

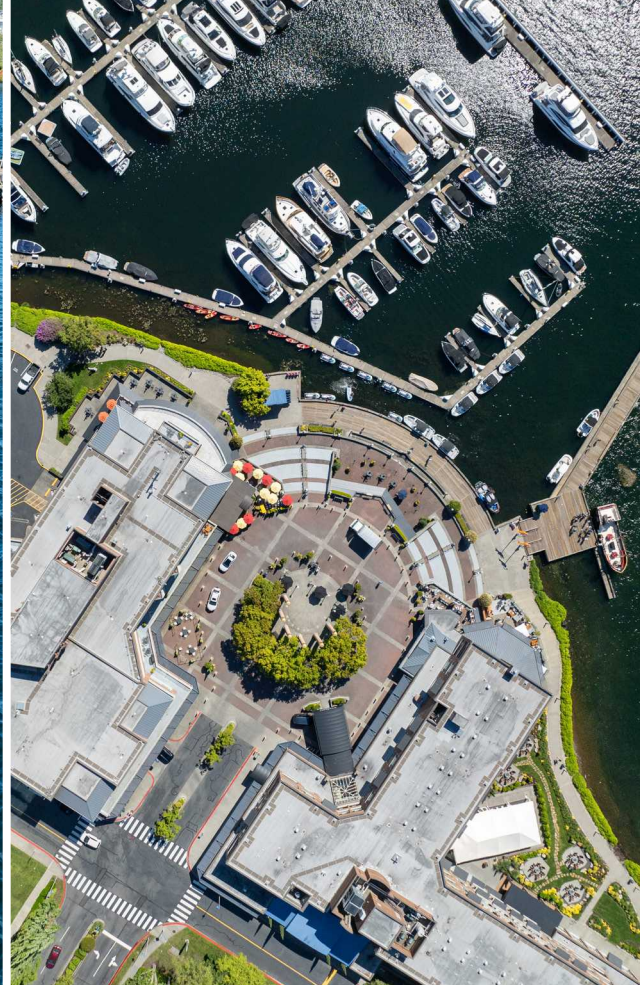
CARILLON POINT

BRODERICK
GROUP

*1000-6000 Carillon
Point Kirkland, WA*



*Work, Dine,
Stay, Play*



CARILLON

POINT






A POINT OF
DISTINCTION

carillonpoint.com



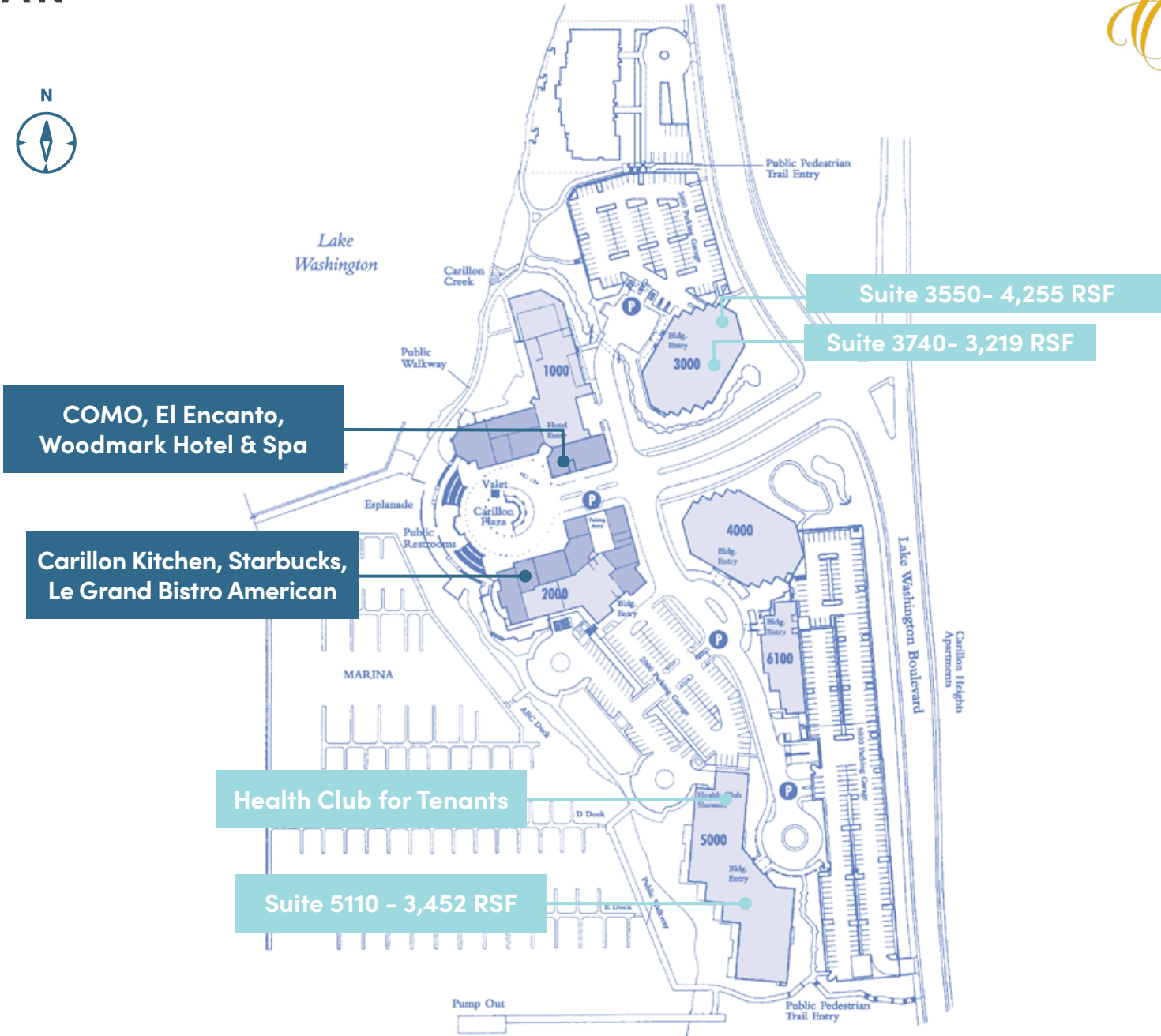
SPACE AVAILABILITIES



VIRTUAL TOUR	FLOOR PLAN	BUILDING/ FLOOR / SUITE	SIZE	DATE AVAILABLE	RENTAL RATE	COMMENTS
		3000 / Floor 5 / Suite 3550	4,255 RSF	Now	\$49.50 / RSF, NNN	Double door lobby exposure with high-end, modern finishes. Mix of conference, office, and phone rooms. Plentiful natural light. SUITE 3550 - VIRTUAL TOUR AVAILABLE
		3000 / Floor 7 / Suite 3740	3,219 RSF	8/1/26	\$49.50 / RSF, NNN	Penthouse suite with double-door lobby exposure, views of downtown Kirkland, direct access to outdoor deck, full height exterior glass windows for plentiful natural light. VIRTUAL TOUR AVAILABLE
		5000 / Floor 1 / Suite 5110	3,452 RSF	1/1/2027	\$54.00 / RSF, NNN	Water-facing suite with private patio and direct access to the marina and boardwalk.



SITE PLAN



The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



FACT SHEET

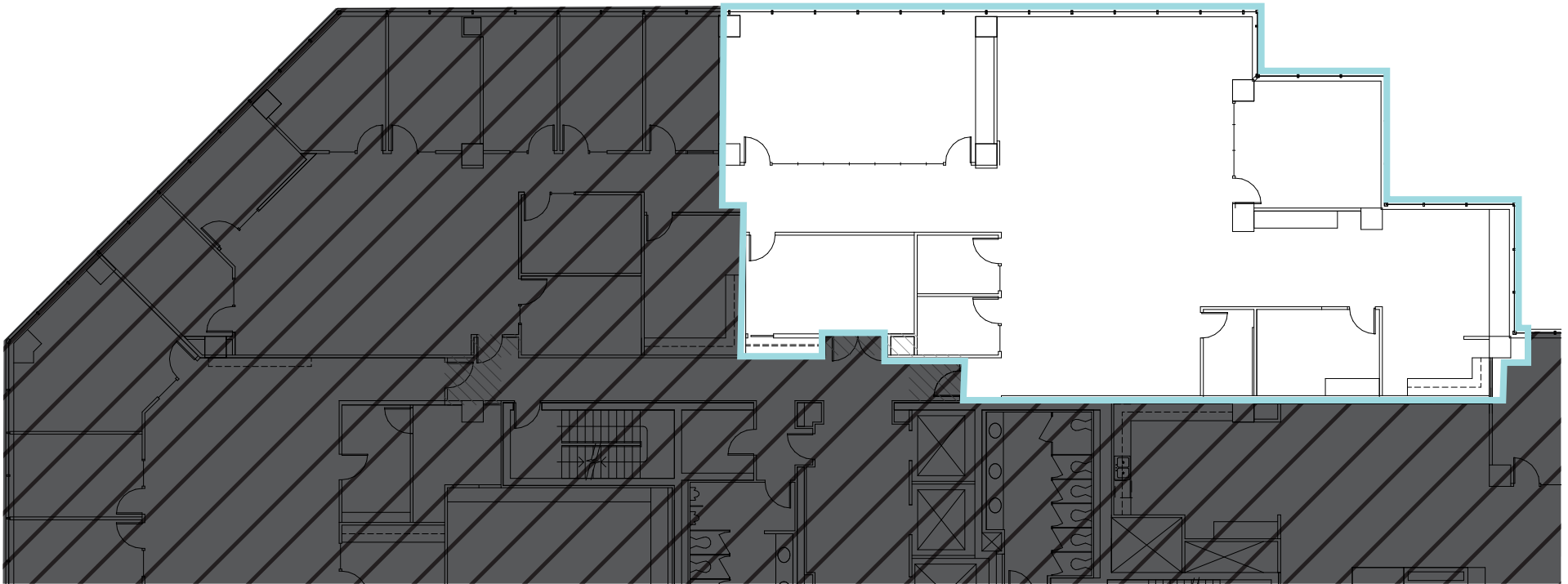
RENTAL RATES:	\$49.50 - \$54.00/RSF, NNN
2026 EST. OPEX:	\$20.87/SF - \$21.14/RSF
PARKING:	3.75 stalls for every 1,000 square feet of usable area at current rate of \$240/stall per month, plus tax.
LOCATION:	Spectacular waterfront location on Lake Washington. Panoramic views of Lake Washington, Olympic mountains and Seattle skyline. Waterfront trails, public dock and a large plaza area provide opportunities to take advantage of this beautiful 31-acre property.
RESTAURANTS AND RETAIL:	COMO, El Encanto, Carillon Kitchen, Le Grand 'Bistro Americain,' in addition to the four-star Woodmark Hotel & Spa, full-service Post Office, fitness consultants and classes, auto detail services, hair salon, fine art gallery and various retail shops.
ATHLETIC FACILITY:	Brand new health club including cardio, weights, and a yoga studio opening summer 2026. The facility is located among the retail in the 2000 building in Carillon Point's iconic courtyard. The health club will be available exclusively to office tenants and hotel guests.
HOTEL/ CONFERENCE FACILITIES:	The Woodmark Hotel & Spa is rated both a Four Diamond and Four Star property and has been named Seattle's best overall hotel. The hotel provides convenient conference facilities of varying sizes, as well as the Eastside's premier location for out of town clients/visitors.
MARINA:	200+ slip public marina - priority to office tenants. Boat and watercraft rentals available on site.
LOAD FACTORS:	13% - 25%; varies by building and floor.
FIBER OPTICS/ TELECOMM:	There are currently six fiber optic providers (Ziplay, Comcast, XO Communication, Qwest, Integra and AT&T) to the project.
SECURITY SYSTEM:	Programmable computer controlled card access security system, 24-hour radio-equipped security force with closed circuit TV surveillance of public areas.
HVAC:	Chilled water, variable air volume system with constant outside air volume for excellent interior air quality. Zone capacity averages 1 zone per 800 square feet.
STORAGE:	On-site storage from 50 - 200 SF.
MANAGEMENT/ OWNERSHIP:	One of the few Class "A" projects on the Eastside that is not "institutionally" owned, the ownership/ management office is centrally located in the project on the ground floor of the 4000 Building. Broderick Group 425.646.3444 broderickgroup.com
LEASING:	Paul Sweeney 425.646.5225 sweeney@broderickgroup.com Jeff Livingston 425.274.4288 livingston@broderickgroup.com
WEBSITE:	carillonpoint.com



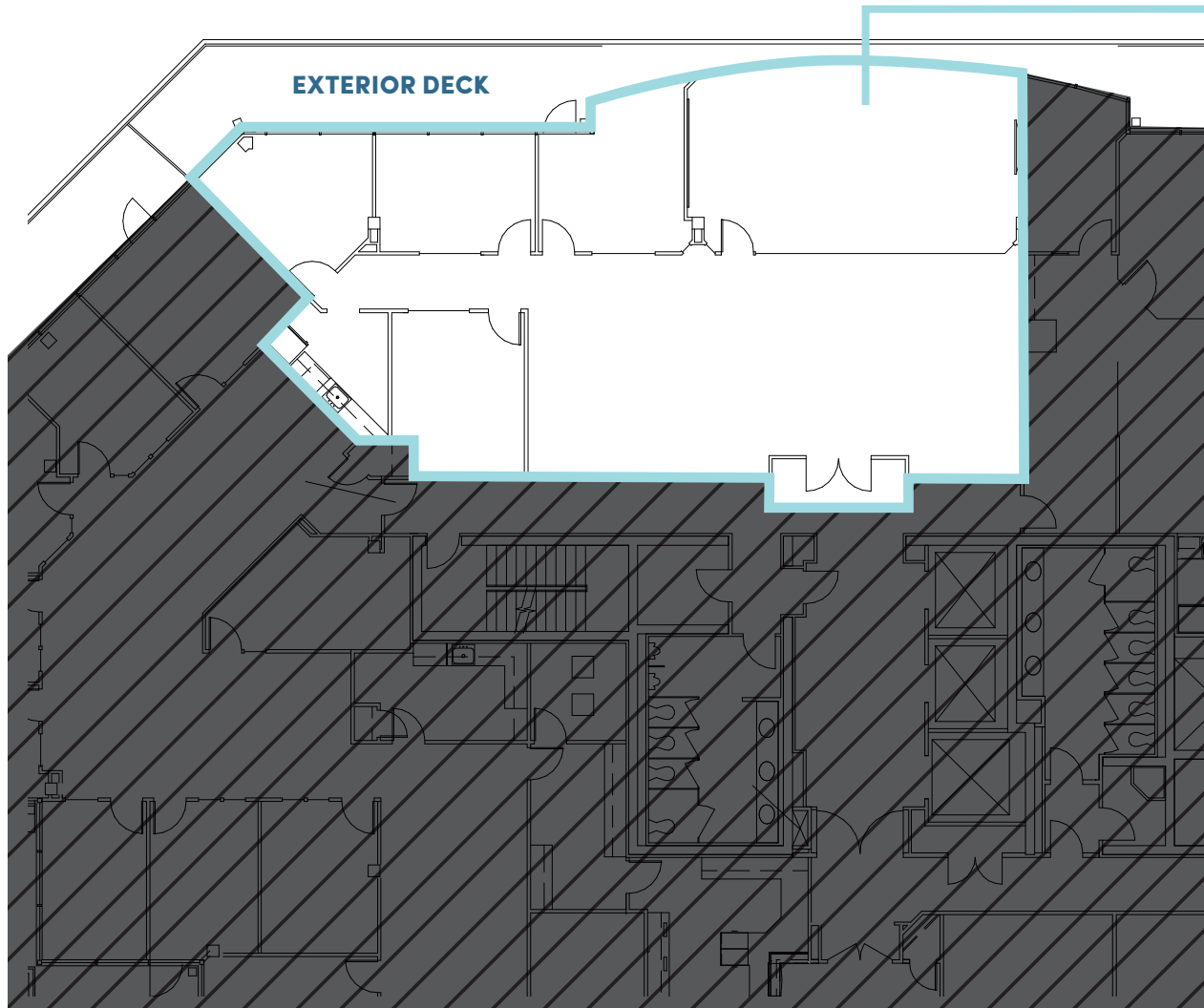
SUITE 3550 4,255 RSF

- Double door lobby exposure
- High-end, modern finishes
- Mix of conference, office, and phone rooms
- Plentiful natural light

[View Virtual Tour](#)



SUITE 3740 3,219 RSF

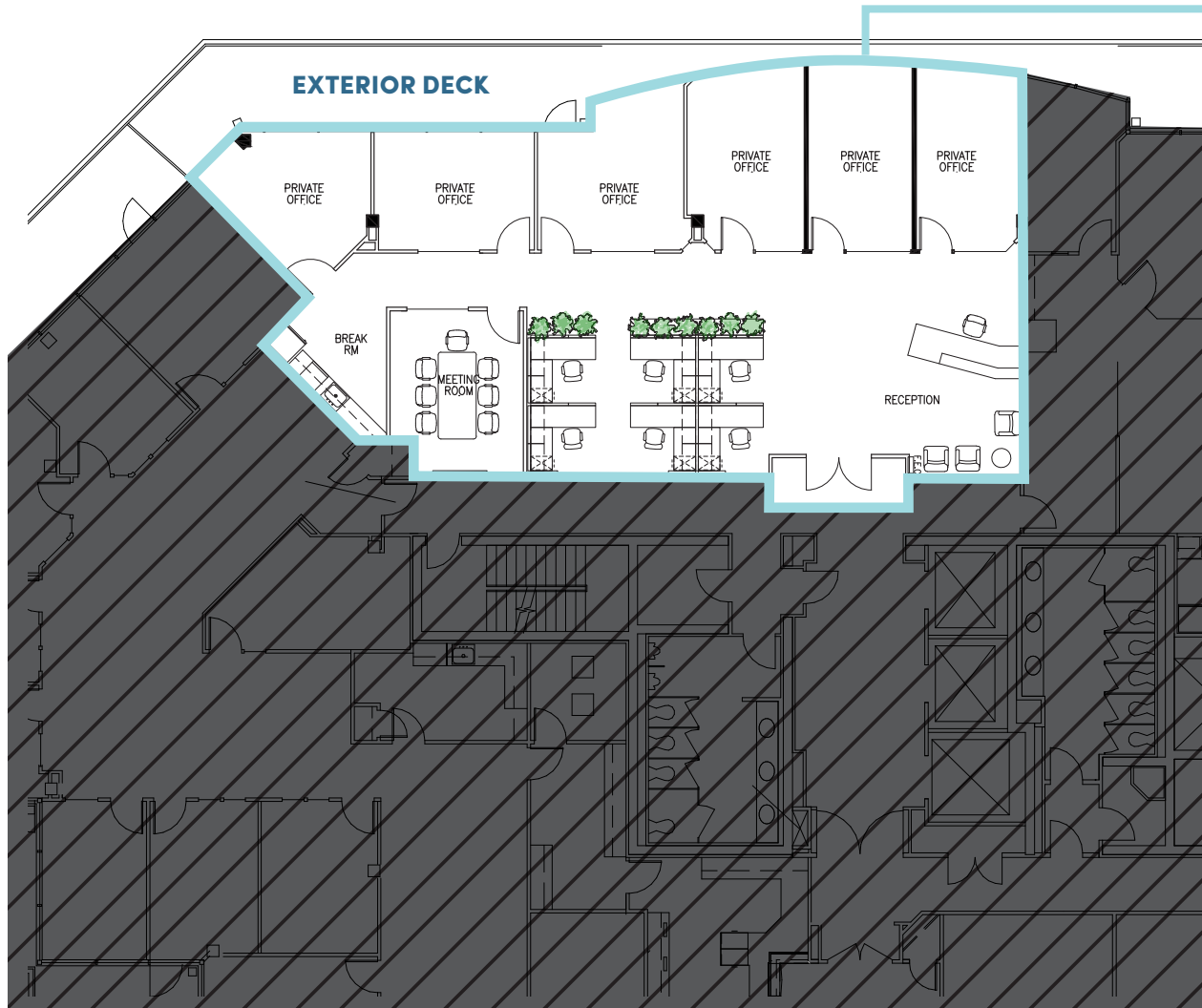


- Penthouse suite with double-door lobby exposure
- Views of downtown Kirkland
- Direct access to outdoor deck
- Full height exterior glass windows for plentiful natural light

[▶ View Virtual Tour](#)



SUITE 3740 3,219 RSF



PROPOSED LAYOUT

- Penthouse suite with double-door lobby exposure
- Views of downtown Kirkland
- Direct access to outdoor deck
- Full height exterior glass windows for plentiful natural light



SUITE 5110 3,452 RSF

- Water-facing suite with private patio and direct access to the marina and boardwalk.

