

PLAZA  
YARROW BAY



**NEWMARK**



CLARION  
PARTNERS

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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



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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.

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## 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

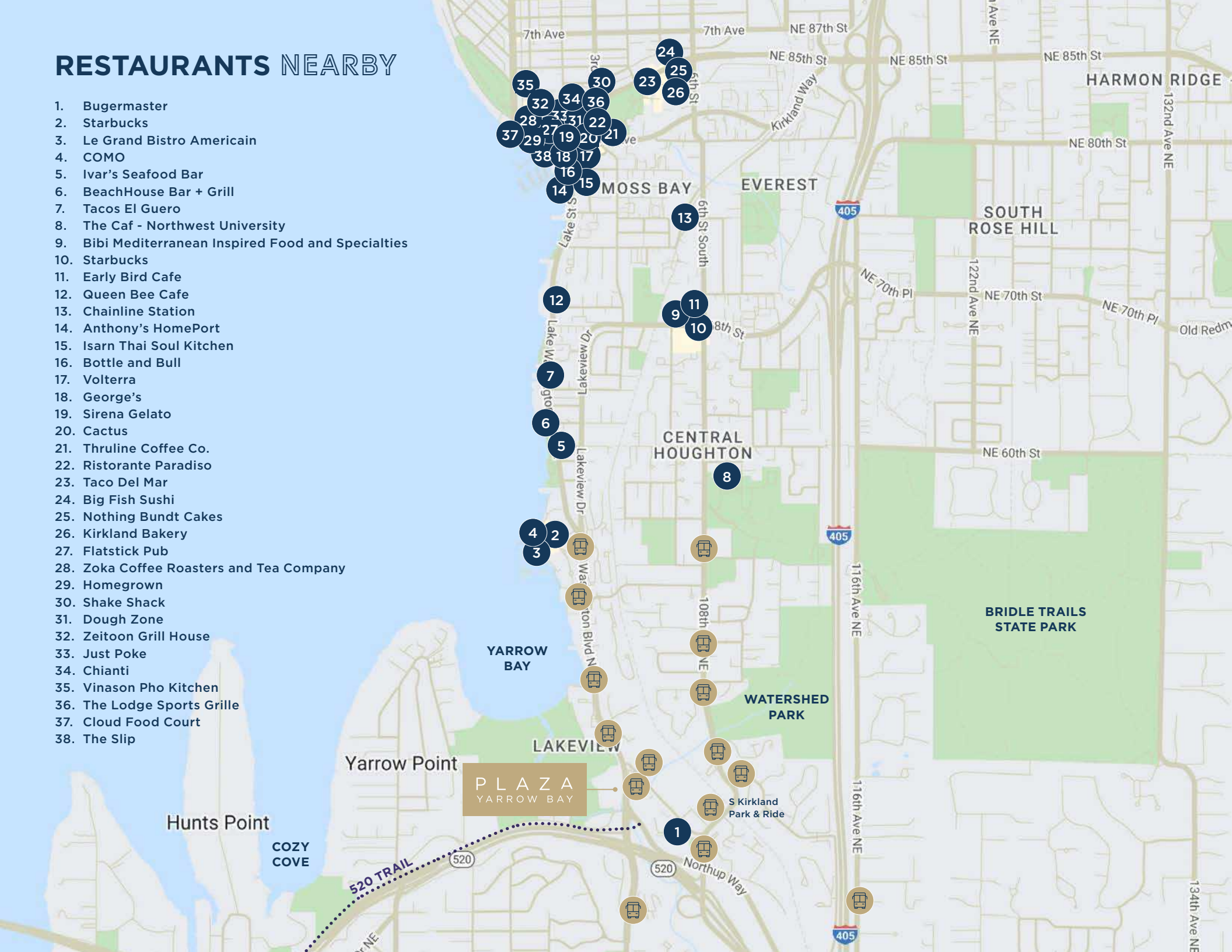
## THOUGHTFULLY CURATED AMENITIES

- 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)**

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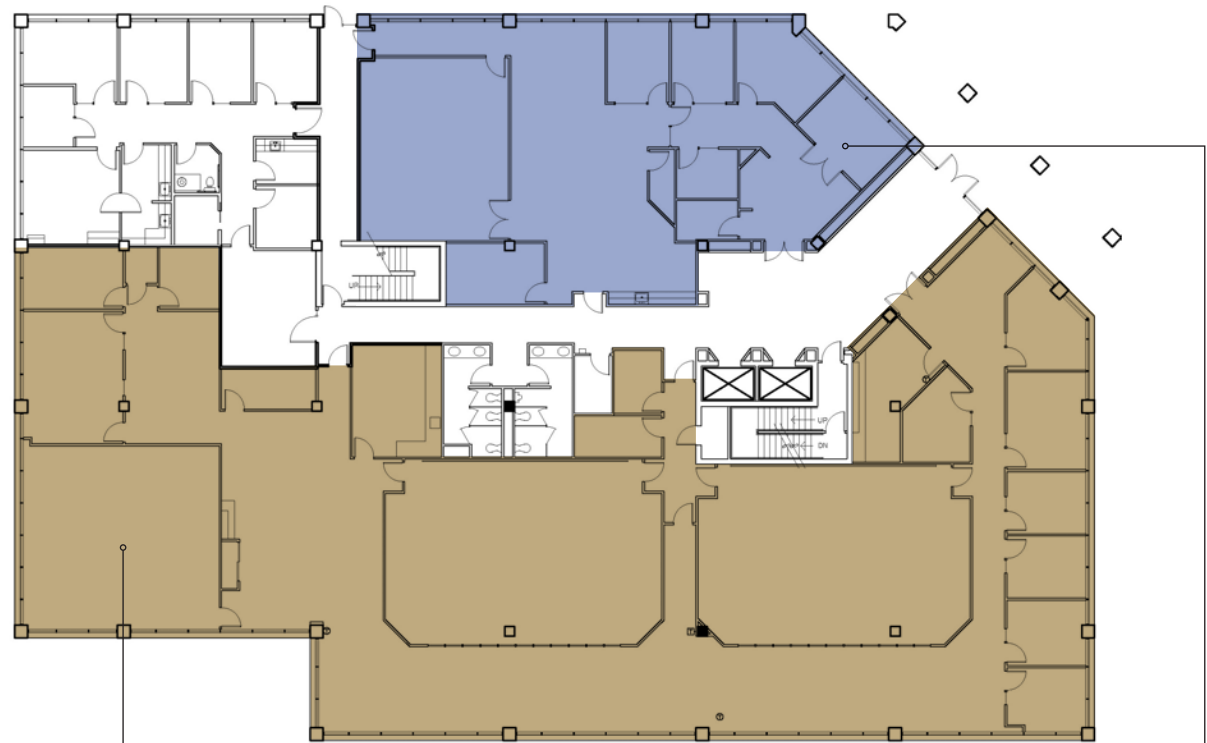
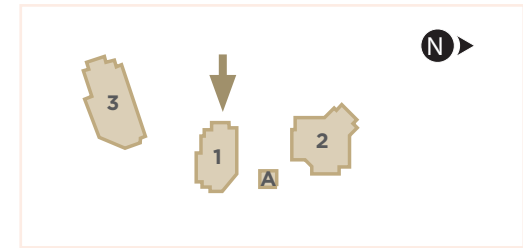
## AVAILABILITY



| 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          |

## BUILDING ONE | 10220 NE Points Drive

### FLOOR 1



**SUITE 100**

**10,437 RSF**

Available 8/1/2026

**SUITE 120**

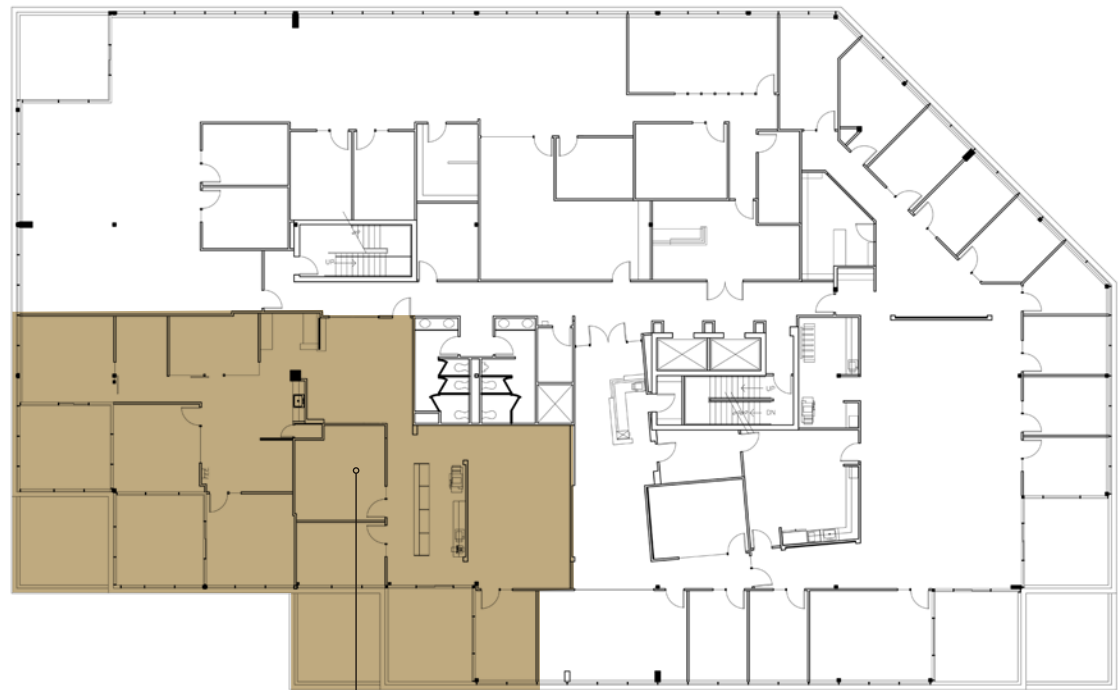
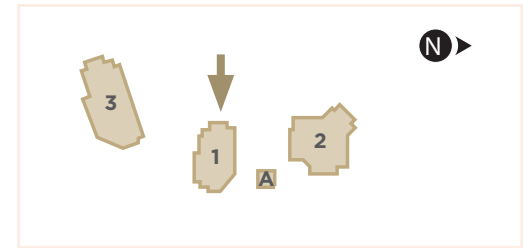
**3,418 RSF**

Available 6/1/2026



## BUILDING ONE | 10220 NE Points Drive

### FLOOR 3



**SUITE 315**

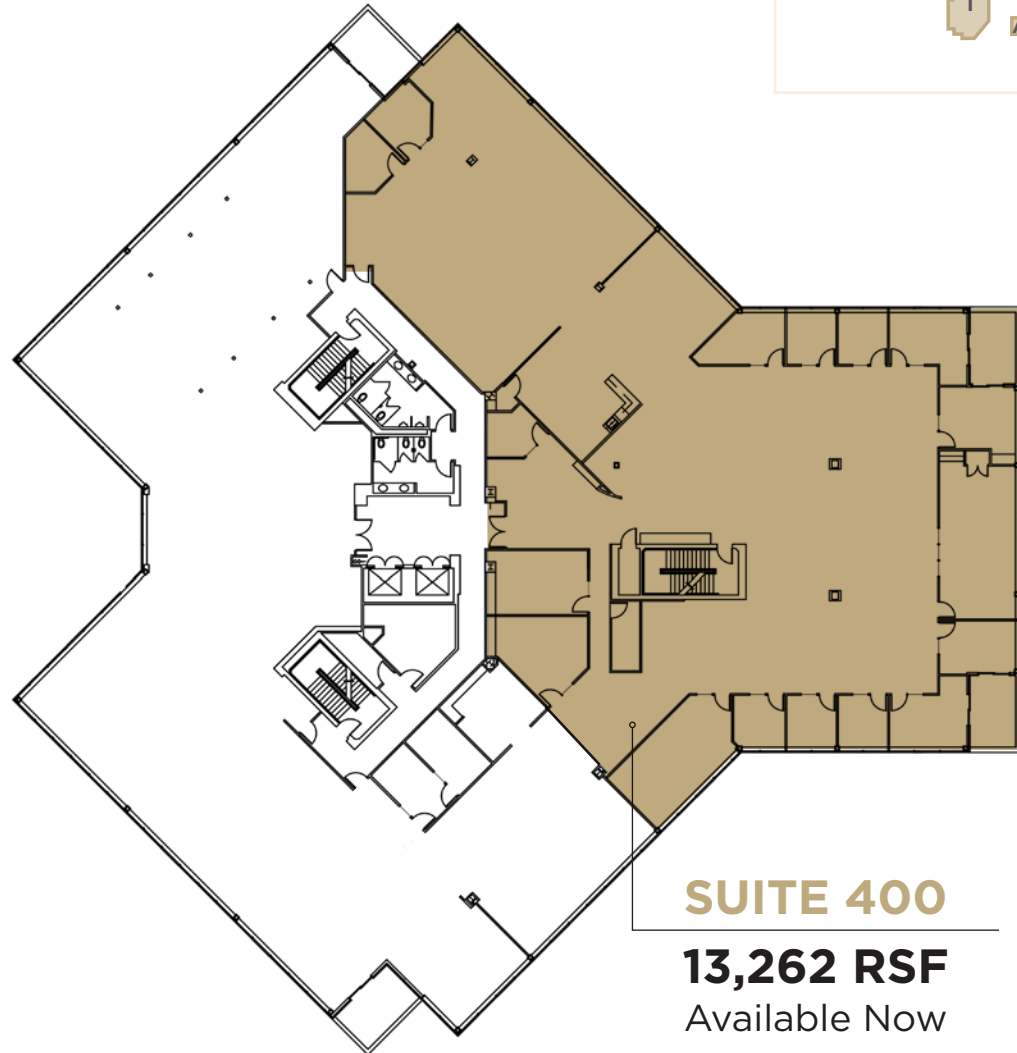
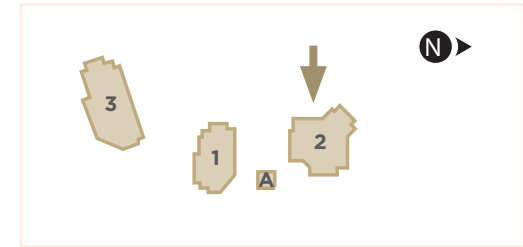
**4,389 RSF**

Available Now



## BUILDING TWO | 10230 NE Points Drive

### FLOOR 4



**SUITE 400**

**13,262 RSF**

Available Now



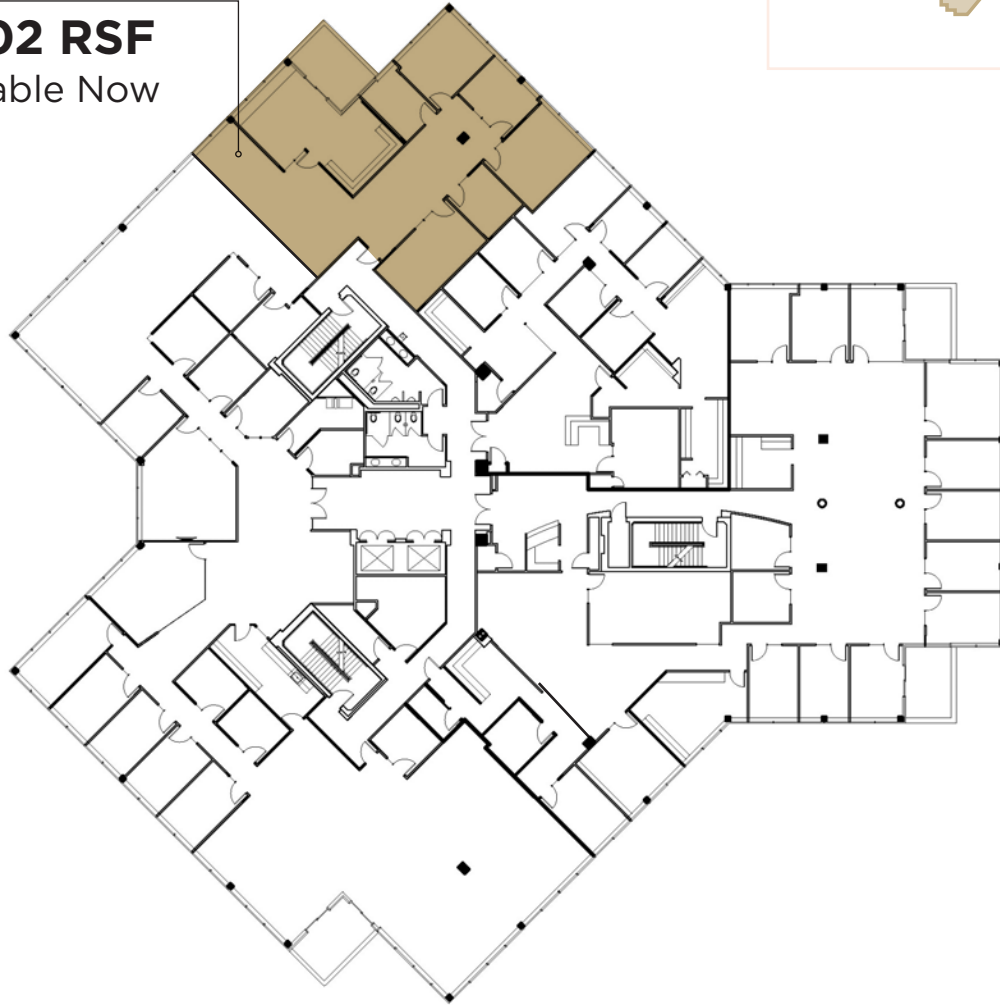
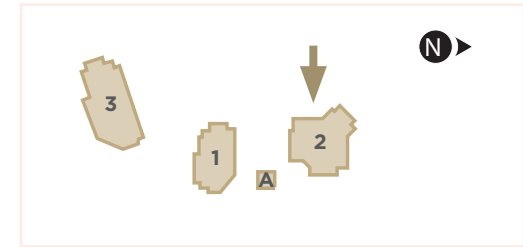
## BUILDING TWO | 10230 NE Points Drive

### FLOOR 5

**SUITE 540**

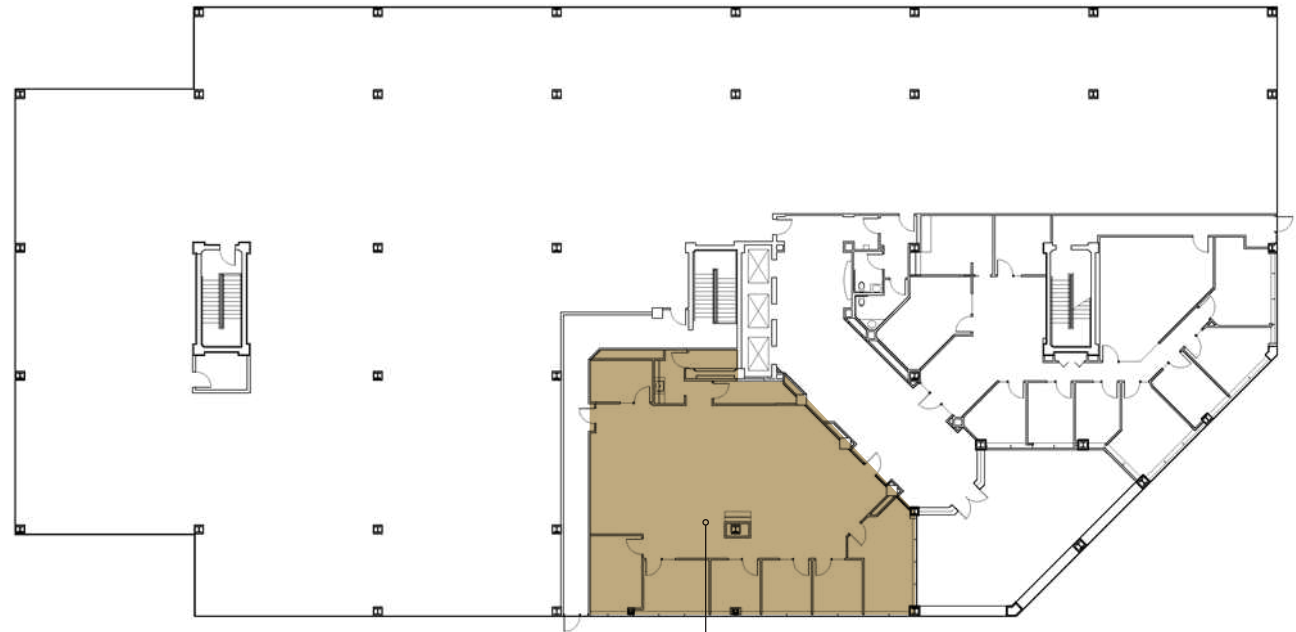
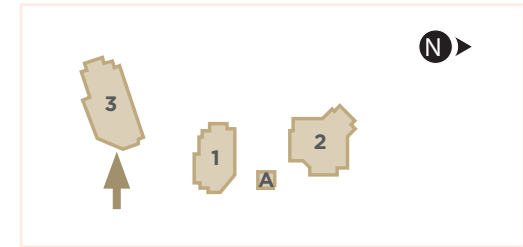
**3,002 RSF**

Available Now



## BUILDING THREE | 10210 NE Points Drive

### FLOOR 1



**SUITE 100**

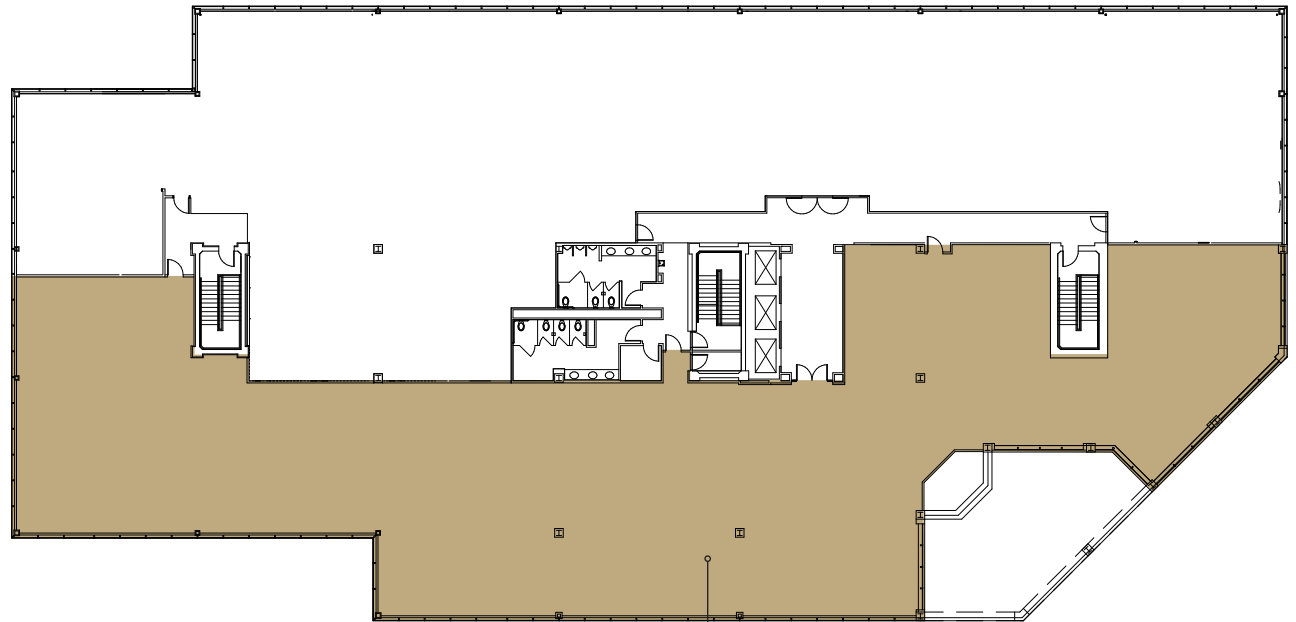
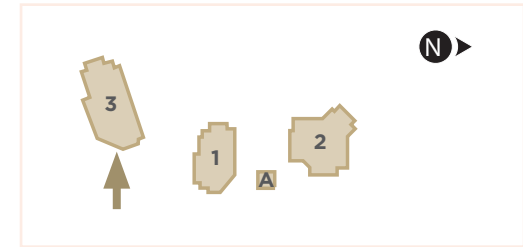
**2,997 RSF**

Available 12/1/2026



## BUILDING THREE | 10210 NE Points Drive

### FLOOR 2



**SUITE 220**

**12,323 RSF**

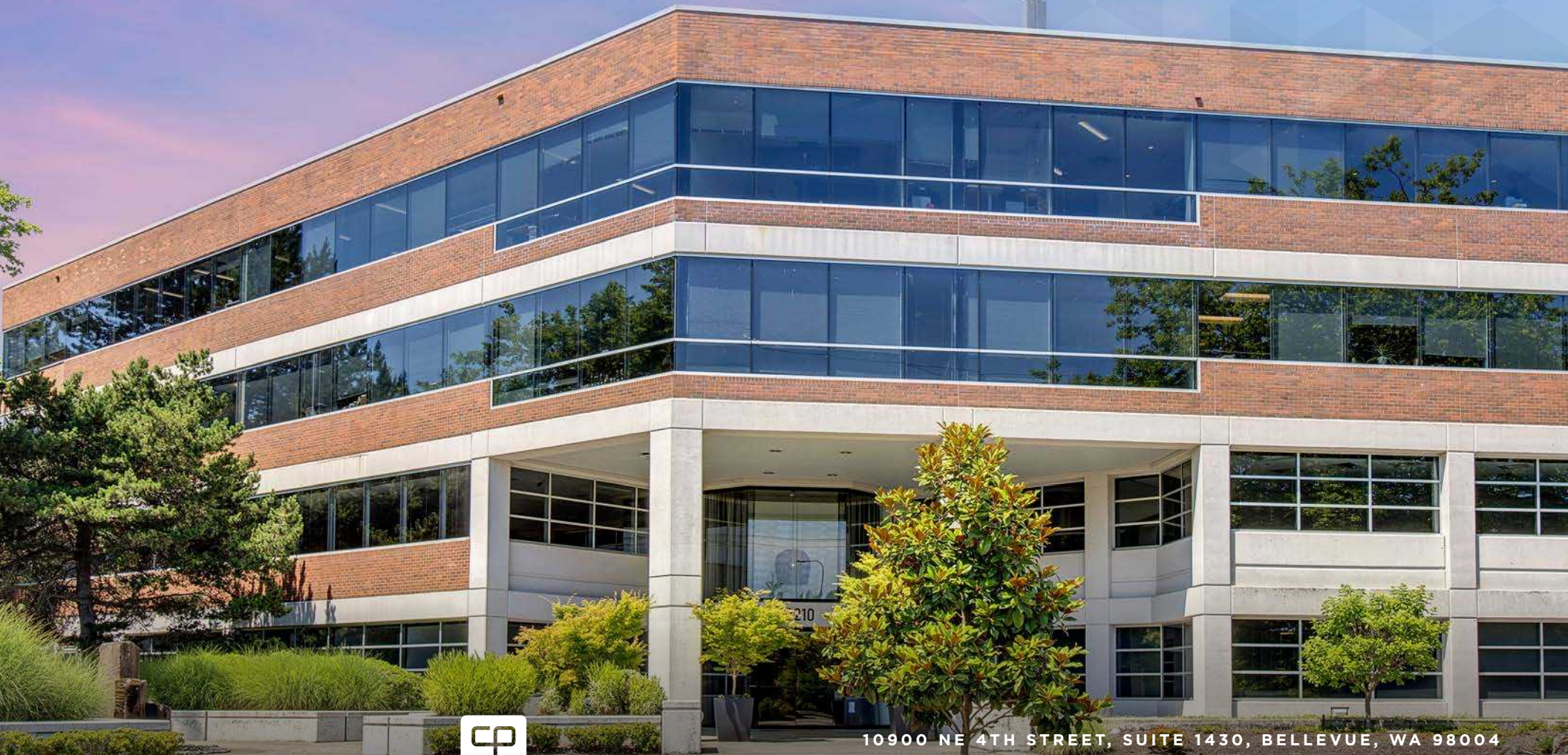
Available Now



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