



KIRKLAND, WA

# Transcend Ordinary

Elevate your  
everyday.

30,913 SF\* opportunity in  
Kirkland's vibrant waterfront  
and walkable community.



\*Divisible to 13,496 RSF



The beauty is  
in the balance.

Suburban convenience met with the vibrancy of an urban experience, all surrounded by an exceptionally designed new construction building that lets nature play the starring role.

1



13,496 RSF

2



26,031 RSF

3



17,417 RSF





Ascent is  
accessibility.

Ascent connects you to Kirkland, the Northwest's most desired Eastside address with unrivaled walkability, recreational access and vibrant urban amenities all nestled along the beauty of the Lake Washington shoreline.

Marina Park, on the Kirkland waterfront.



## Hub meets haven.



Boutique shops and delectable eateries among Kirkland's downtown retail.



Diners enjoy al fresco seating at Cactus, a charming attribute of Kirkland's engage-able mainstreet.



## Cross Kirkland Corridor

5.75 MILES OF TRAIL ACCESS  
DIRECTLY ACROSS THE STREET FROM ASCENT

The Cross Kirkland Corridor is the signature vision of the city and their investment to community, connectivity and sustainability. Through six miles of serene trail, infused with art and amenities, it will provide recreation, safe connection and unparalleled access to the region's broader network of trails linking schools, transit and community.



## Off-you-go office space.

Located in the “Everest Edge” of the Cross Kirkland Corridor, amenities include an easy connection to downtown via the Everest Creek Canopy Walk, garden, and nearby event amphitheater and playground. Directly across the street is also Chainline Station, a food & beverage operator serving everything from coffee and pastries to happy hour refreshments.





Who's who in the neighborhood.

You're in good company with some of the region's most notable names in tech and business nearby. Exterior signage opportunity for prime visibility amongst the neighbors to "see and be seen."

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ERIC MEUSSNER  
425.274.4282  
meussner@broderickgroup.com

JEFF LIVINGSTON  
425.274.4288  
livingston@broderickgroup.com



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