

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

DAN HARDEN

Senior Managing Director
425.362.1393
dan.harden@nmrk.com

VIN MAXWELL

Associate
206.639.7030
vin.maxwell@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	 Suite 204 Virtual Tour

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
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

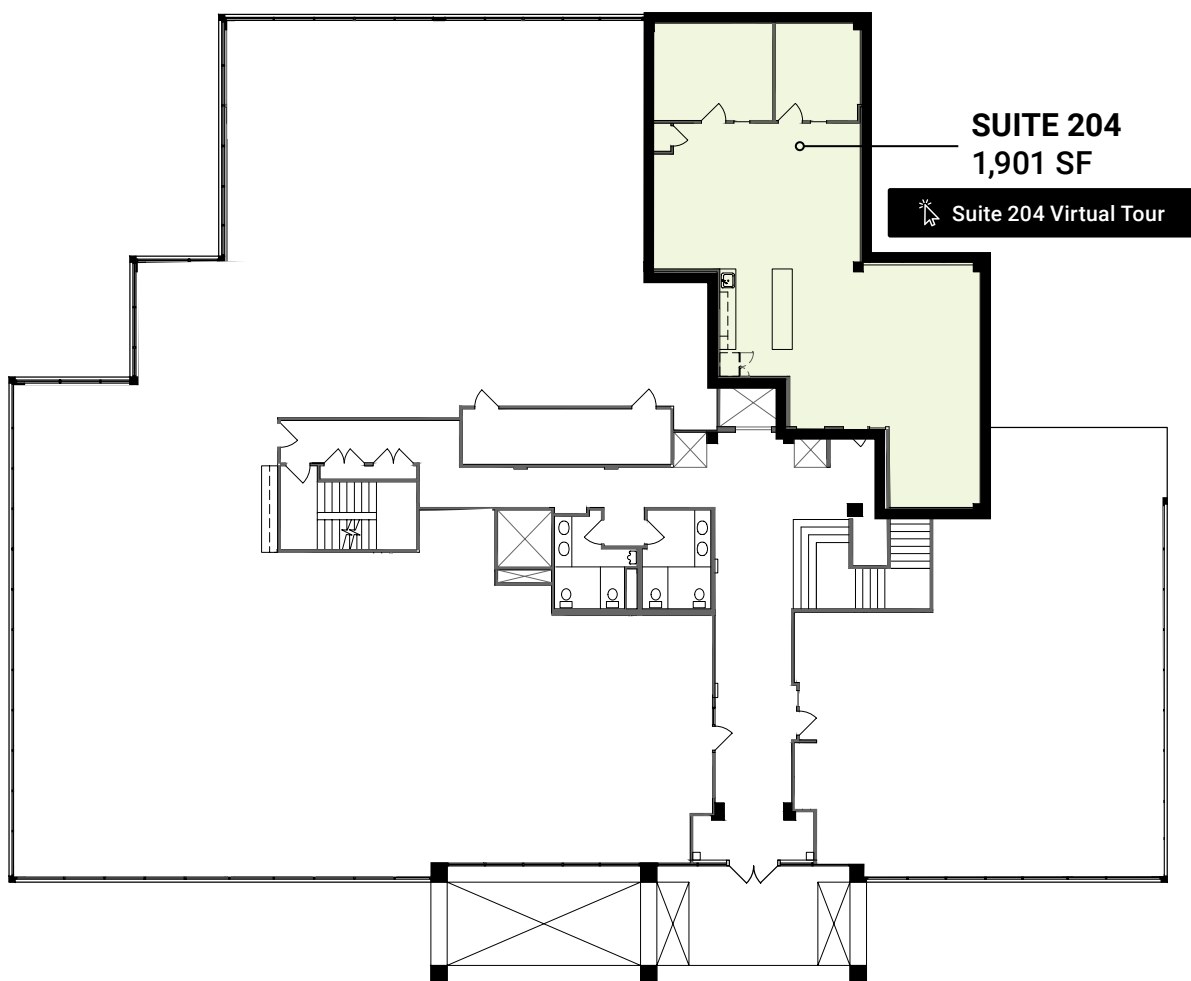
Suite	Available SF	Rental Rate	Comments	Virtual Tour
205	4,307 SF	Call For Rate	Available Now	 Suite 205 Virtual Tour

Exterior refresh with new paint & lobby renovations

FACT SHEET

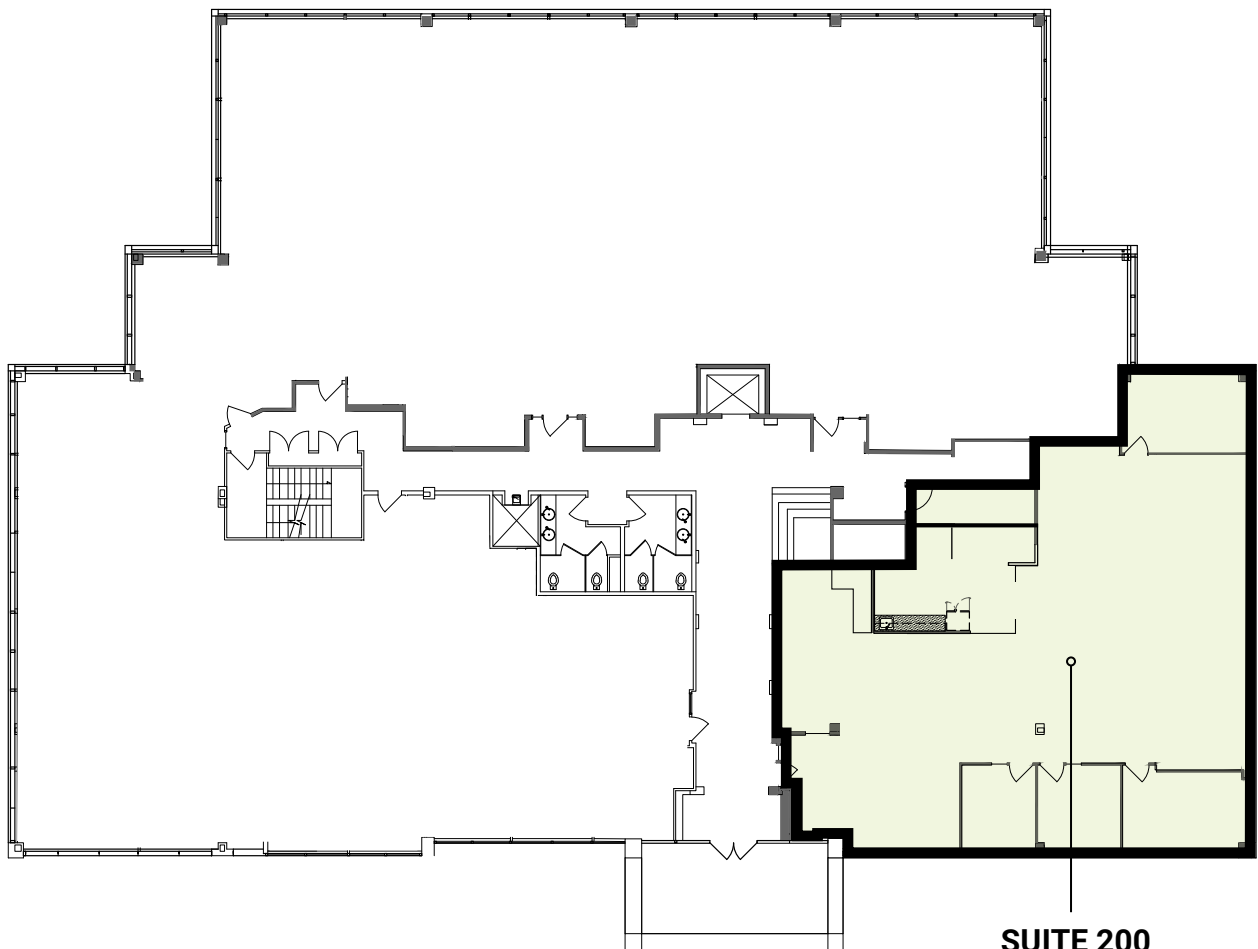
Property Addresses	4010-4040 Lake Washington Blvd NE, Kirkland, WA
Campus Size	131,053 SF
Load Factor	15.3%
Floors	3 stories (1 floor covered parking)
Parking	3.3 / 1,000 SF; 313 surface parking stalls; 116 under building parking stalls. Under building parking stalls charged at \$85/stall/month.
LEED	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.

AVAILABILITY - BUILDING 4010
SECOND FLOOR



AXIS
KIRKLAND

AVAILABILITY - BUILDING 4020
SECOND FLOOR



SUITE 200
3,379 SF

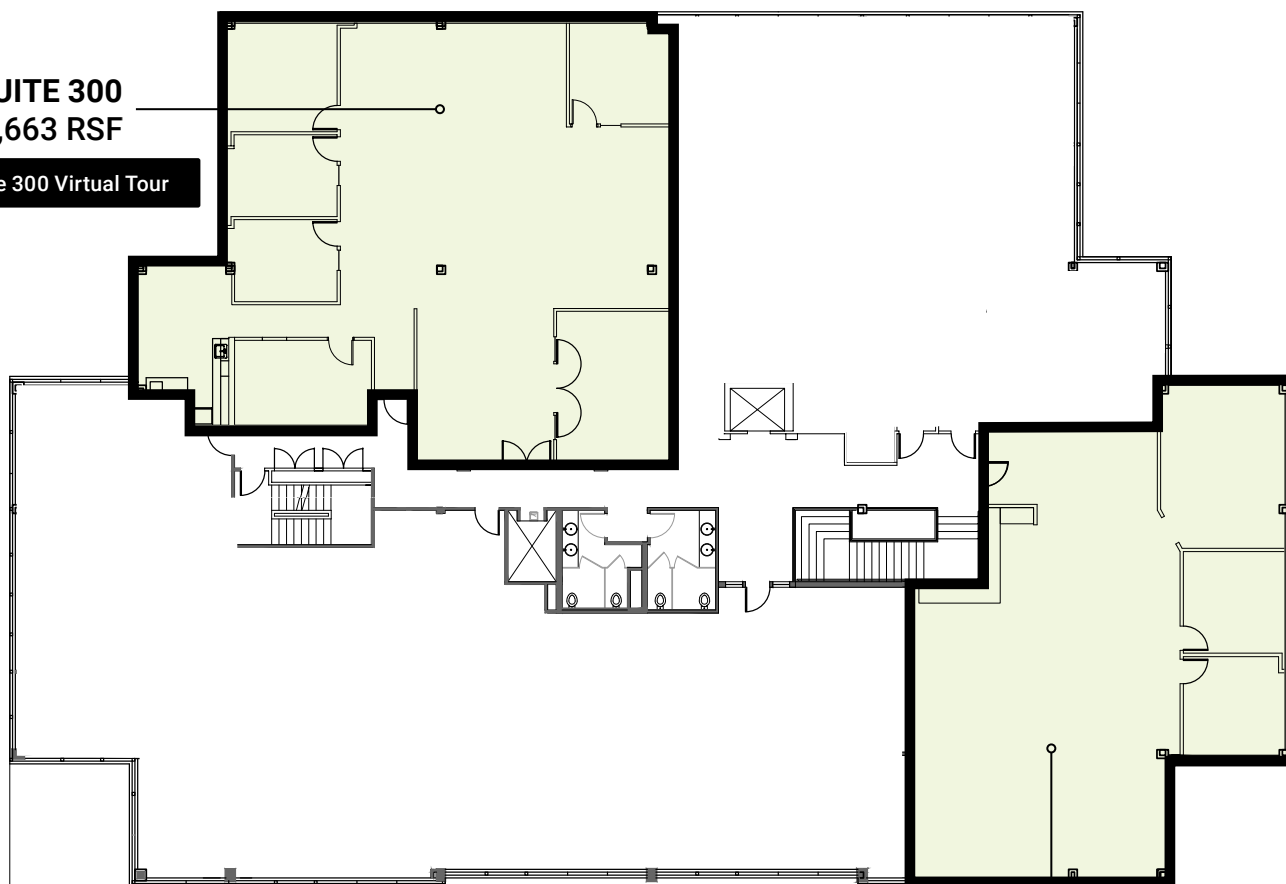
 [Suite 200 Virtual Tour](#)

NEWMARK

AVAILABILITY - BUILDING 4020
THIRD FLOOR

SUITE 300
3,663 RSF

 [Suite 300 Virtual Tour](#)



SUITE 312
2,751 SF

 [Suite 312 Virtual Tour](#)

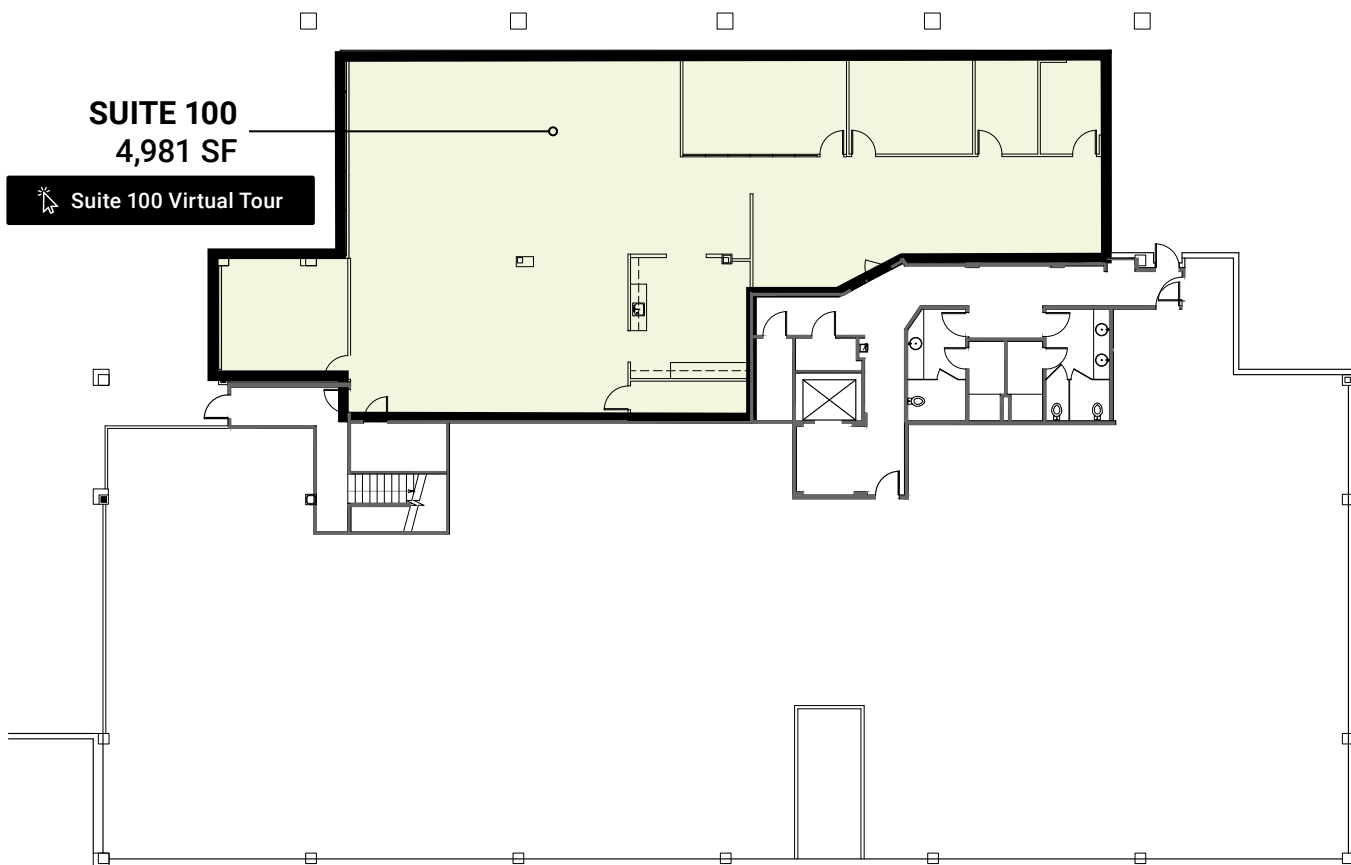
AXIS
KIRKLAND

SUMMIT FUNDING INC.
THE HOME LOAN EXPERTS

AVAILABILITY - BUILDING 4030 FIRST FLOOR

SUITE 100
4,981 SF

 [Suite 100 Virtual Tour](#)



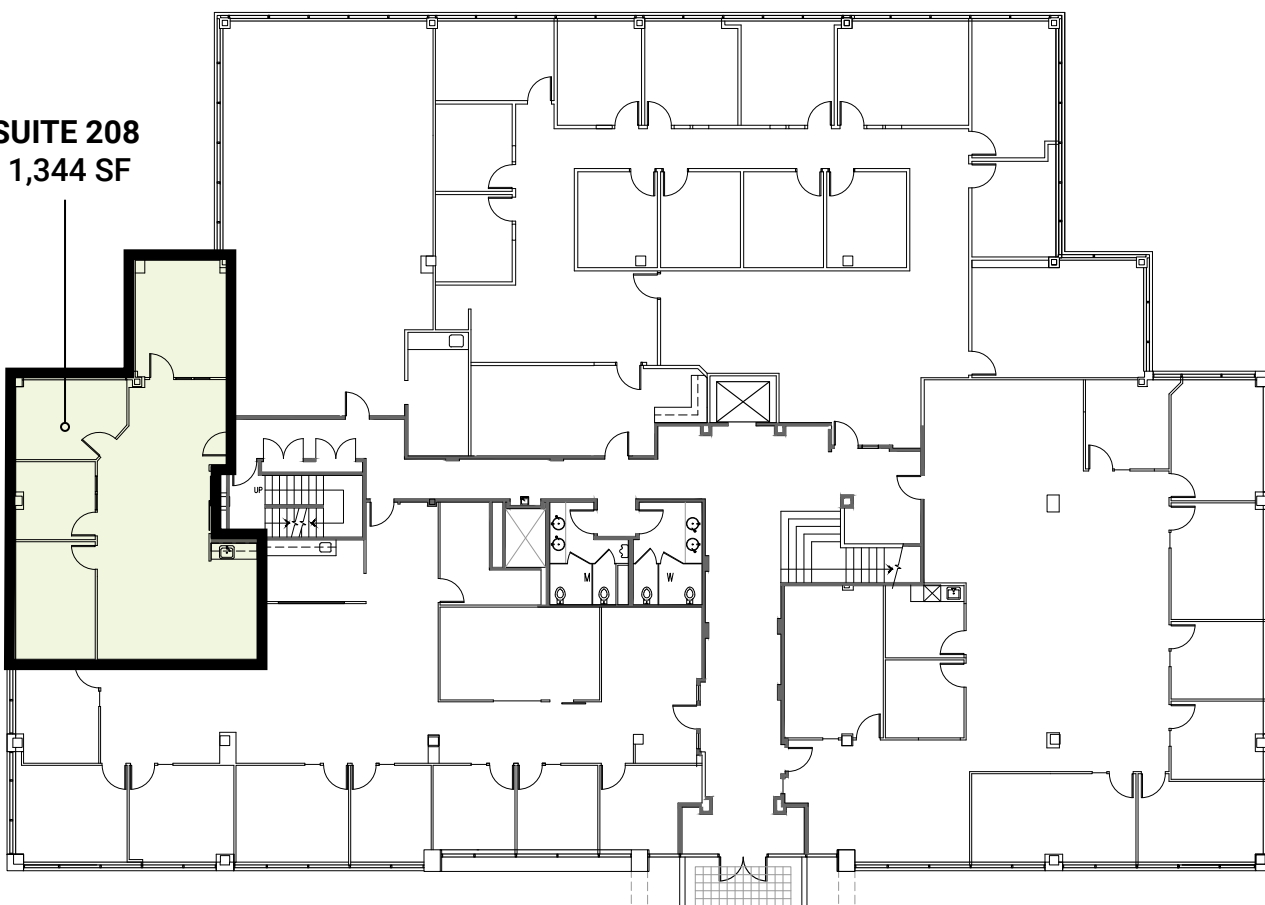
NEWMARK

AXIS
KIRKLAND

SUMMIT FUNDING, INC.
THE HOME LOAN EXPERTS

AVAILABILITY - BUILDING 4030 SECOND FLOOR

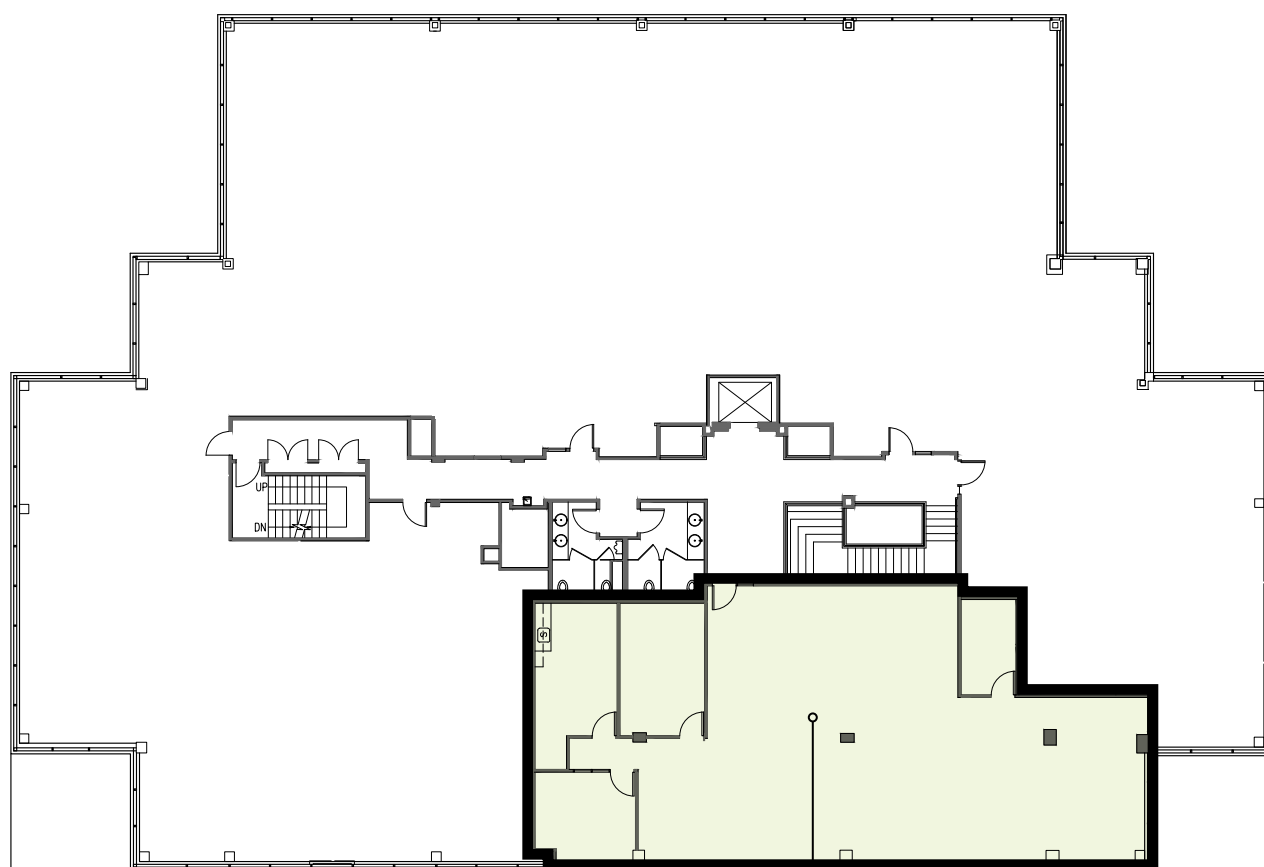
SUITE 208
1,344 SF



NEWMARK

AXIS
KIRKLAND

**AVAILABILITY - BUILDING 4030
THIRD FLOOR**



**SUITE 310
2,840 SF**

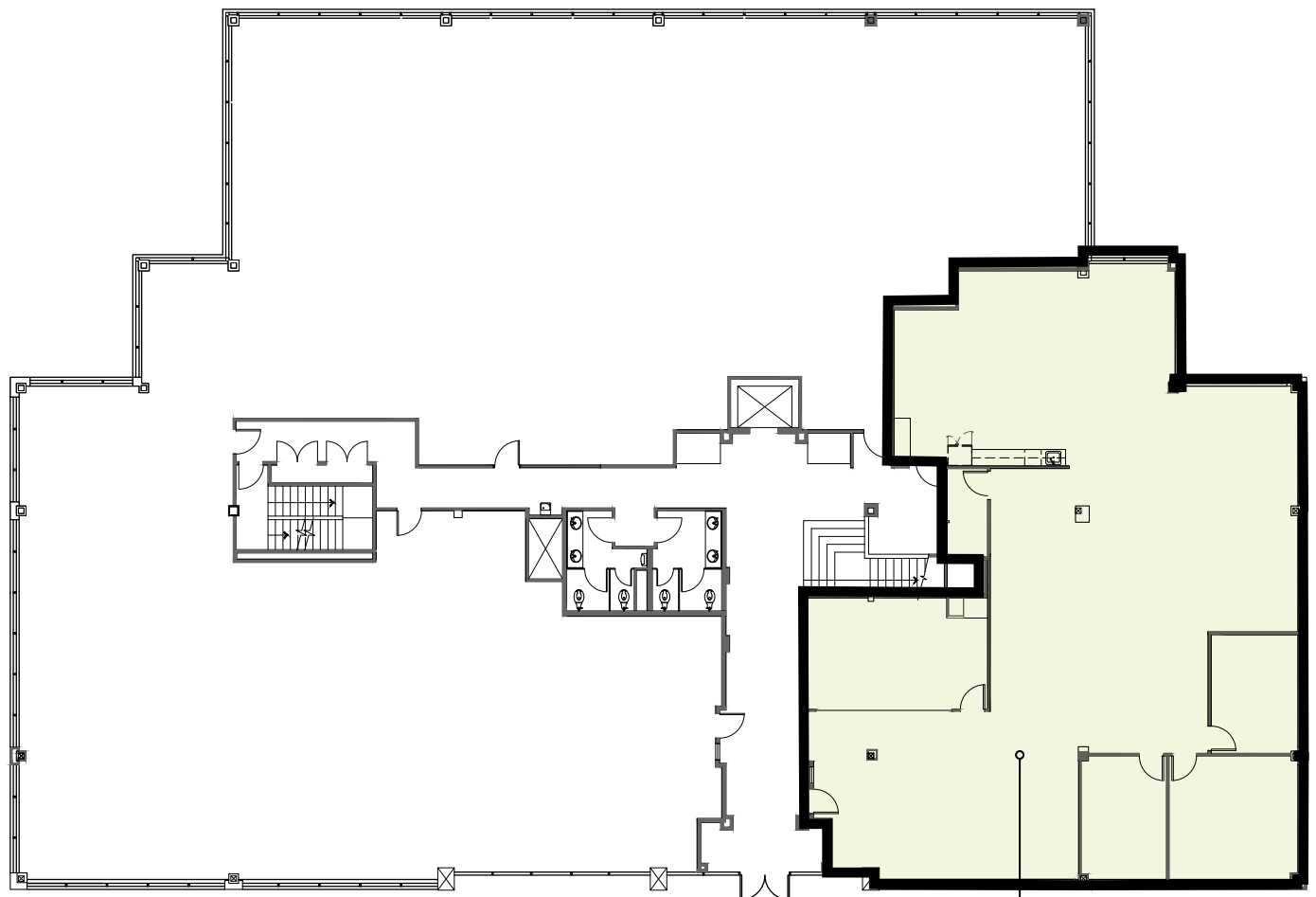
 [Suite 310 Virtual Tour](#)

NEWMARK

AXIS
KIRKLAND



AVAILABILITY - BUILDING 4040 SECOND FLOOR



SUITE 205
4,307 SF

 [Suite 205 Virtual Tour](#)

NEWMARK

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



NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 9597332999 05/2026

AXIS
KIRKLAND