

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	 <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>
302	2,442 SF	Call For Rate	Available Now	
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>
208	1,344 SF	Call For Rate	Available August 2026	
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>

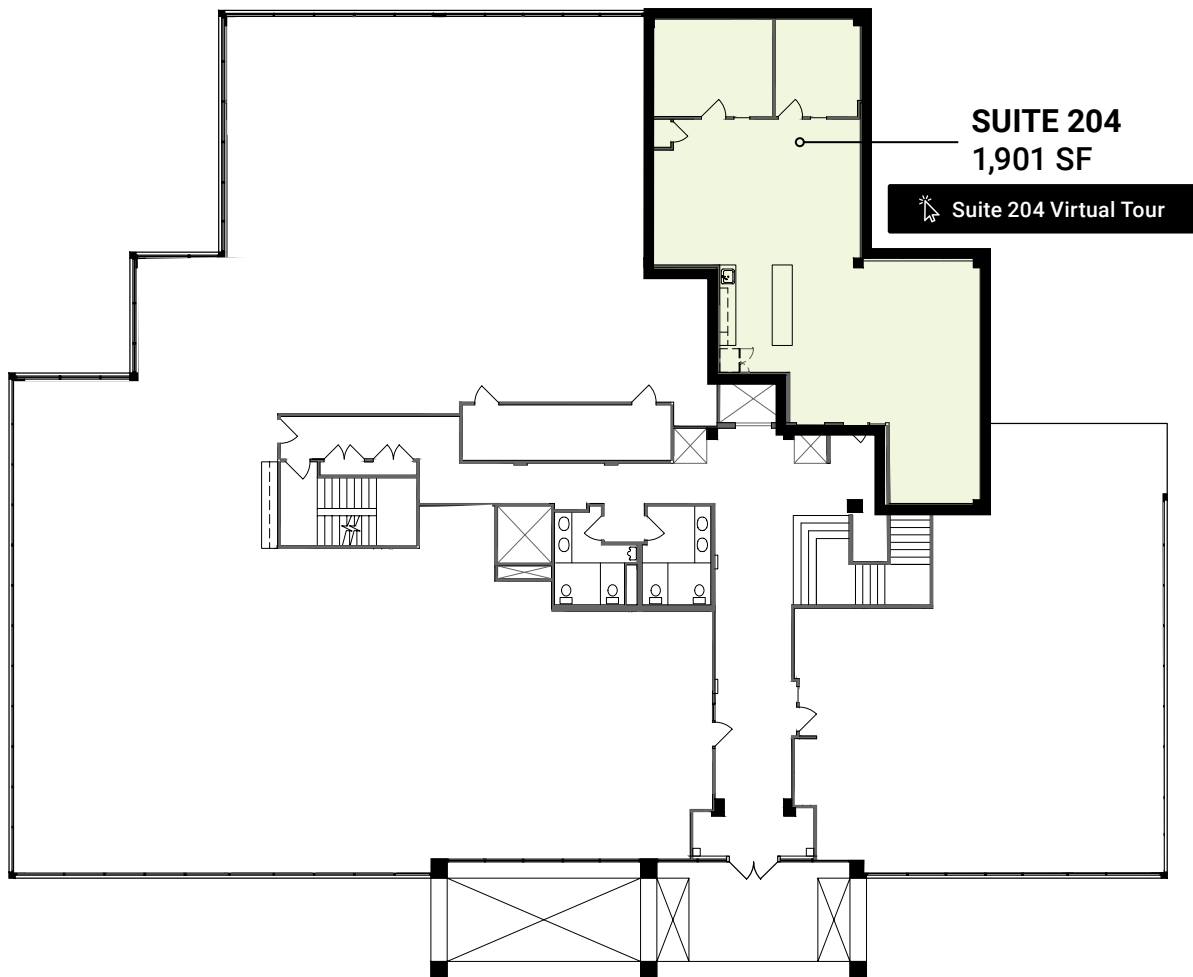
*Exterior refresh with new paint & lobby renovations*

**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.

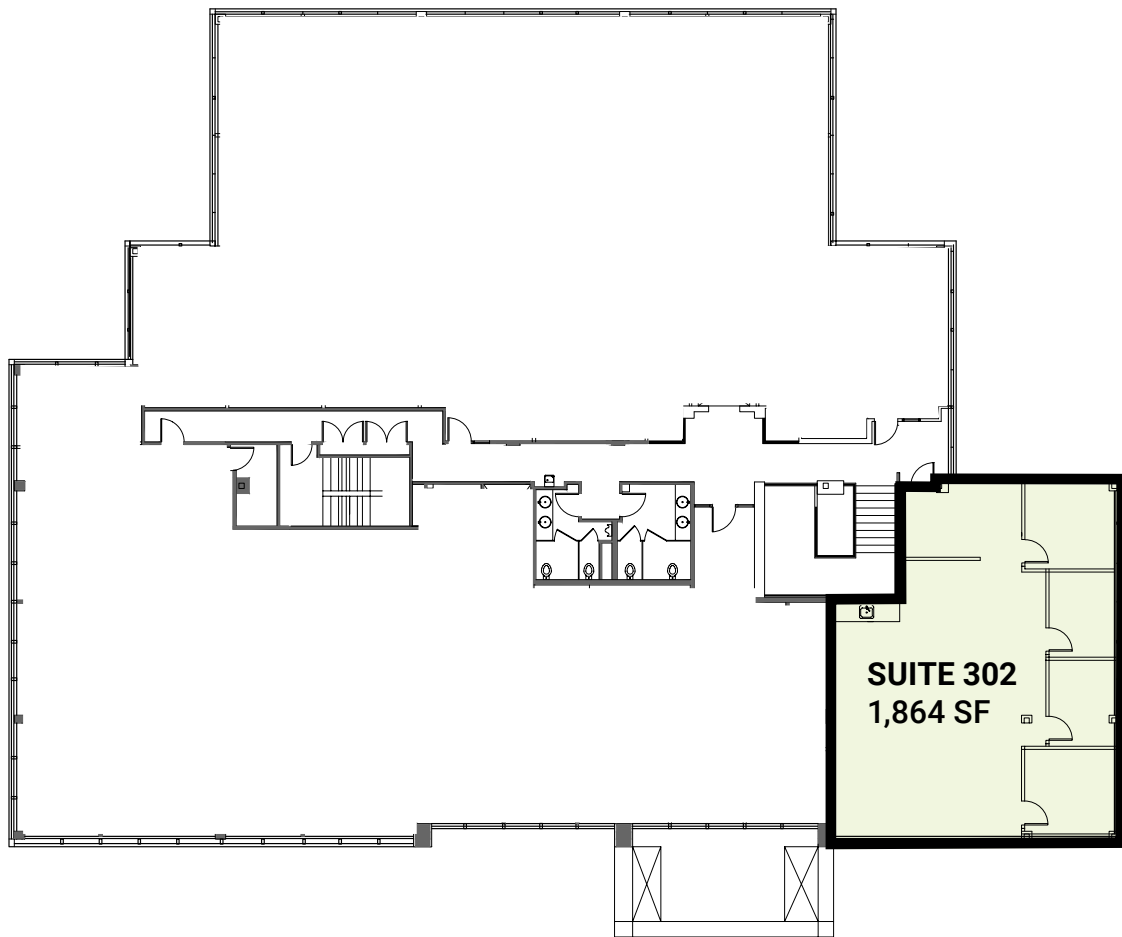


**AVAILABILITY - BUILDING 4010**  
**SECOND FLOOR**

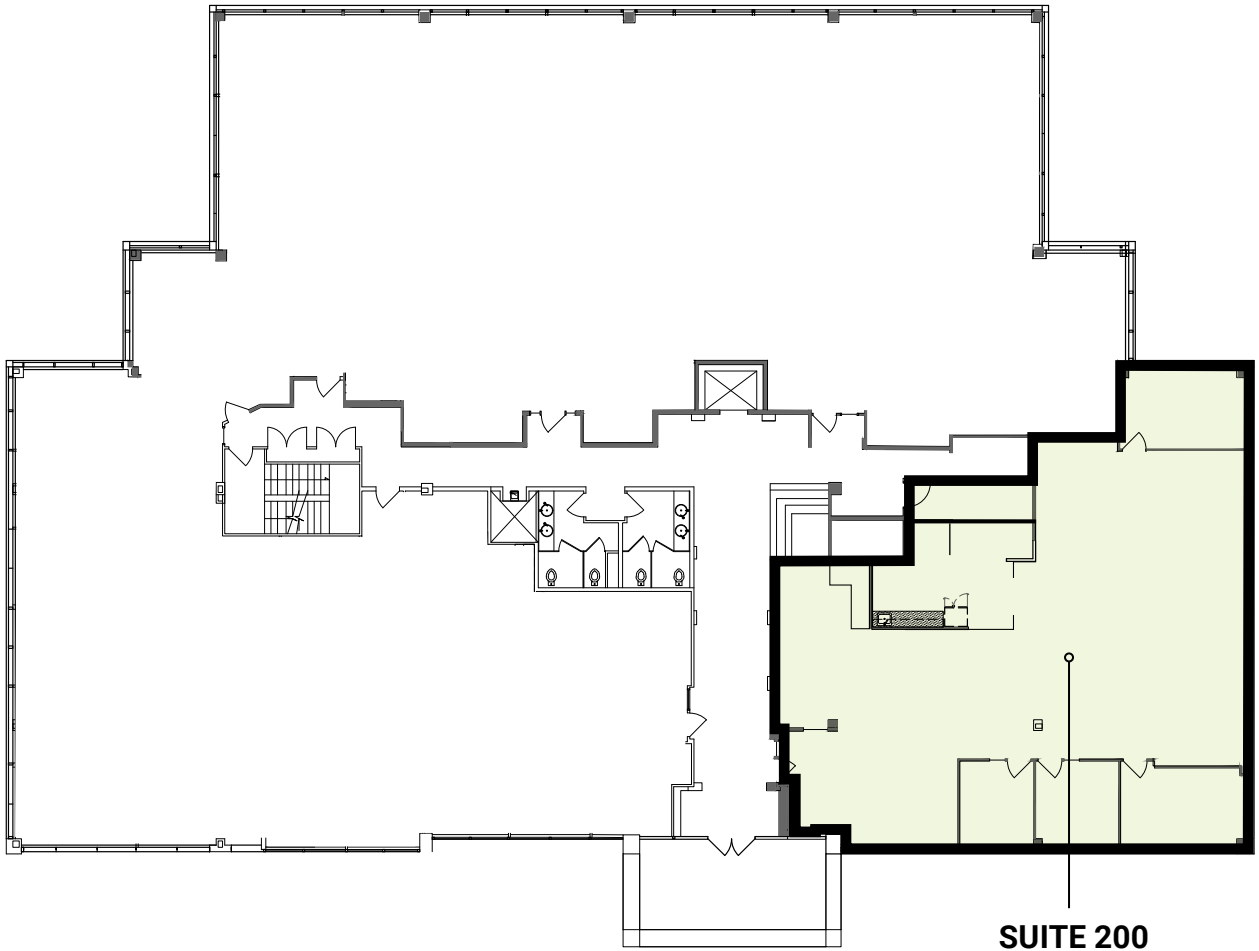




**AVAILABILITY - BUILDING 4010**  
**THIRD FLOOR**



**AVAILABILITY - BUILDING 4020  
SECOND FLOOR**




**SUITE 200  
3,379 SF**

 [Suite 200 Virtual Tour](#)


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

**SUITE 300**  
3,663 RSF

 [Suite 300 Virtual Tour](#)

**SUITE 302**  
2,442 SF

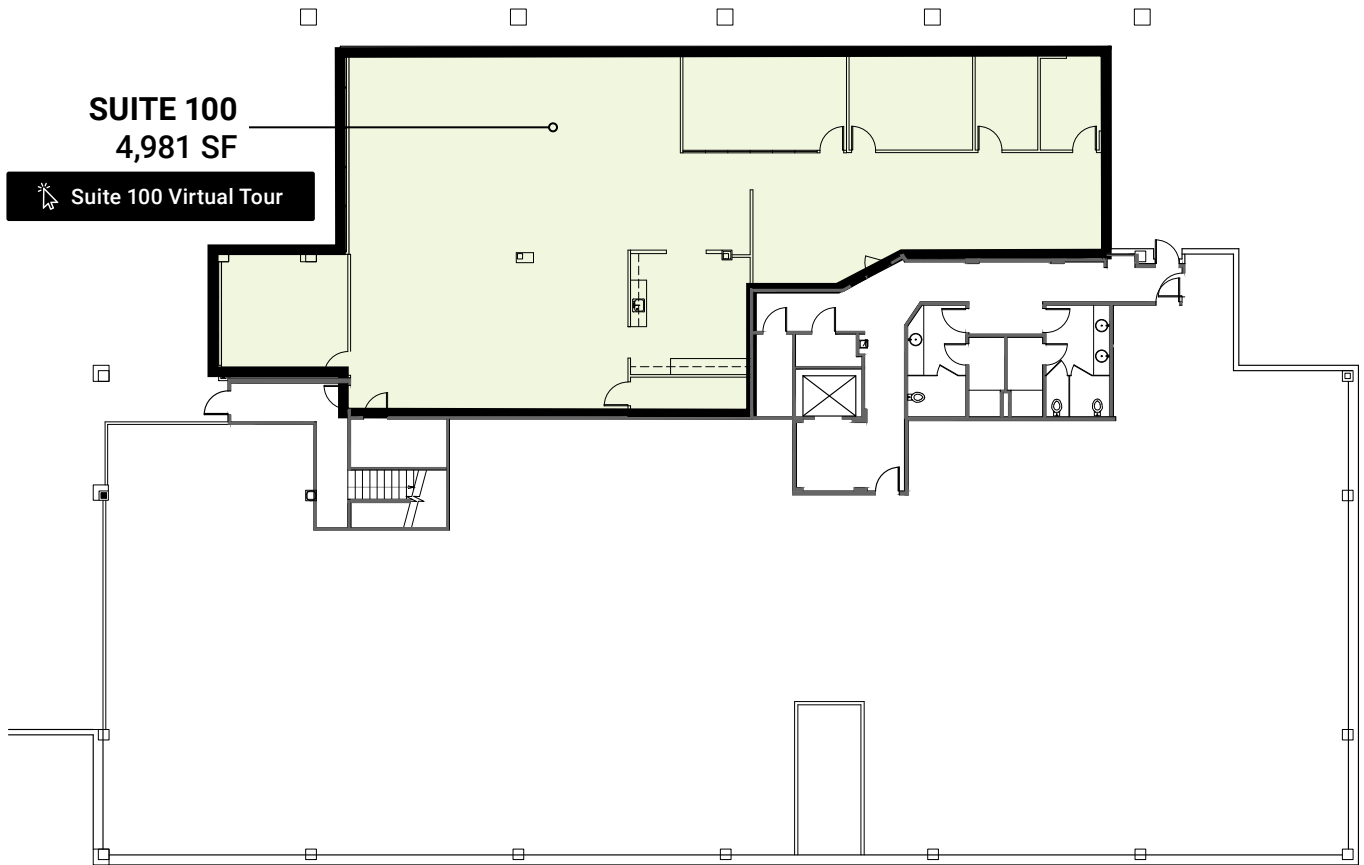
**SUITE 312**  
2,751 SF

 [Suite 312 Virtual Tour](#)

**AXIS**  
KIRKLAND

SUMMIT FUNDING Inc.  
THE HOME LOAN EXPERTS

## AVAILABILITY - BUILDING 4030 FIRST FLOOR



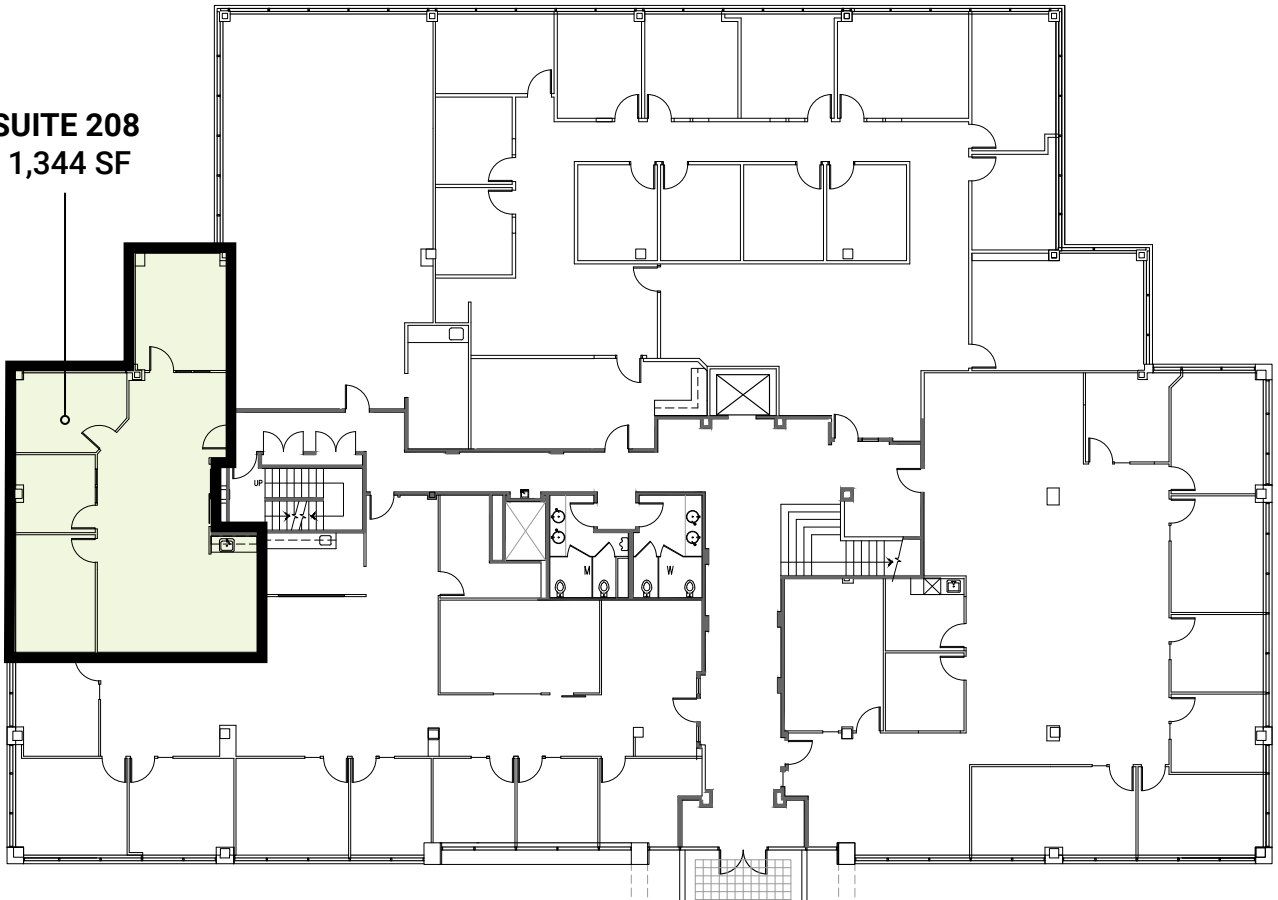
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**AXIS**  
KIRKLAND

SUMMIT FUNDING Inc.  
THE HOME LOAN EXPERTS

**AVAILABILITY - BUILDING 4030  
SECOND FLOOR**

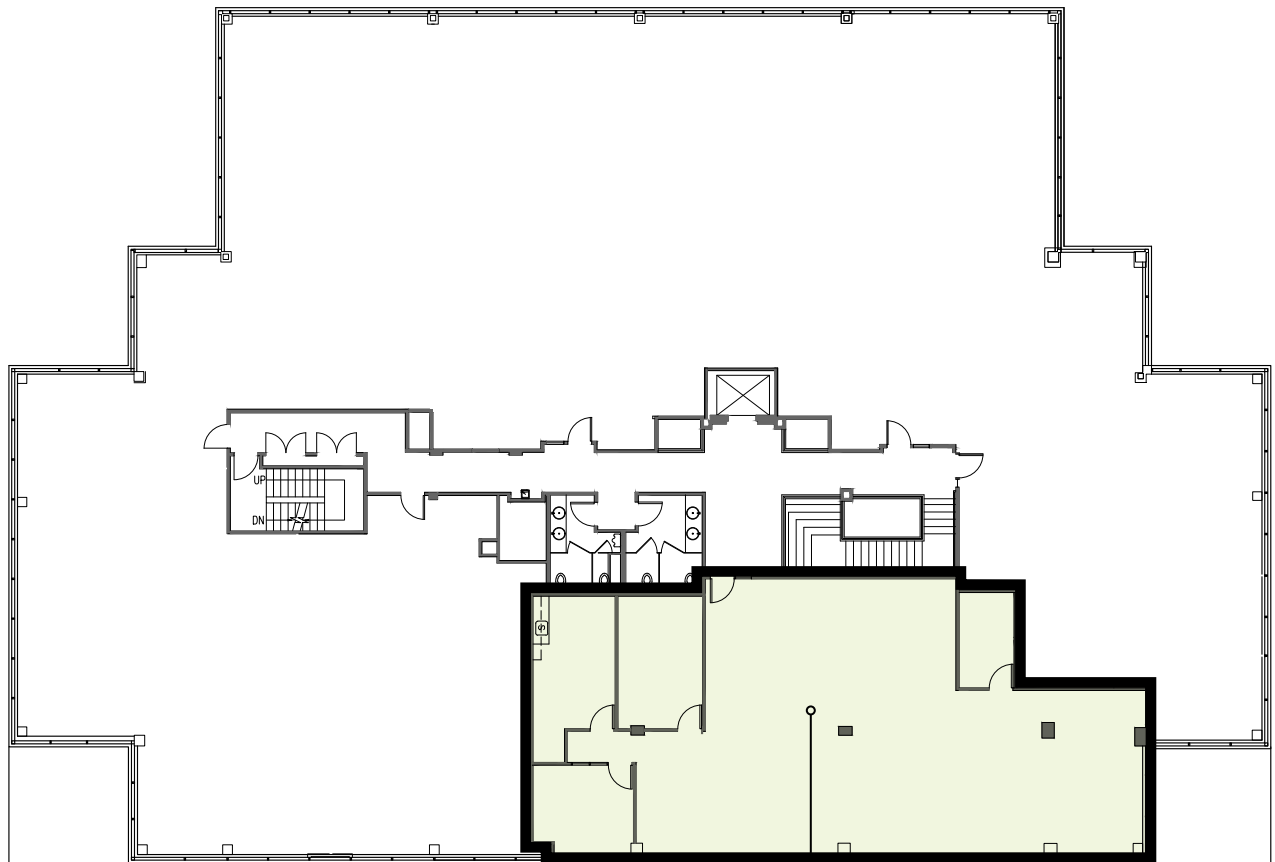
SUITE 208  
1,344 SF



**NEWMARK**



**AVAILABILITY - BUILDING 4030  
THIRD FLOOR**



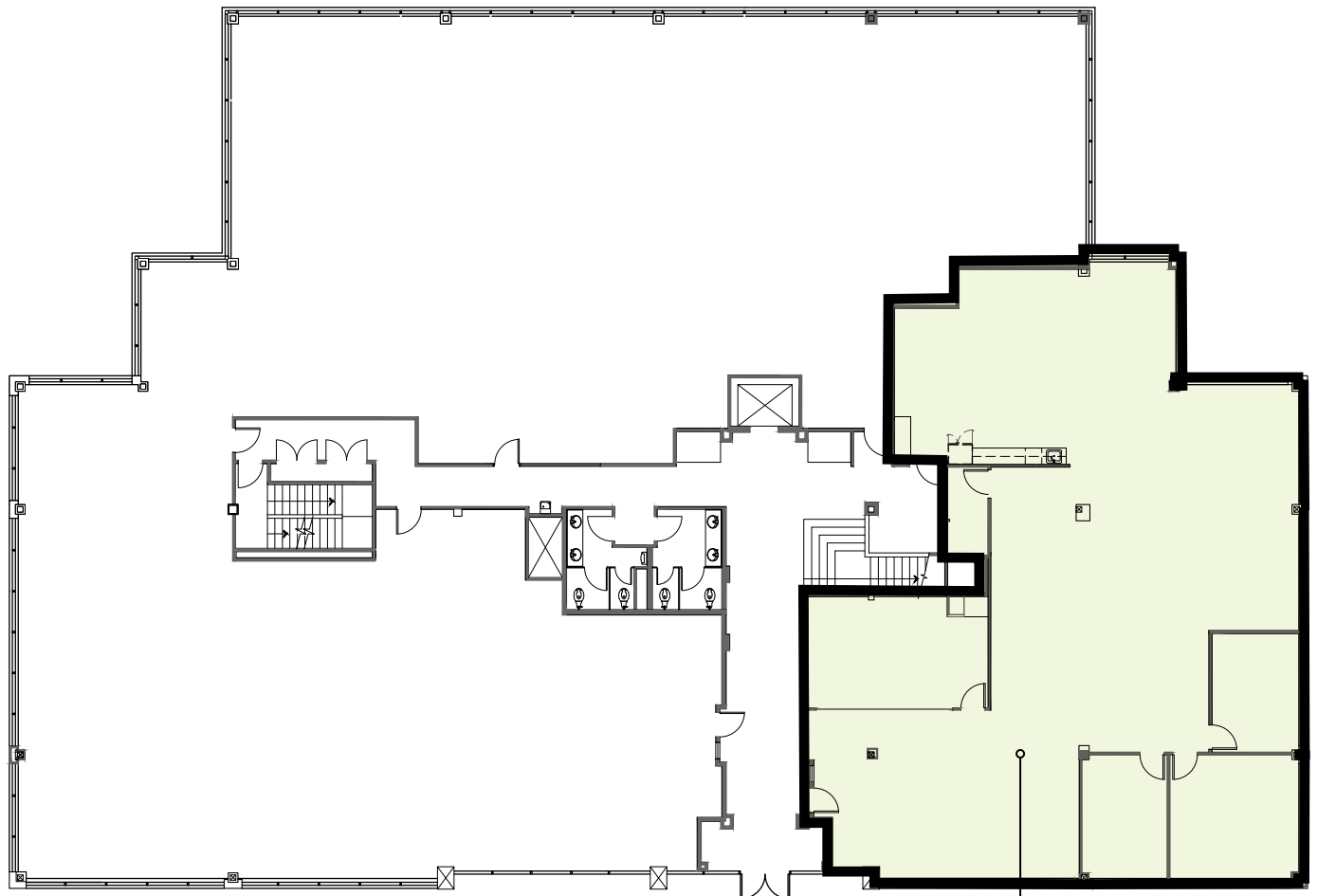
**SUITE 310  
2,840 SF**

 [Suite 310 Virtual Tour](#)


**AXIS**  
KIRKLAND



**AVAILABILITY - BUILDING 4040**  
**SECOND FLOOR**



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

 [Suite 205 Virtual Tour](#)

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

Kirkland  
Downtown - 2 miles

AXIS

Bellevue  
CBD - 2 miles

Bridle Trails Park

Watershed Park

Spring  
Hills Park

LAKE WASHINGTON BLVD NE

08th Avenue NE

116th Avenue NE

INTERSTATE  
405

520

520

92nd Ave NE

Bellevue Way NE

Northrup Way

NE 24th St

NEWMARK

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