

SUITE 105 - 7,968 RSF AVAILABLE 4/1/2026



WATERFRONT PLACE

ON YARROW BAY



5209 LAKE WASHINGTON BOULEVARD | KIRKLAND, WASHINGTON



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ON YARROW BAY

FACT SHEET

LOCATION:	The Property is situated in Kirkland along Lake Washington Boulevard, directly south of Carillon Point. Close distance to downtown Kirkland and Bellevue retail amenities.
PARKING:	3.4 stalls per 1000 square feet at the current rate of \$150 per stall per month plus tax, Seven visitor stalls
EV CHARGING: Coming Q1 2026	Two (2) dual port CT4000 ChargePoint+ EV charging stations, total of four (4) car charging stations, one charging station on parking level one and one charging station on level two.
STRUCTURE:	Concrete frame with concrete shear walls: Three floors over two levels of parking.
FINISHES:	Exterior: Brick veneer cladding with metal and wood accent panels. Interior: Spectacular class A finishes throughout the project
HVAC:	40 Tons of cooling per floor, direct digital control, 24-hour
ELEVATOR:	2 High-speed hydraulic elevators, 150 FPM
SECURITY SYSTEM:	Security card system at garage and building entrances
LIFE SAFETY:	Fully sprinklered and state-of-the-art smoke & heat detectors
CEILING HEIGHT:	12'6" Floor to floor
SITE IMPROVEMENTS:	Large private outdoor turnaround plaza and exterior decks on first and third floors.
LOCATION AMENITIES:	Excellent access to SR-520 & I-405 Metro Transit bus stop one block from the property and building is within walking distance to south Kirkland Park & Ride Adjacent to Carillon Point Amenities: Starbucks, COMO, Beach Cafe at the Point, LeGrand Bistro Americain, The Woodmark Hotel & Spa, Post office, salons and multiple other retail stores City of Kirkland does not levy any type of business or occupation tax
BUILDING AMENITIES:	Unobstructed views of Lake Washington with public access to the Lake Washington waterfront. Shared building conference room with state-of-the-art audio visual equipment for your meeting needs. Complimentary drip coffee and flat screen TV in lobby. On-site shower and locker facility. Walking path along the lake connects directly to Carillon Point. Waterfront Place has both Energy Star Certification & is an IREM Certified Sustainable Property
OPEX:	2025 OPEX Estimates \$18.57/RSF

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.





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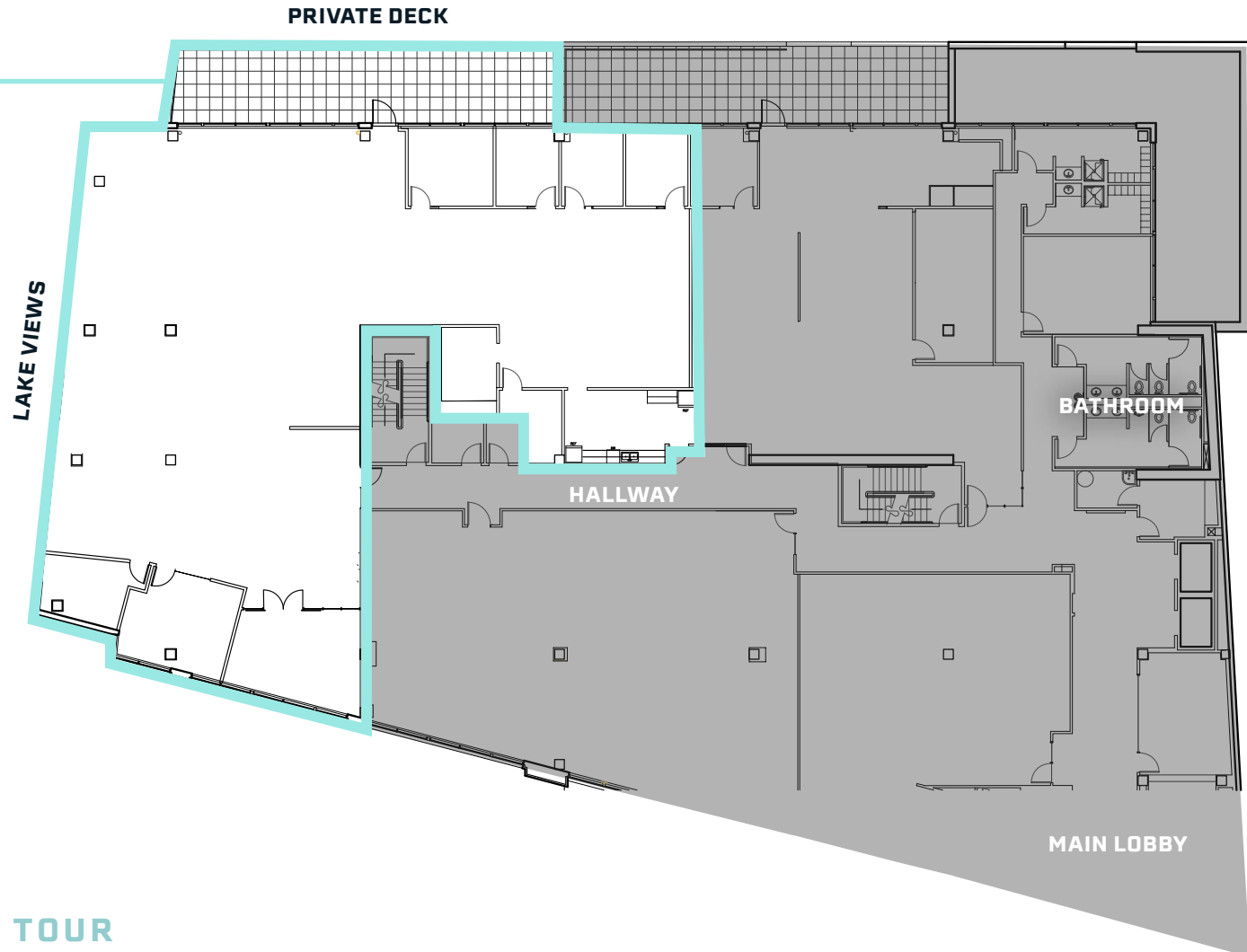
SUITE 105

7,968 RSF – Available 4/1/2026

**EXPOSED CEILING, POLISHED CONCRETE
AND WEST FACING WATER VIEWS**

SUITE 105

- Inviting entrance with sleek, modern concrete flooring
- Large open area with exposed ceilings and abundant natural light
- Six private offices
- Two conference rooms off the lobby
- Work room
- Kitchen area
- Large private deck
- Westerly views of Lake Washington, Yarrow Bay, Seattle skyline, Husky Stadium and the Olympic Mountains



VIEW VIRTUAL TOUR

