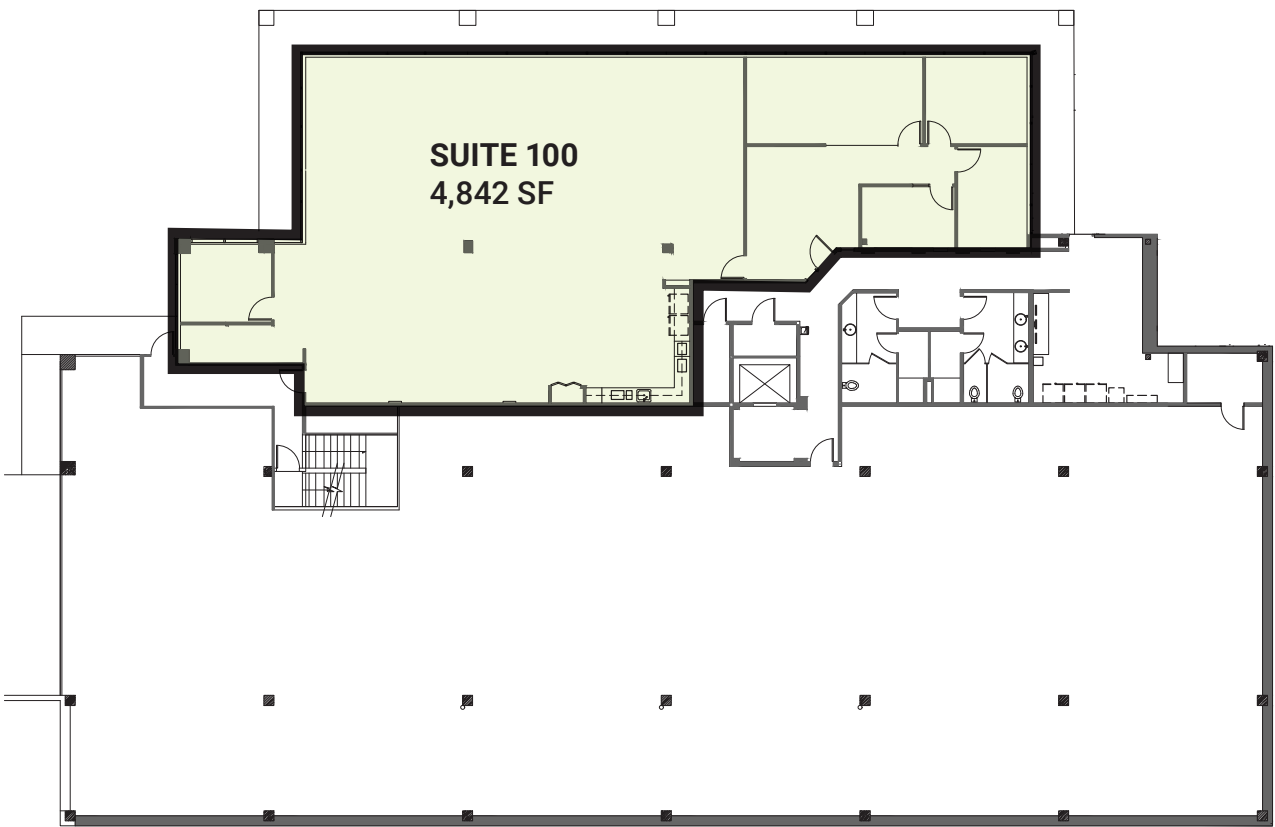
Exterior refresh with new paint & lobby renovations

FACT SHEET

Property Addresses	4010-4040 Lake Washington Blvd NE, Kirkland, WA
Campus Size	131,053 SF
Load Factor	15.3%
Operating Expenses	2024 Estimate: \$12.50/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 \$85/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.

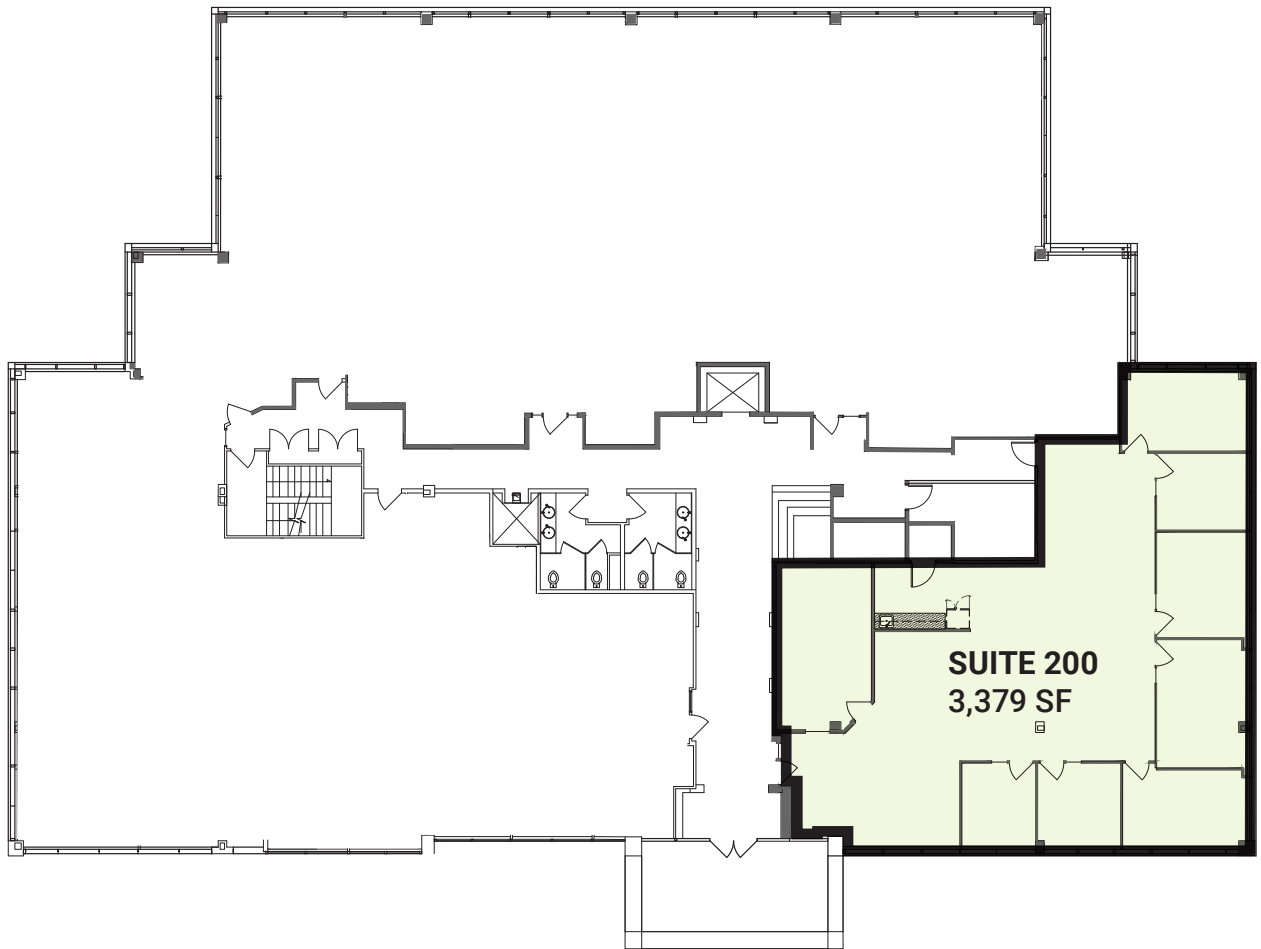


AVAILABILITY - BUILDING 4020
FIRST FLOOR



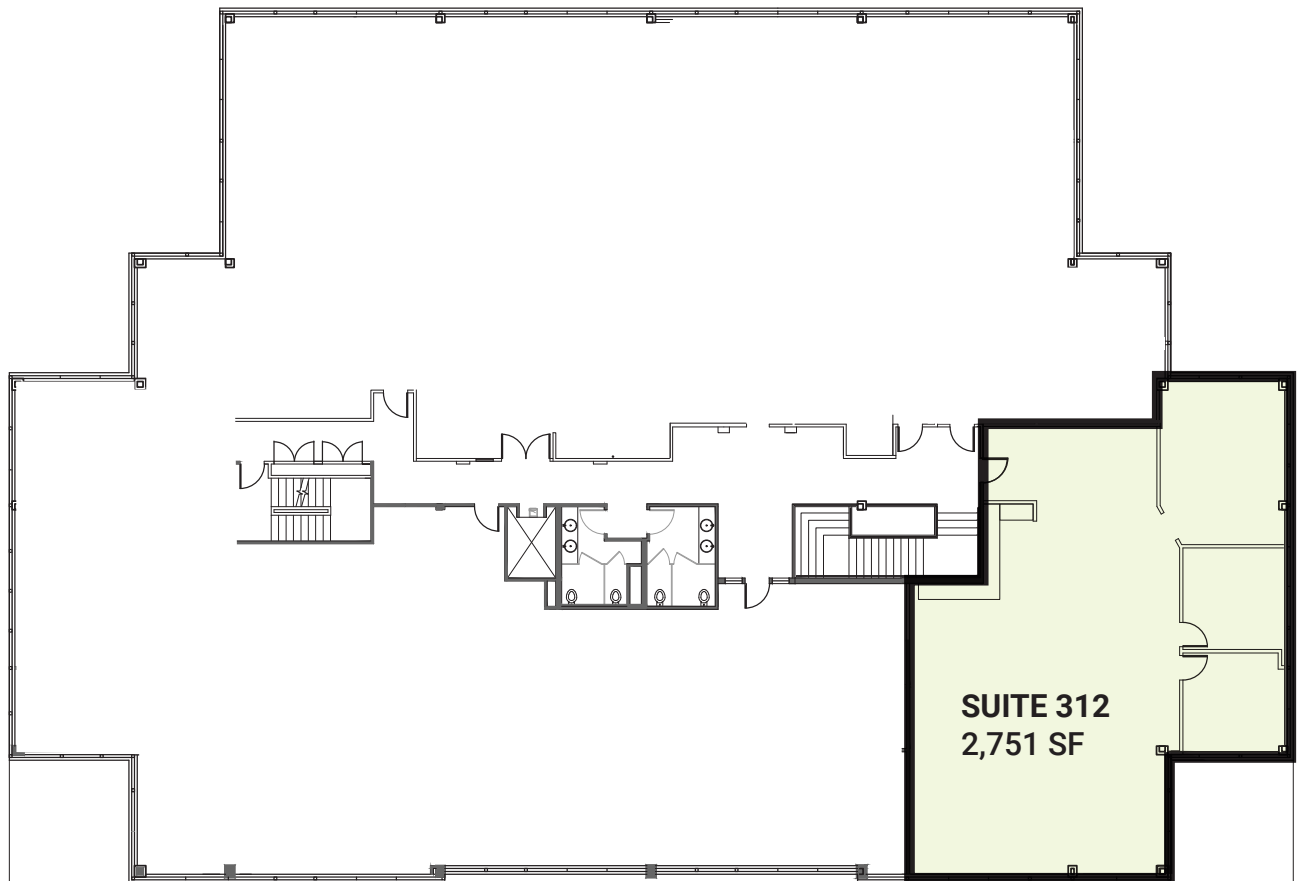
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**AVAILABILITY - BUILDING 4020
SECOND FLOOR**



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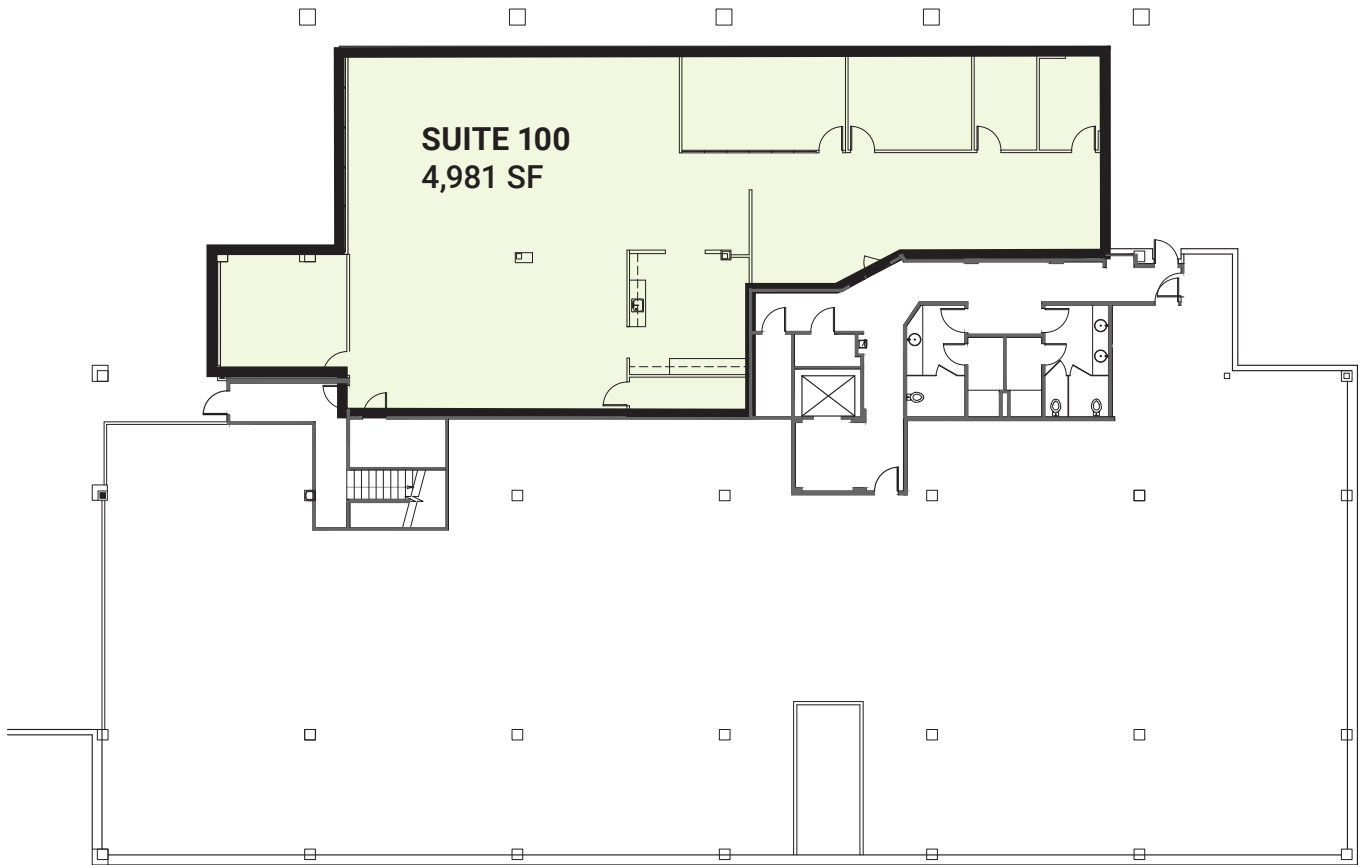
**AVAILABILITY - BUILDING 4020
THIRD FLOOR**



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SUMMIT FUNDING Inc.
THE HOME LOAN EXPERTS

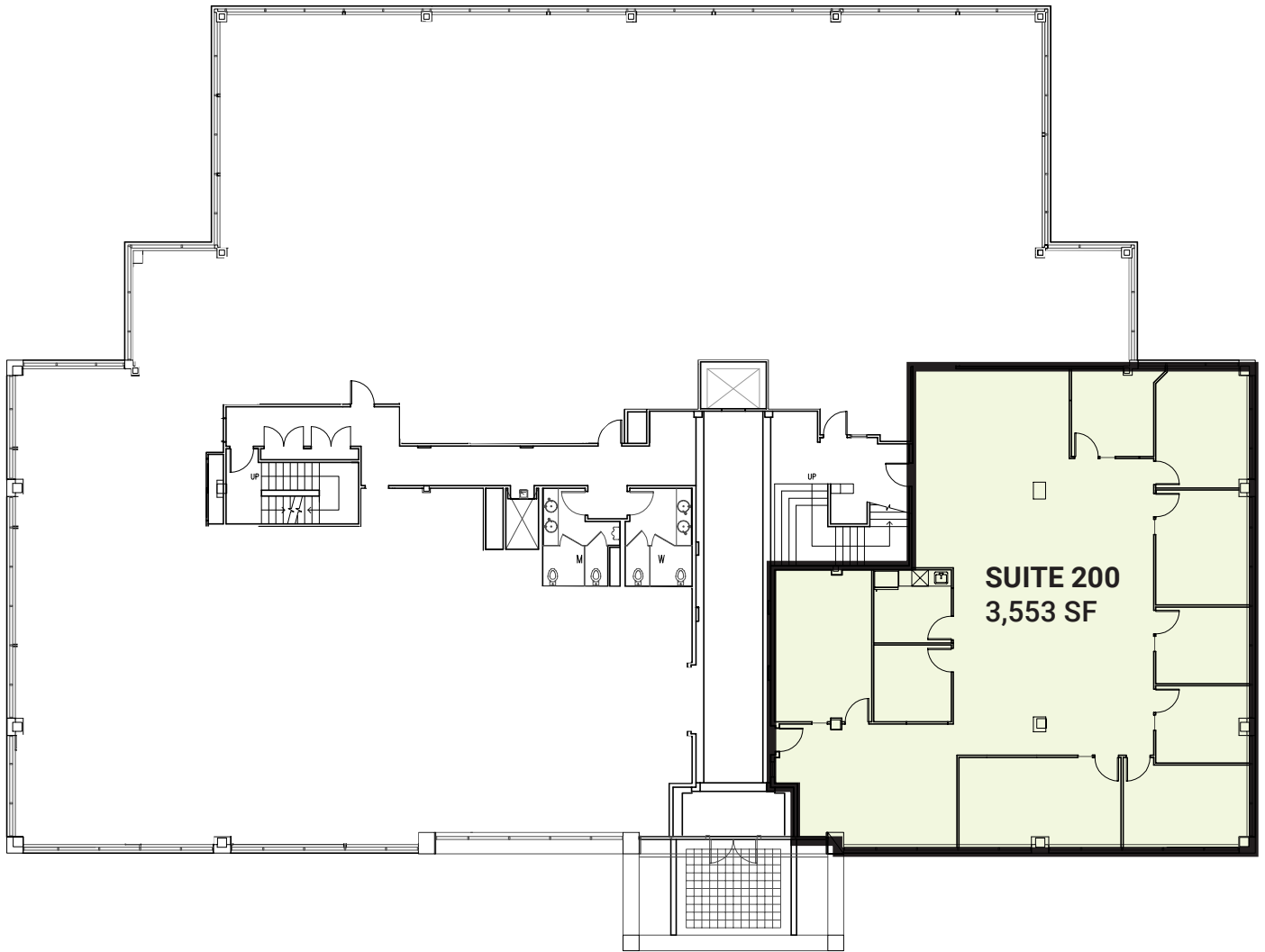
**AVAILABILITY - BUILDING 4030
FIRST FLOOR**



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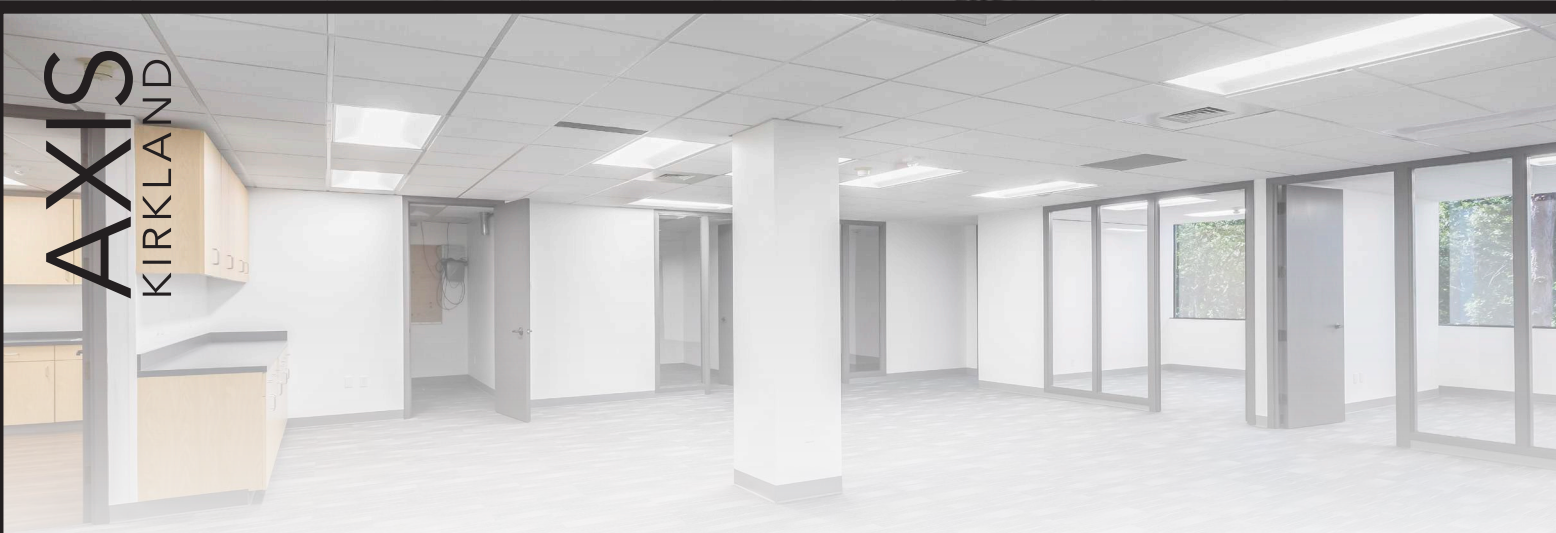
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**AVAILABILITY - BUILDING 4030
SECOND FLOOR**

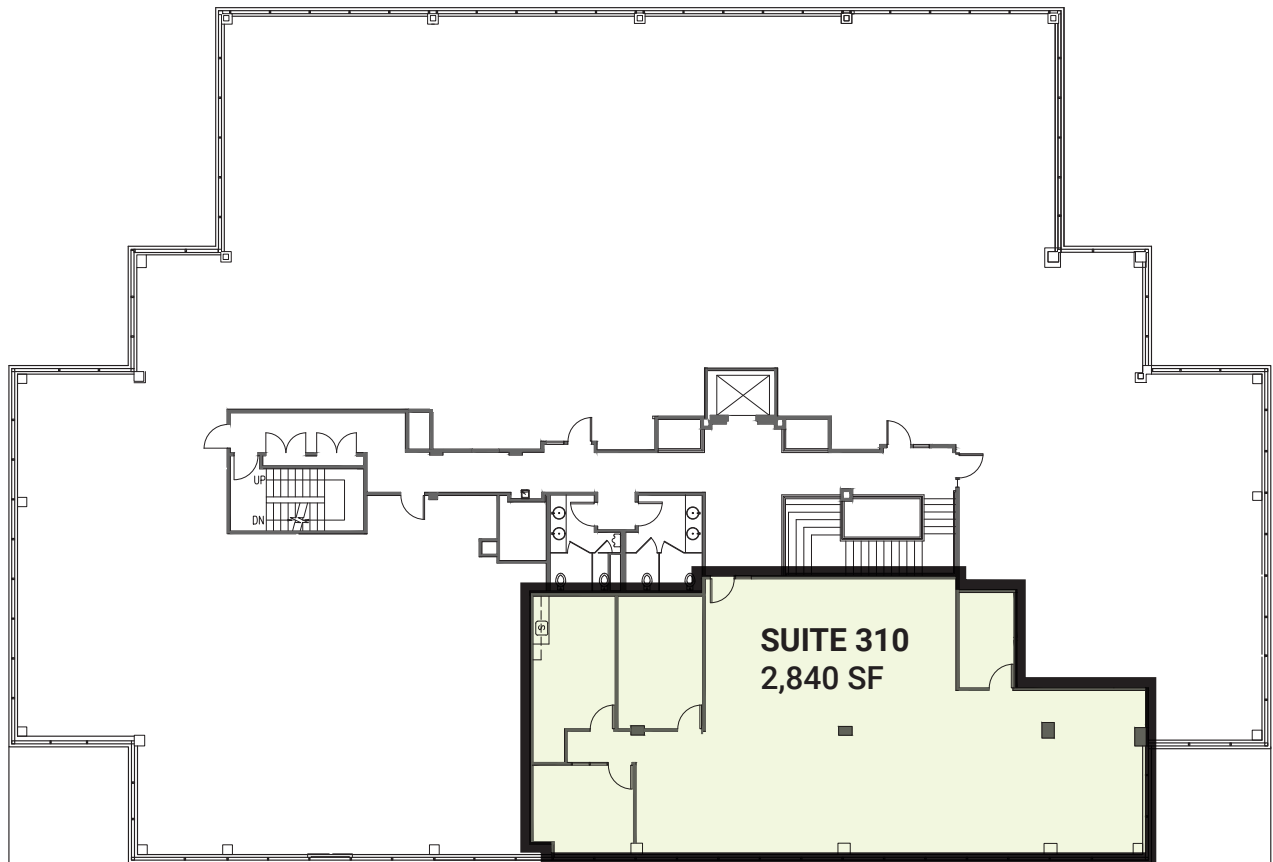


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**AVAILABILITY - BUILDING 4030
THIRD FLOOR**

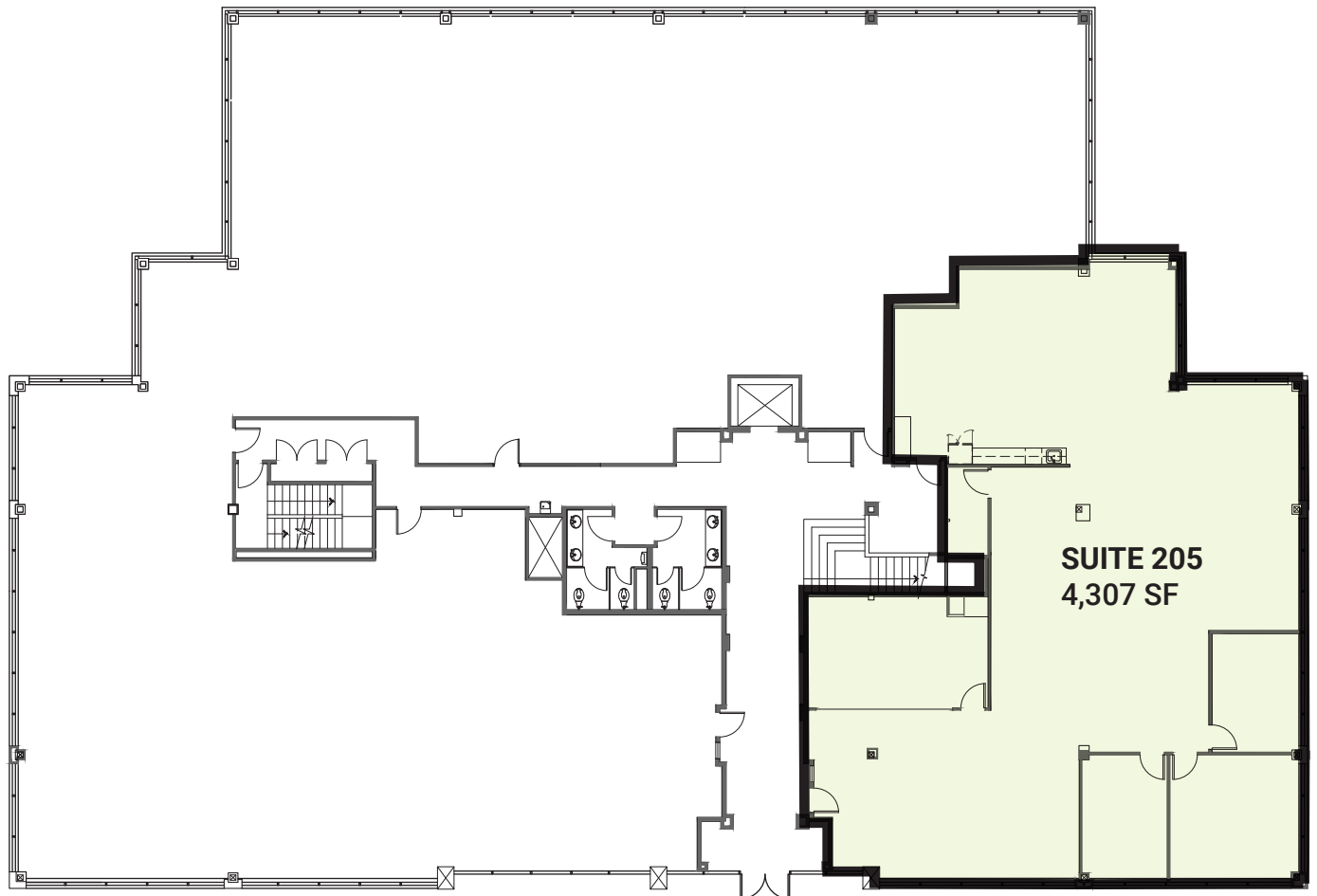


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FAIRWAY
Independent Mortgage Company, LLC

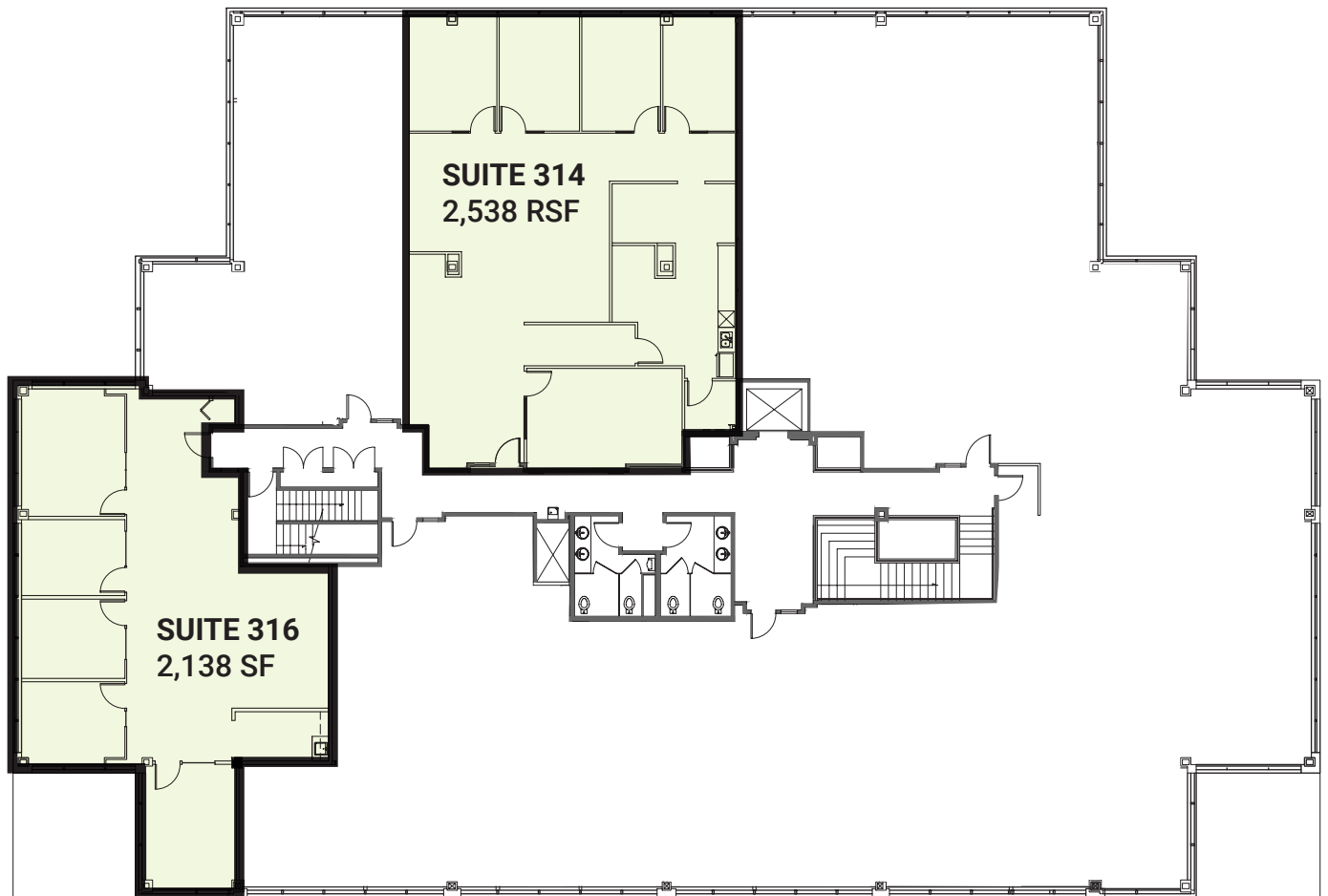
**AVAILABILITY - BUILDING 4040
SECOND FLOOR**



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**AVAILABILITY - BUILDING 4040
THIRD FLOOR**



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LOCAL AMENITIES

- 1. QFC
- 2. Burgermaster
- 3. Poppinjays Cafe
- 4. Chevron
- 5. Queen Bee Cafe
- 6. Looking for Chai
- 7. La Grande American Bistro
- 8. Woodmark Hotel Lounge

Kirkland
Downtown - 2 miles

AXIS

Bellevue
CBD - 2 miles

Bridle Trails Park

Watershed Park

Spring
Hills Park

7 8

LAKE WASHINGTON BLVD NE

08th Avenue NE

116th Avenue NE

INTERSTATE 405

520

5

92nd Ave NE

NE 24th St

Bellevue Way NE

Northrup Way

1 4

520 6

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