

FOR LEASE

4010-4040 Lake Washington Blvd NE  
Kirkland, WA

AXIS  
KIRKLAND

NEWMARK

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LOCATION AERIAL



AXIS

4030

4020

4040

4010

LAKE WASHINGTON BLVD NE

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## AVAILABLE SPACE *All suites in market ready condition*

### Building 4010

Suite	Available SF	Rental Rate	Comments
204	1,901 SF	Call For Rate	Available March 2025

### Building 4020

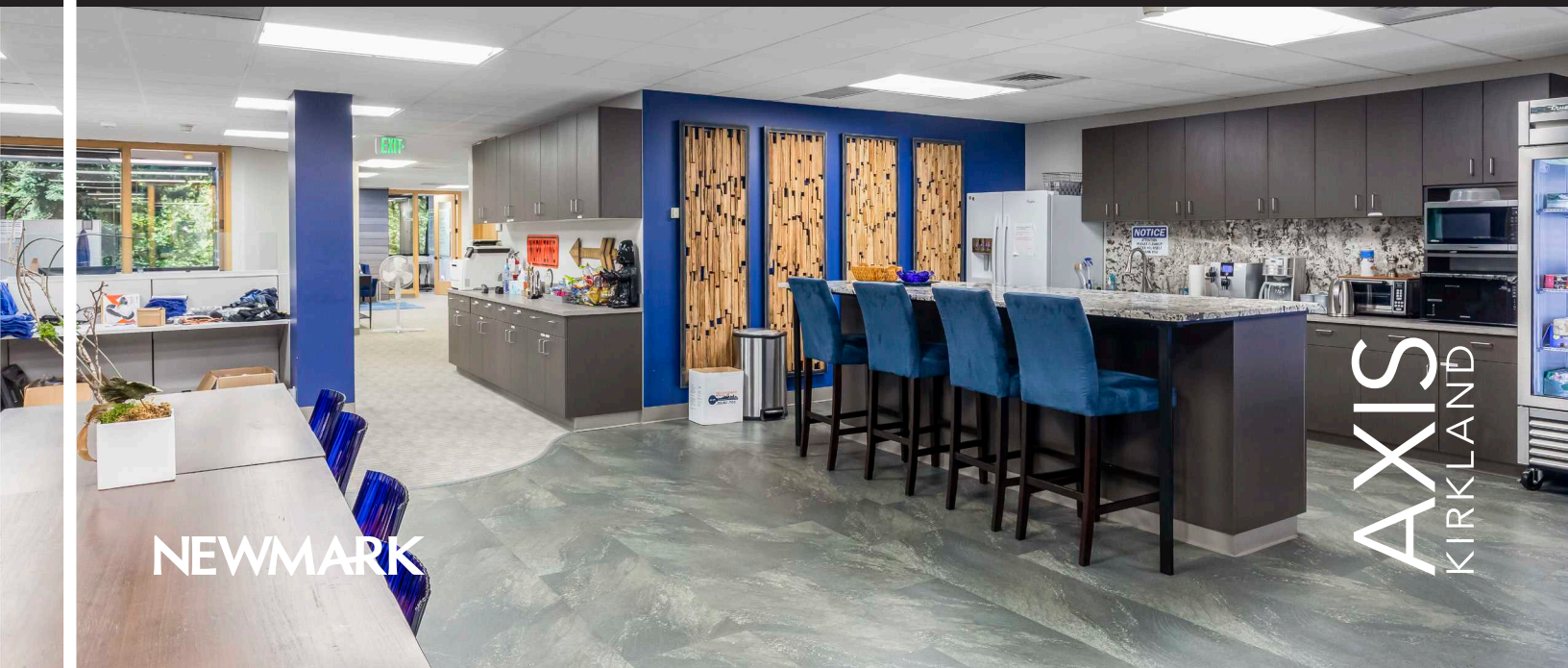
Suite	Available SF	Rental Rate	Comments
200	3,379 SF	Call For Rate	Available Now
301	740 RSF	Call For Rate	Available Now
312	2,751 SF	Call For Rate	Available December 2024

### Building 4030

Suite	Available SF	Rental Rate	Comments
100	4,981 SF	Call For Rate	Available Now
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
314	2,538 RSF	Call For Rate	Available June 2025
320	1,634 RSF	Call For Rate	Available Now



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*Exterior refresh with new paint & lobby renovations*

**FACT SHEET**

<b>Property Addresses</b>	4010-4040 Lake Washington Blvd NE, Kirkland, WA
<b>Campus Size</b>	131,053 SF
<b>Load Factor</b>	15.3%
<b>Operating Expenses</b>	2024 Estimate: \$12.00/SF
<b>Floors</b>	3 stories (1 floor covered parking)
<b>Parking</b>	3.3 / 1,000 SF; 313 surface parking stalls; 116 under building parking stalls. Under building parking stalls charged at \$85/stall/month.
<b>LEED</b>	Gold certified for Core & Shell
<b>Communication/Fiber</b>	Comcast Fiber, Verizon FIOS and Level 3 (Building 4030/4040)
<b>Electrical System</b>	277/480 volt, 3-phase
<b>Elevators</b>	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.
<b>HVAC</b>	The HVAC systems consists of roof top VAV packaged units and a series of fan powered VAV boxes with electric re-heat.

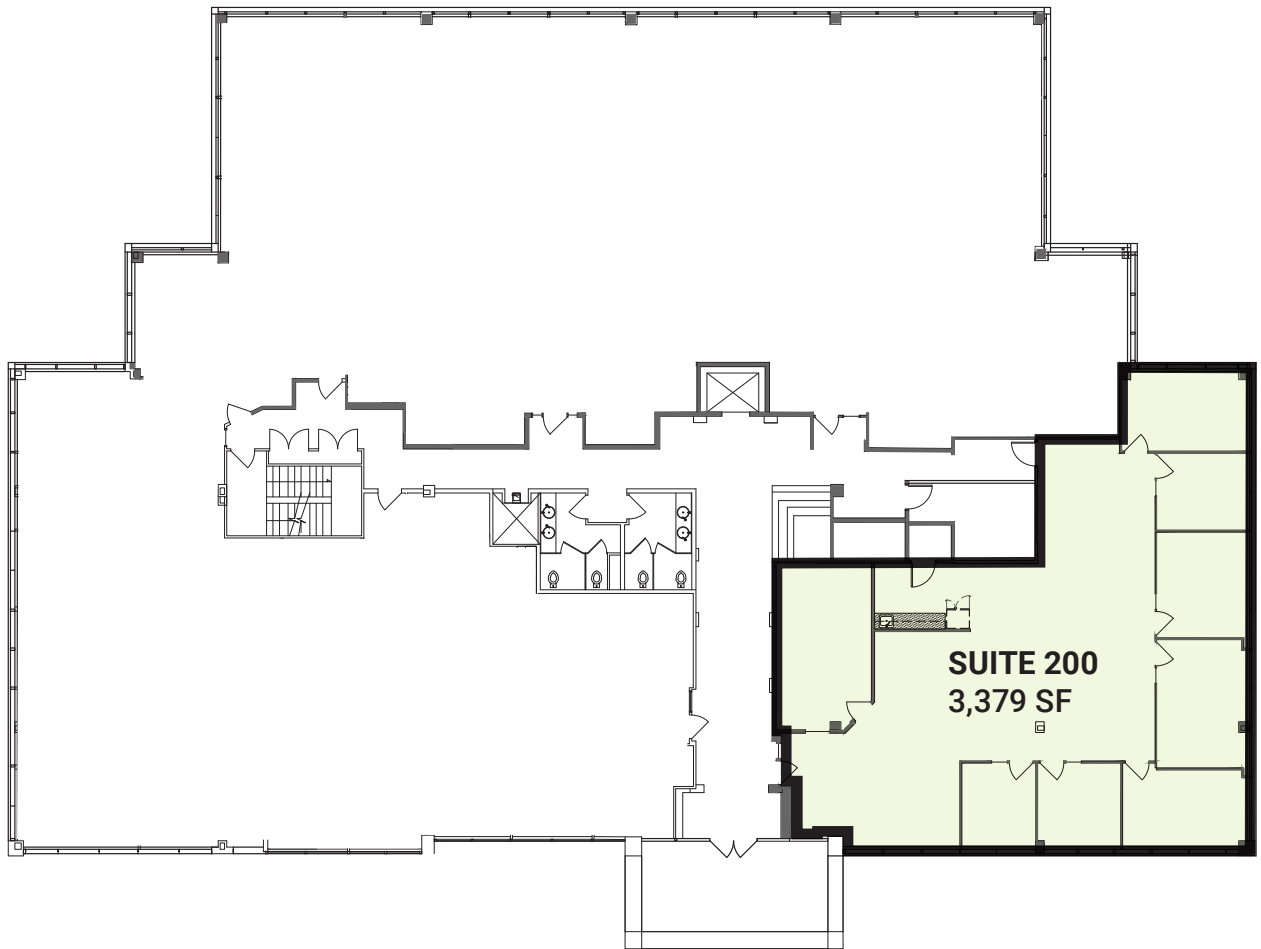


**AVAILABILITY - BUILDING 4010**  
**SECOND FLOOR**



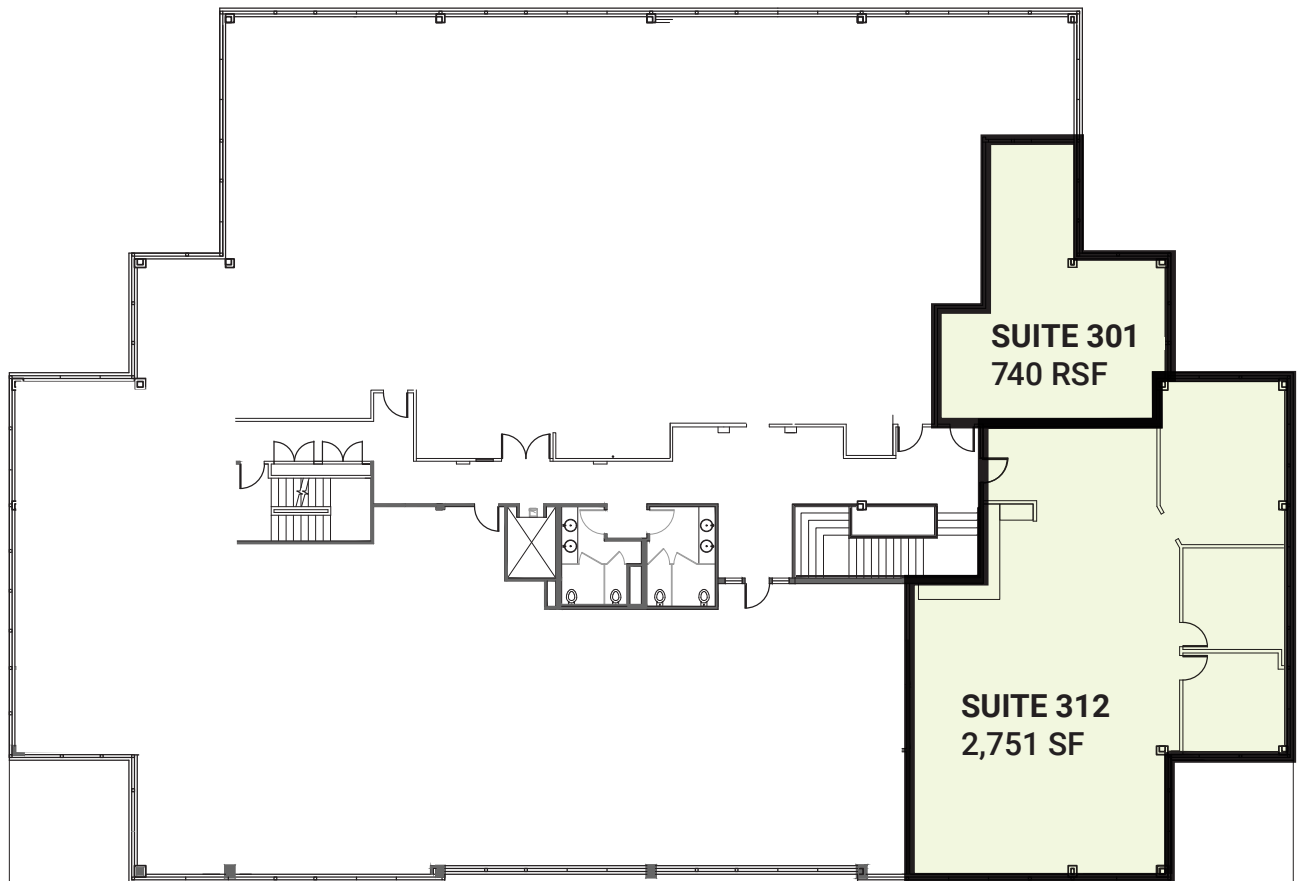
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**AVAILABILITY - BUILDING 4020  
SECOND FLOOR**



**NEWMARK**

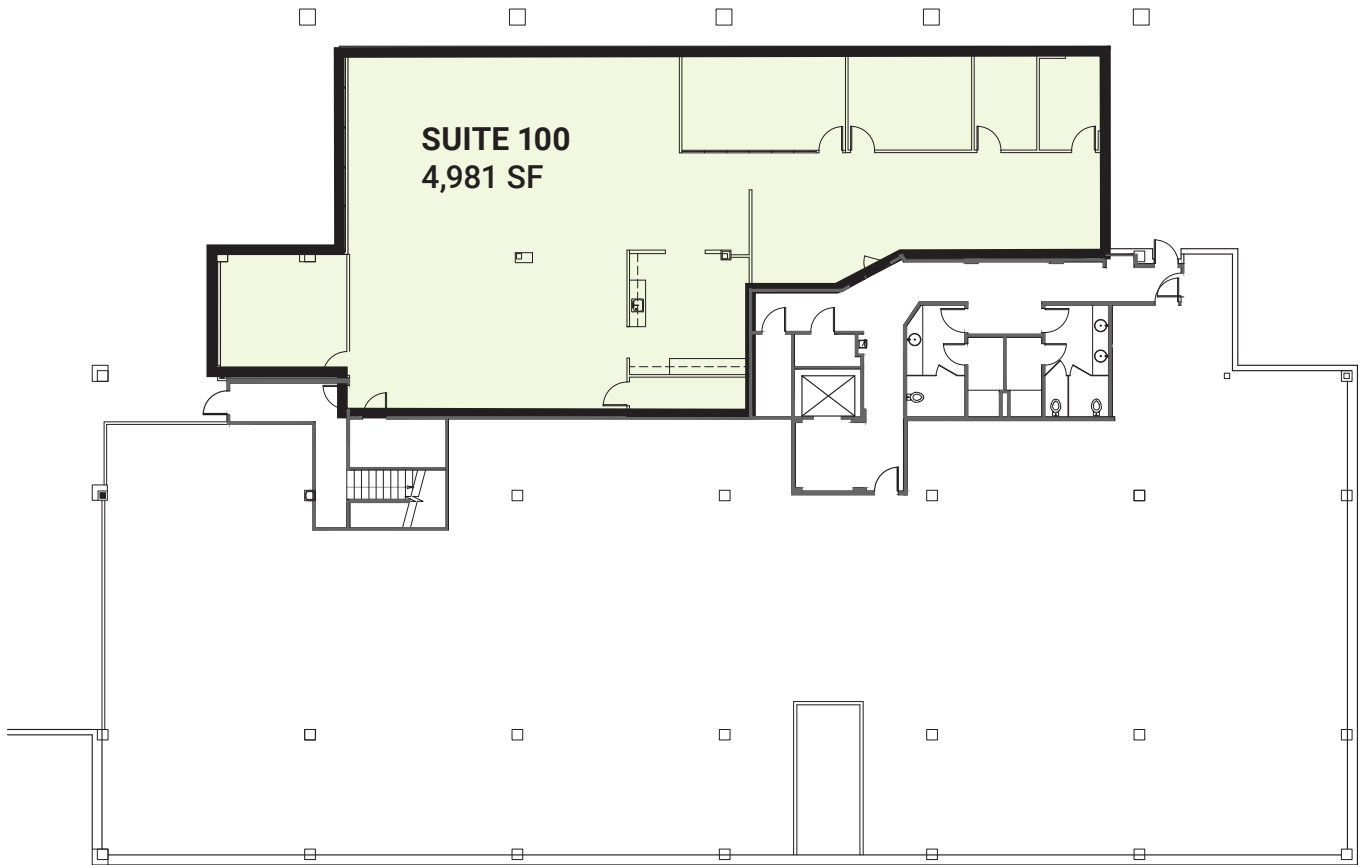
**AVAILABILITY - BUILDING 4020  
THIRD FLOOR**



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**SUMMIT FUNDING Inc.**  
THE HOME LOAN EXPERTS

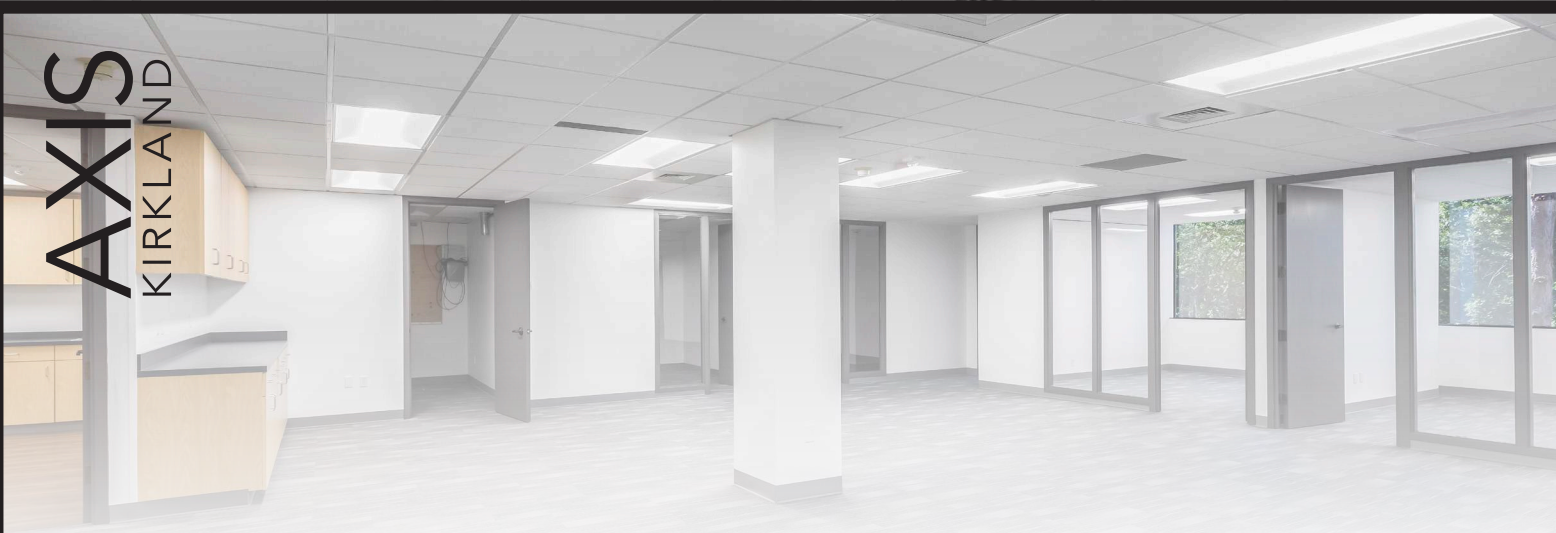
**AVAILABILITY - BUILDING 4030  
FIRST FLOOR**



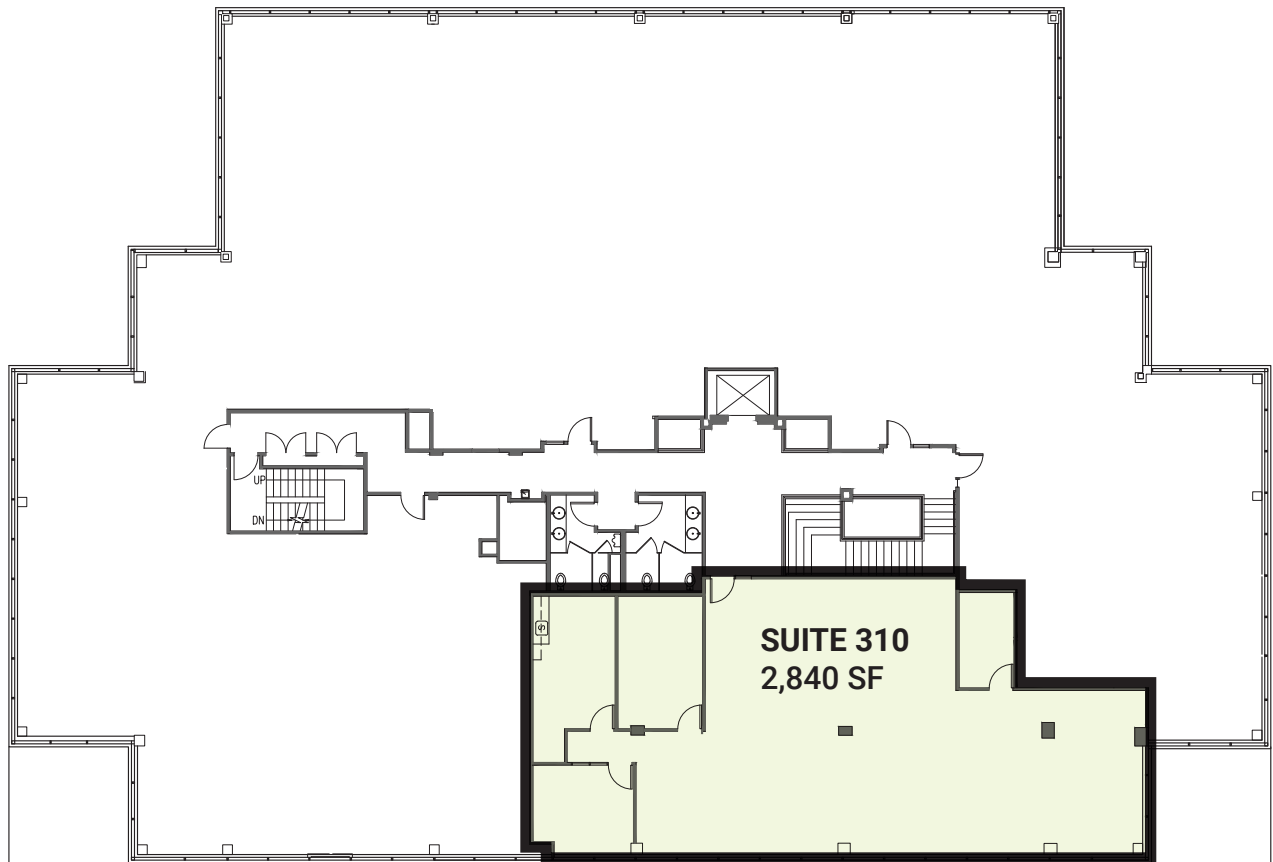
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**AVAILABILITY - BUILDING 4030  
THIRD FLOOR**

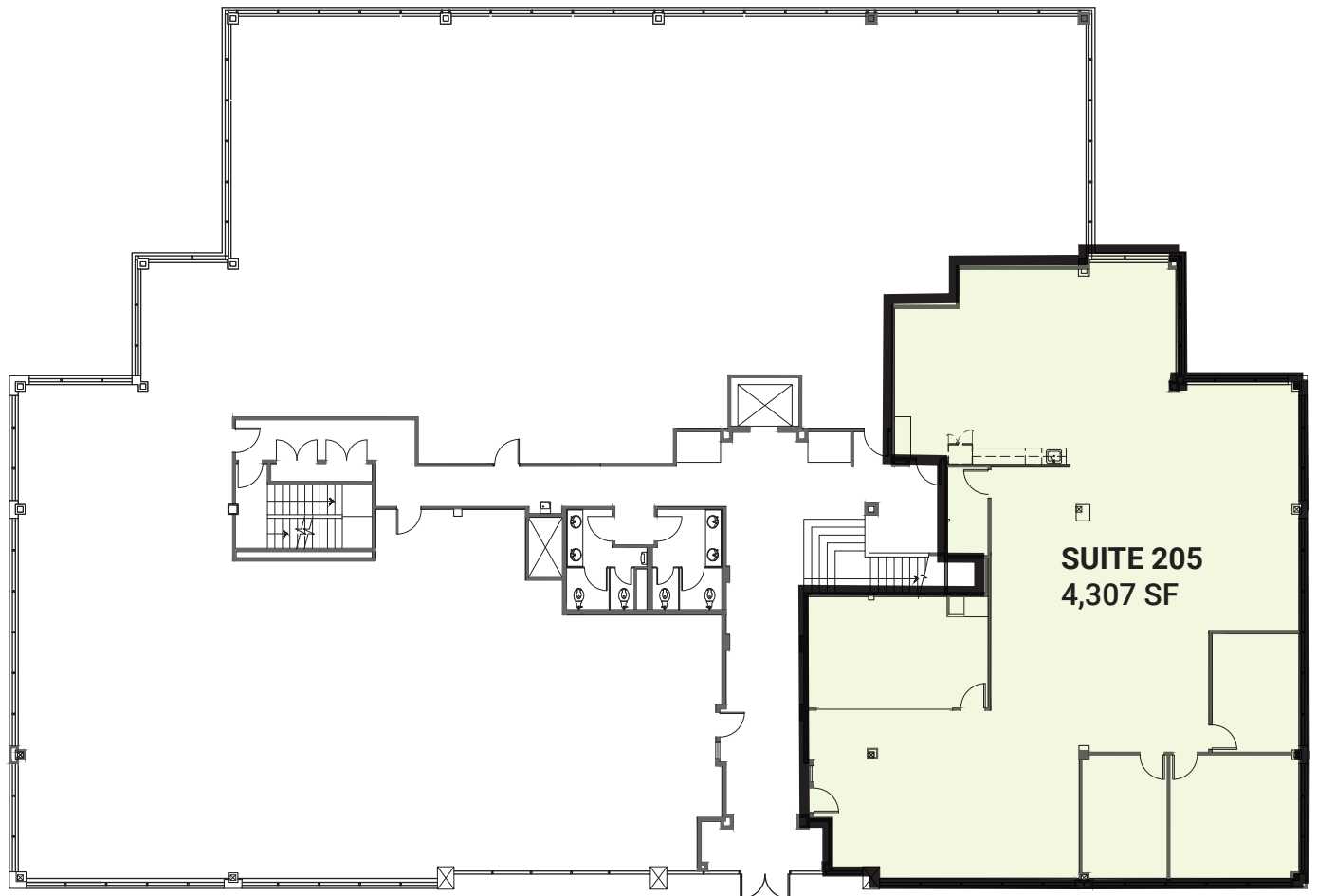


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**FAIRWAY**  
Independent Mortgage Company, LLC

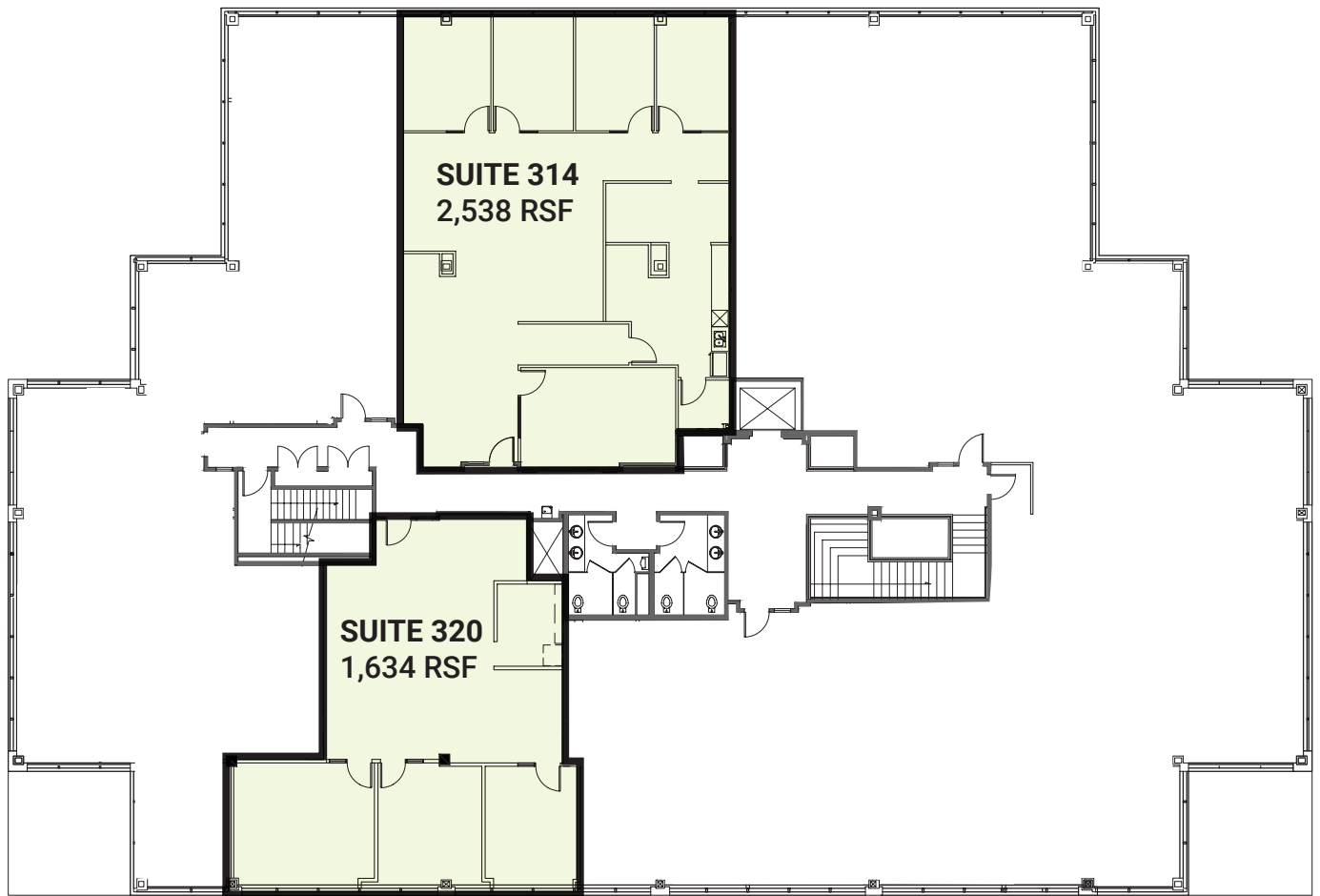
**AVAILABILITY - BUILDING 4040  
SECOND FLOOR**



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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

3

2

5

1

4

6

7

8

LAKE WASHINGTON BLVD NE

08th Avenue NE

116th Avenue NE

520

INTERSTATE  
405

Northrup Way

92nd Ave NE

Bellevue Way NE

NE 24th St

520

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