

ASCENT



620 5TH AVENUE SOUTH
KIRKLAND, WA

CBRE

Transcend Ordinary

17,000 SF
Available

Tenants have the opportunity to establish a strong corporate image, featuring prominent building signage and excellent visibility along Kirkland's 6th Street business corridor.

Ascent ensures a premium daily experience for all.







Explore Ascent

- + Newly constructed building ready for tenant improvements
- + Lake Washington water views
- + Hospitality-grade arrival experience
- + Deck on Floor 3
- + Secure access controls
- + Secure parking
- + Bike storage
- + Showers
- + Proposed fitness facilities
- + Building storage
- + Walkable to Downtown Kirkland and Kirkland Urban
- + Along the Cross Kirkland Corridor pedestrian trail

Available Space

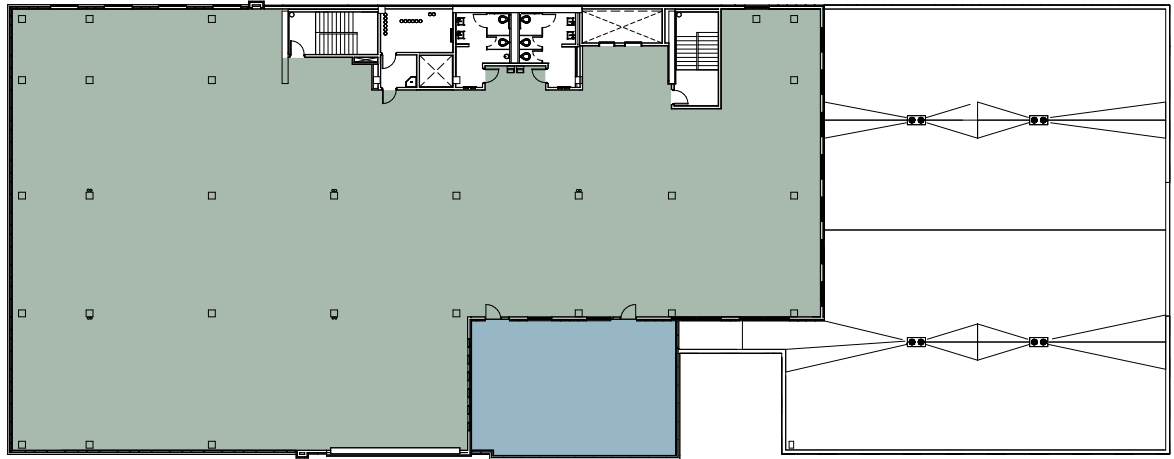
Floor 3	17,279 RSF, including a Deck
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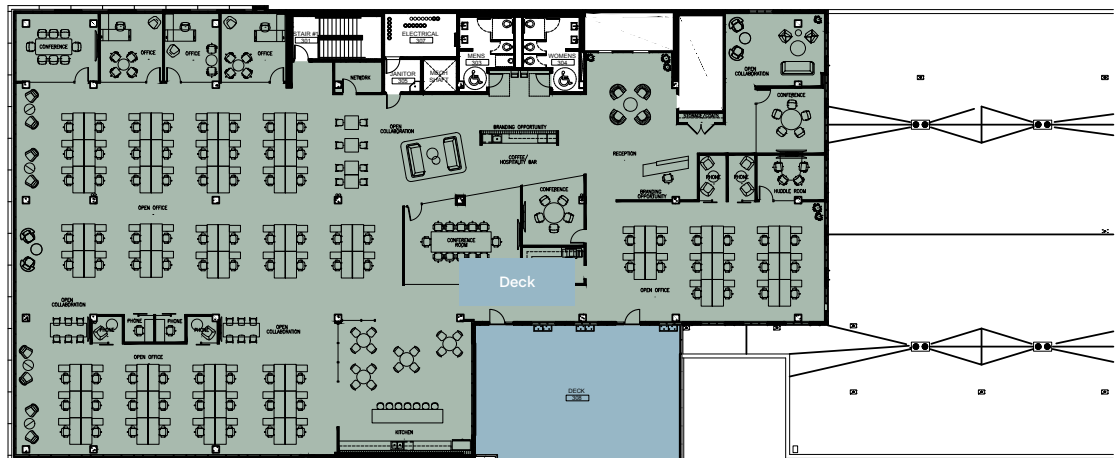
Available Space Floor Plans

3

FLOOR 3
17,279 RSF



AS-BUILT



CONCEPTUAL

Floor 3 Deck

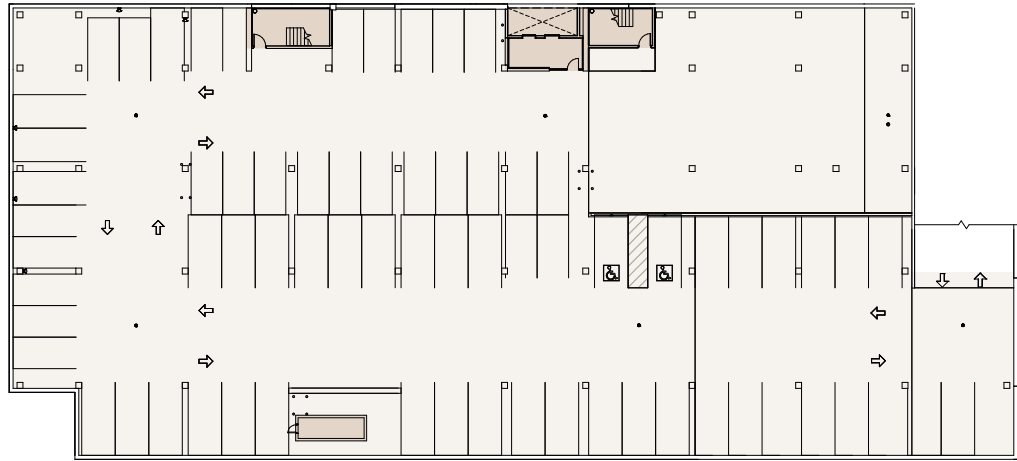


Lake Washington Views from Floor 3



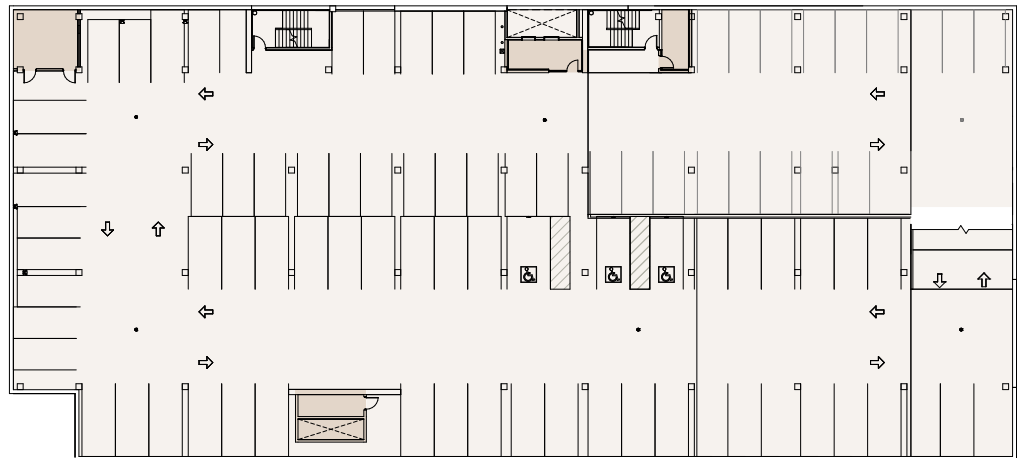
Parking Floor Plans

P2



■ Parking Area ■ Building Service Area

P1



■ Parking Area ■ Building Service Area

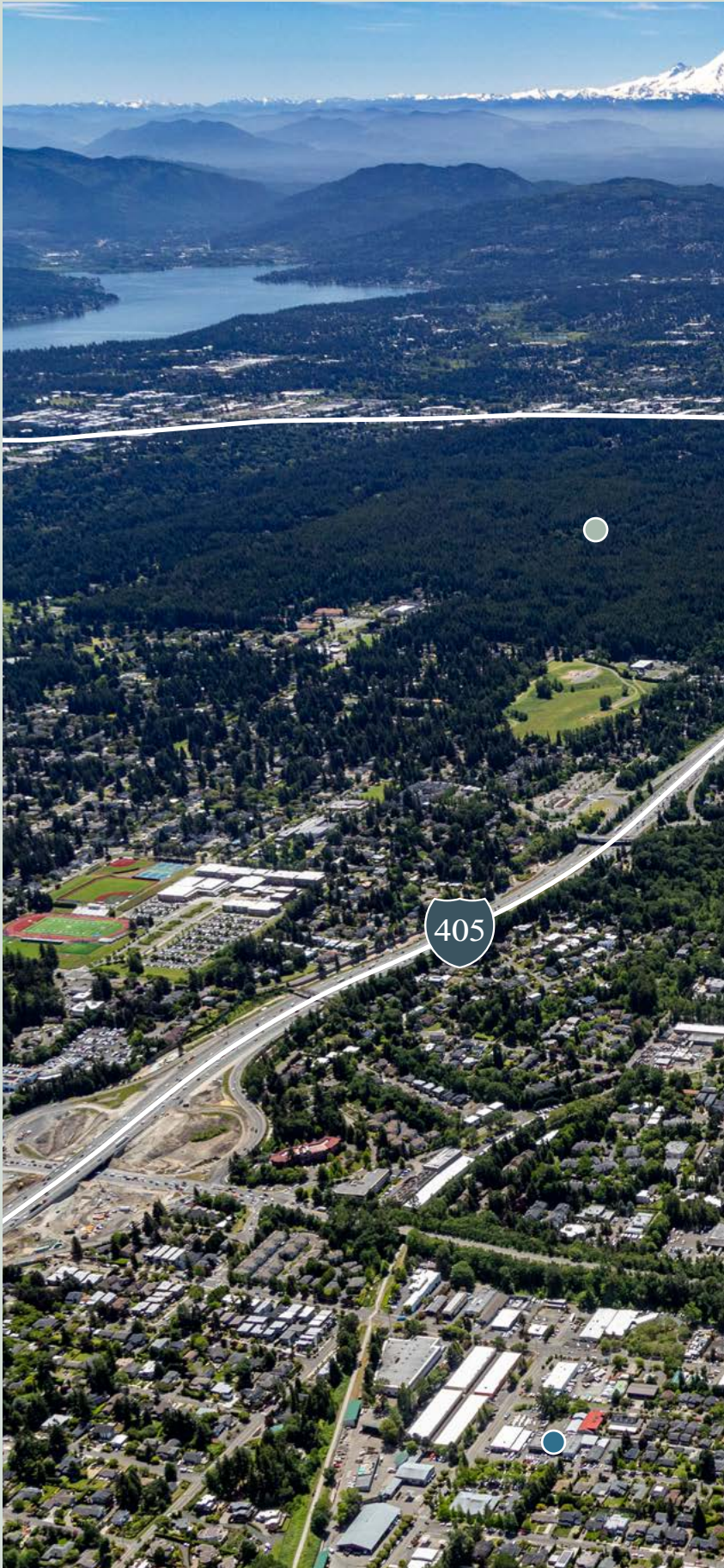
Building Specs

Construction Type	II-B
Clear Height	11'2" floor to floor, 10'6" clear to underside of structural slab
Live Loads	Designed to 100 PSF (2015 IBC, Seismic zone D)
Parking	3/1,000 stalls per RSF, at \$195/stall/month, all covered and secured
Electrical	Minimum of 6 watts per SF
Security	Landlord will provide an electronic access control to restrict access around the building perimeter and garage

Project Team

Developer	Talon Private Capital
Architect	FREIHEIT Architecture
General Contractor	Foushee

Ascent is situated in Kirkland's Everest neighborhood





Downtown
Bellevue

520

ASCENT

Lake
Washington

Downtown
Kirkland

ASC CENT



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CBRE

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