

# YARROW BAY PLAZA

OFFICE SPACE FOR LEASE

10510 NE Northup Way | Kirkland, Washington



## AVAILABLE SPACE

**24,308 RSF available January 1, 2010**

- » 2nd Floor - 5,955 RSF, Divisible
- » 3rd Floor - 18,353 RSF, Divisible

## 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
- » Excellent building signage available with visibility from SR-520
- » Class A common area finishes
- » Close proximity to restaurants, banks and hotels
- » Data room with dedicated cooling



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

**CHRIS LANGER**

(425) 646-5228

[langerc@broderickgroup.com](mailto:langerc@broderickgroup.com)

**TREVOR CLARK**

(206) 838-7638

[clark@broderickgroup.com](mailto: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](http://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. 07/09

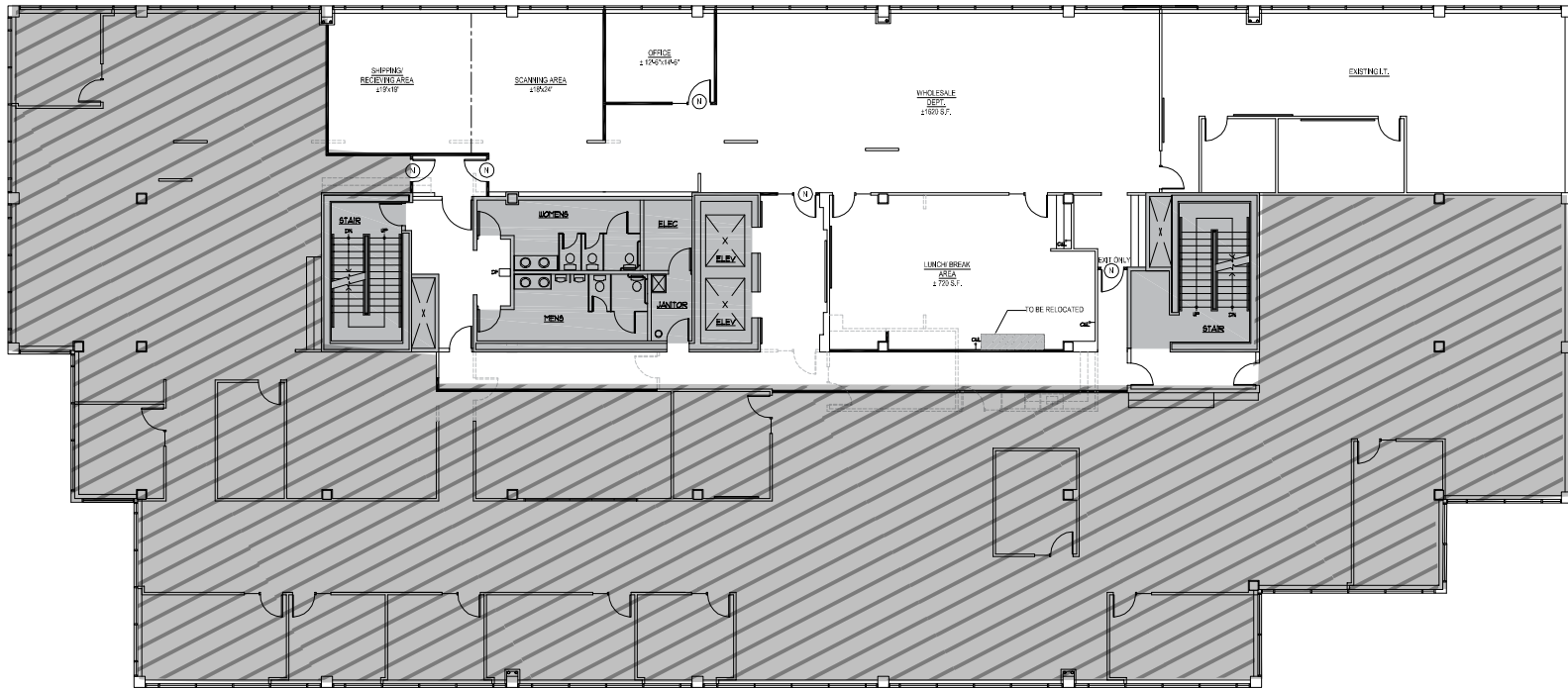
# YARROW BAY PLAZA

OFFICE SPACE FOR LEASE

10510 NE Northup Way | Kirkland, Washington

## SECOND FLOOR

# 5,955 RSF



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

# YARROW BAY PLAZA

OFFICE SPACE FOR LEASE

10510 NE Northup Way | Kirkland, Washington

## THIRD FLOOR



18,353 RSF



Chris Langer | (425) 646-5228 | langer@broderickgroup.com | Trevor Clark | (206) 838-7638 | clark@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. 07/09

# YARROW BAY PLAZA

OFFICE SPACE FOR LEASE

10510 NE Northup Way | Kirkland, Washington

## 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.

<b>BUILDING TYPE:</b>	Post Tension Slab with Pre-Cast Concrete Panel Exterior
<b>TOTAL BUILDING SIZE:</b>	Approximately 53, 207 SF
<b>FLOORS:</b>	Three office floors over three floors covered parking
<b>AVAILABLE SPACE:</b>	Floor Two - 5,955 RSF and Floor Three - 18,353 RSF, comprised of 24,308 RSF total
<b>DIVISIBLE TO:</b>	3,000 RSF
<b>YEAR COMPLETED:</b>	February 2002
<b>AVAILABILITY:</b>	January 1, 2010
<b>RENTAL RATE:</b>	\$22.00, Triple Net
<b>OPERATING BUDGET:</b>	\$9.11/ SF, estimated 2009 budget
<b>PARKING GARAGE:</b>	Three floors of structured parking with secured entry. 4 stalls/ 1,000 USF, currently no charge
<b>ELEVATOR:</b>	Two Electronic Traction elevators service all floors of parking and office. One cab is oversized for freight use.
<b>SECURITY:</b>	Electronic Controlled Access on all exterior access points including parking garage entry.
<b>DEVELOPER AND MANAGEMENT:</b>	Madison Development Group
<b>EXCLUSIVE LEASING AGENTS:</b>	Chris Langer and Trevor Clark - Broderick Group, Inc.



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

# YARROW BAY PLAZA

OFFICE SPACE FOR LEASE

10510 NE Northup Way | Kirkland, Washington

## SITE PLAN



**Chris Langer** | (425) 646-5228 | [langer@broderickgroup.com](mailto:langer@broderickgroup.com) | **Trevor Clark** | (206) 838-7638 | [clark@broderickgroup.com](mailto:clark@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. 07/09