

YARROW BAY PLAZA

OFFICE SPACE FOR LEASE

10510 NE Northup Way | Kirkland, Washington



AVAILABLE SPACE

100% Leased

FEATURES

- » Prominent freeway location and visibility
- » Convenient access to Seattle & Eastside via I-405 and SR-520
- » Efficient floorplans
- » Three levels of secured, underground parking
- » Class A common area finishes
- » Close proximity to restaurants, banks and hotels



For further information or to schedule a tour, please contact:

CHRIS LANGER

(425) 646-5228

langerc@broderickgroup.com

TREVOR CLARK

(206) 838-7638

clark@broderickgroup.com



10500 NE 8th Street, Suite 900
Bellevue, Washington 98004
main. 425. 646.3444
fax. 425. 646.3443

601 Union Street, Suite 3430
Seattle, Washington 98101
main. 206. 838.5775
fax. 206. 838.7640

COMMERCIAL REAL ESTATE SERVICES

www.broderickgroup.com

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. 2010

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BUILDING FACT SHEET

Yarrow Bay is truly a distinctive Class 'A' Office Building in Kirkland. Three stories over three levels of covered parking, Yarrow Bay Plaza provides exceptional exposure to Highway 520 and impressive corporate identity. Located in the Yarrow Bay neighborhood in Kirkland, Yarrow Bay Plaza is walking distance to food service, hotels and financial services. Access to Highway 520, Interstate 405 and the services of downtown Bellevue is quick and convenient.

BUILDING TYPE:	Post Tension Slab with Pre-Cast Concrete Panel Exterior
TOTAL BUILDING SIZE:	Approximately 53,207 SF
FLOORS:	Three office floors over three floors covered parking
AVAILABLE SPACE:	100% Leased
DIVISIBLE TO:	3,000 RSF
YEAR COMPLETED:	February 2002
AVAILABILITY:	Immediately
RENTAL RATE:	\$19.00, Triple Net
OPERATING BUDGET:	\$8.50/ SF, estimated 2009 budget
PARKING GARAGE:	Three floors of structured parking with secured entry. 3.5 stalls/ 1,000 RSF, currently no charge
ELEVATOR:	Two Electronic Traction elevators service all floors of parking and office. One cab is oversized for freight use.
SECURITY:	Electronic Controlled Access on all exterior access points including parking garage entry.
DEVELOPER AND MANAGEMENT:	Madison Development Group
EXCLUSIVE LEASING AGENTS:	Chris Langer and Trevor Clark - Broderick Group, Inc.



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SITE PLAN



Chris Langer | (425) 646-5228 | langer@broderickgroup.com | **Trevor Clark** | (206) 838-7638 | clark@broderickgroup.com

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