

PLAZA
YARROW BAY



NEWMARK



CLARION
PARTNERS

MIKE SCHRECK
206.850.7000
mike.schreck@nmrk.com

DAN HARDEN
425.766.2807
dan.harden@nmrk.com

PLAZA
YARROW BAY

NEW TENANT AMENITY BUILDING

Designed by award-winning SKB Architects, the tenant amenity center serves as the vibrant heart of the campus—centrally located between Buildings 1 and 2. The space features an inviting entertaining bar, complimentary coffee service, and a fully equipped conference center, all opening to an indoor/outdoor environment with expansive roll-up doors. The amenity center is available for private company events and gatherings, offering tenants a dynamic setting for connection, collaboration, and celebration.



VIEW VIRTUAL TOUR



PLAZA
YARROW BAY

DOWNTOWN BELLEVUE

BELLEVUE WAY

7 MILES TO SEATTLE CBD

520

2 MILES TO BELLEVUE CBD

CROSS KIRKLAND CORRIDOR TRAIL

2 MILES TO DOWNTOWN KIRKLAND.

LAKE WASHINGTON BLVD

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.

PLAZA
YARROW BAY

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

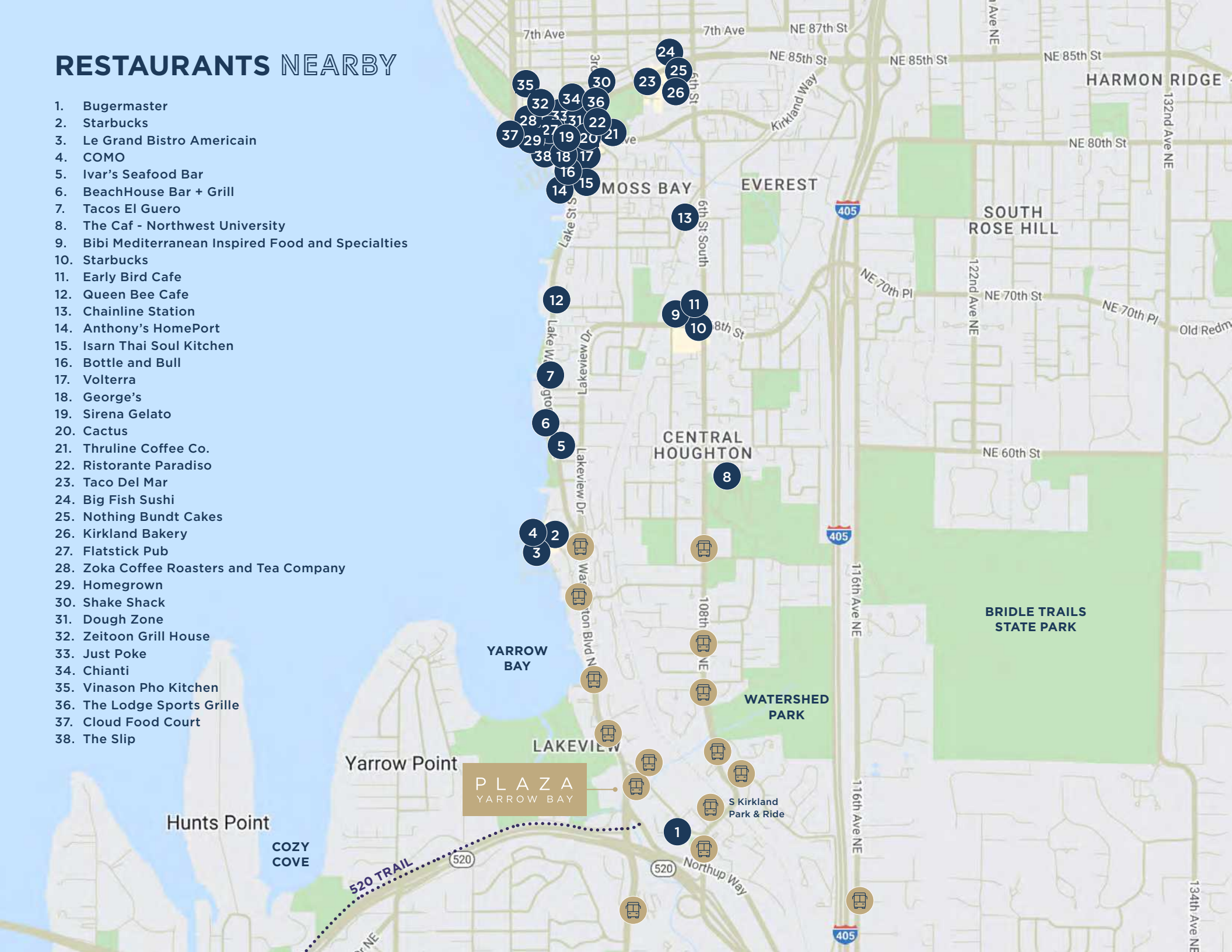
THOUGHTFULLY CURATED AMENITIES

- 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



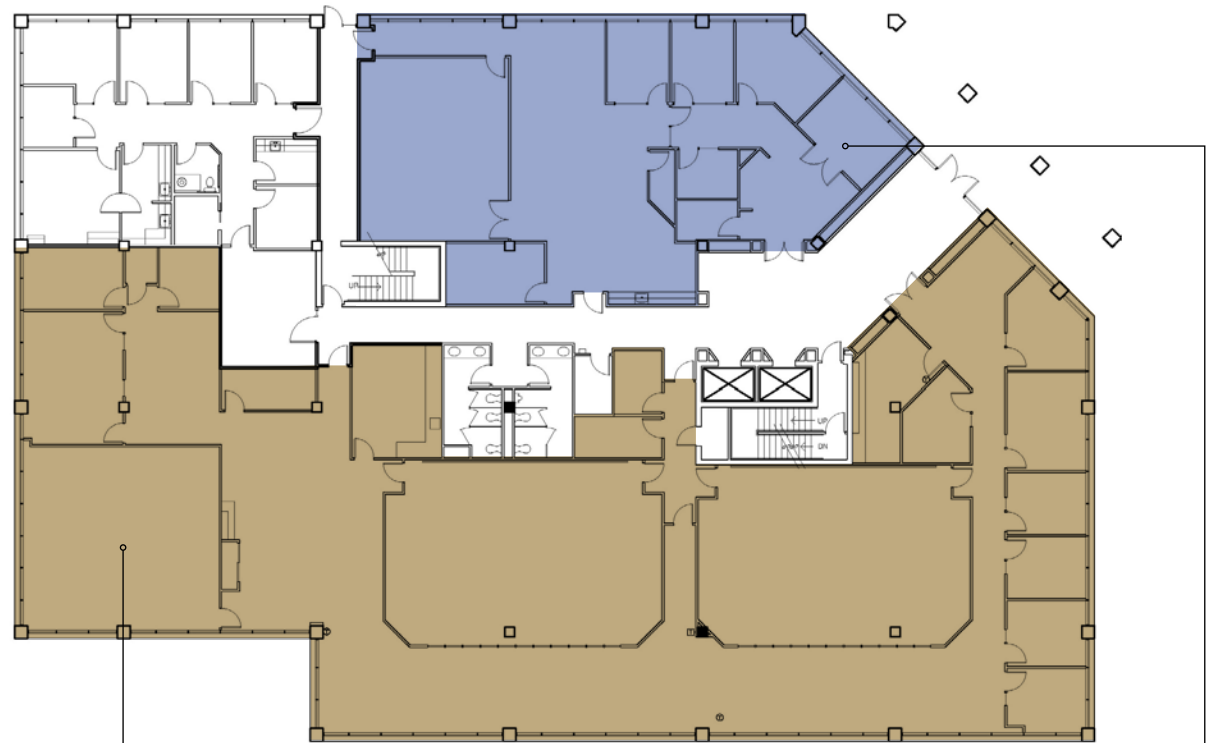
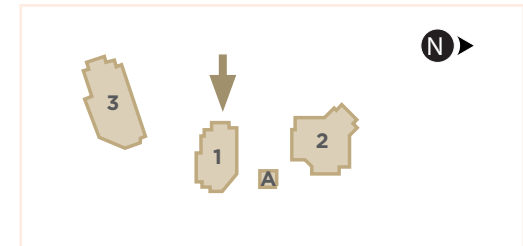
AVAILABILITY



BUILDING	SUITE	SIZE	AVAILABILITY
1	100	10,437 SF	8/1/2026
1	120	3,418 SF	6/1/2026
1	315	4,389 RSF	Now
2	400	13,262 RSF	Now
2	500	12,573 RSF	Now
3	200	26,514 RSF	Now

BUILDING ONE | 10220 NE Points Drive

FLOOR 1



SUITE 100

10,437 RSF

Available 8/1/2026

SUITE 120

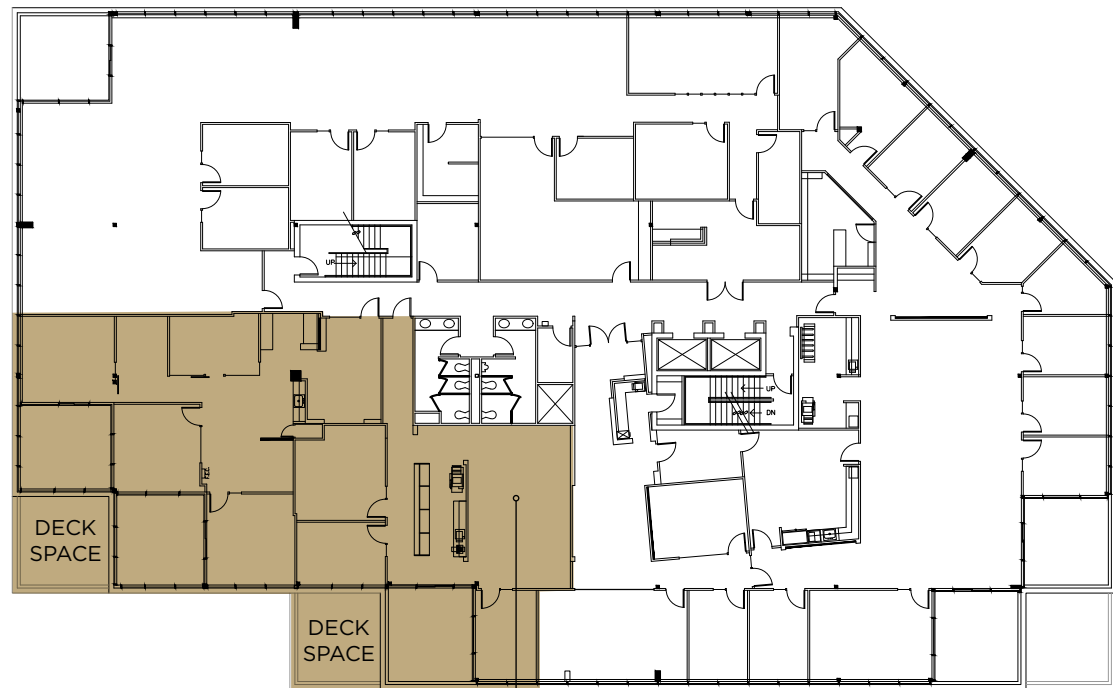
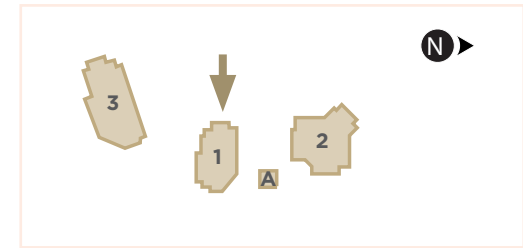
3,418 RSF

Available 6/1/2026



BUILDING ONE | 10220 NE Points Drive

FLOOR 3



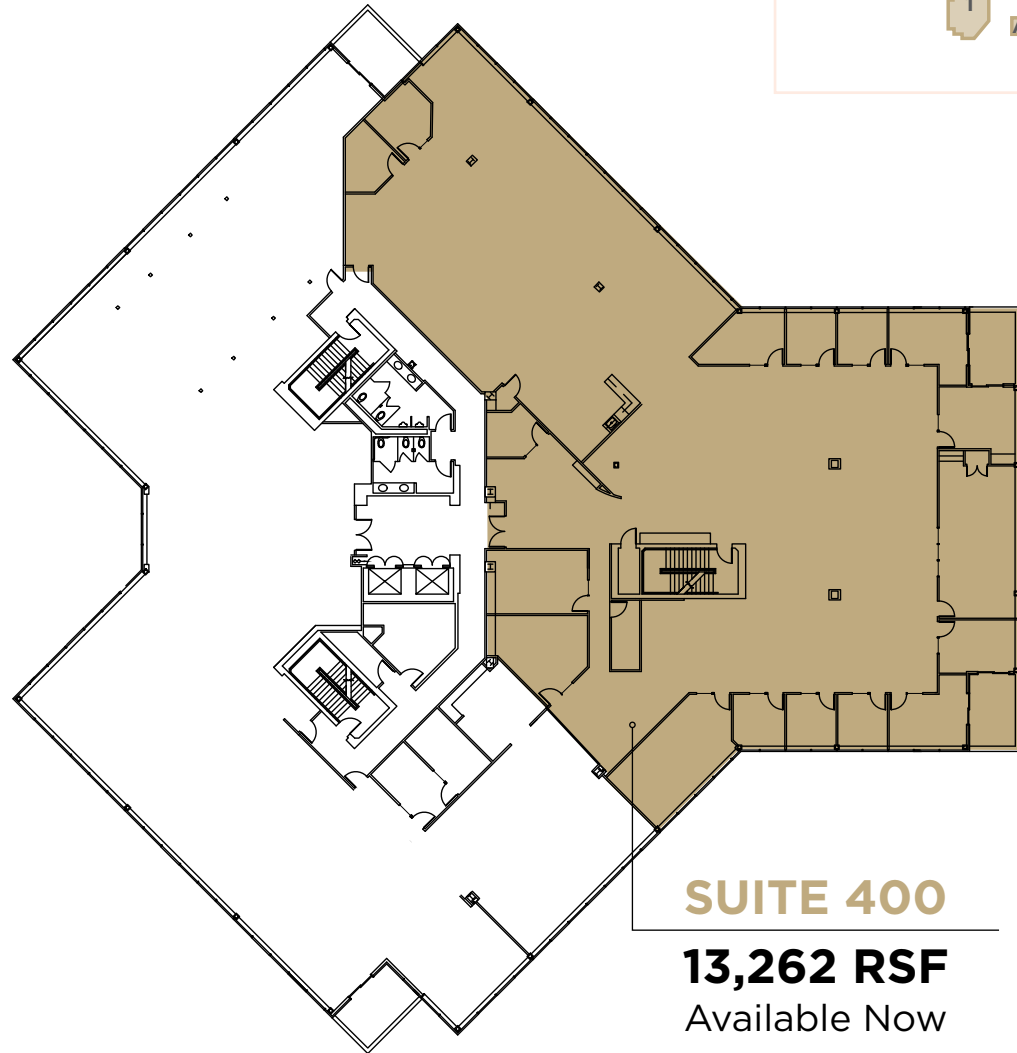
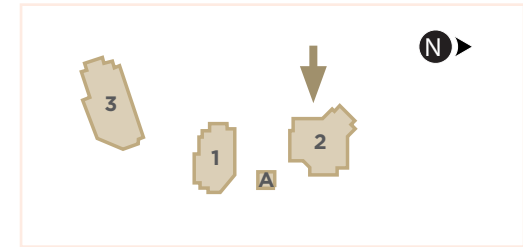
SUITE 315

4,389 RSF
Available Now



BUILDING TWO | 10230 NE Points Drive

FLOOR 4



SUITE 400

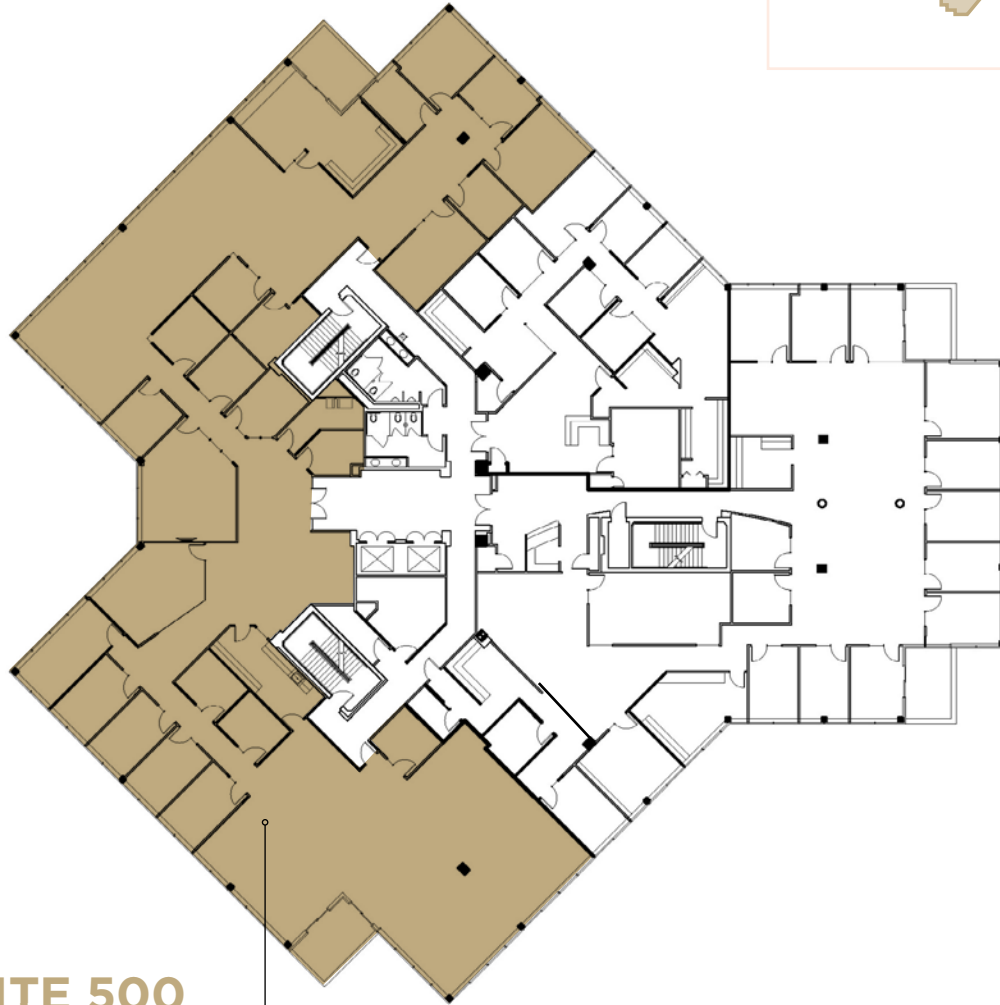
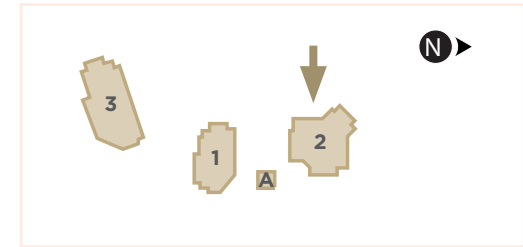
13,262 RSF

Available Now



BUILDING TWO | 10230 NE Points Drive

FLOOR 5



SUITE 500

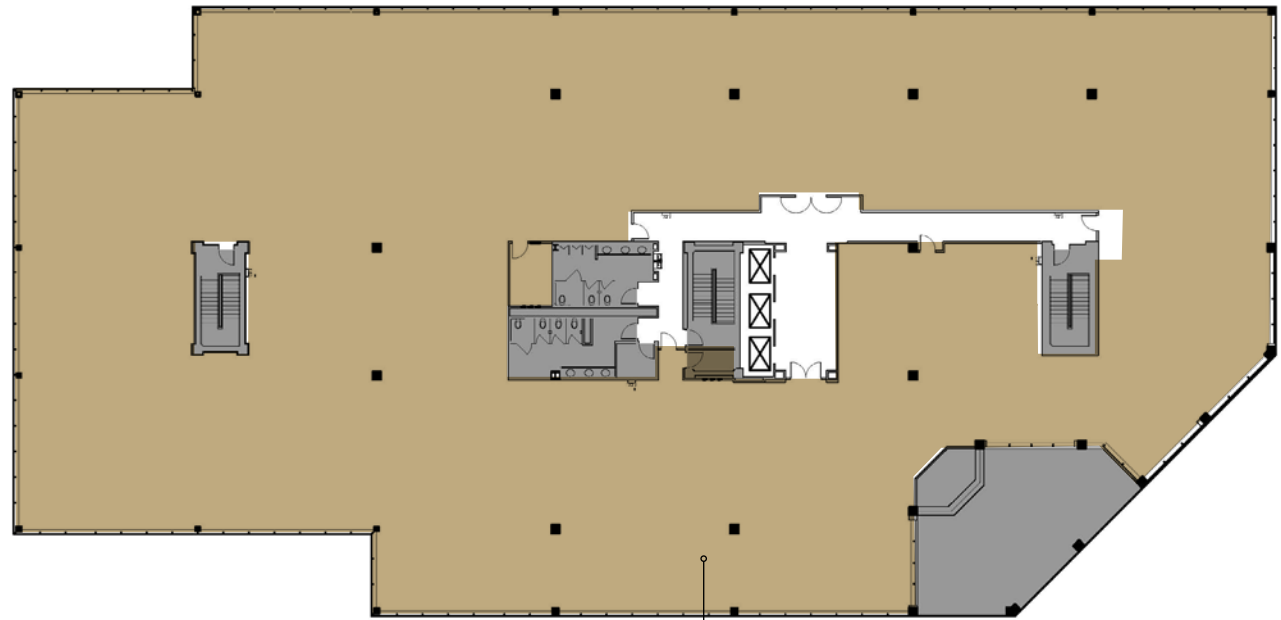
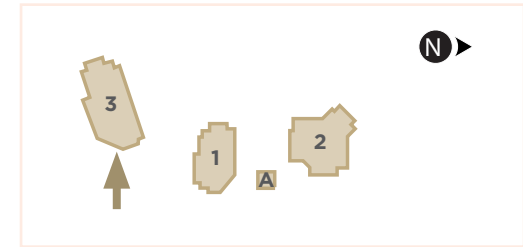
12,573 RSF

Available Now



BUILDING THREE | 10210 NE Points Drive

FLOOR 2



SUITE 200

26,514 RSF

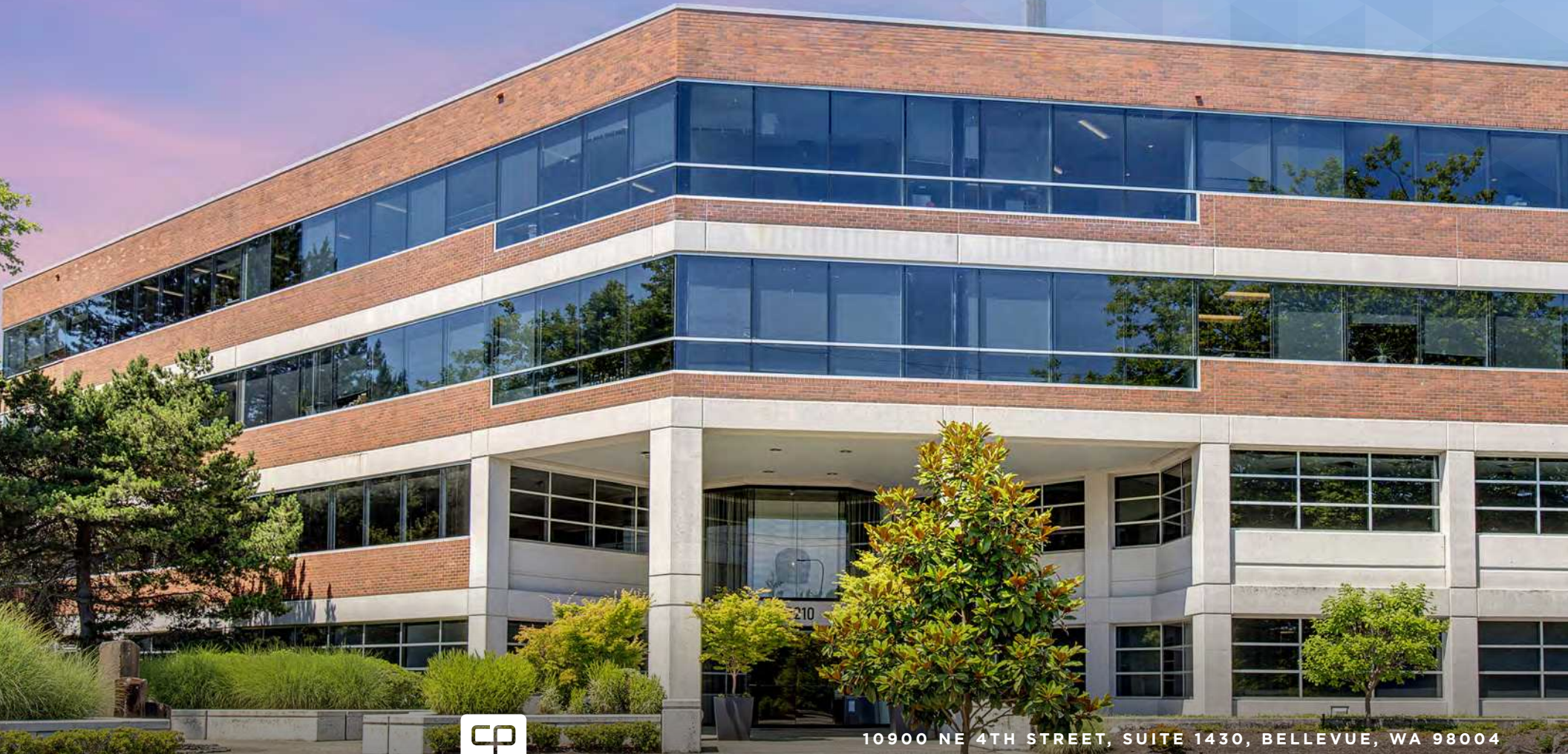
Available Now



MIKE SCHRECK
Executive Managing Director
206.850.7000
mike.schreck@nmrk.com

DAN HARDEN
Senior Managing Director
425.766.2807
dan.harden@nmrk.com

PLAZA
YARROW BAY



NEWMARK



**CLARION
PARTNERS**

10900 NE 4TH STREET, SUITE 1430, BELLEVUE, WA 98004

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 11/19