PLAZA
YARROW BAY

NEWMARK

CLARION PARTNERS

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PLAZA
YARROW BAY

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

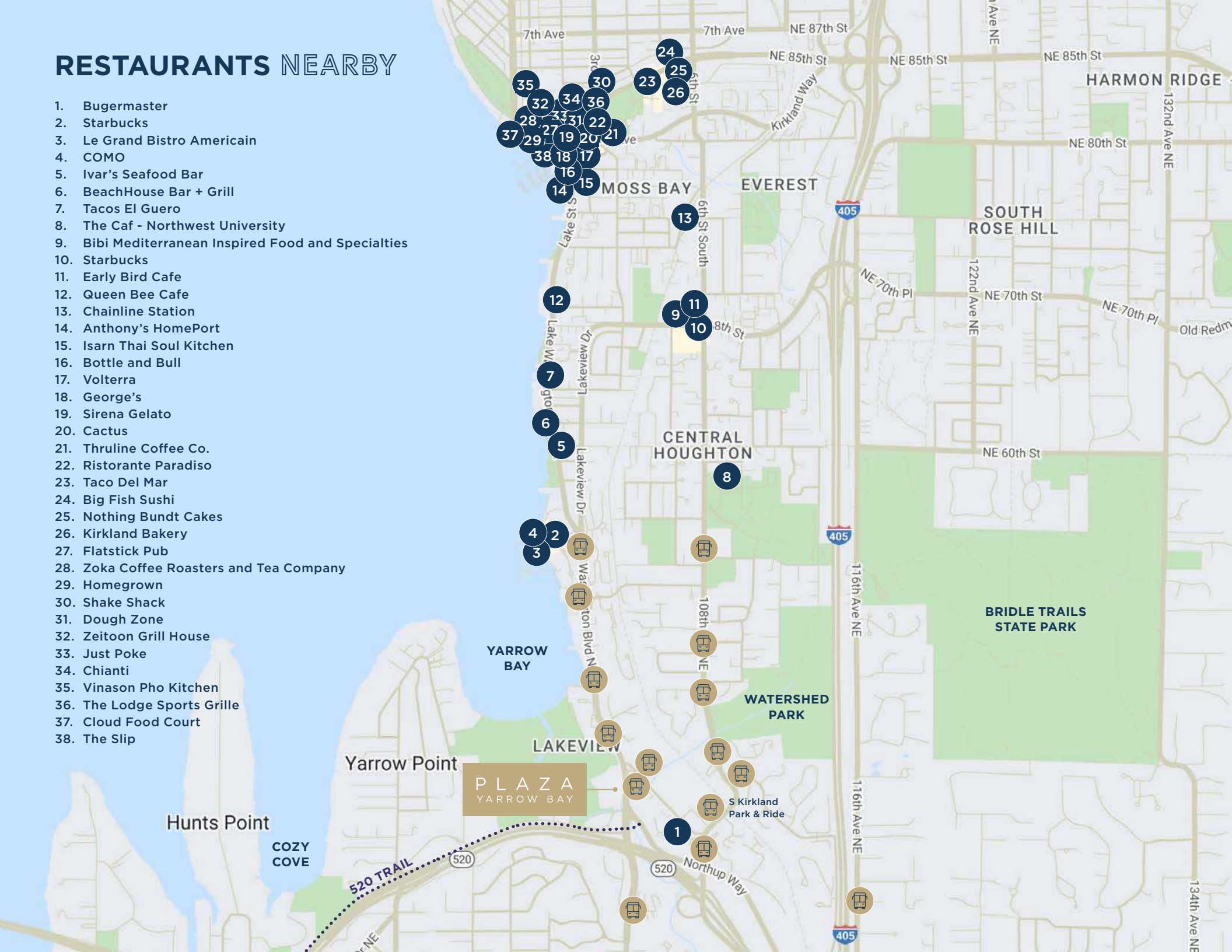
- **DIRECT ACCESS** to SR-520 and I-405 with freeway visibility
- Located along **THE NEW 520 TRAIL**
- **ACCESS TO** Lakeside trail system
- Covered **TENANT PARKING** available (3.5/1,000 SF)
- **ON-SITE** professional management
- **NO B&O TAX** in the city of Kirkland

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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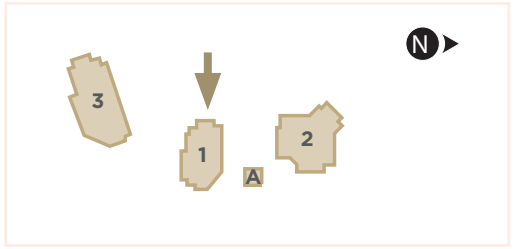
AVAILABILITY

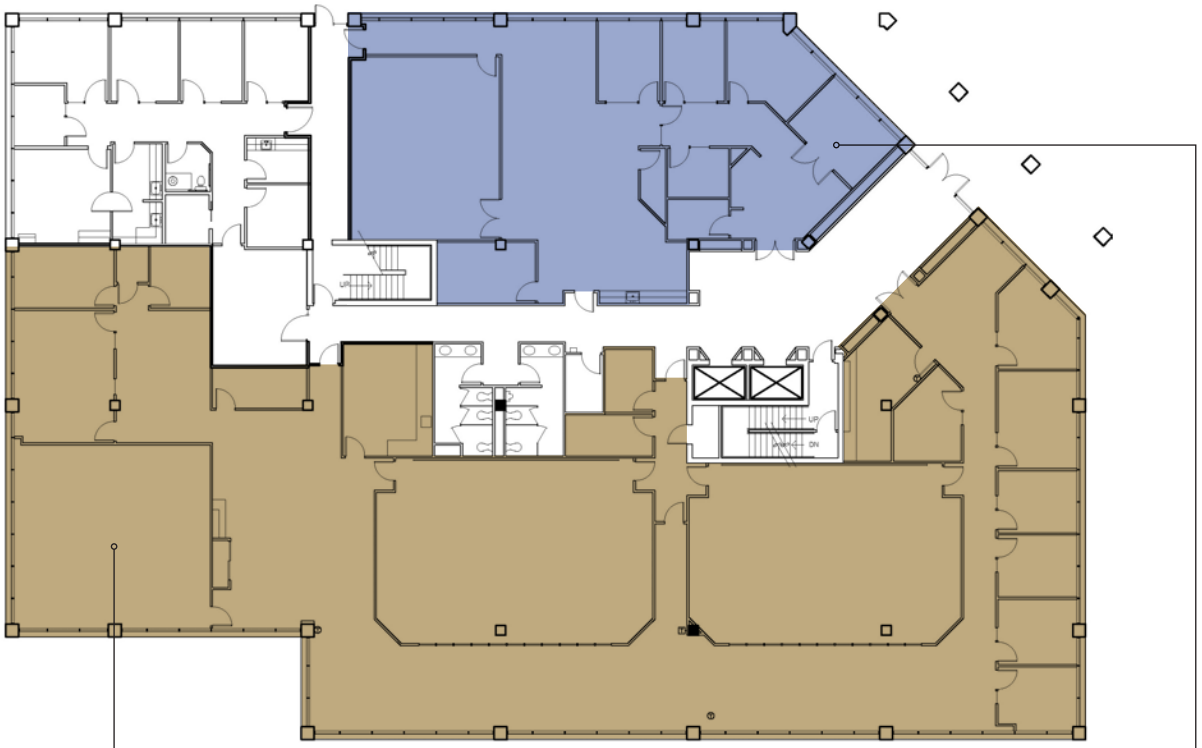
BUILDING	SUITE	SIZE	AVAILABILITY
1	100	10,437 SF	8/1/2026
1	120	3,418 SF	6/1/2026
1	315	4,389 RSF	Now
2	400	13,262 RSF	Now
2	540	3,002 RSF	Now
3	100	2,997 RSF	12/1/2026
3	220	12,323 RSF	Now

PLAZA
YARROW BAY

BUILDING ONE | 10220 NE Points Drive

FLOOR 1





SUITE 100

10,437 RSF

Available 8/1/2026

SUITE 120

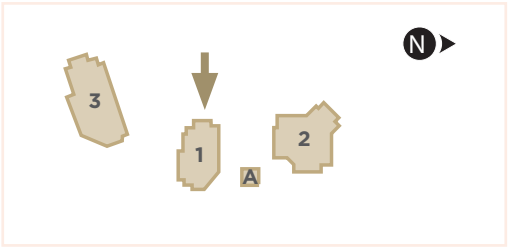
3,418 RSF

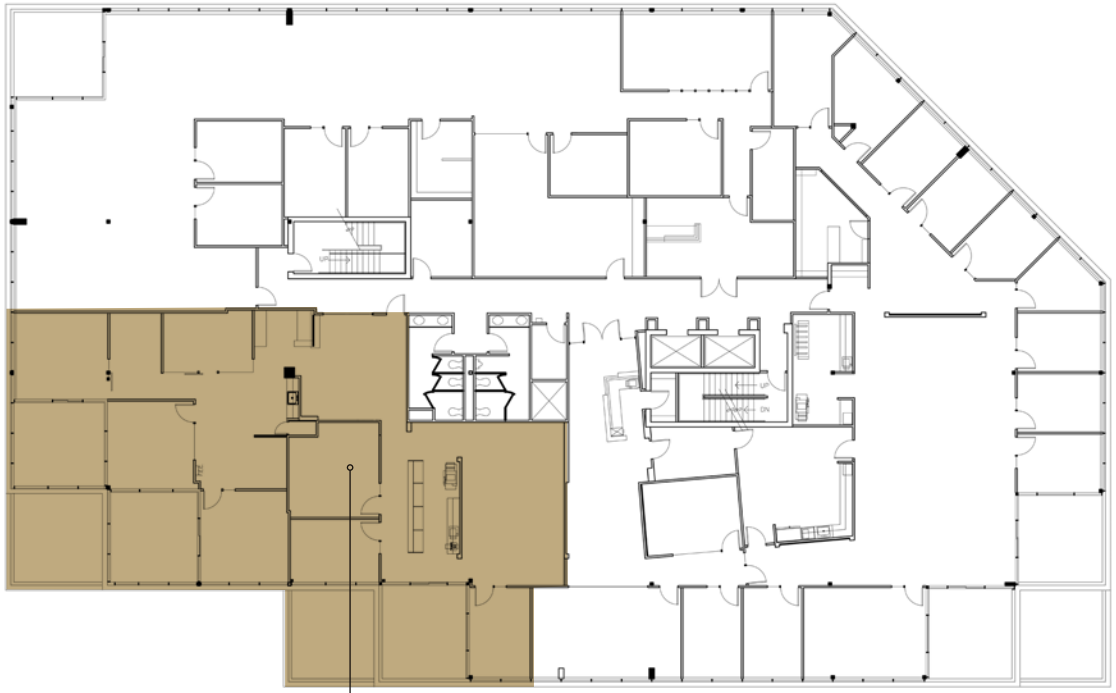
Available 6/1/2026

PLAZA
YARROW BAY

BUILDING ONE | 10220 NE Points Drive

FLOOR 3





SUITE 315

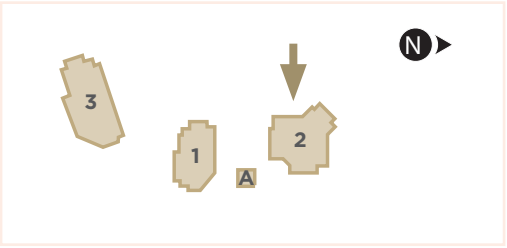
4,389 RSF

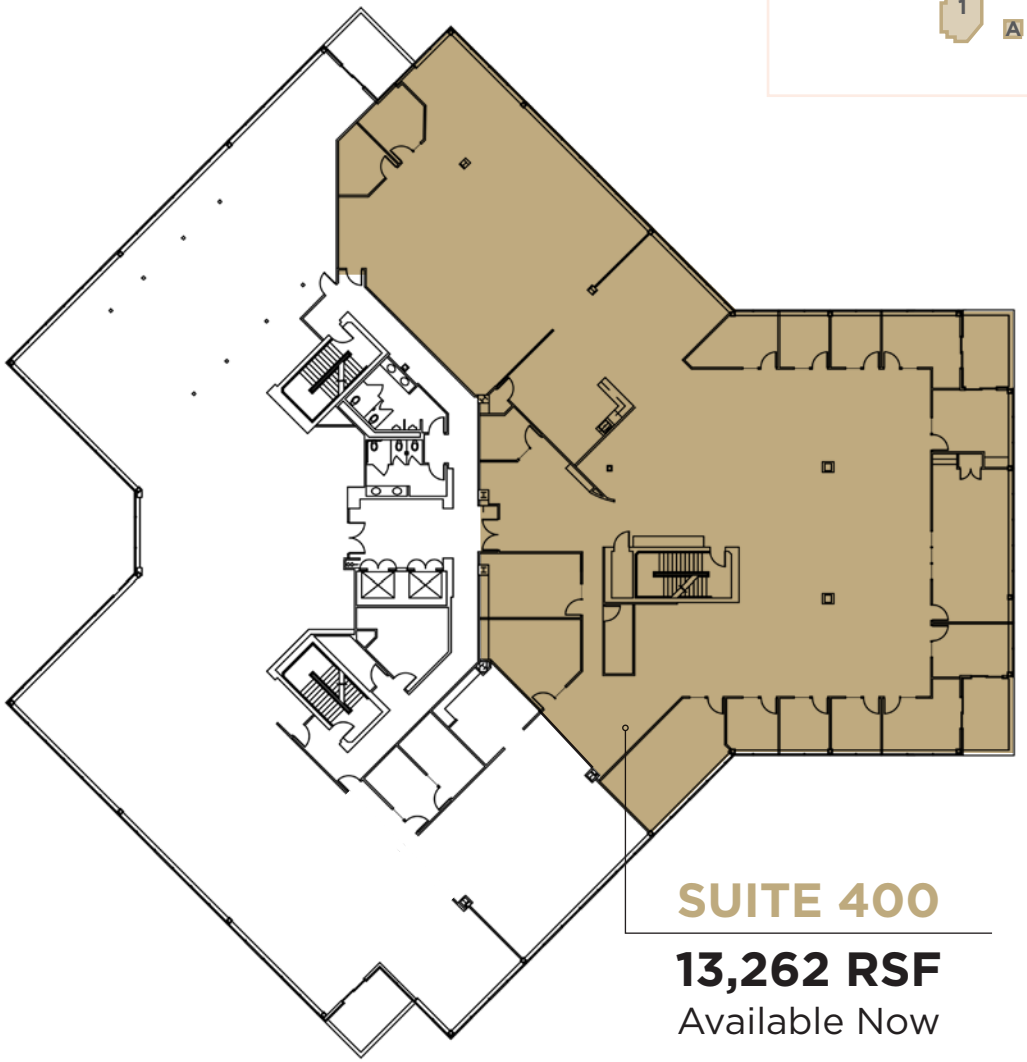
Available Now

PLAZA
YARROW BAY

BUILDING TWO | 10230 NE Points Drive

FLOOR 4





SUITE 400

13,262 RSF
Available Now

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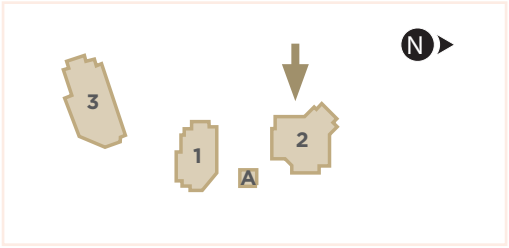
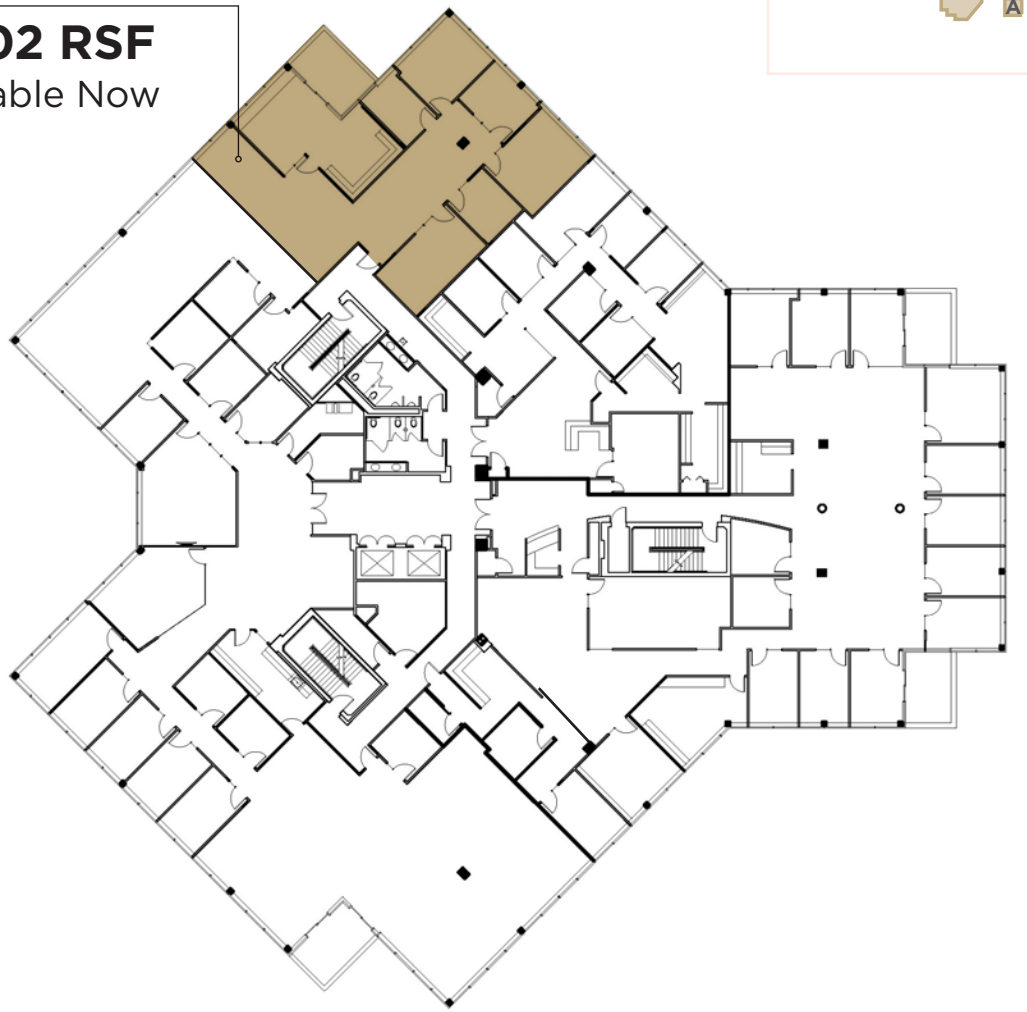
BUILDING TWO | 10230 NE Points Drive

FLOOR 5



SUITE 540

3,002 RSF
Available Now



PLAZA
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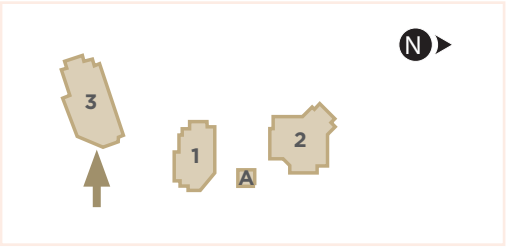
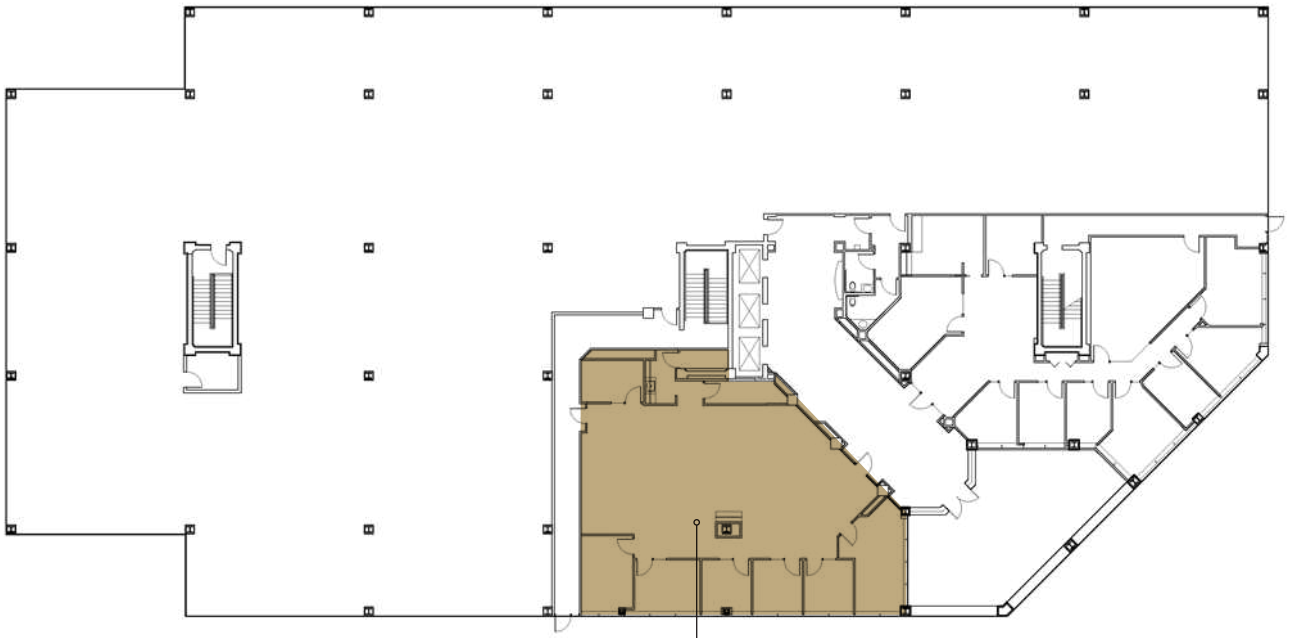
BUILDING THREE | 10210 NE Points Drive

FLOOR 1





SUITE 100

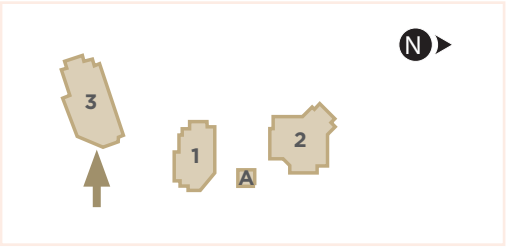
2,997 RSF

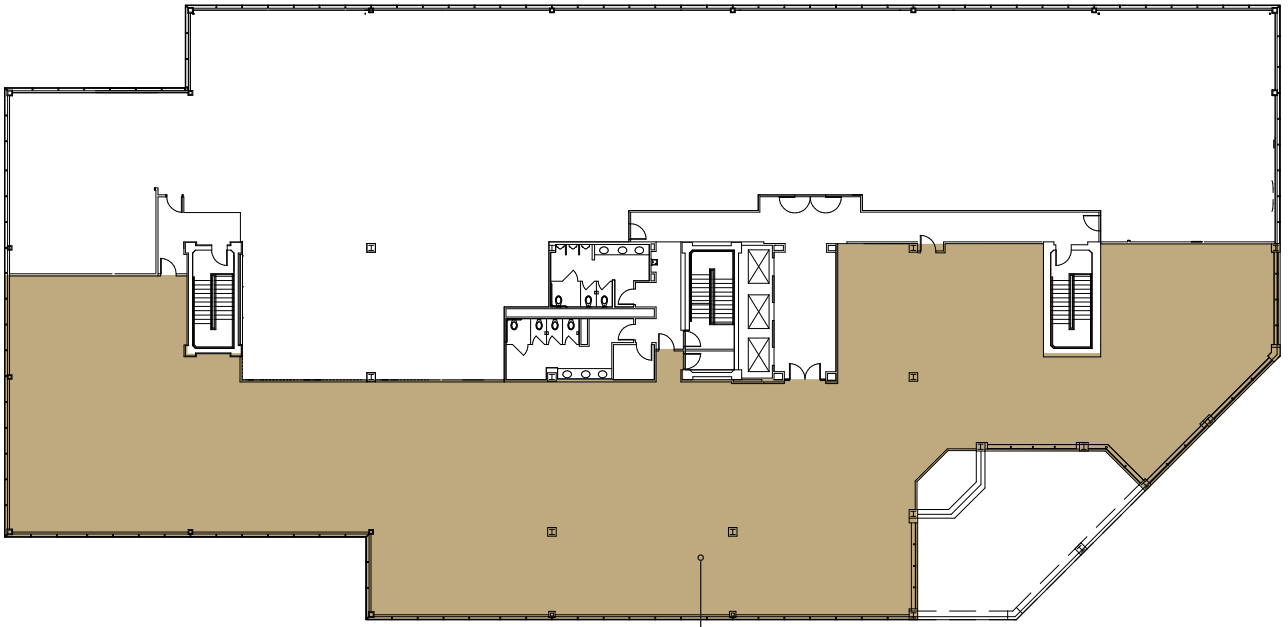
Available 12/1/2026

PLAZA
YARROW BAY

BUILDING THREE | 10210 NE Points Drive

FLOOR 2





SUITE 220

12,323 RSF

Available Now

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