

PLAZA
YARROW BAY



NEWMARK



CLARION
PARTNERS

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NEW TENANT AMENITY BUILDING

- h New tenant amenity building designed by award winning SkB Architects
- h Central location between Buildings 1 and 2
- h Indoor and outdoor experience
- h Conference center



DOWNTOWN BELLEVUE

BELLEVUE WAY

7 MILES TO SEATTLE CBD

520

2 MILES TO BELLEVUE CBD

CROSS KIRKLAND CORRIDOR TRAIL

LAKE WASHINGTON BLVD

2 MILES TO DOWNTOWN KIRKLAND.

PRIME LOCATION

Prominently situated at the intersection of SR-520 and Lake Washington Boulevard within the upscale community of Yarrow Bay on Lake Washington, Plaza Yarrow Bay offers convenient access to Seattle, Bellevue CBD, Downtown Kirkland and the greater Eastside.

CAMPUS FEATURES

- h **DIRECT ACCESS** to SR-520 and I-405 with freeway visibility
- h Located along **THE NEW 520 TRAIL**
- h **ACCESS TO** Lakeside trail system
- h Covered **TENANT PARKING** available (3.5/1,000 SF)
- h **ON-SITE** professional management
- h **NO B&O TAX** in the city of Kirkland

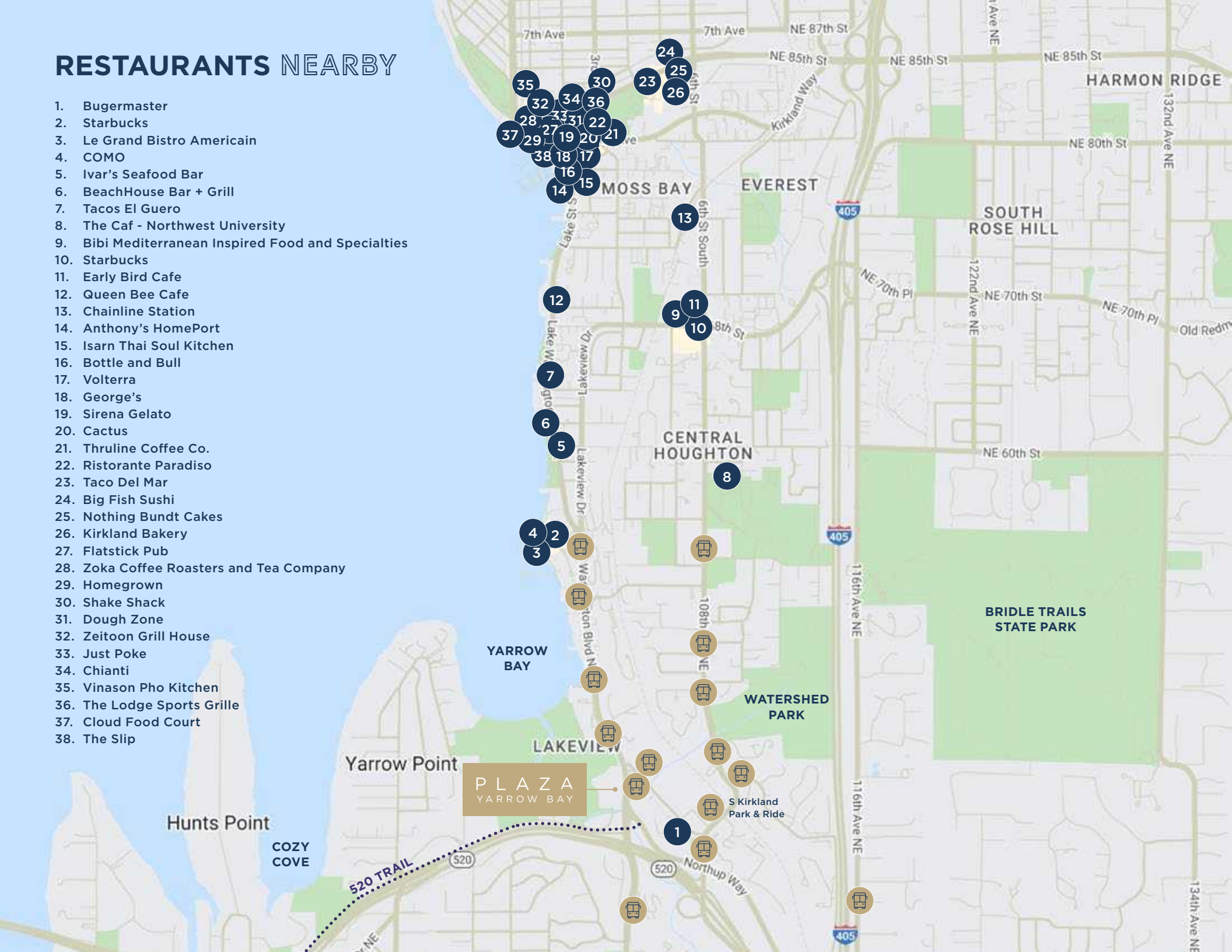
THOUGHTFULLY CURATED AMENITIES

- h **New tenant amenity building**
- h **New conference center**
- h **Shower and locker facility**
- h **Brand new fitness center with Peloton bikes & treadmills**



RESTAURANTS NEARBY

1. Bugermaster
2. Starbucks
3. Le Grand Bistro Americain
4. COMO
5. Ivar's Seafood Bar
6. BeachHouse Bar + Grill
7. Tacos El Guero
8. The Caf - Northwest University
9. Bibi Mediterranean Inspired Food and Specialties
10. Starbucks
11. Early Bird Cafe
12. Queen Bee Cafe
13. Chainline Station
14. Anthony's HomePort
15. Isarn Thai Soul Kitchen
16. Bottle and Bull
17. Volterra
18. George's
19. Sirena Gelato
20. Cactus
21. Thruline Coffee Co.
22. Ristorante Paradiso
23. Taco Del Mar
24. Big Fish Sushi
25. Nothing Bundt Cakes
26. Kirkland Bakery
27. Flatstick Pub
28. Zoka Coffee Roasters and Tea Company
29. Homegrown
30. Shake Shack
31. Dough Zone
32. Zeitoon Grill House
33. Just Poke
34. Chianti
35. Vinason Pho Kitchen
36. The Lodge Sports Grille
37. Cloud Food Court
38. The Slip



LOBBY RENOVATIONS COMPLETE



Click on buildings below to view virtual walk-throughs of the recently renovated lobbies.

520

BUILDING 3
10210 NE POINTS DRIVE



BUILDING 1
10220 NE POINTS DRIVE



BUILDING 2
10230 NE POINTS DRIVE



**NEW AMENITY
BUILDING**



**520 TRAIL
(CONNECTING TO SEATTLE)**



PLAZA
YARROW BAY



AVAILABILITY

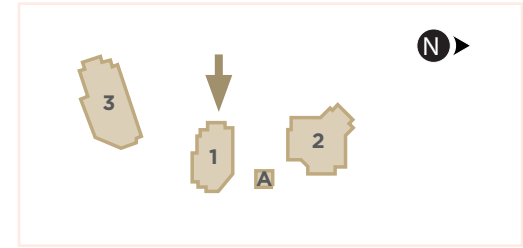


BUILDING	SUITE	SIZE	AVAILABILITY
1	215	3,738 RSF	Now
1	300*	6,598 RSF	Now
1	315*	4,389 RSF	Now
1	330*	7,500 RSF	10/1/2025
2	400	13,262 RSF	Now
2	500/540	12,573 RSF	6/1/2025
3	200	26,514 RSF	Now
3	400	27,191 RSF	6/1/2025

* Suite 300 & Suite 315 may be combined (10,987 RSF) . Suites 300, 315 and 330 may be combined (18,487 RSF).

BUILDING ONE | 10220 NE Points Drive

FLOOR 2



SUITE 215

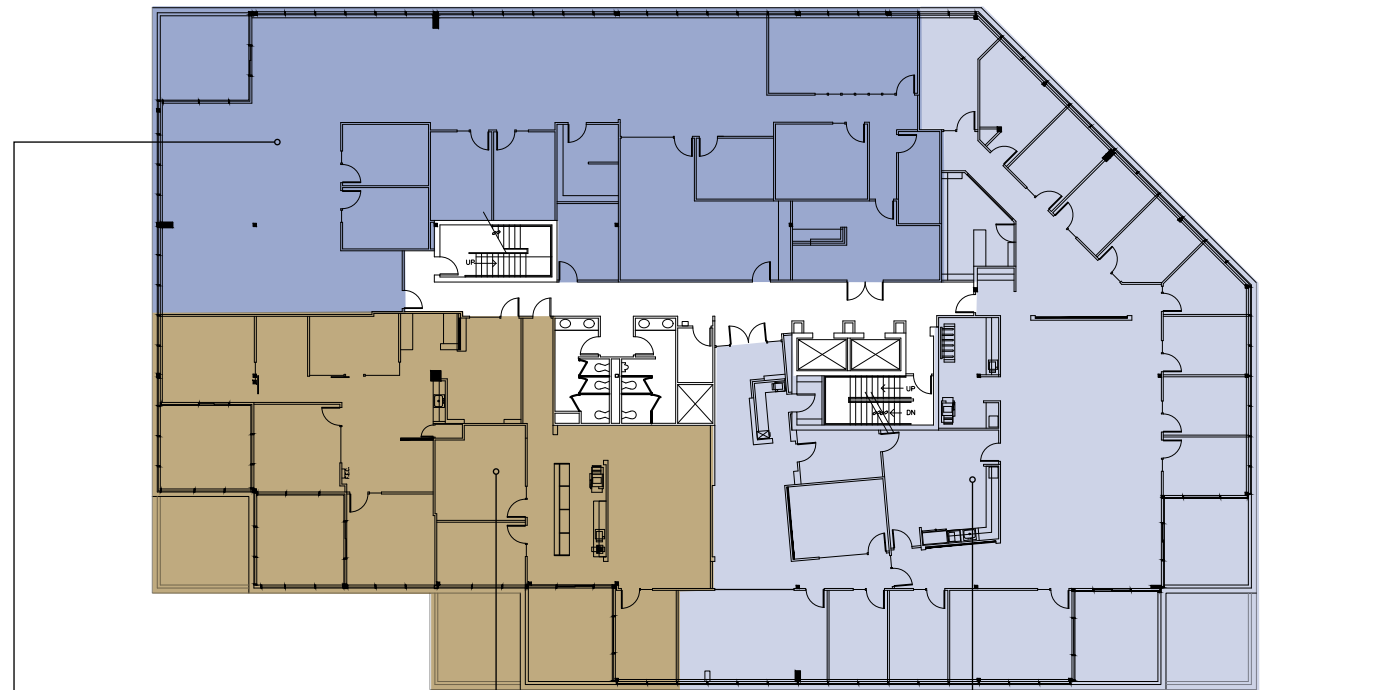
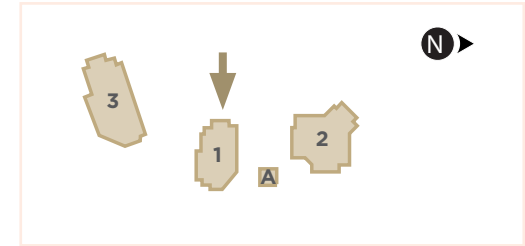
3,738 RSF

Available Now



BUILDING ONE | 10220 NE Points Drive

FLOOR 3



SUITE 300

6,598 RSF

Available Now

SUITE 315

4,389 RSF

Available Now

SUITE 330

7,500 RSF

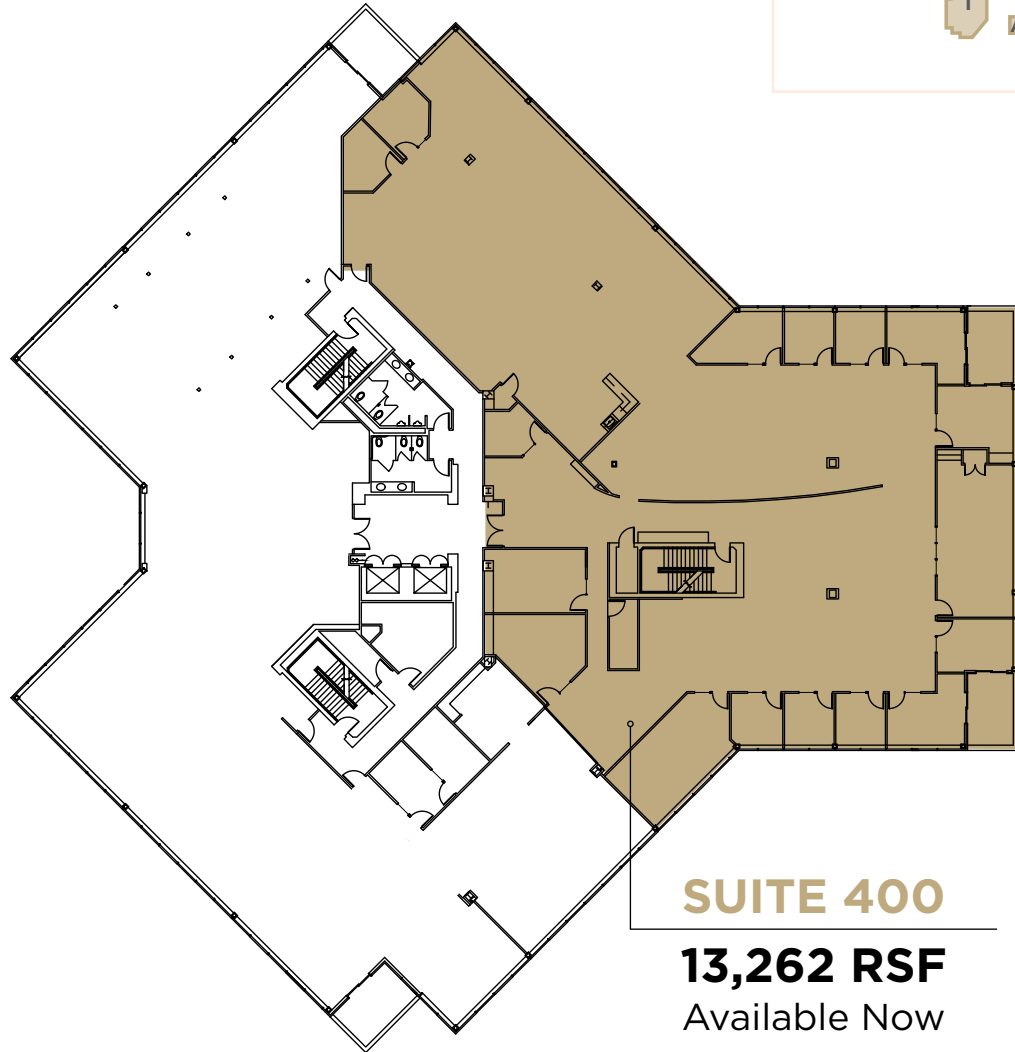
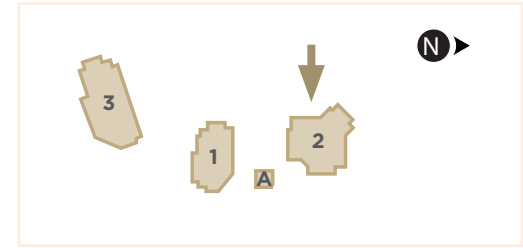
Available 10/1/2025

* Suite 300 & Suite 315 may be combined (10,987 RSF). Suites 300, 315 and 330 may be combined (18,487 RSF).



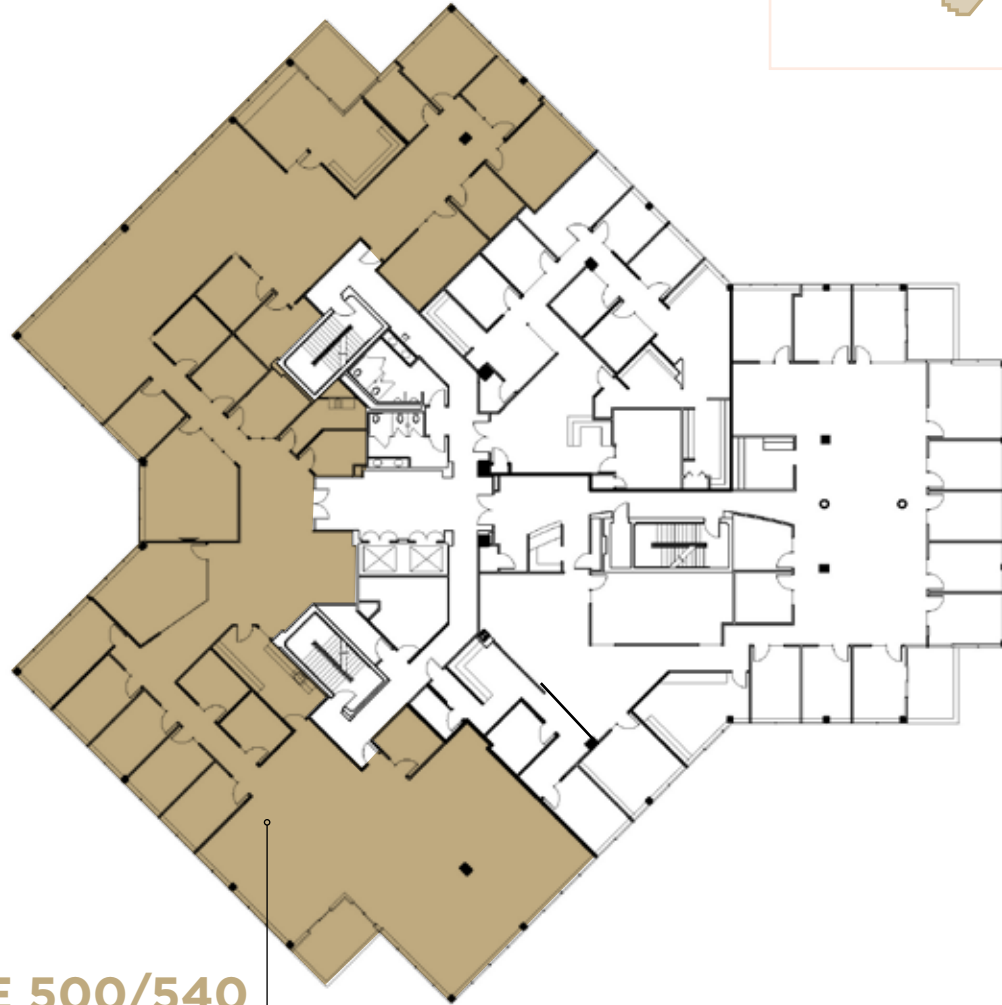
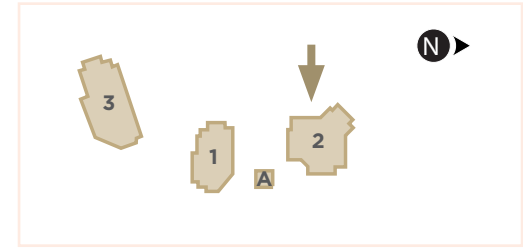
BUILDING TWO | 10230 NE Points Drive

FLOOR 4



BUILDING TWO | 10230 NE Points Drive

FLOOR 5



SUITE 500/540

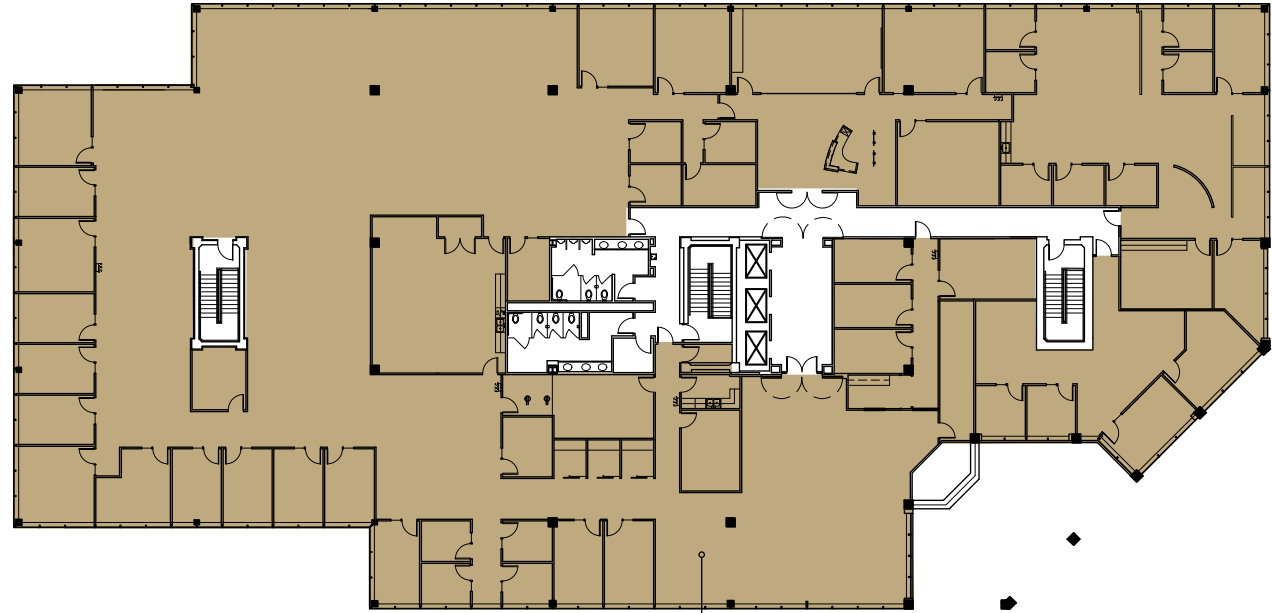
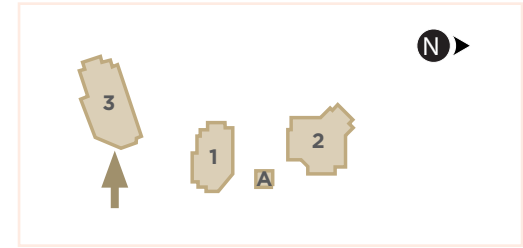
12,573 RSF

Available 6/1/2025



BUILDING THREE | 10210 NE Points Drive

FLOOR 2



SUITE 200

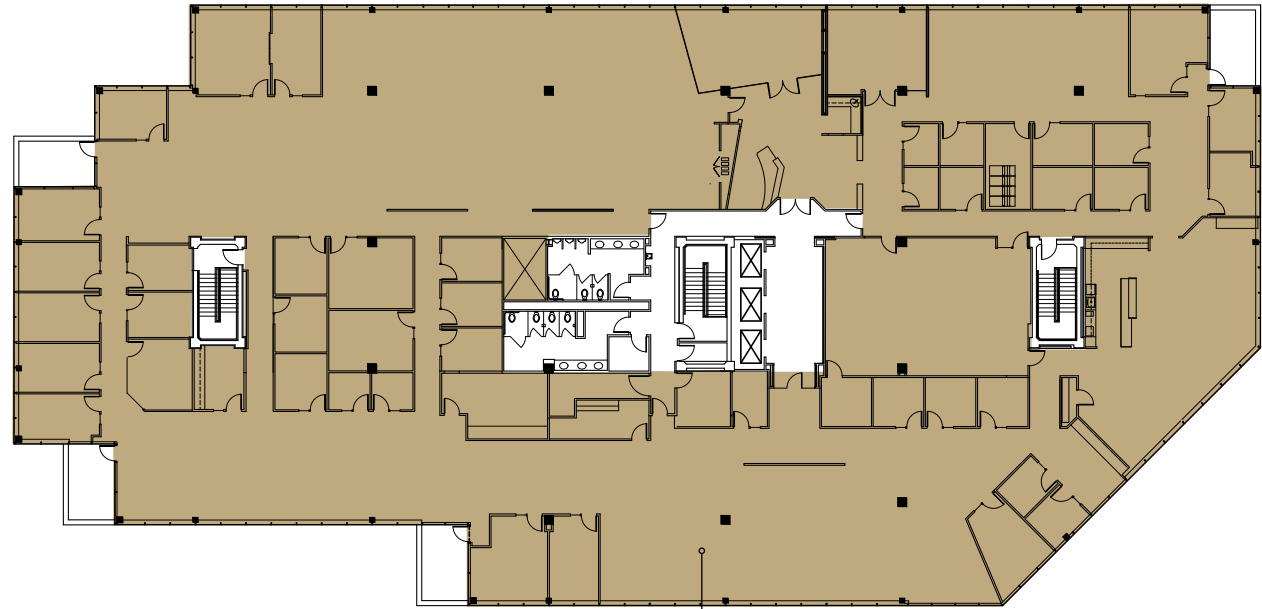
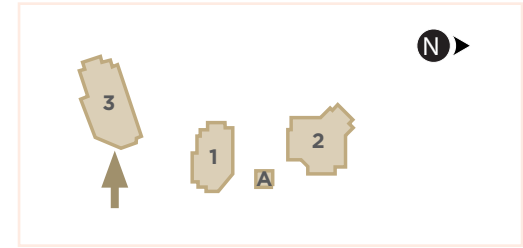
26,514 RSF

Available Now



BUILDING THREE | 10210 NE Points Drive

FLOOR 4



SUITE 400

27,191 RSF

Available 6/1/2025



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