FOR LEASE

4010-4040 Lake Washington Blvd NE
Kirkland, WA

AXIS KIRKLAND

NEWMARK

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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	Suite 204 Virtual Tour
302	1,864 SF	Call For Rate	Available Now	

Building 4020

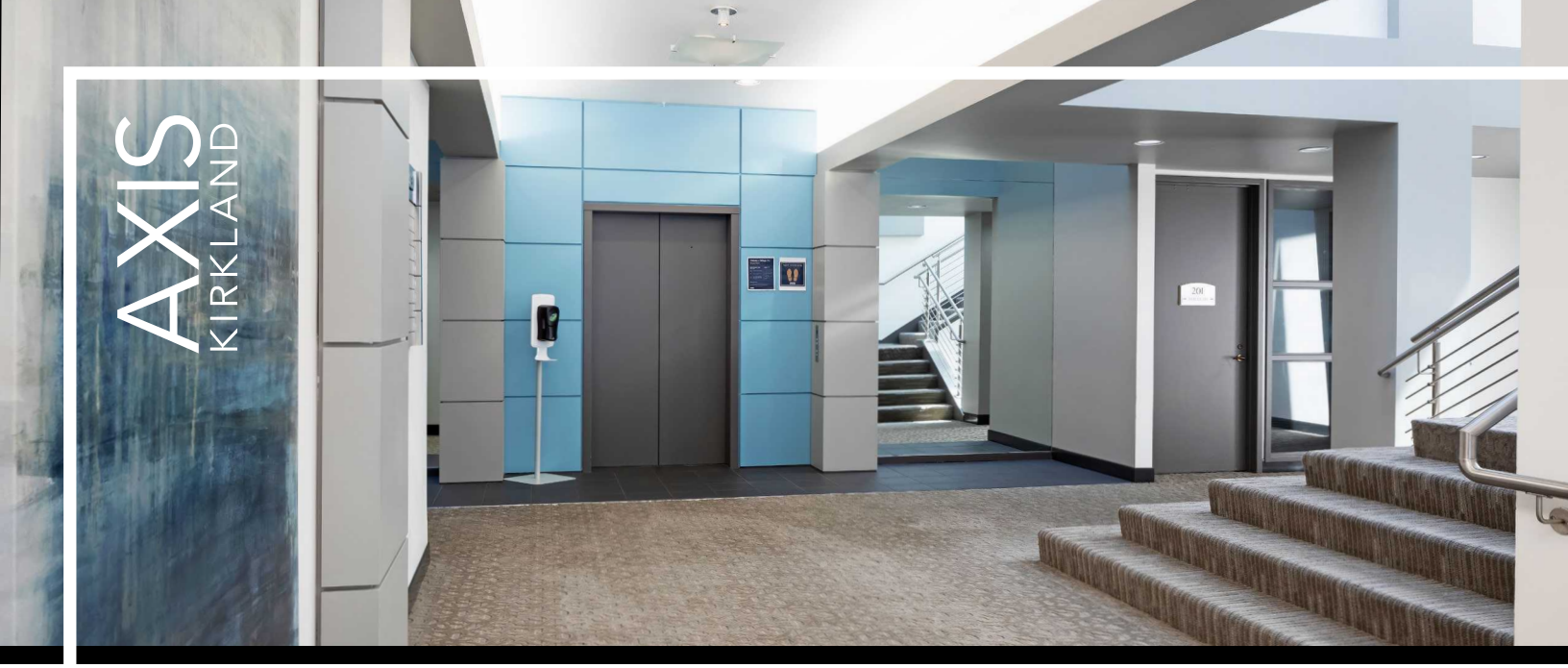
Suite	Available SF	Rental Rate	Comments	Virtual Tour
200	3,379 SF	Call For Rate	Available Now	Suite 200 Virtual Tour
300	3,663 RSF	Call For Rate	Available Now	Suite 300 Virtual Tour
302	2,442 SF	Call For Rate	Available Now	
312	2,751 SF	Call For Rate	Available Now	Suite 312 Virtual Tour

Building 4030

Suite	Available SF	Rental Rate	Comments	Virtual Tour
100	4,981 SF	Call For Rate	Available Now	Suite 100 Virtual Tour
208	1,344 SF	Call For Rate	Available August 2026	
310	2,840 SF	Call For Rate	Available Now	Suite 310 Virtual Tour

Building 4040

Suite	Available SF	Rental Rate	Comments	Virtual Tour
205	4,307 SF	Call For Rate	Available Now	Suite 205 Virtual Tour



Exterior refresh with new paint & lobby renovations

FACT SHEET

Property Addresses	4010-4040 Lake Washington Blvd NE, Kirkland, WA
Campus Size	131,053 SF
Load Factor	15.3%
Floors	3 stories (1 floor covered parking)
Parking	3.3 / 1,000 SF; 313 surface parking stalls; 116 under building parking stalls. Under building parking stalls charged at $85/stall/month.
LEED	Gold certified for Core & Shell
Communication/Fiber	Comcast Fiber, Verizon FIOS and Level 3 (Building 4030/4040)
Electrical System	277/480 volt, 3-phase
Elevators	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.
HVAC	The HVAC systems consists of roof top VAV packaged units and a series of fan powered VAV boxes with electric re-heat.

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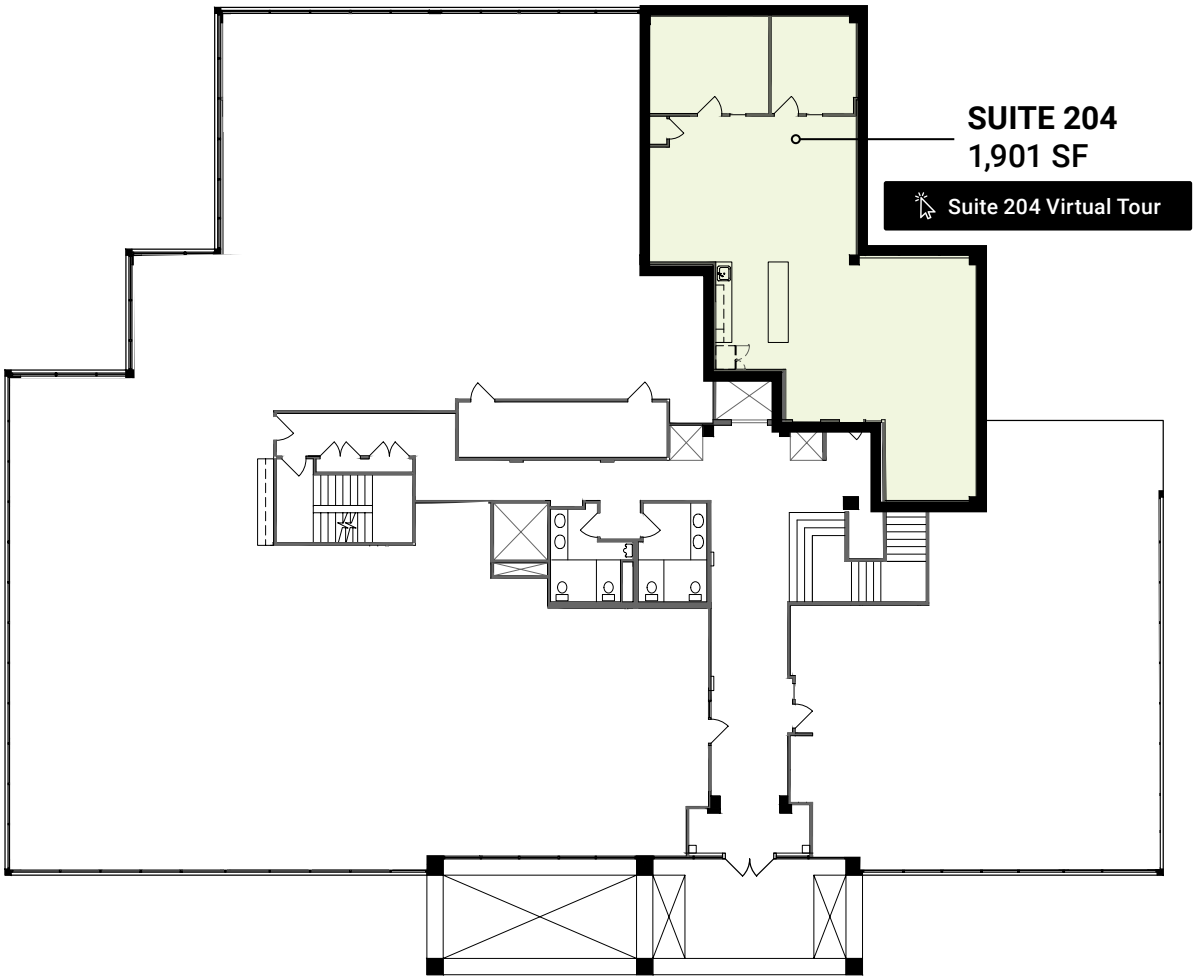
AVAILABILITY - BUILDING 4010
SECOND FLOOR



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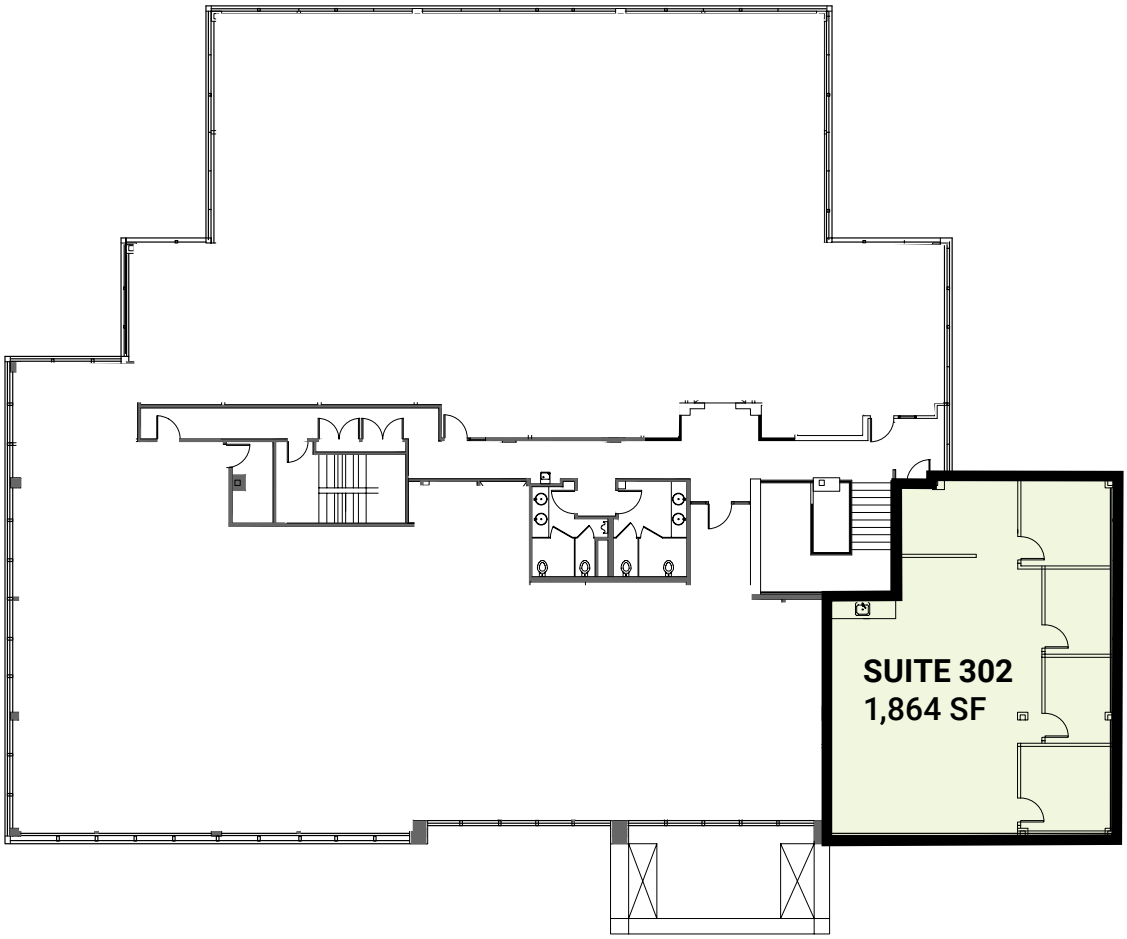
AVAILABILITY - BUILDING 4010

THIRD FLOOR



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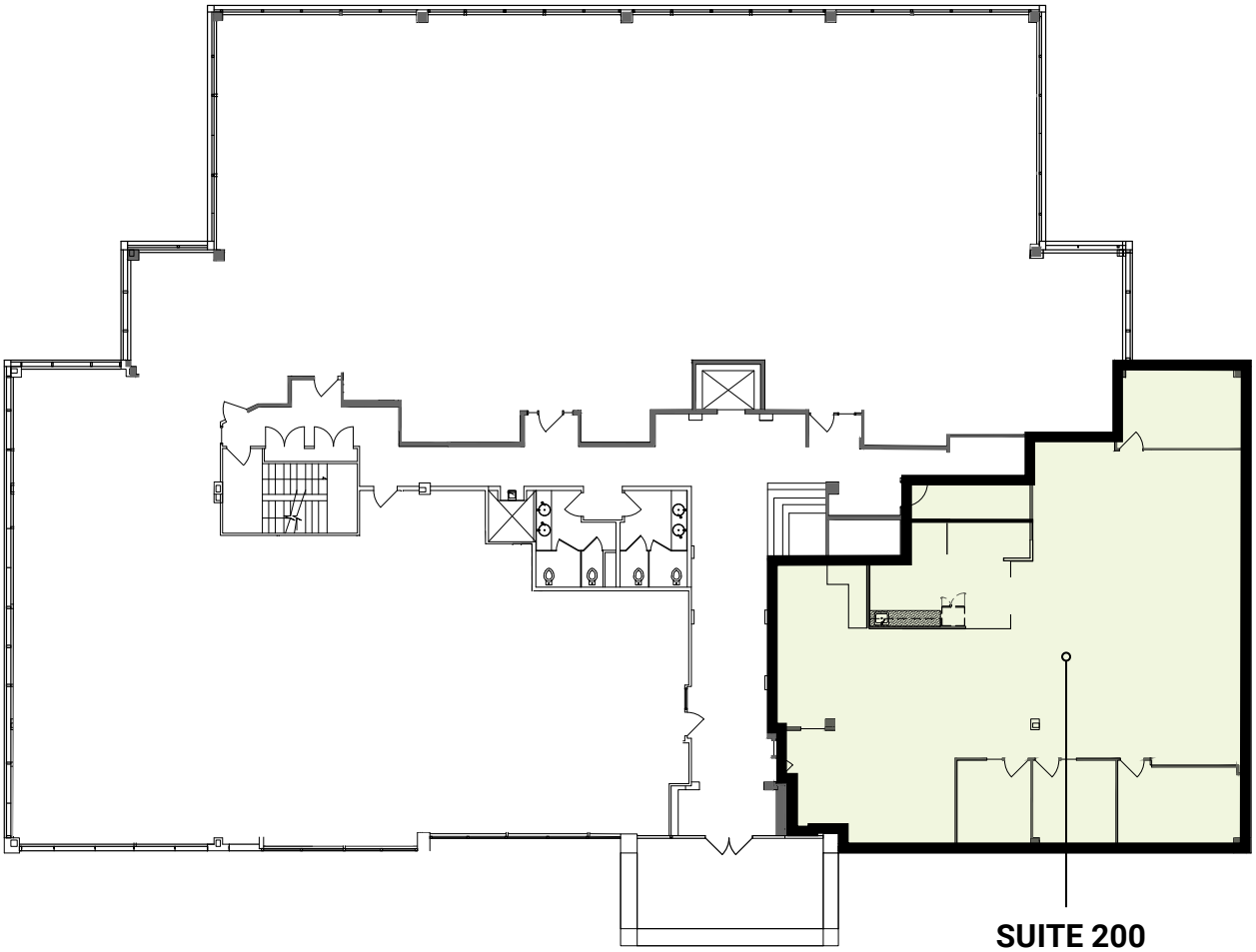
AVAILABILITY - BUILDING 4020
SECOND FLOOR



SUITE 200
3,379 SF

Suite 200 Virtual Tour

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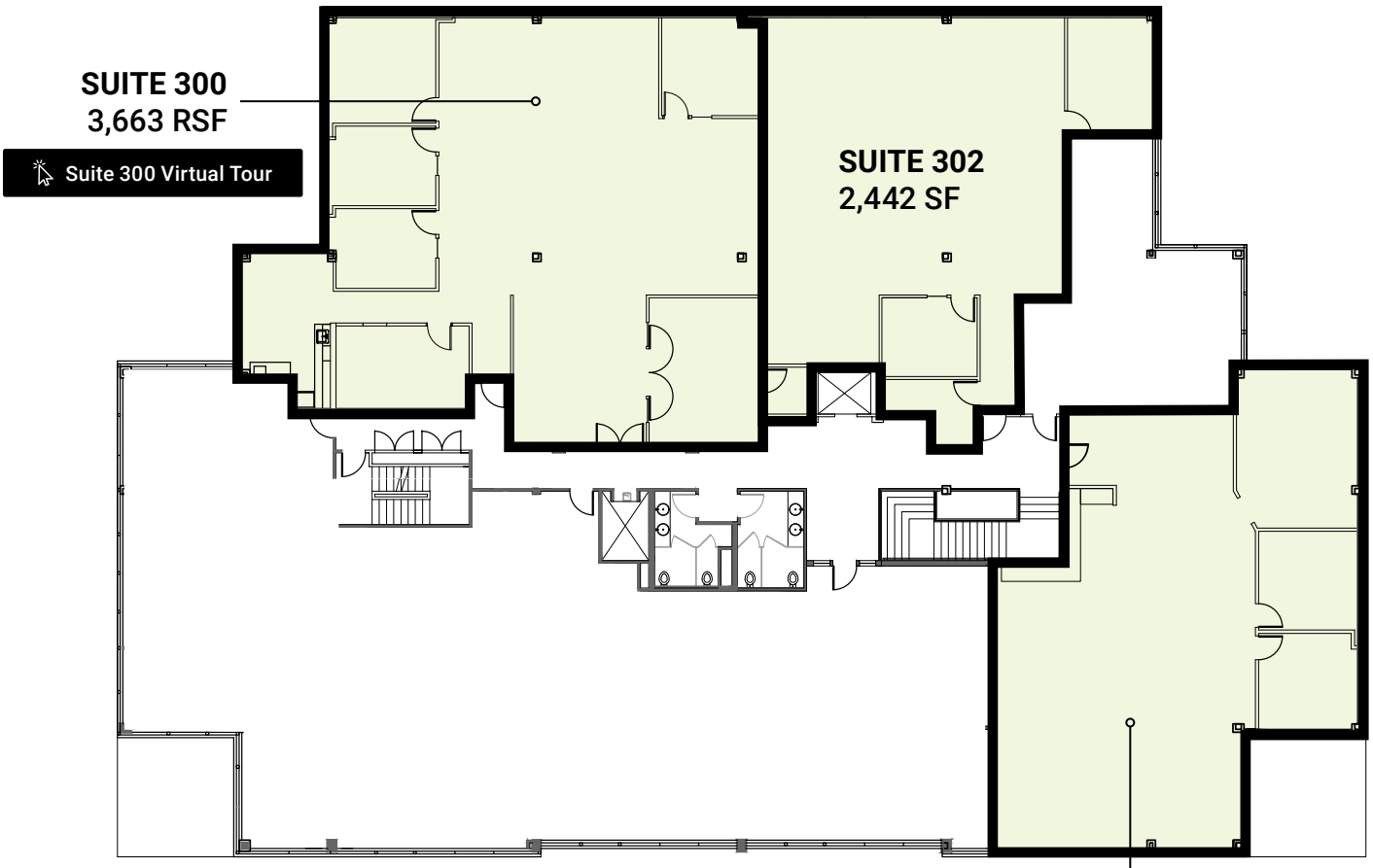
AVAILABILITY - BUILDING 4020
THIRD FLOOR



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AVAILABILITY - BUILDING 4030
FIRST FLOOR

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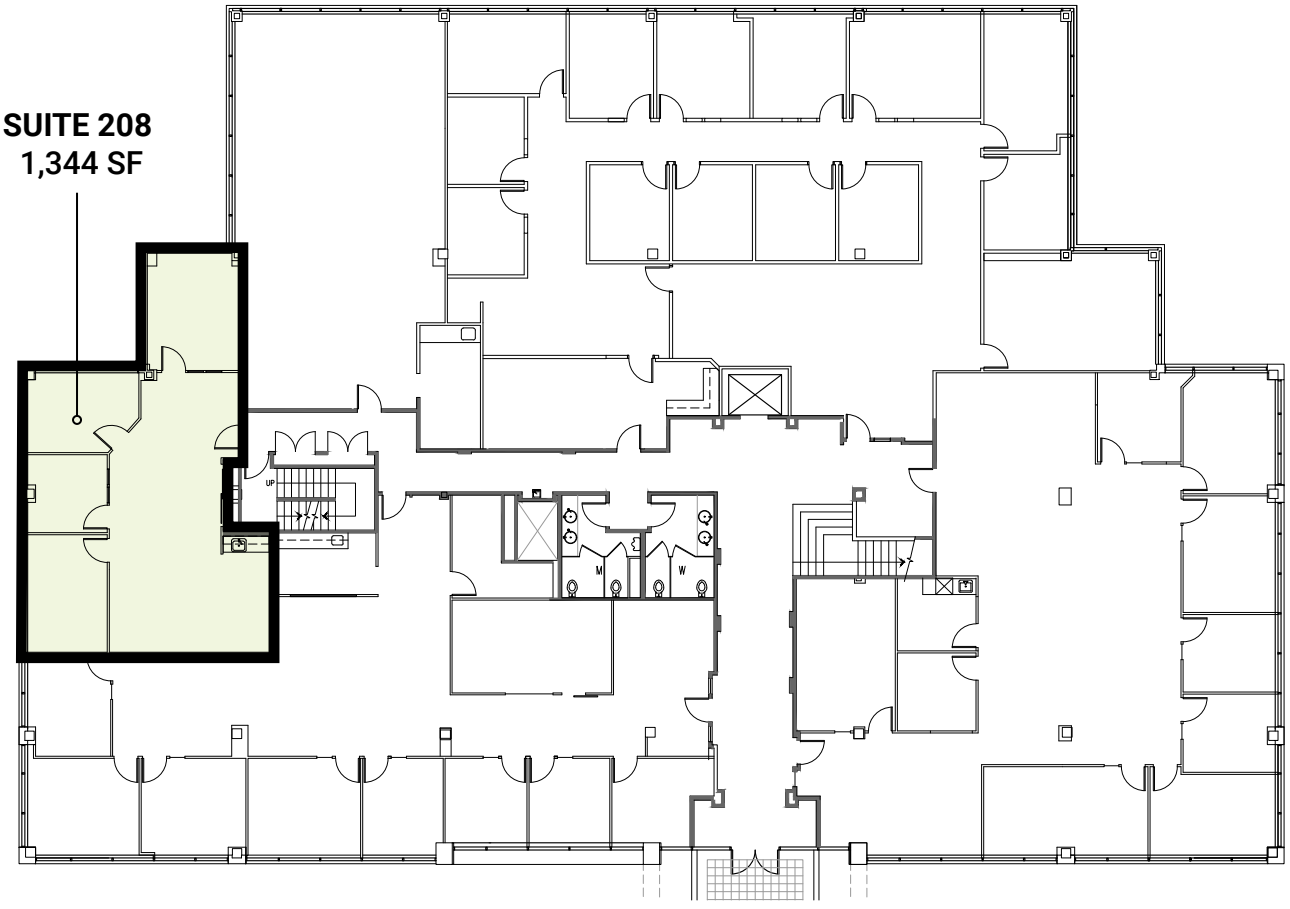
AVAILABILITY - BUILDING 4030
SECOND FLOOR

SUITE 208
1,344 SF



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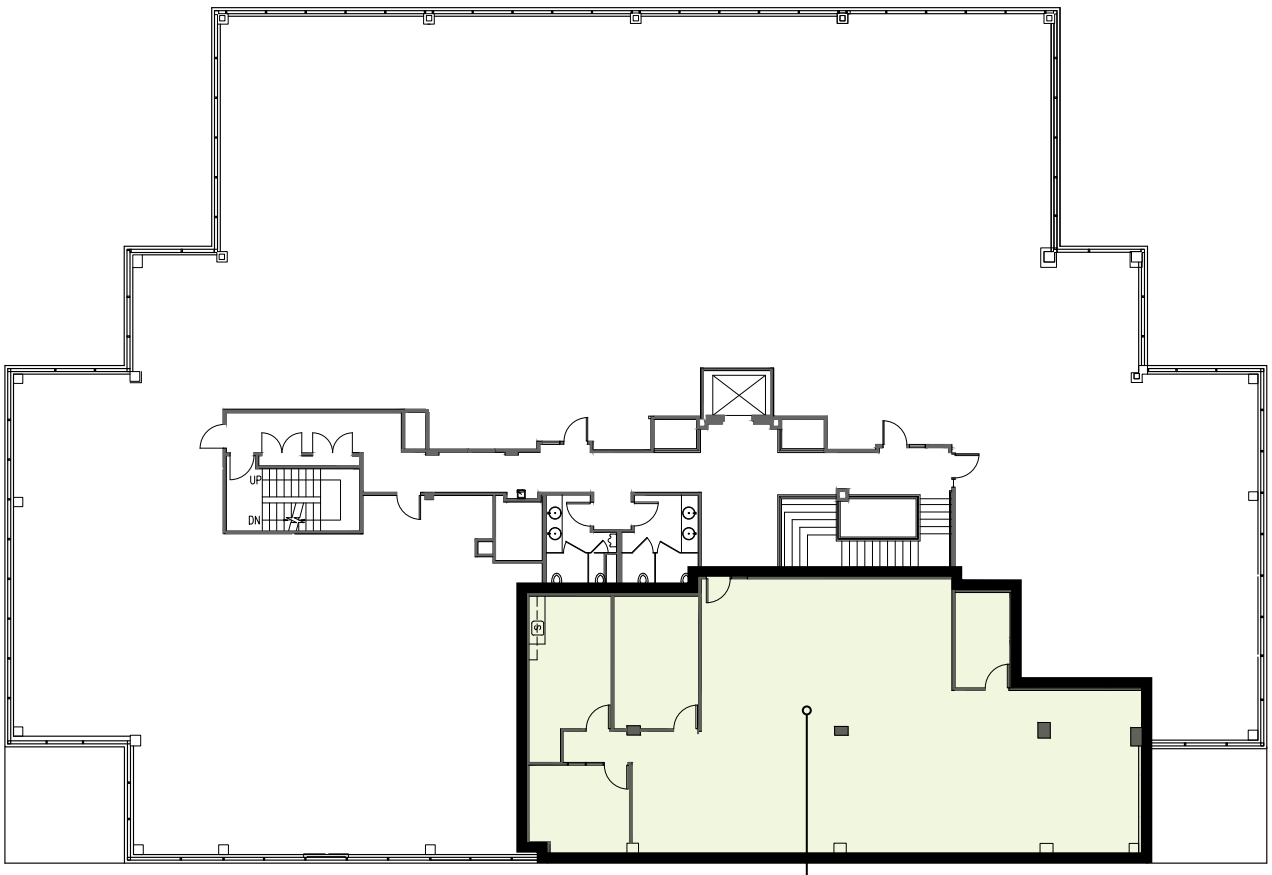
AVAILABILITY - BUILDING 4030
THIRD FLOOR



SUITE 310
2,840 SF

Suite 310 Virtual Tour

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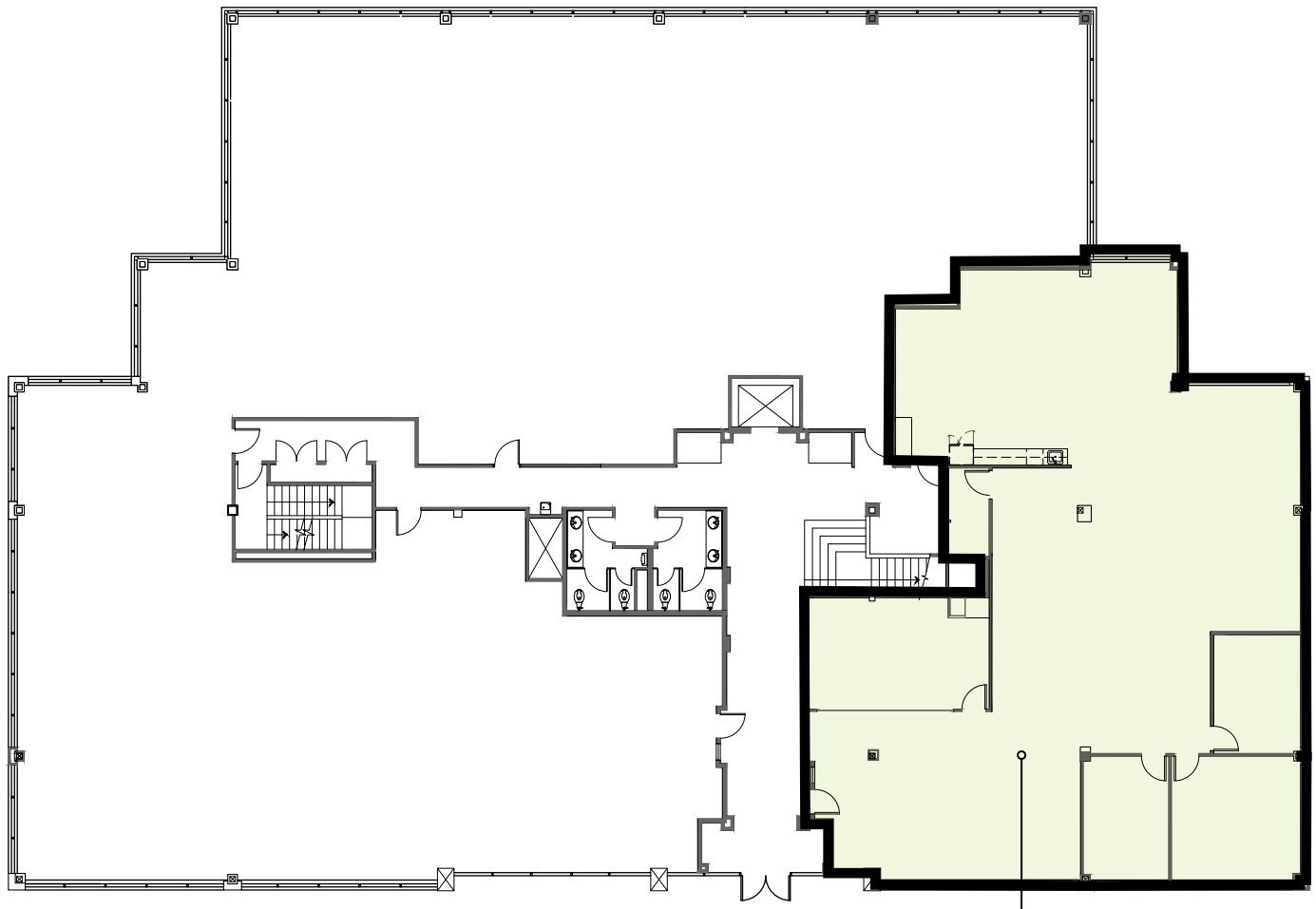
AVAILABILITY - BUILDING 4040

SECOND FLOOR



SUITE 205
4,307 SF

Suite 205 Virtual Tour

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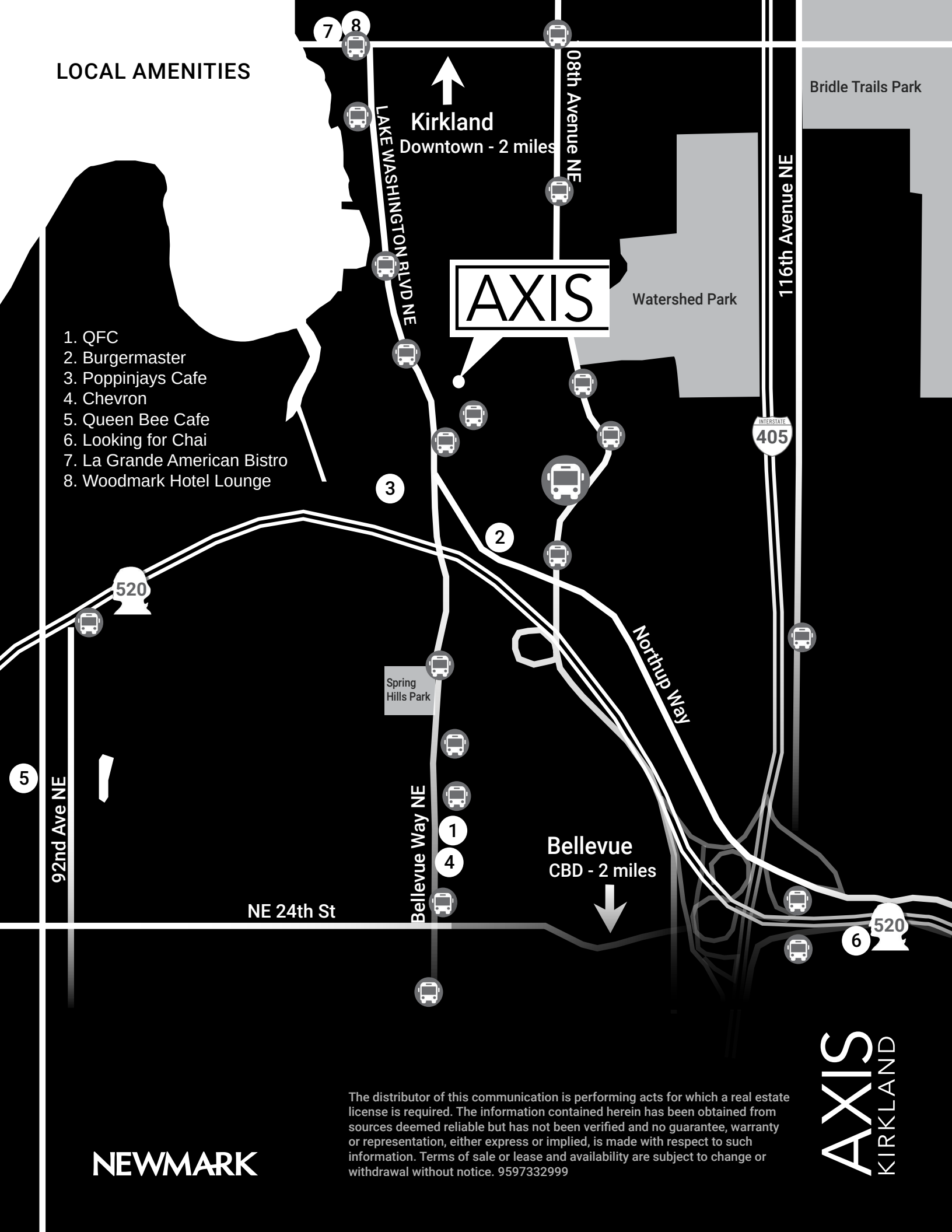

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