


# Yarrow Bay Plaza

10510 Northup Way  
Kirkland, WA 98033  
[www.cbre.com/bellevue](http://www.cbre.com/bellevue)

## Class A Office Space - For Lease



Available Space	Square Feet (SF)	Availability
Suite 250	± 2,876 SF	Available Now 
Suite 300	± 12,424 SF	Available August 1, 2026

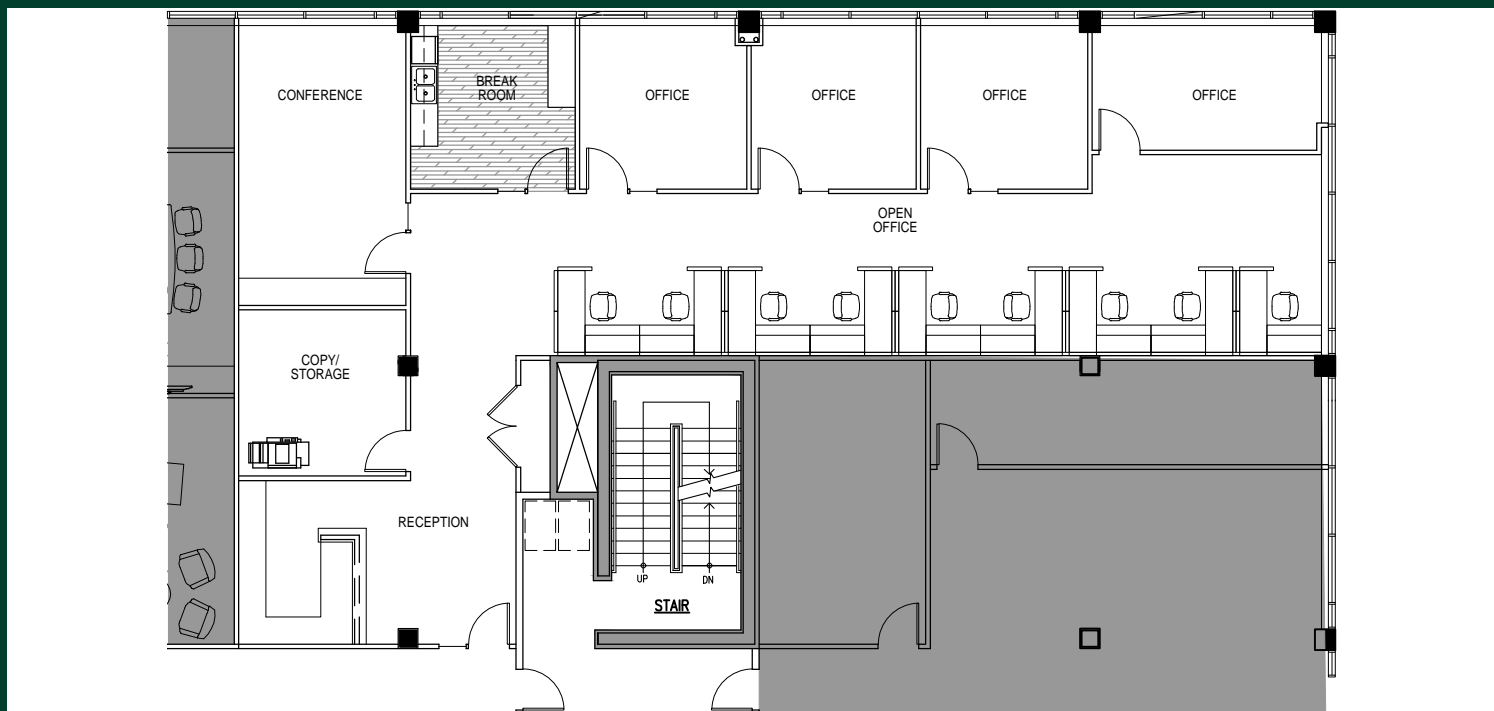
## Property Information

- + Rental Rate: \$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



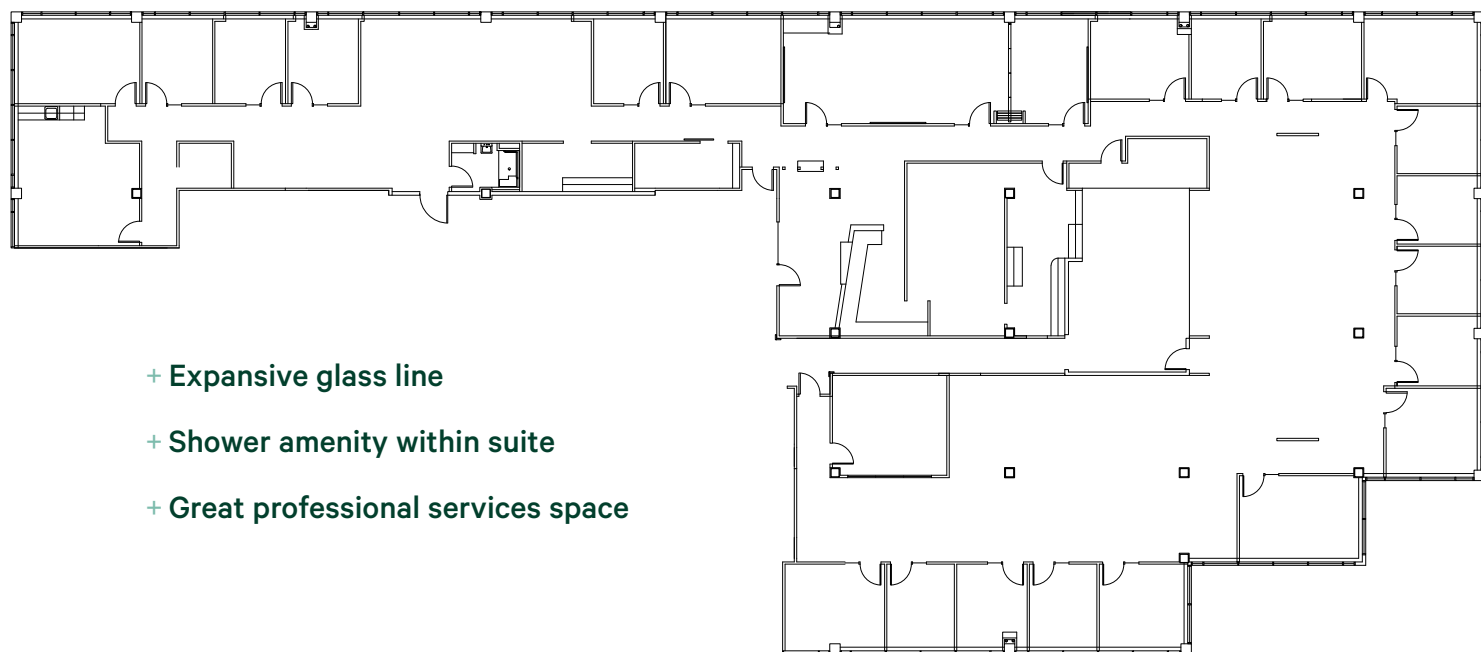
Suite 250:  $\pm$  2,876 SF

Available Now | Market Ready Suite



Suite 300:  $\pm$  12,424 SF

Available August 1, 2026



- + Expansive glass line
- + Shower amenity within suite
- + Great professional services space



## Area Map



## Contact Us

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