

FOR LEASE

4010-4040 Lake Washington Blvd NE  
Kirkland, WA

AXIS  
KIRKLAND

NEWMARK

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LOCATION AERIAL



AXIS

4030

4040

4020

4010




NEWMARK




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KIRKLAND

## 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	 <a href="#">Suite 204 Virtual Tour</a>


### Building 4020

Suite	Available SF	Rental Rate	Comments	Virtual Tour
200	3,379 SF	Call For Rate	Available Now	 <a href="#">Suite 200 Virtual Tour</a>
300	3,663 RSF	Call For Rate	Available Now	 <a href="#">Suite 300 Virtual Tour</a>
312	2,751 SF	Call For Rate	Available Now	 <a href="#">Suite 312 Virtual Tour</a>

### Building 4030

Suite	Available SF	Rental Rate	Comments	Virtual Tour
100	4,981 SF	Call For Rate	Available Now	 <a href="#">Suite 100 Virtual Tour</a>
208	1,344 SF	Call For Rate	Available August 2026	
310	2,840 SF	Call For Rate	Available Now	 <a href="#">Suite 310 Virtual Tour</a>

### Building 4040

Suite	Available SF	Rental Rate	Comments	Virtual Tour
205	4,307 SF	Call For Rate	Available Now	 <a href="#">Suite 205 Virtual Tour</a>

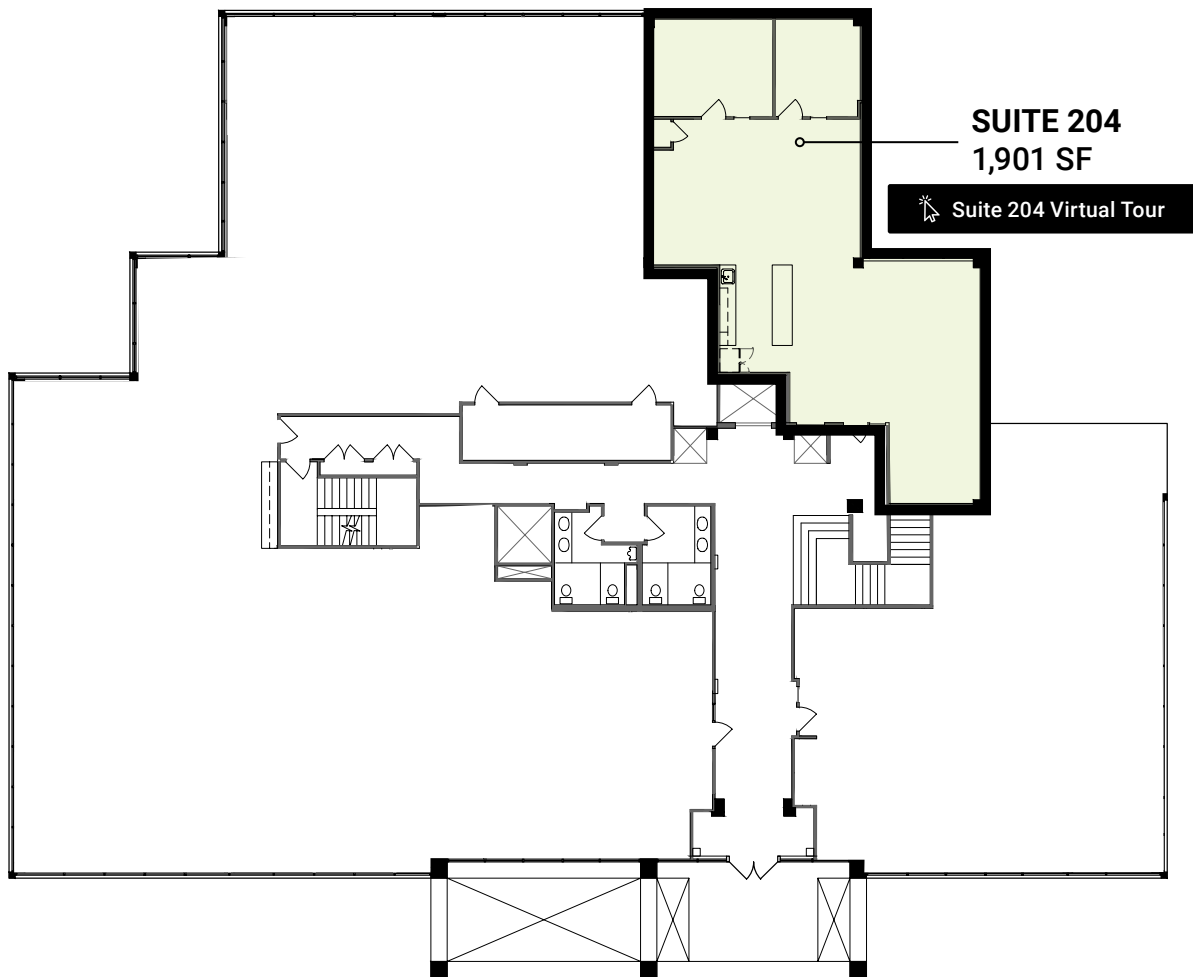
*Exterior refresh with new paint & lobby renovations*

**FACT SHEET**

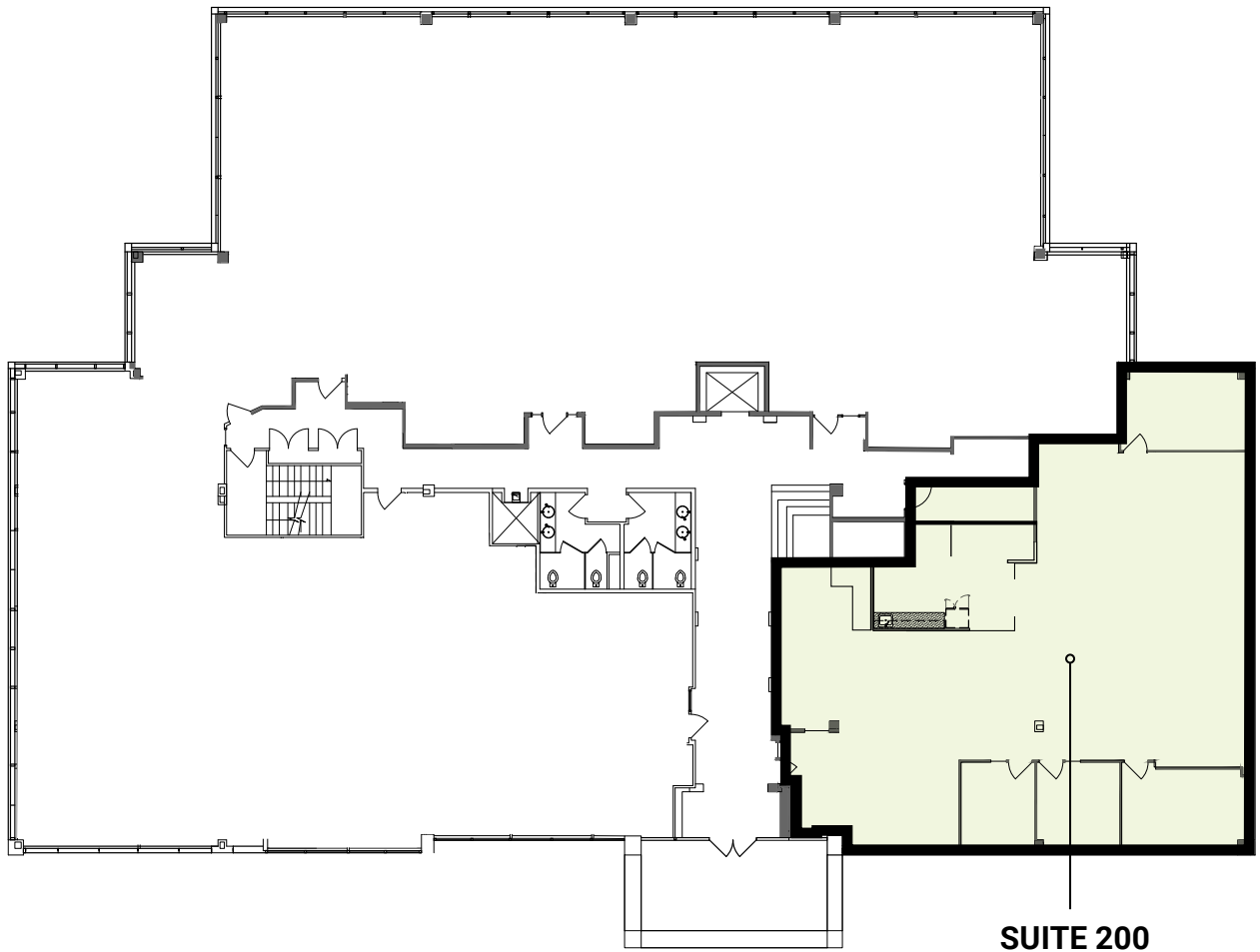
<b>Property Addresses</b>	4010-4040 Lake Washington Blvd NE, Kirkland, WA
<b>Campus Size</b>	131,053 SF
<b>Load Factor</b>	15.3%
<b>Floors</b>	3 stories (1 floor covered parking)
<b>Parking</b>	3.3 / 1,000 SF; 313 surface parking stalls; 116 under building parking stalls. Under building parking stalls charged at \$85/stall/month.
<b>LEED</b>	Gold certified for Core & Shell
<b>Communication/Fiber</b>	Comcast Fiber, Verizon FIOS and Level 3 (Building 4030/4040)
<b>Electrical System</b>	277/480 volt, 3-phase
<b>Elevators</b>	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.
<b>HVAC</b>	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**



**AVAILABILITY - BUILDING 4020  
SECOND FLOOR**




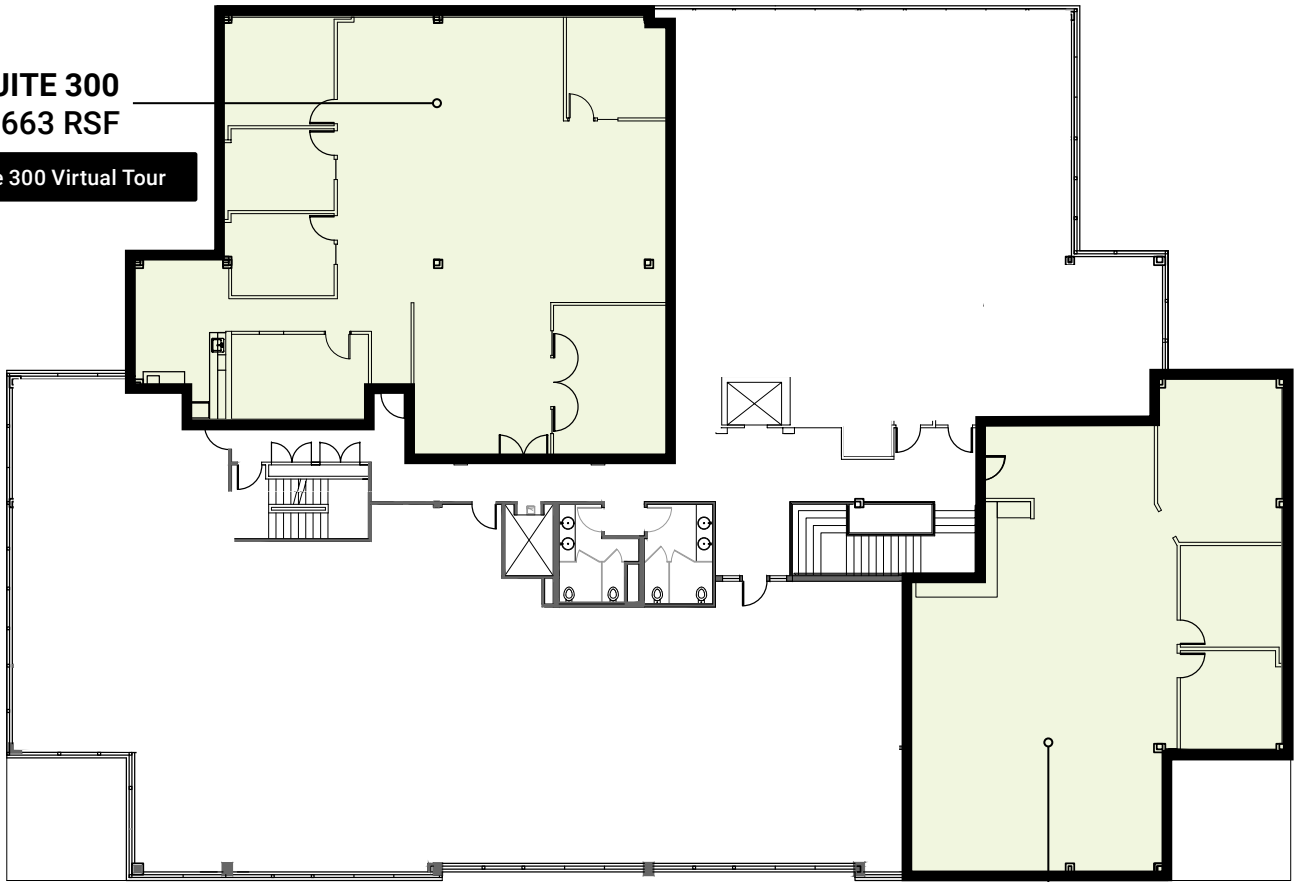
**SUITE 200  
3,379 SF**

 [Suite 200 Virtual Tour](#)


**AVAILABILITY - BUILDING 4020**  
**THIRD FLOOR**

**SUITE 300**  
3,663 RSF

 [Suite 300 Virtual Tour](#)



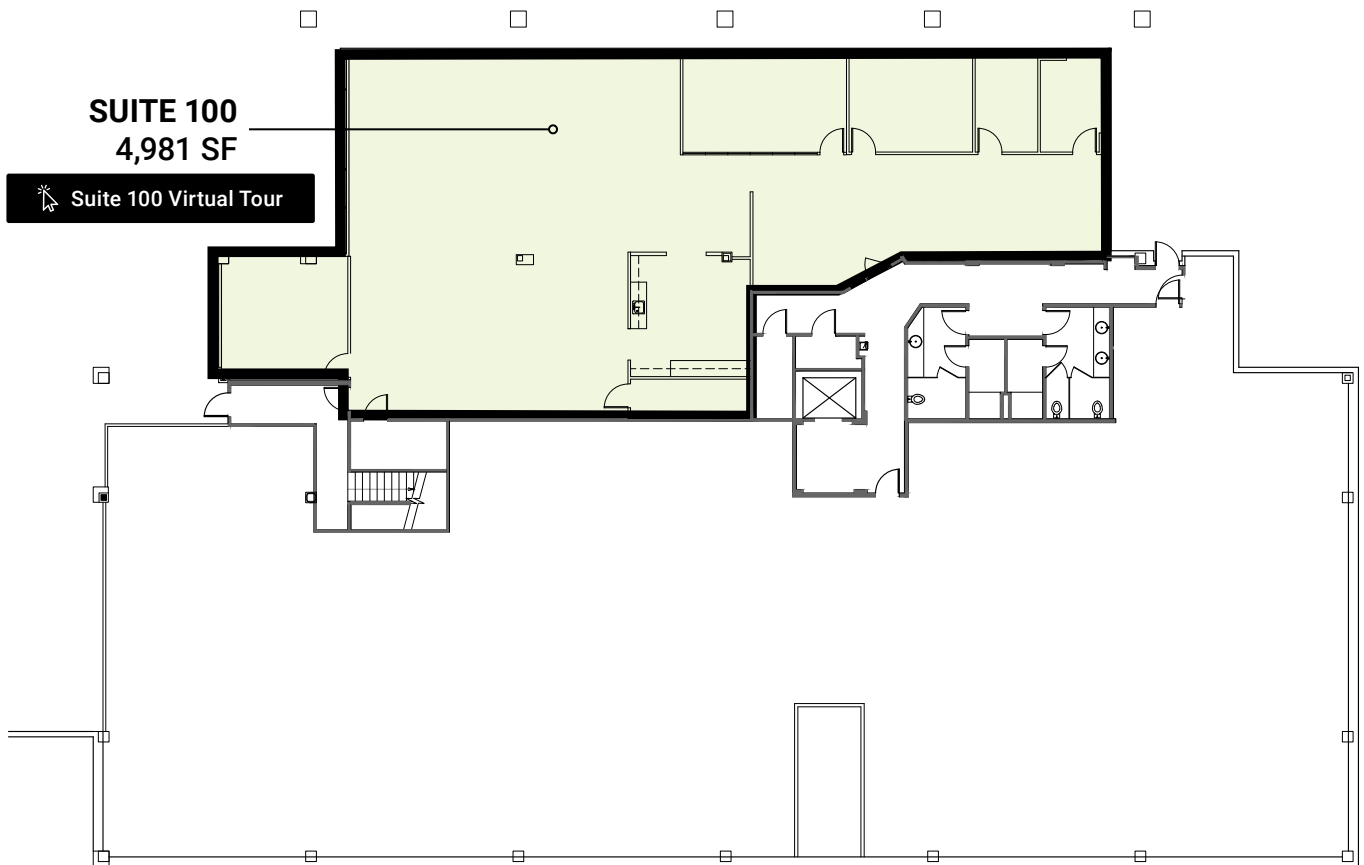
**SUITE 312**  
2,751 SF

 [Suite 312 Virtual Tour](#)

**AXIS**  
KIRKLAND

**SUMMIT FUNDING Inc.**  
THE HOME LOAN EXPERT

## AVAILABILITY - BUILDING 4030 FIRST FLOOR



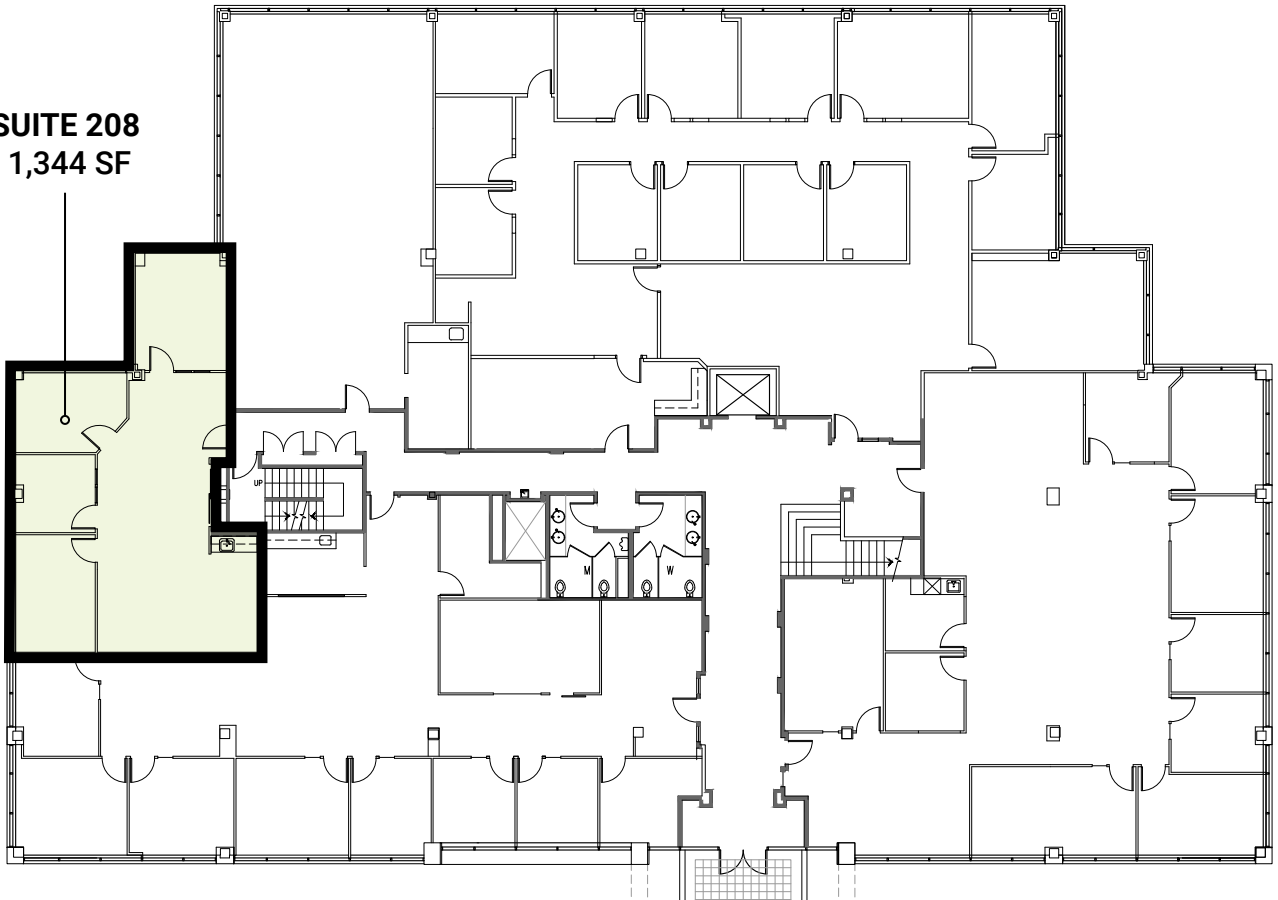
**NEWMARK**

**AXIS**  
KIRKLAND

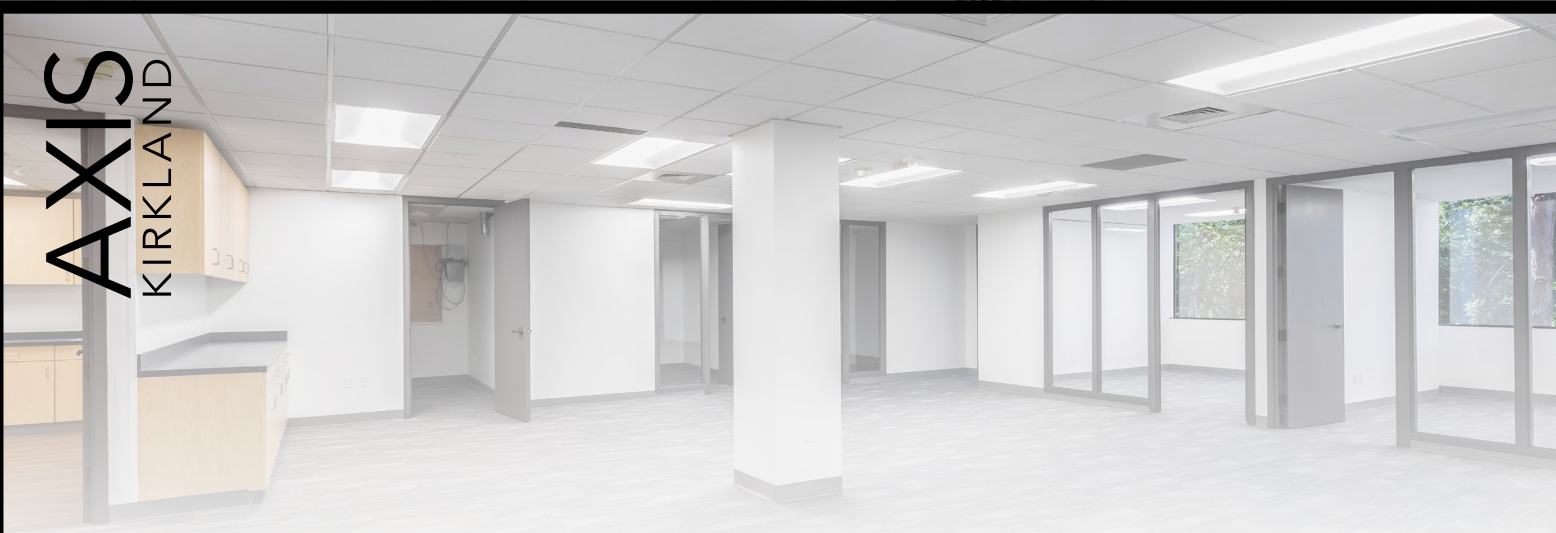
SUMMIT FUNDING Inc.  
THE HOME LOAN EXPERTS

**AVAILABILITY - BUILDING 4030  
SECOND FLOOR**

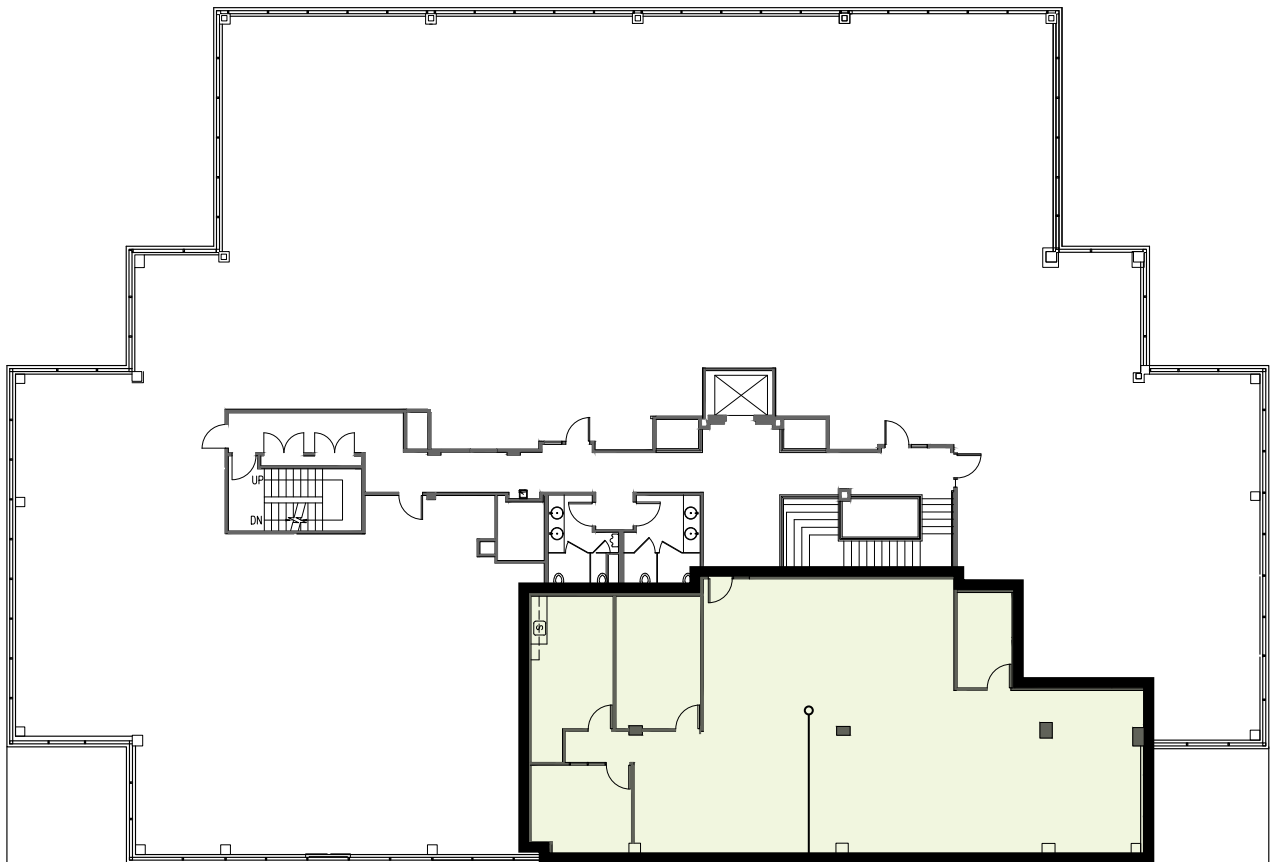
SUITE 208  
1,344 SF



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**AVAILABILITY - BUILDING 4030  
THIRD FLOOR**



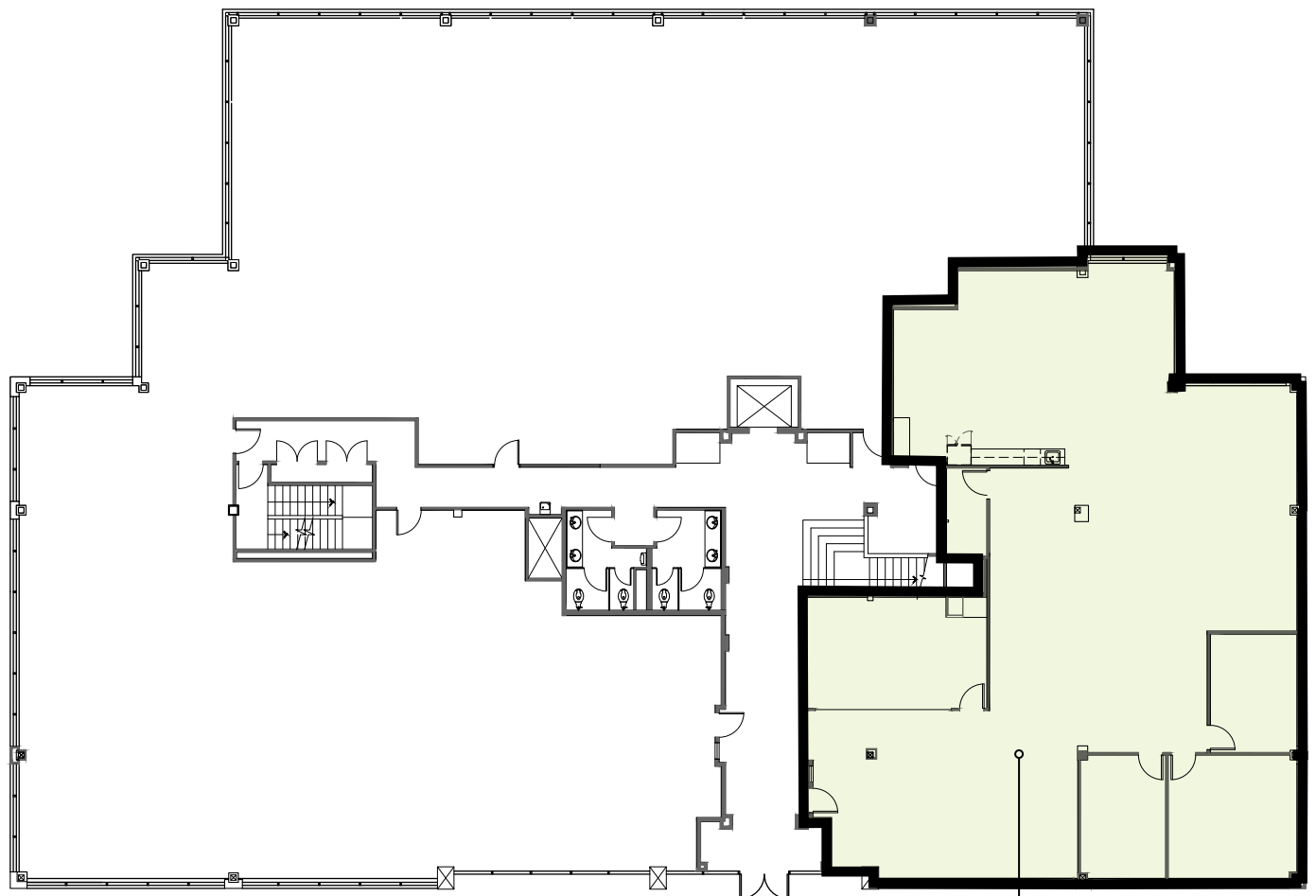
**SUITE 310  
2,840 SF**

 [Suite 310 Virtual Tour](#)


**AXIS**  
KIRKLAND

**FAIRWAY**  
Independent Mortgage Companies

**AVAILABILITY - BUILDING 4040  
SECOND FLOOR**



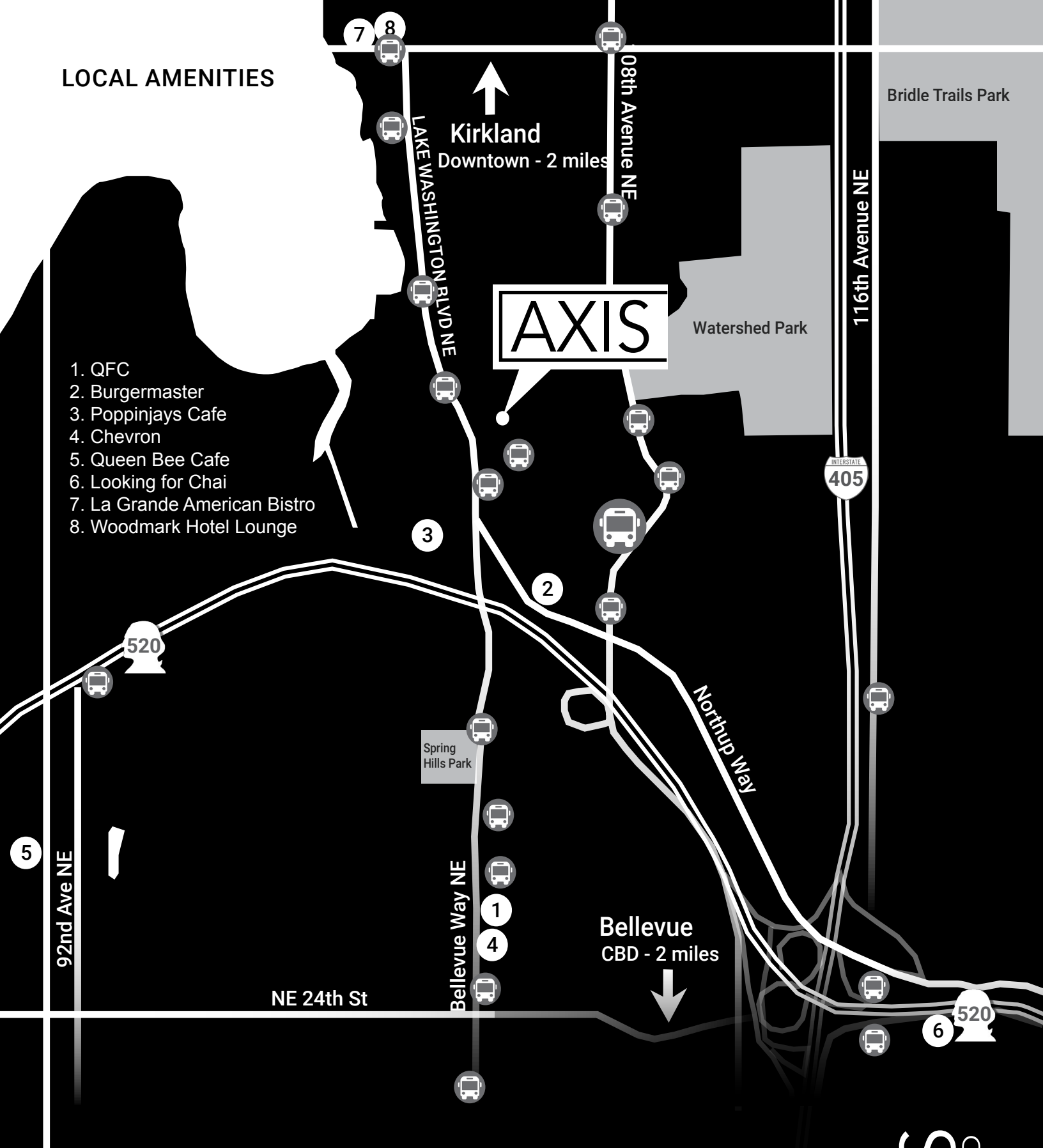
**SUITE 205  
4,307 SF**

 [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



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KIRKLAND