# PLAZA
## YARROW BAY

NEWMARK

CLARION PARTNERS


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# NEW TENANT AMENITY BUILDING

- **New tenant amenity building designed by award winning SkB Architects**
- **Central location between Buildings 1 and 2**
- **Indoor and outdoor experience**
- **Conference center**

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# 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.

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# CAMPUS FEATURES

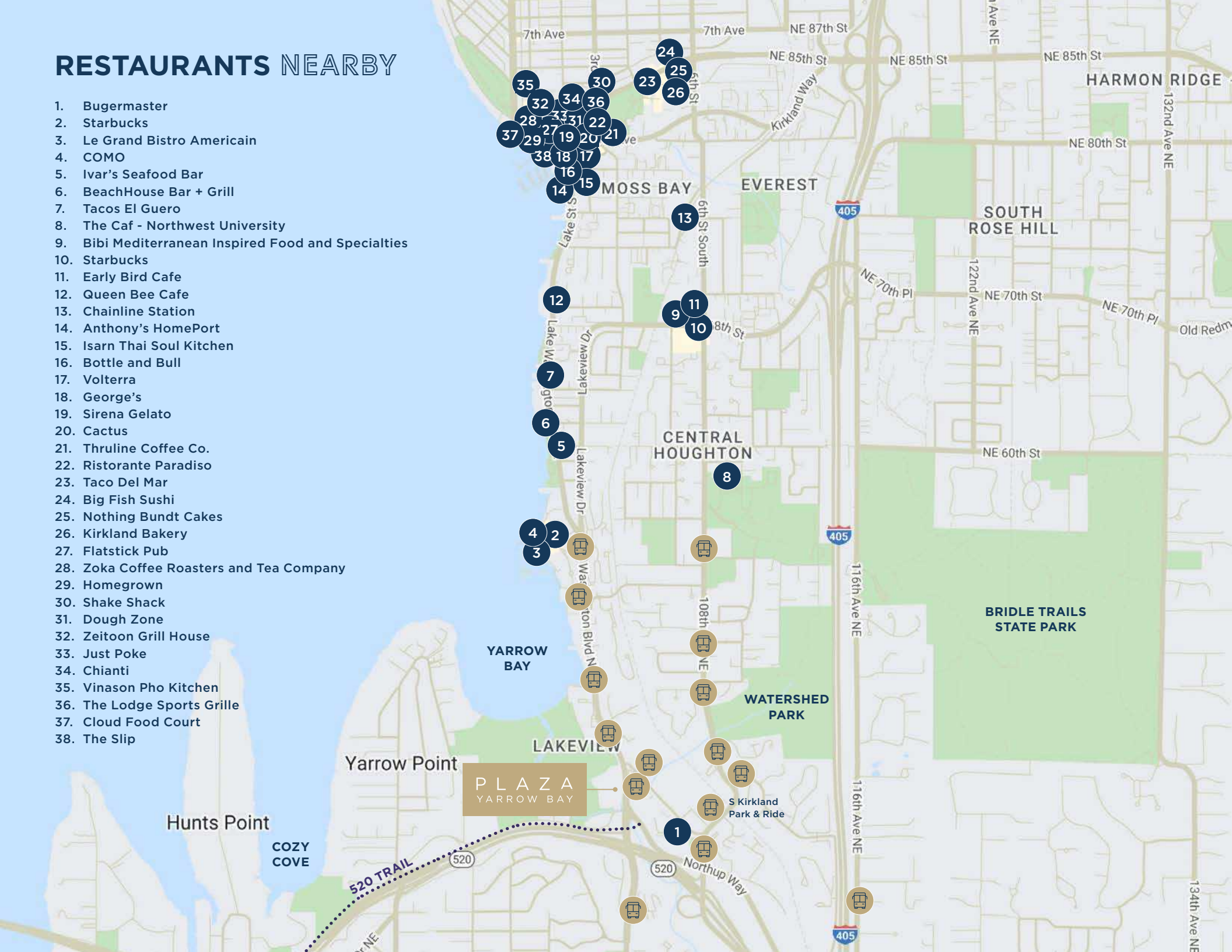
- **DIRECT ACCESS** to SR-520 and I-405 with freeway visibility
- Located along **THE NEW 520 TRAIL**
- **ACCESS TO** Lakeside trail system
- Covered **TENANT PARKING** available (3.5/1,000 SF)
- **ON-SITE** professional management
- **NO B&O TAX** in the city of Kirkland

# THOUGHTFULLY CURATED AMENITIES

- **New tenant amenity building**
- **New conference center**
- **Shower and locker facility**
- **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



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# LOBBY RENOVATIONS COMPLETE

Click on buildings below to view virtual walk-throughs of the recently renovated lobbies.

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# 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 | 540 | 3,002 RSF | Now |
| 3 | 100 | 2,997 RSF | 12/1/2026 |
| 3 | 220 | 12,323 RSF | Now |

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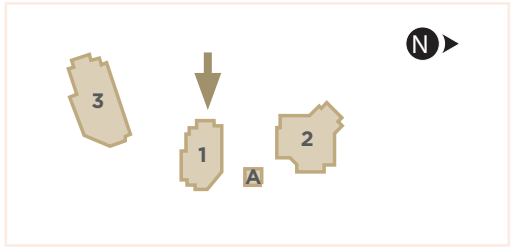
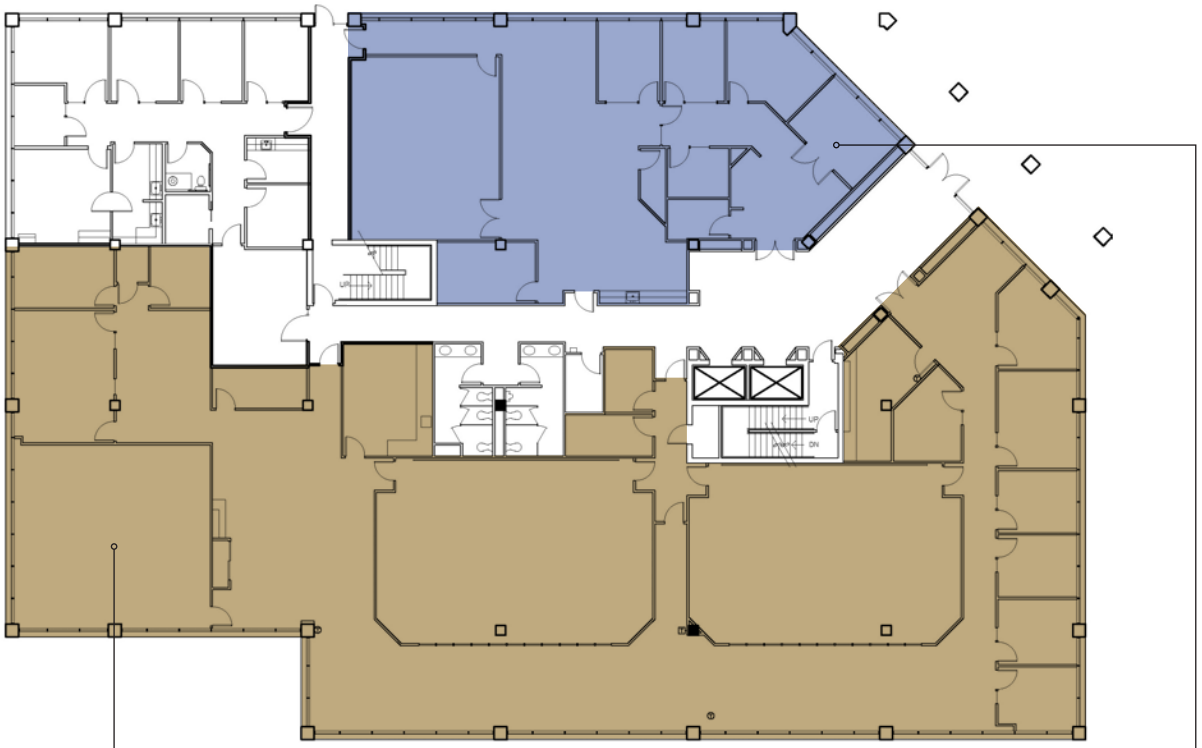
# BUILDING ONE | 10220 NE Points Drive

## FLOOR 1



### SUITE 100

**10,437 RSF**

Available 8/1/2026

### SUITE 120

**3,418 RSF**

Available 6/1/2026

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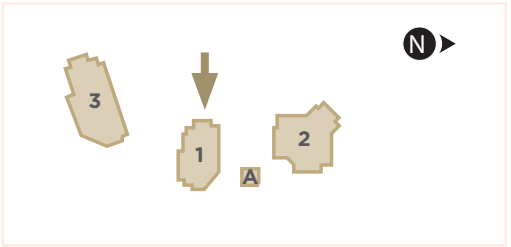
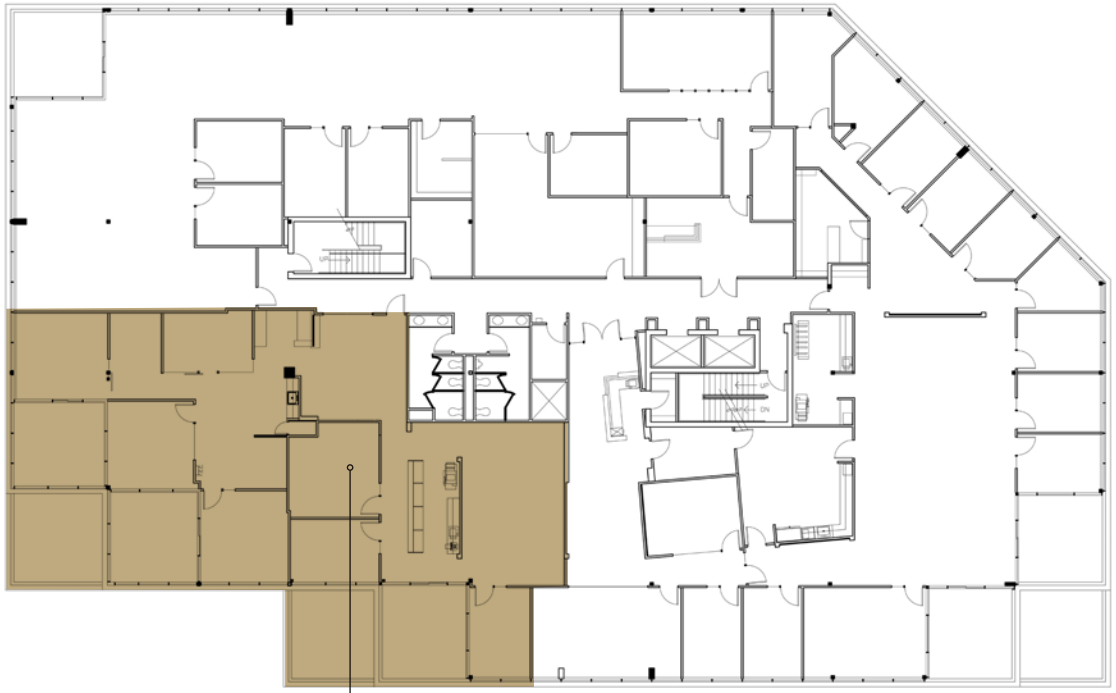
# BUILDING ONE | 10220 NE Points Drive

## FLOOR 3



**SUITE 315**

**4,389 RSF**

Available Now

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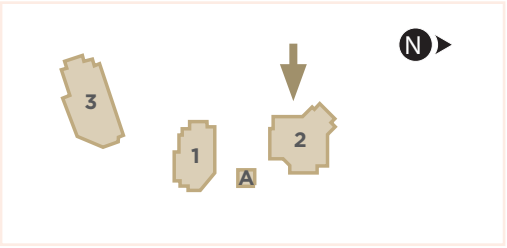
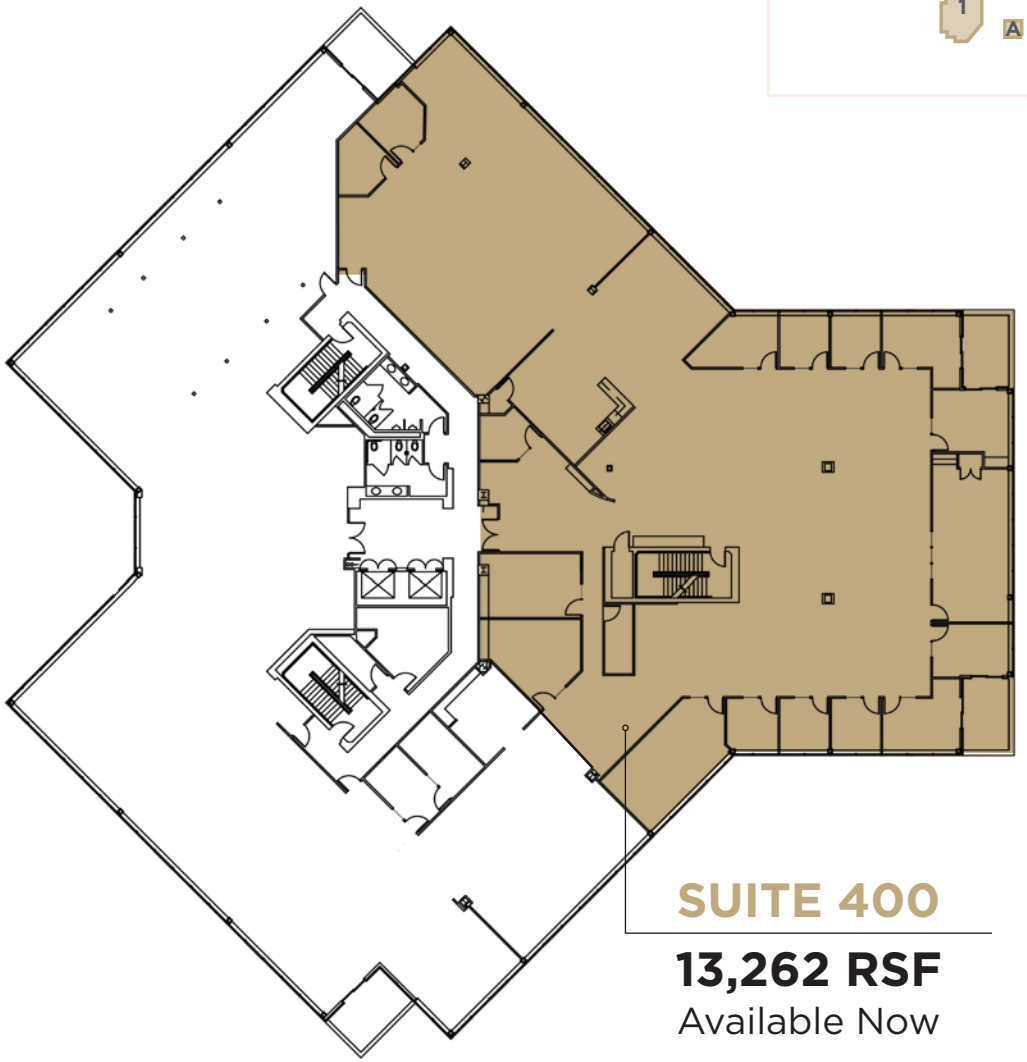
# BUILDING TWO | 10230 NE Points Drive

## FLOOR 4



**SUITE 400**

**13,262 RSF**
Available Now

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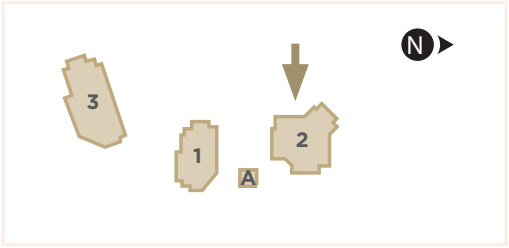
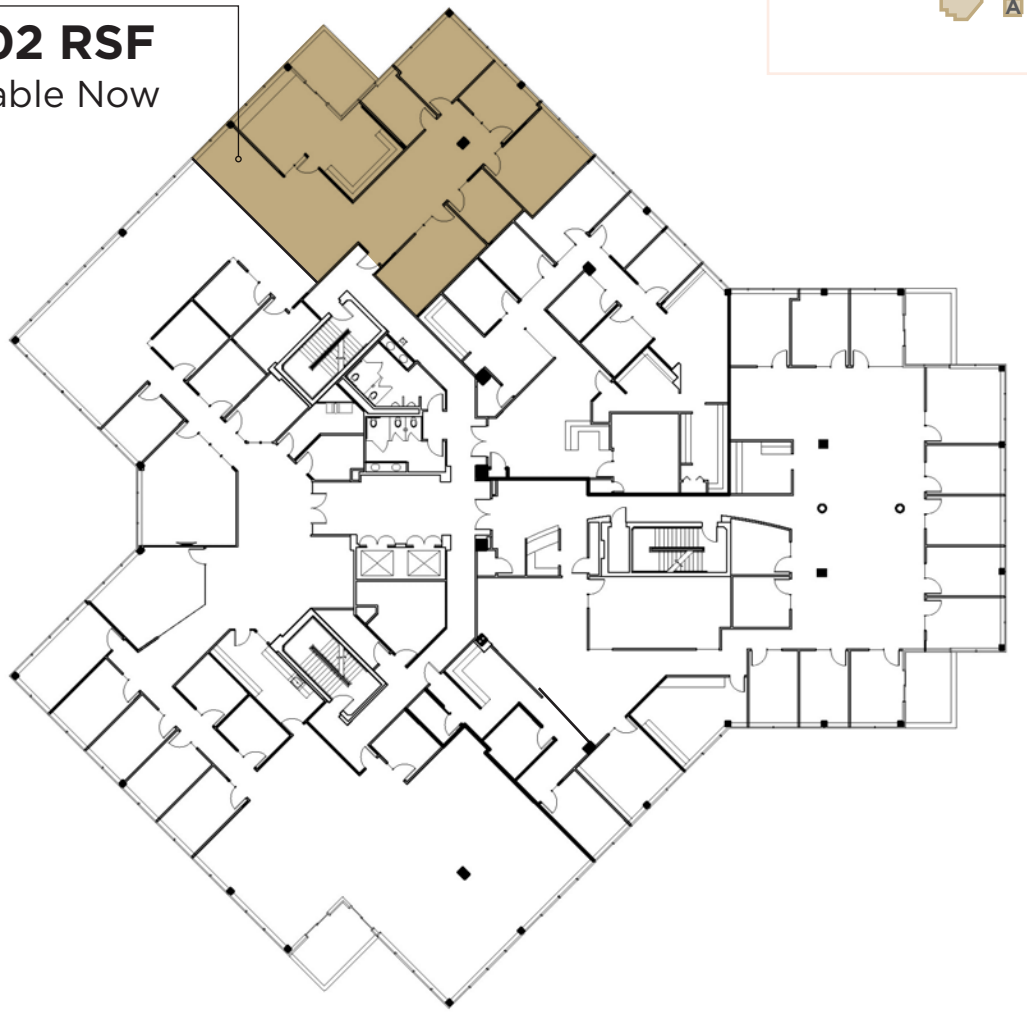
# BUILDING TWO | 10230 NE Points Drive

## FLOOR 5




### SUITE 540

**3,002 RSF**
Available Now



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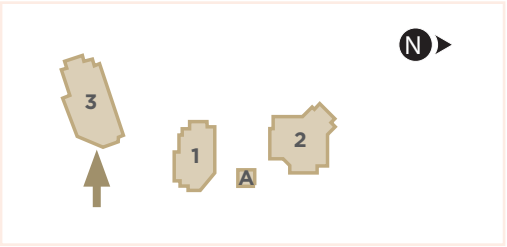
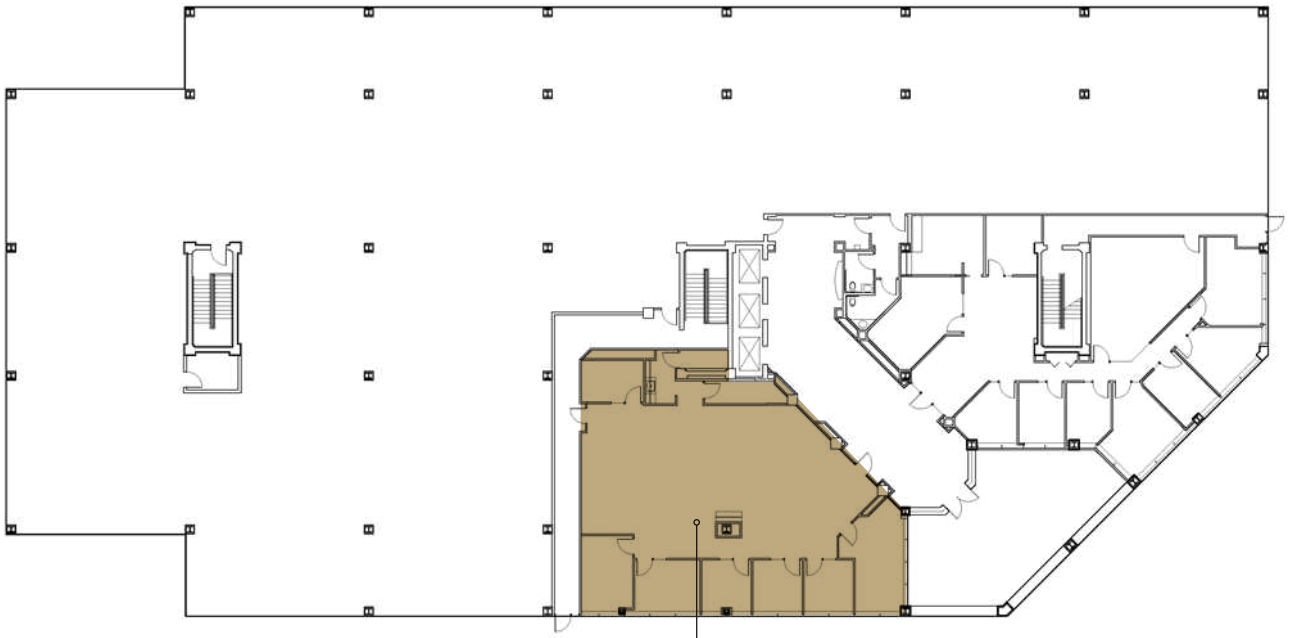
# BUILDING THREE | 10210 NE Points Drive

## FLOOR 1



**SUITE 100**

**2,997 RSF**

Available 12/1/2026

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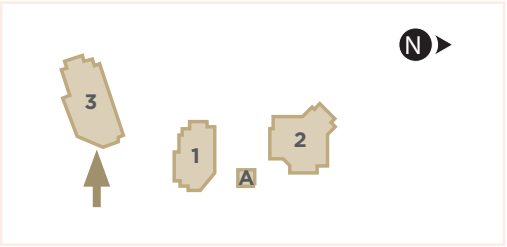
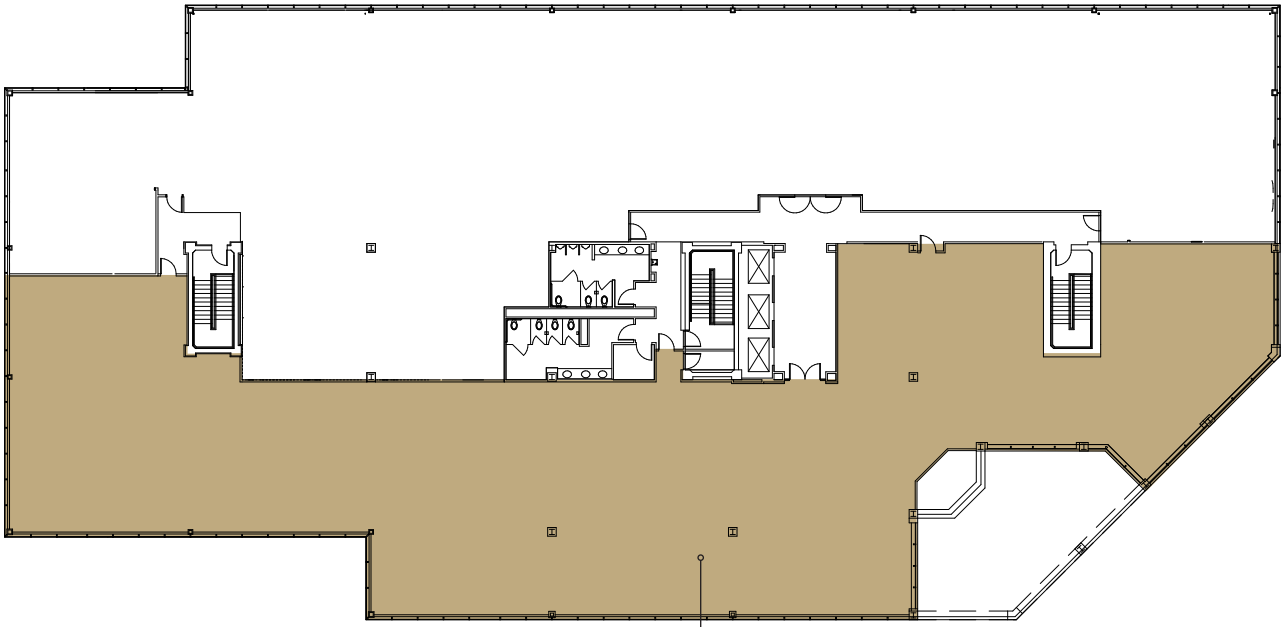
# BUILDING THREE | 10210 NE Points Drive

## FLOOR 2



**SUITE 220**

**12,323 RSF**

Available Now

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