

NEW
LOWER
RENTAL
RATE

Yarrow Bay Plaza

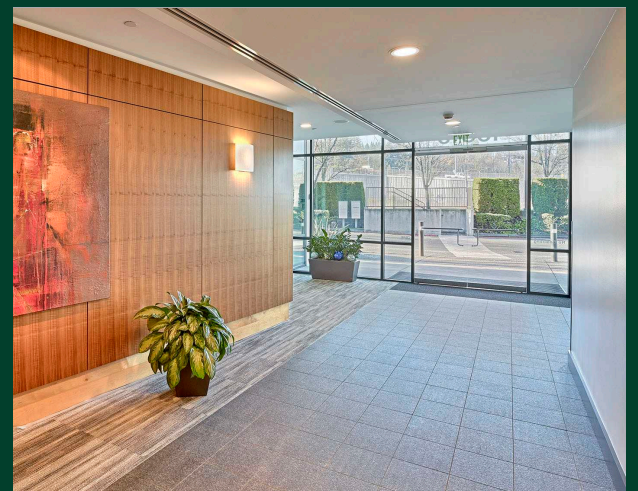
10510 Northup Way
Kirkland, WA 98033
www.cbre.com/bellevue

Class A Office Space - For Lease



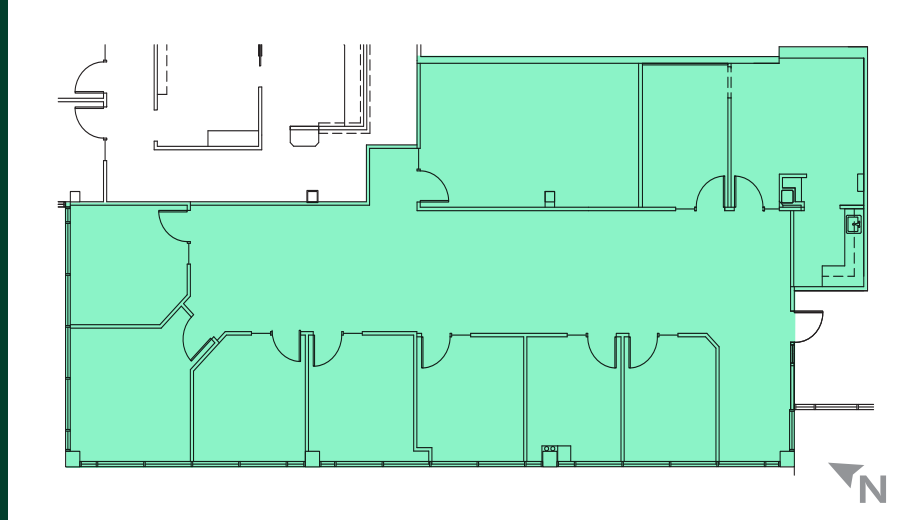
AVAILABLE SPACE

- + Suite 110: 2,405 RSF - New Lower Rent \$29.50/SF, NNN
- + Suite 205: 2,973 RSF - New Lower Rent \$27.50/SF, NNN
- + Suite 250: 2,876 RSF - New Lower Rent \$29.50/SF, NNN
- + Parking ratio: 3.5 / 1,000 RSF
– 100% of the parking is covered
- + Highly visible location just off SR-520
- + Immediate freeway access to Seattle and the Eastside via I-405 and SR-520
- + Close to numerous restaurants, hotels and other services
- + 4 New Electric Vehicle (EV) charging stations



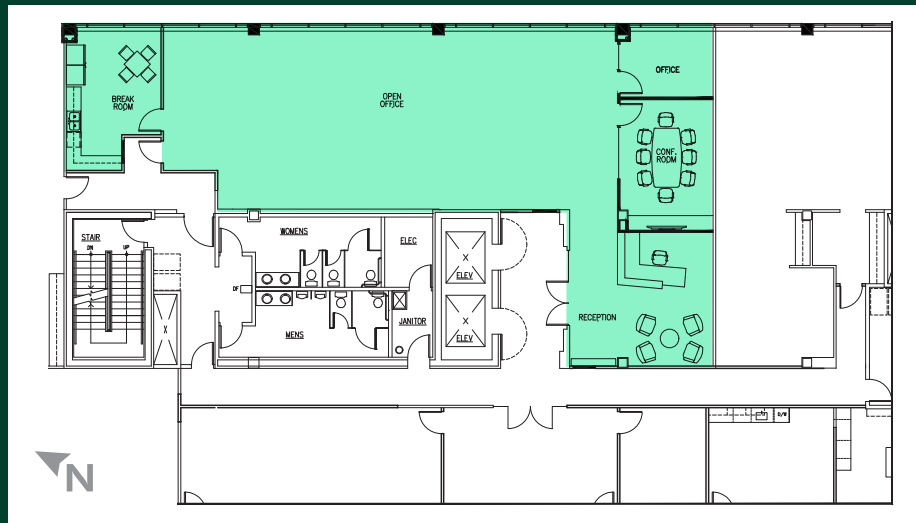
Suite 110 | 2,405 RSF

December 1, 2024



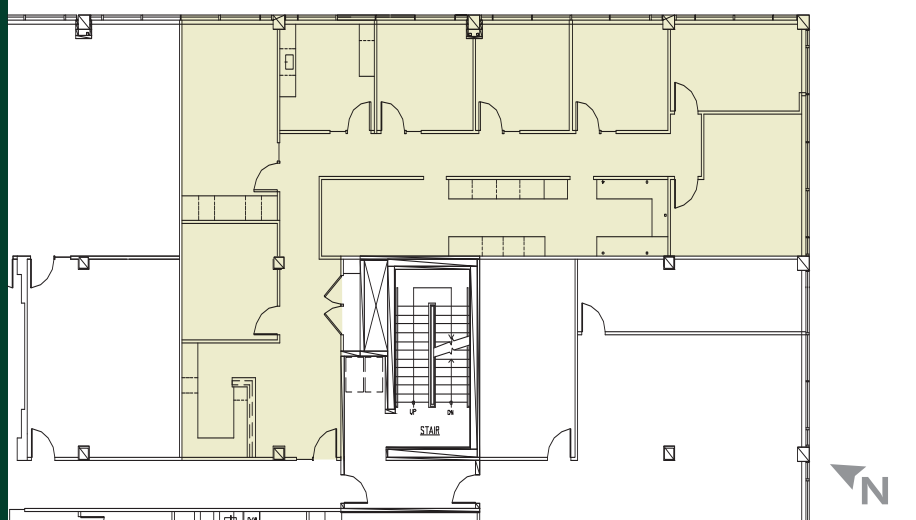
Suite 205 | 2,973 RSF

Available Now



Suite 250 | 2,876 RSF

Available December 1, 2024



Contact Us

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