

FOR LEASE

4010-4040 Lake Washington Blvd NE  
Kirkland, WA

AXIS  
KIRKLAND

NEWMARK

**JOE LYNCH**

Executive Managing Director  
425.362.1399  
[joe.lynch@nmrk.com](mailto:joe.lynch@nmrk.com)

**DAN HARDEN**

Senior Managing Director  
425.362.1393  
[dan.harden@nmrk.com](mailto:dan.harden@nmrk.com)




LOCATION AERIAL









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

### Building 4010

Suite	Available SF	Rental Rate	Comments	Virtual Tour
204	1,901 SF	Call For Rate	Available Now	 <a href="#">Suite 204 Virtual Tour</a>
302	1,864 SF	Call For Rate	Available Now	


### Building 4020

Suite	Available SF	Rental Rate	Comments	Virtual Tour
200	3,379 SF	Call For Rate	Available Now	 <a href="#">Suite 200 Virtual Tour</a>
300	3,663 RSF	Call For Rate	Available Now	 <a href="#">Suite 300 Virtual Tour</a>
301	740 RSF	Call For Rate	Available Now	 <a href="#">Suite 301 Virtual Tour</a>
302	2,442 SF	Call For Rate	Available November 2025	
312	2,751 SF	Call For Rate	Available Now	 <a href="#">Suite 312 Virtual Tour</a>

### Building 4030

Suite	Available SF	Rental Rate	Comments	Virtual Tour
100	4,981 SF	Call For Rate	Available Now	 <a href="#">Suite 100 Virtual Tour</a>
310	2,840 SF	Call For Rate	Available Now	 <a href="#">Suite 310 Virtual Tour</a>

### Building 4040

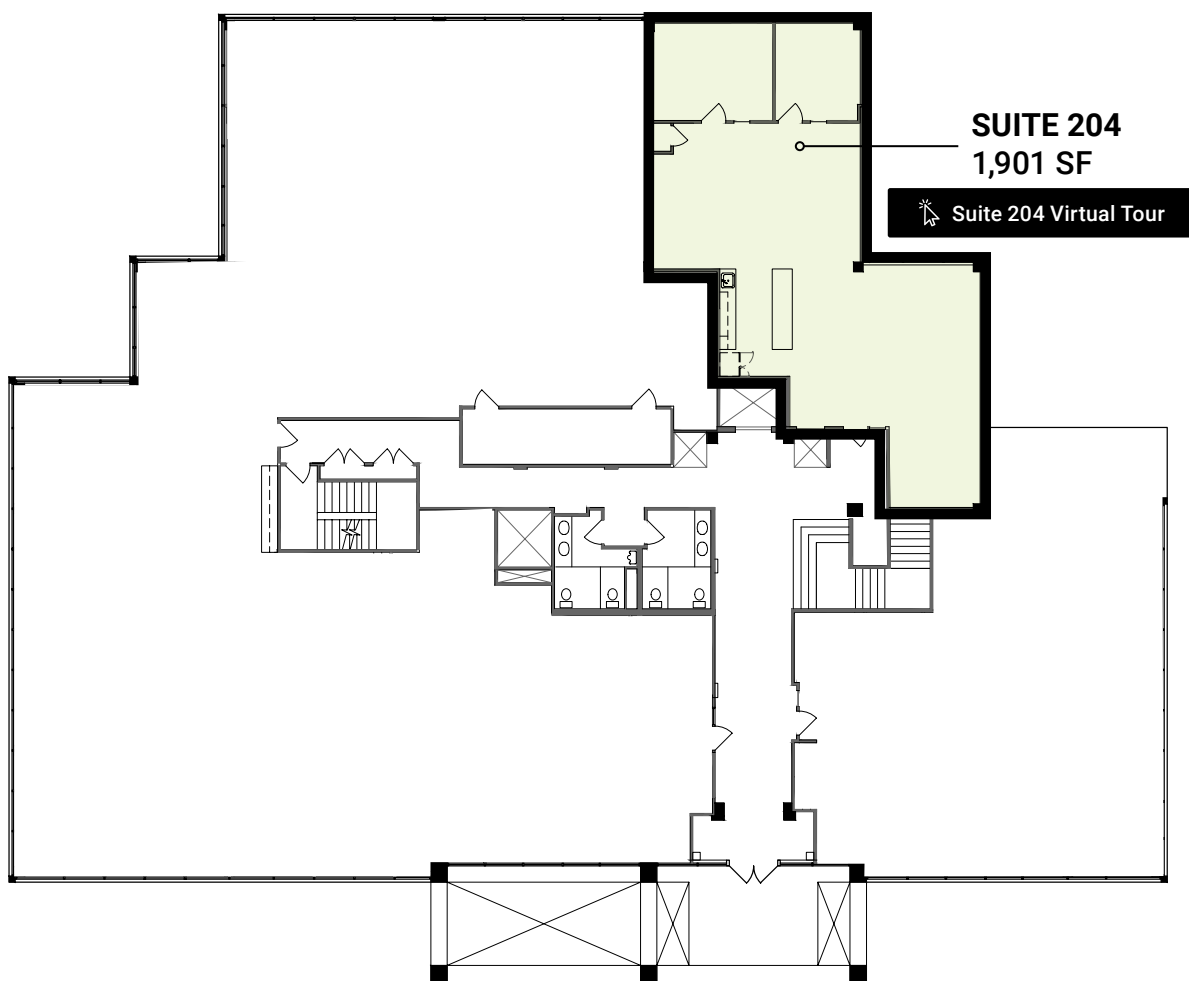
Suite	Available SF	Rental Rate	Comments	Virtual Tour
205	4,307 SF	Call For Rate	Available Now	 <a href="#">Suite 205 Virtual Tour</a>

*Exterior refresh with new paint & lobby renovations*

## FACT SHEET

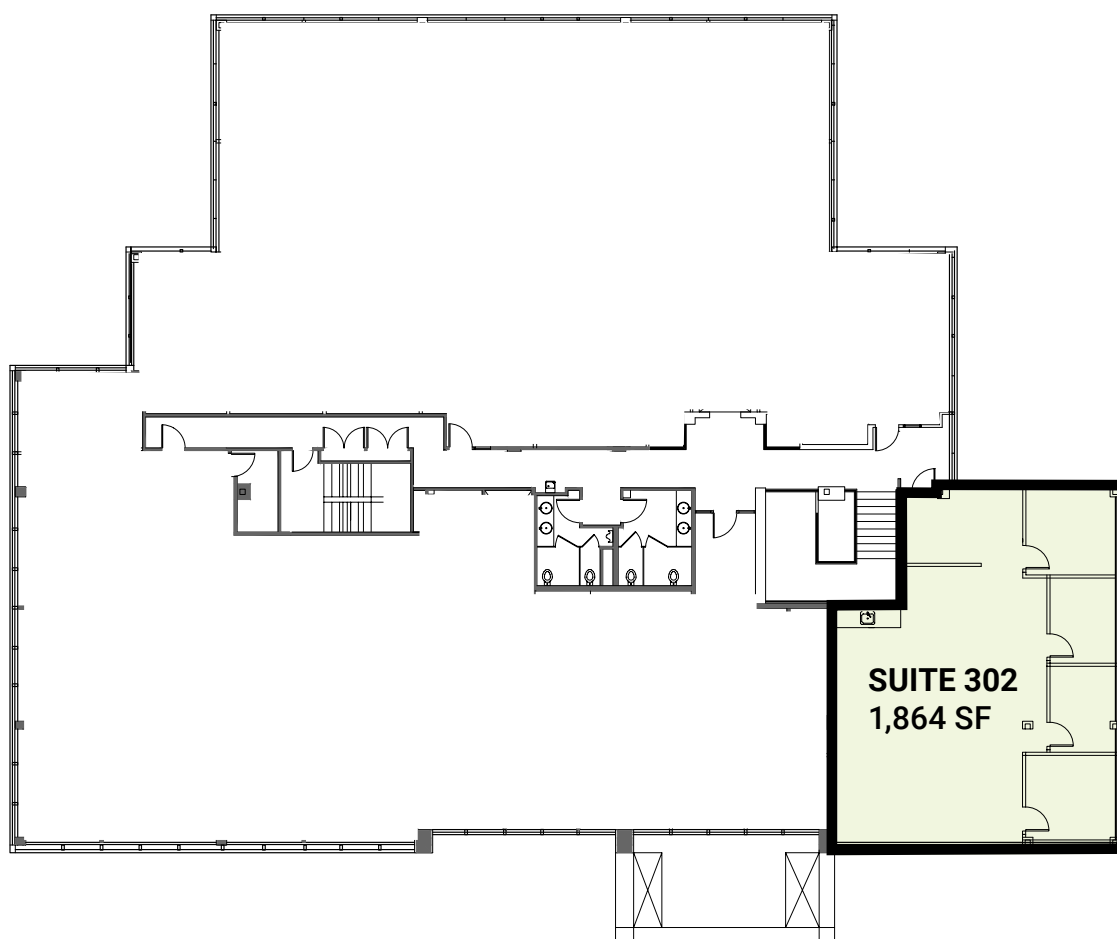
<b>Property Addresses</b>	4010-4040 Lake Washington Blvd NE, Kirkland, WA
<b>Campus Size</b>	131,053 SF
<b>Load Factor</b>	15.3%
<b>Floors</b>	3 stories (1 floor covered parking)
<b>Parking</b>	3.3 / 1,000 SF; 313 surface parking stalls; 116 under building parking stalls. Under building parking stalls 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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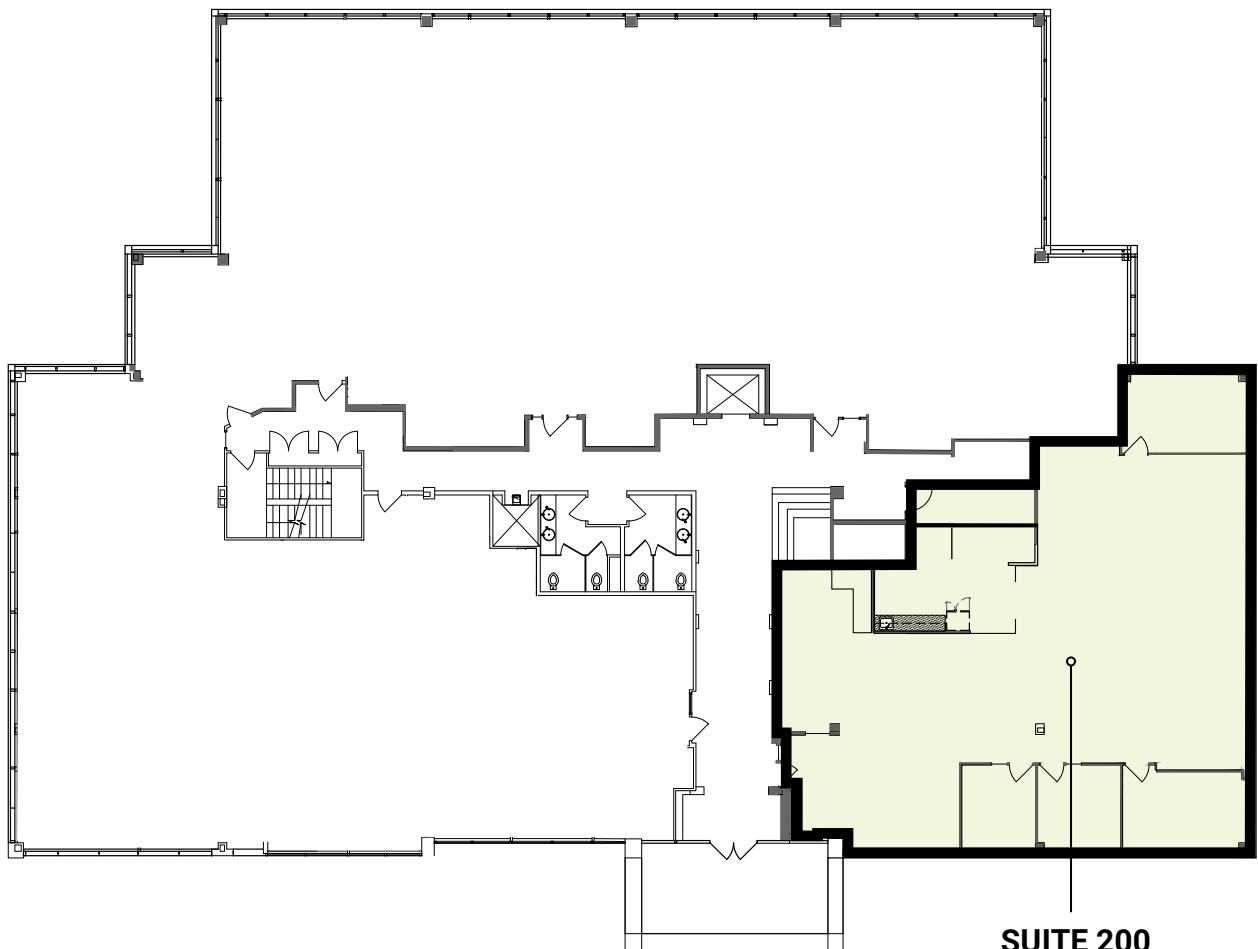
**AVAILABILITY - BUILDING 4010**  
**THIRD FLOOR**




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**AVAILABILITY - BUILDING 4020**  
**SECOND FLOOR**



**SUITE 200**  
**3,379 SF**


 [Suite 200 Virtual Tour](#)

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**AVAILABILITY - BUILDING 4020**  
**THIRD FLOOR**

**SUITE 300**  
3,663 RSF


 [Suite 300 Virtual Tour](#)

**SUITE 302**  
2,442 SF

**SUITE 301**  
740 RSF

 [Suite 301 Virtual Tour](#)

**SUITE 312**  
2,751 SF

 [Suite 312 Virtual Tour](#)




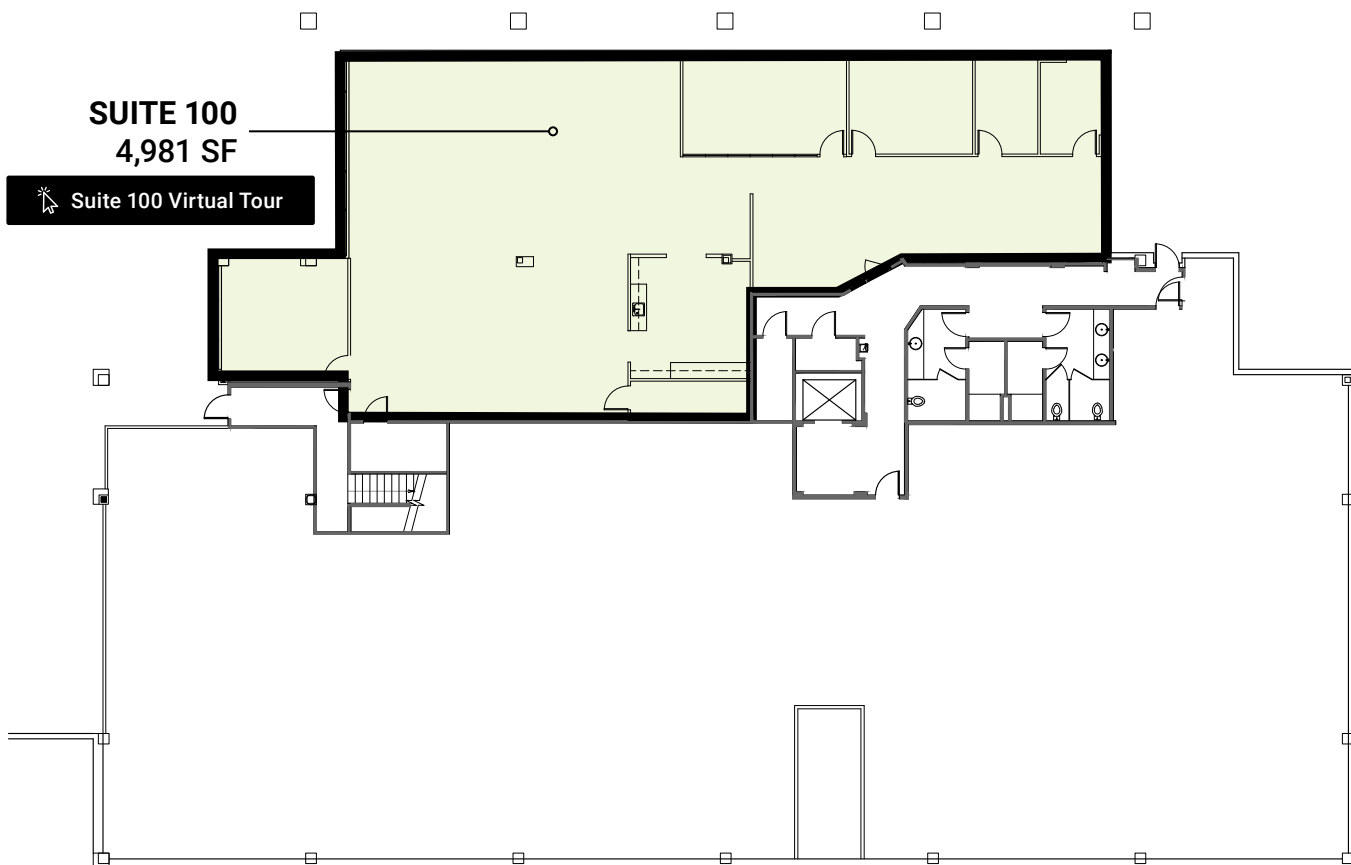
**AXIS**  
KIRKLAND

SUMMIT FUNDING INC.  
THE HOME LOAN EXPERTS

## AVAILABILITY - BUILDING 4030 FIRST FLOOR

**SUITE 100**  
4,981 SF

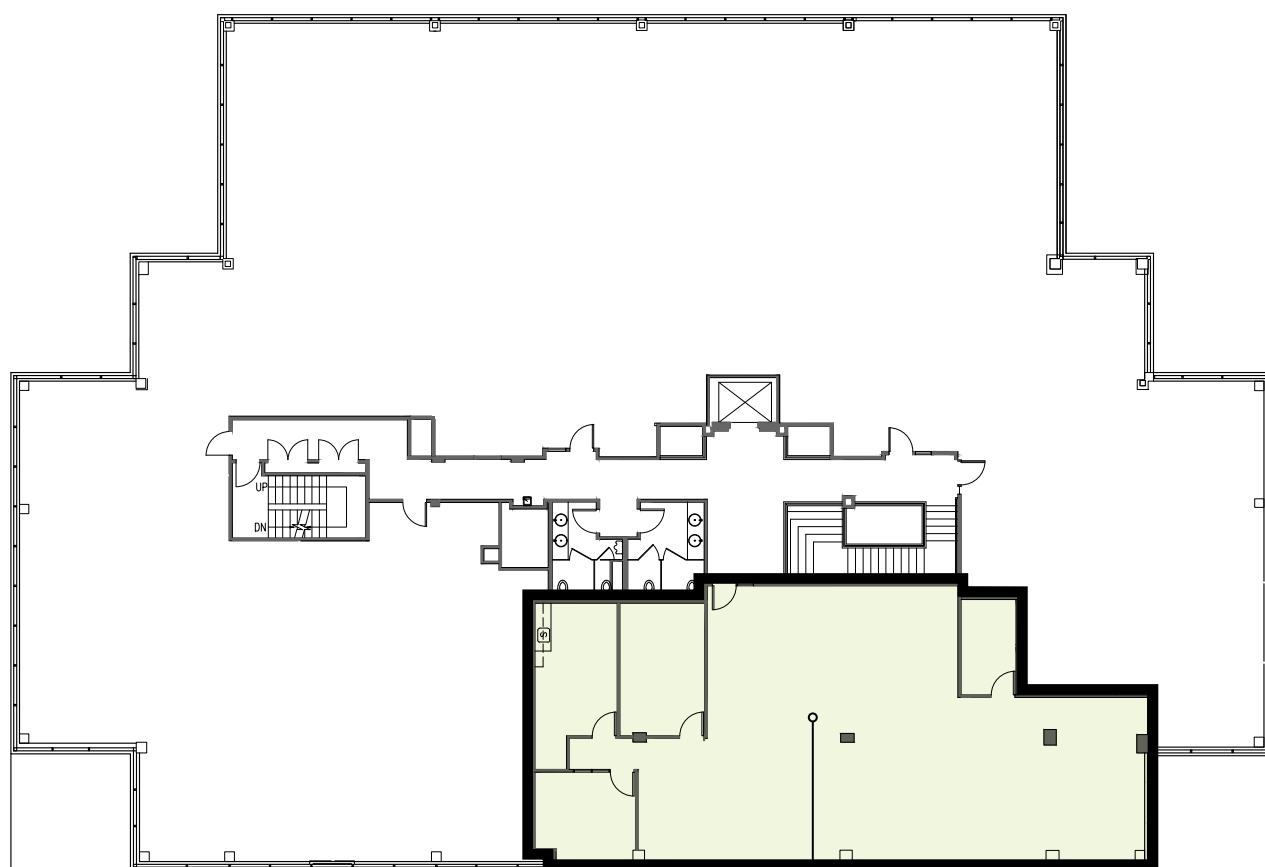
 [Suite 100 Virtual Tour](#)




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## AVAILABILITY - BUILDING 4030 THIRD FLOOR



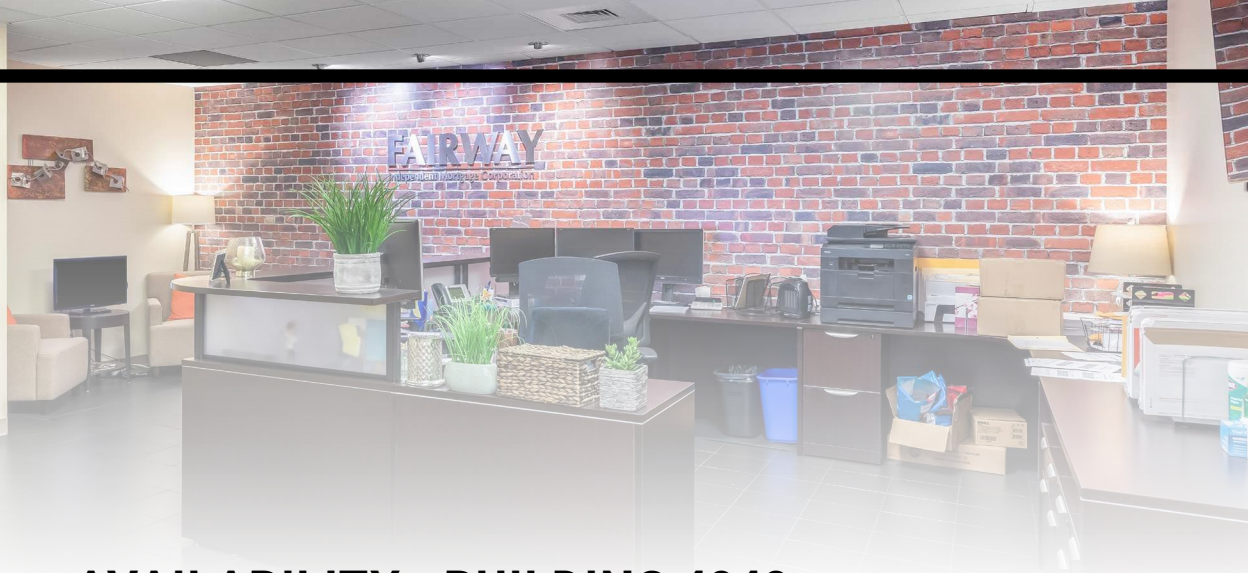
**SUITE 310**  
**2,840 SF**

 [Suite 310 Virtual Tour](#)

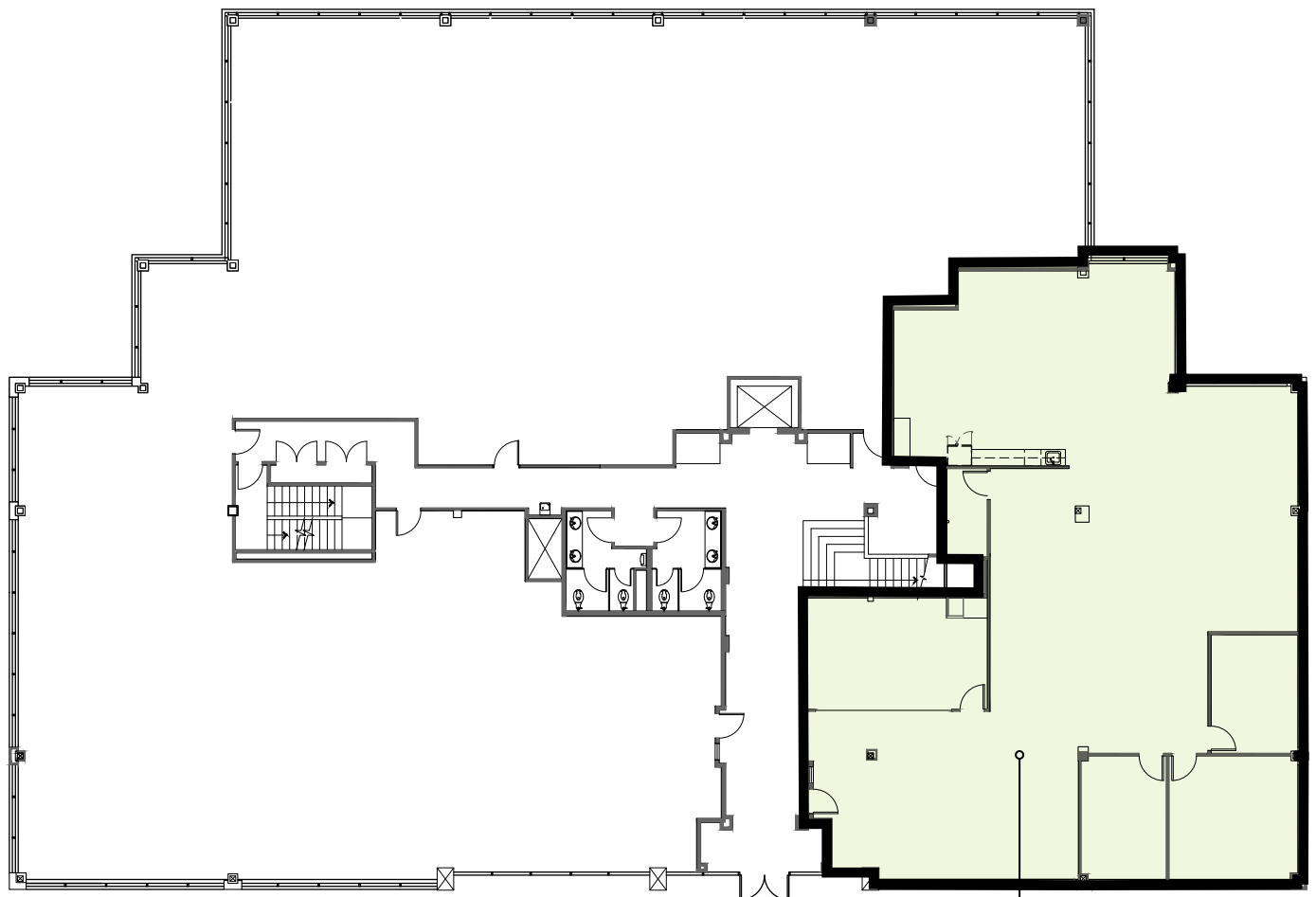
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## AVAILABILITY - BUILDING 4040 SECOND FLOOR



**SUITE 205**  
**4,307 SF**

 [Suite 205 Virtual Tour](#)

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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



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