

PLAZA
YARROW BAY



NEWMARK



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PLAZA
YARROW BAY

NEW TENANT AMENITY BUILDING

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



PLAZA
YARROW BAY

DOWNTOWN BELLEVUE

BELLEVUE WAY

7 MILES TO SEATTLE CBD

520

2 MILES TO BELLEVUE CBD

CROSS KIRKLAND CORRIDOR TRAIL

2 MILES TO DOWNTOWN KIRKLAND.

LAKE WASHINGTON BLVD

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.

PLAZA
YARROW BAY

CAMPUS FEATURES

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

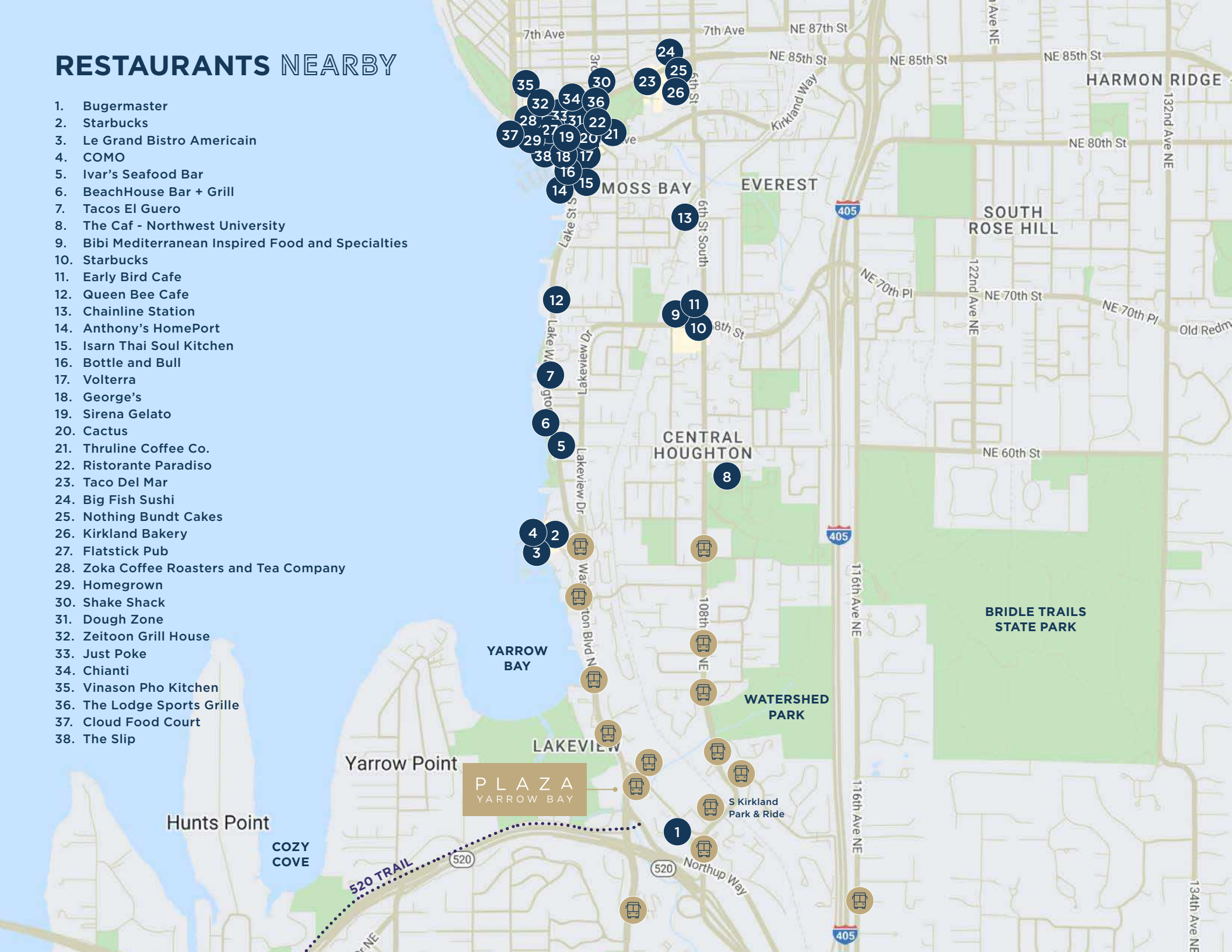
THOUGHTFULLY CURATED AMENITIES

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



LOBBY RENOVATIONS COMPLETE



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

520

BUILDING 3
10210 NE POINTS DRIVE

BUILDING 1
10220 NE POINTS DRIVE

BUILDING 2
10230 NE POINTS DRIVE

**NEW AMENITY
BUILDING**

**520 TRAIL
(CONNECTING TO SEATTLE)**

PLAZA
YARROW BAY



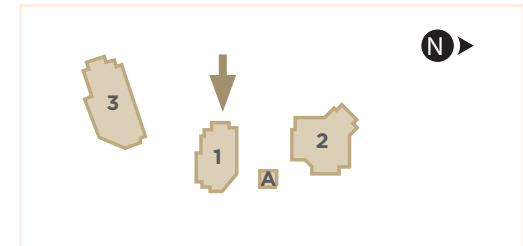
AVAILABILITY



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

BUILDING ONE | 10220 NE Points Drive

FLOOR 1



SUITE 100

10,437 RSF

Available 8/1/2026

SUITE 120

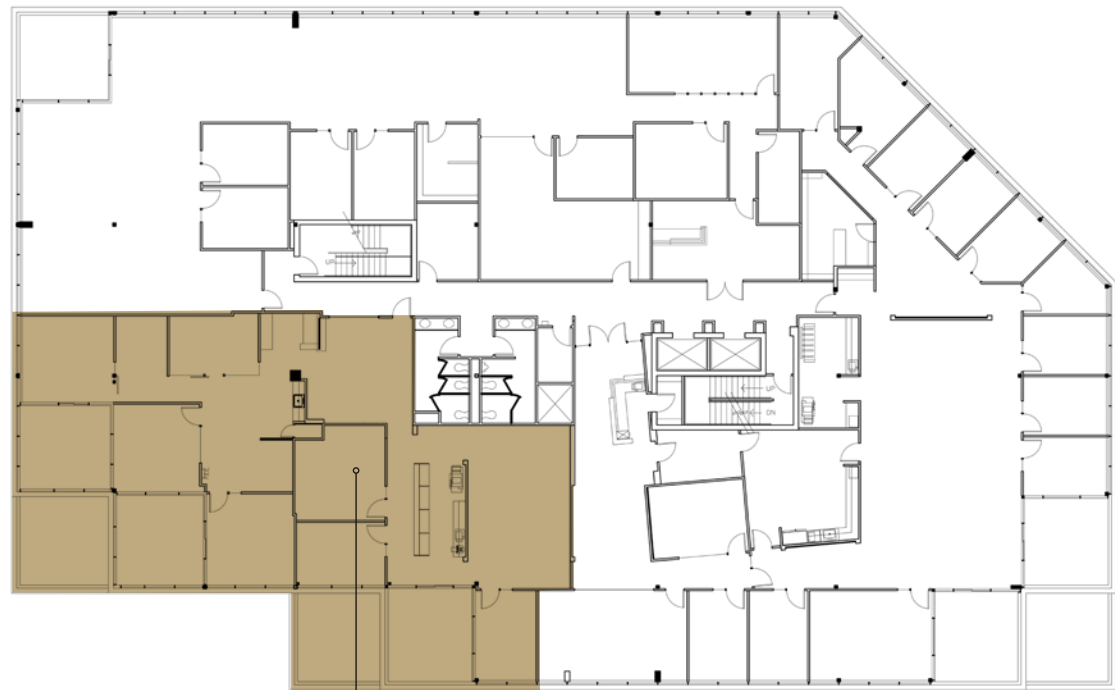
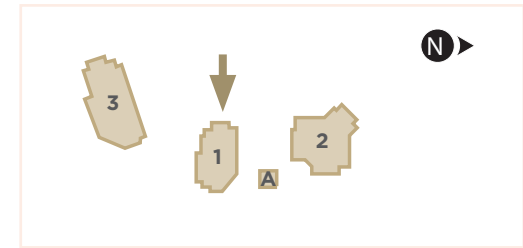
3,418 RSF

Available 6/1/2026



BUILDING ONE | 10220 NE Points Drive

FLOOR 3



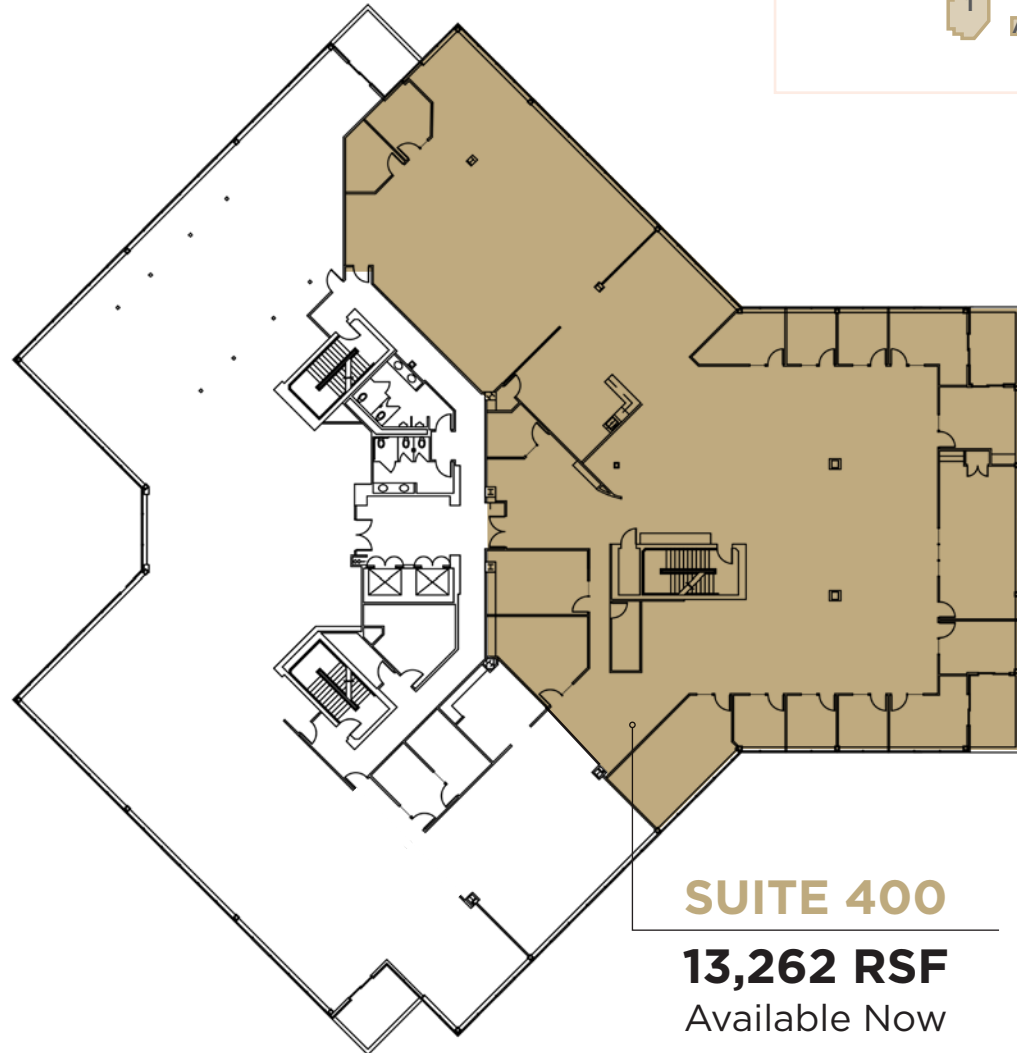
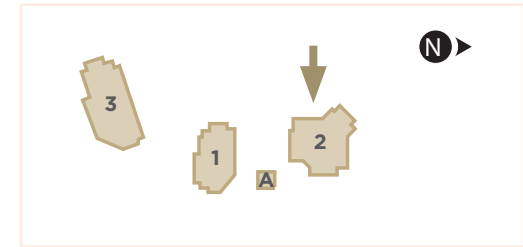
SUITE 315

4,389 RSF

Available Now

BUILDING TWO | 10230 NE Points Drive

FLOOR 4



SUITE 400

13,262 RSF

Available Now



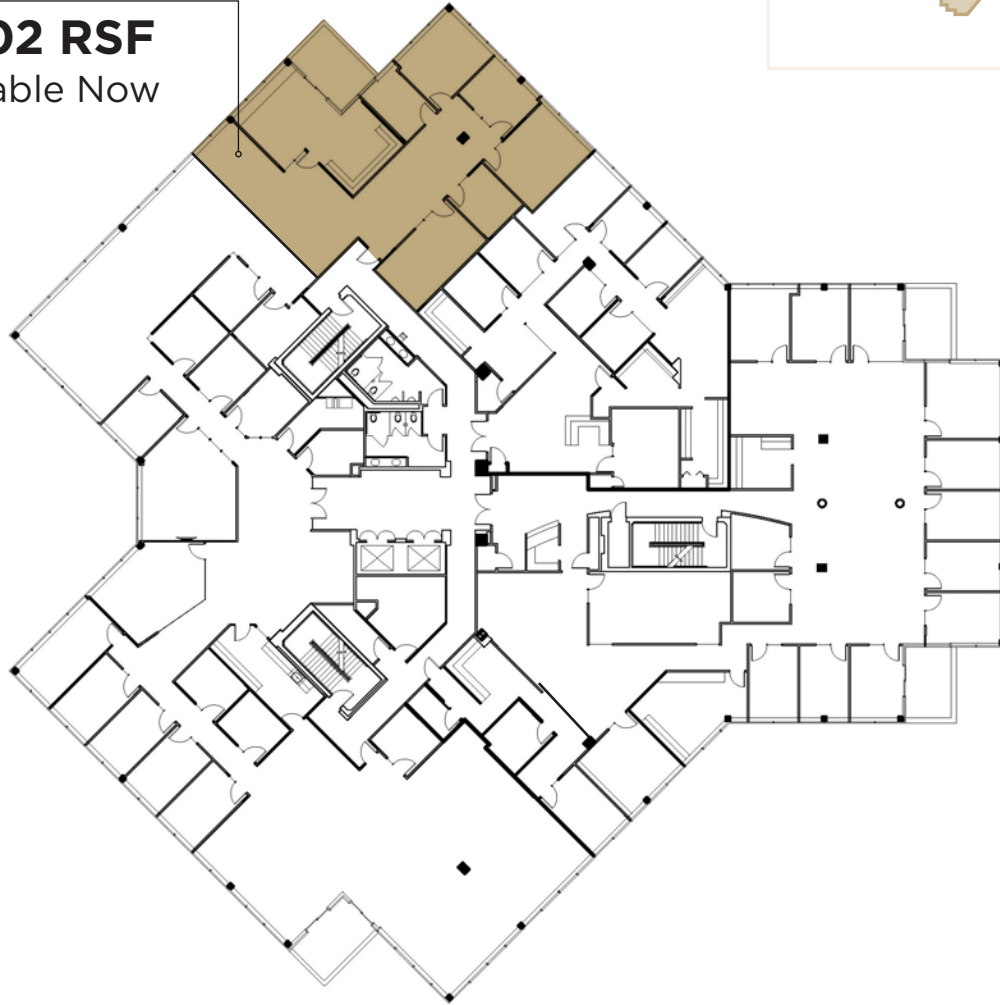
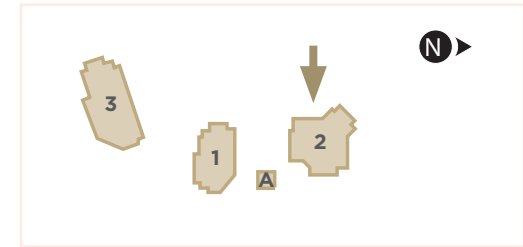
BUILDING TWO | 10230 NE Points Drive

FLOOR 5

SUITE 540

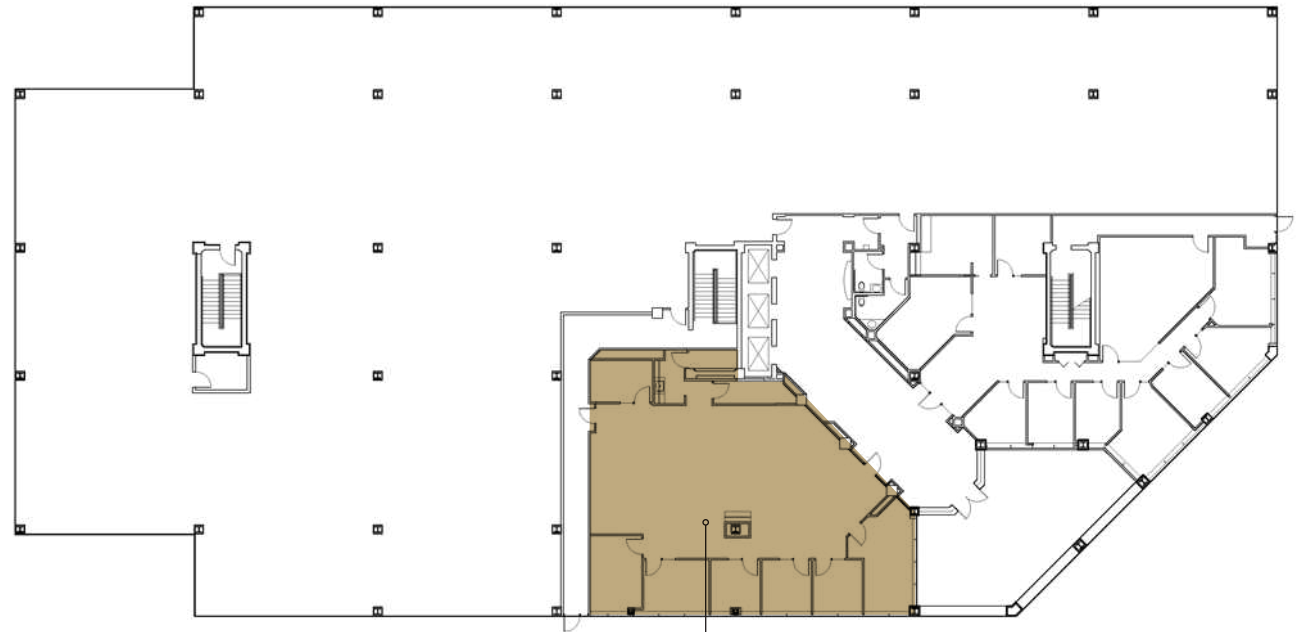
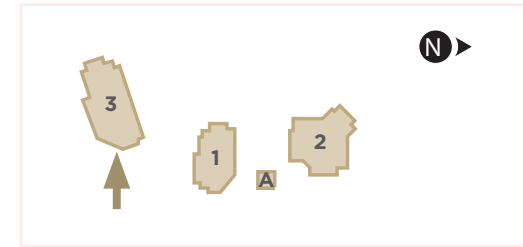
3,002 RSF

Available Now



BUILDING THREE | 10210 NE Points Drive

FLOOR 1



SUITE 100

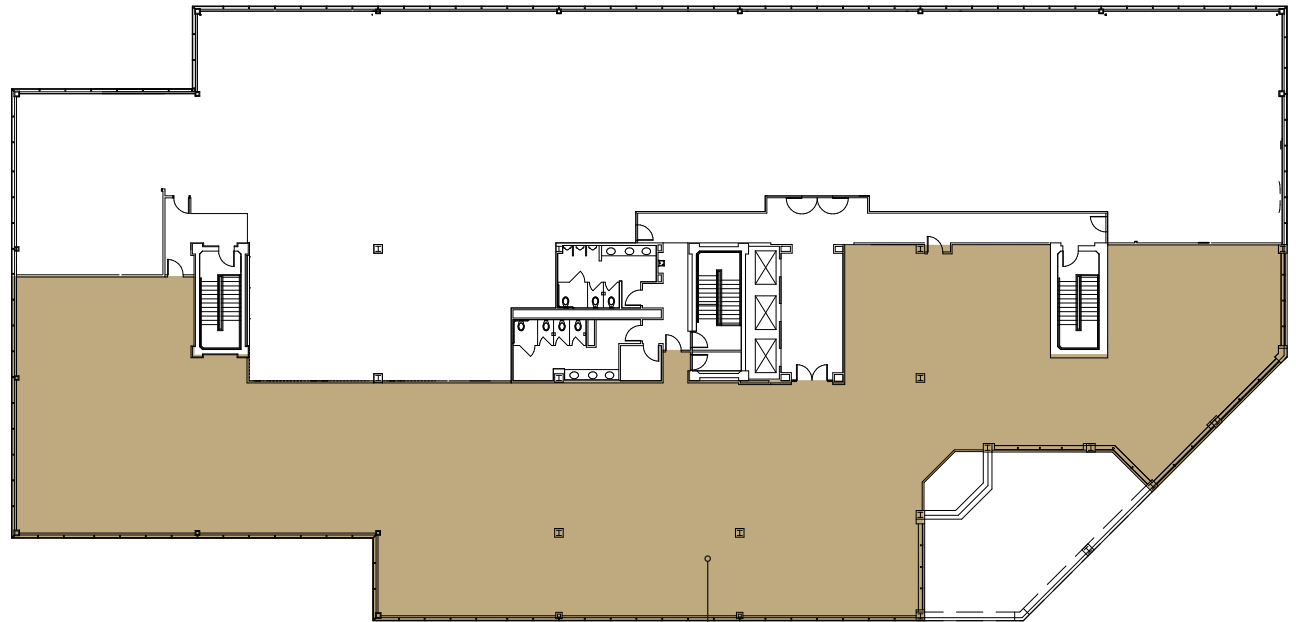
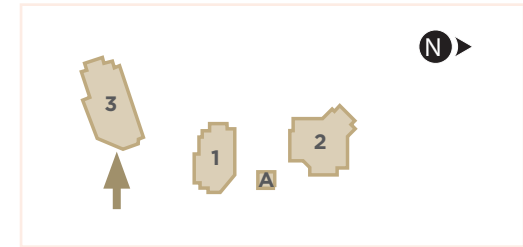
2,997 RSF

Available 12/1/2026



BUILDING THREE | 10210 NE Points Drive

FLOOR 2



SUITE 220

12,323 RSF

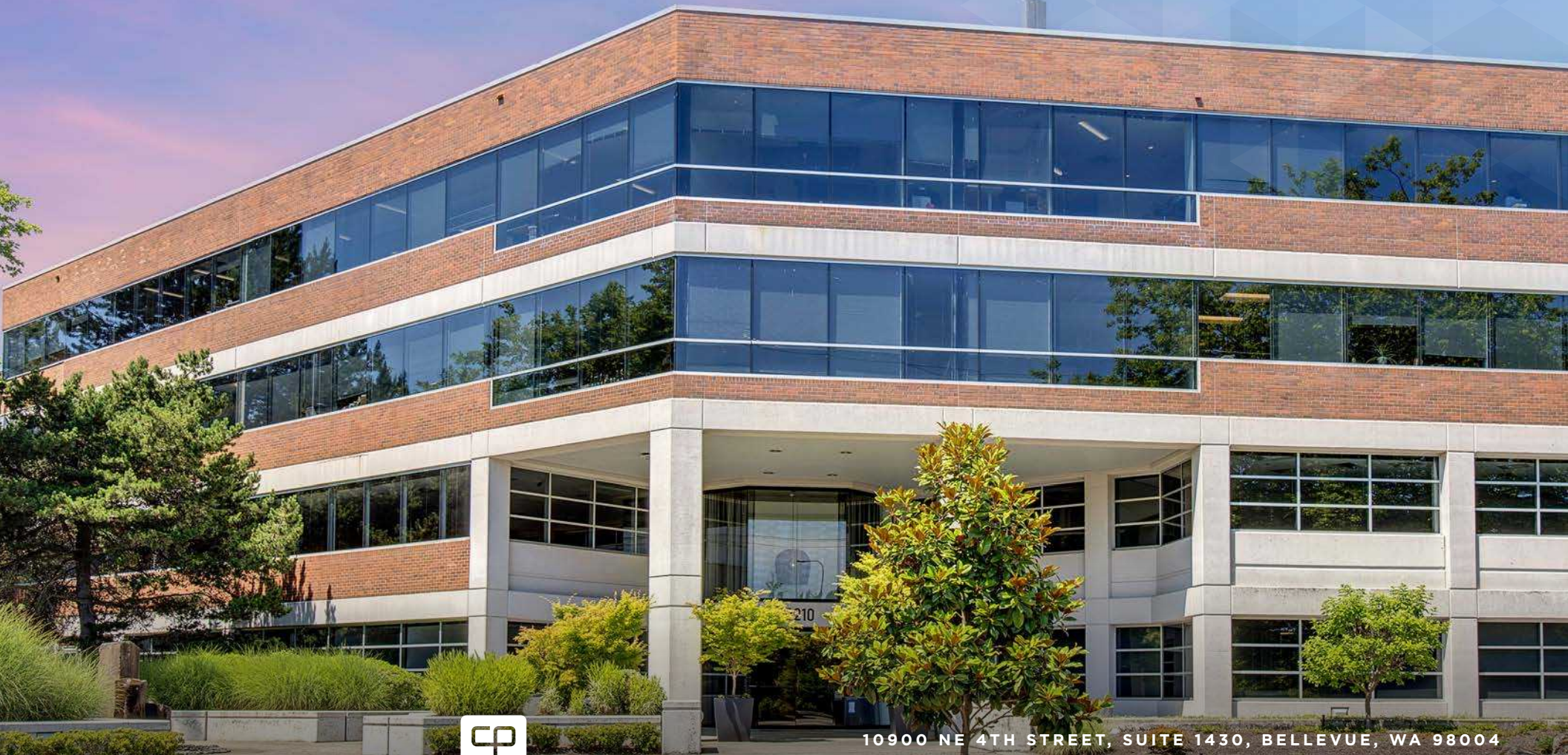
Available Now



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PLAZA
YARROW BAY



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