

Yarrow Bay Plaza

10510 Northup Way
Kirkland, WA 98033
www.cbre.com/bellevue

Class A Office Space - For Lease



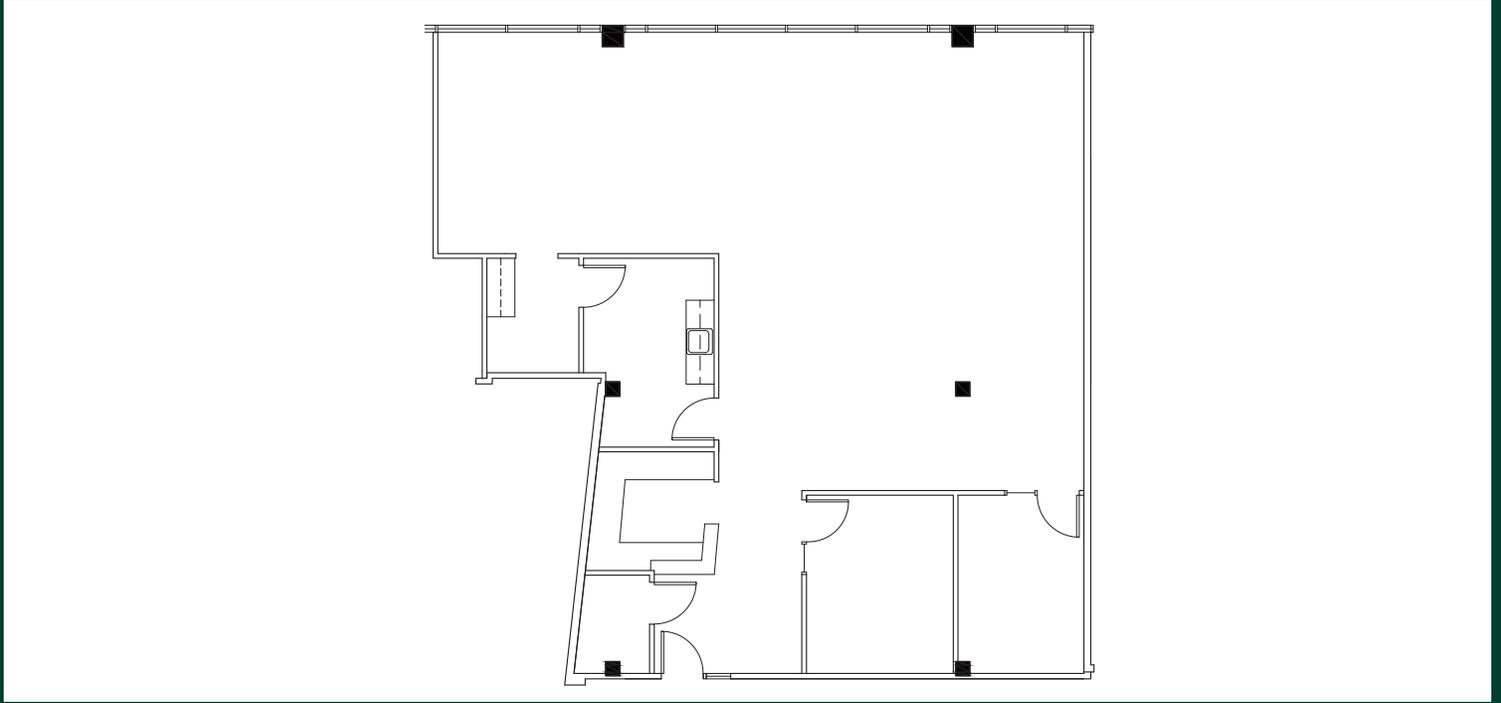
Available Space	Square Feet (SF)	Availability
Suite 130	± 2,173 SF	Available August 1, 2026
Suite 150	± 6,416 SF	Available October 1, 2026
Suite 250	± 2,876 SF	Available Now 
Suite 300	± 12,424 SF	Available August 1, 2026

Property Information

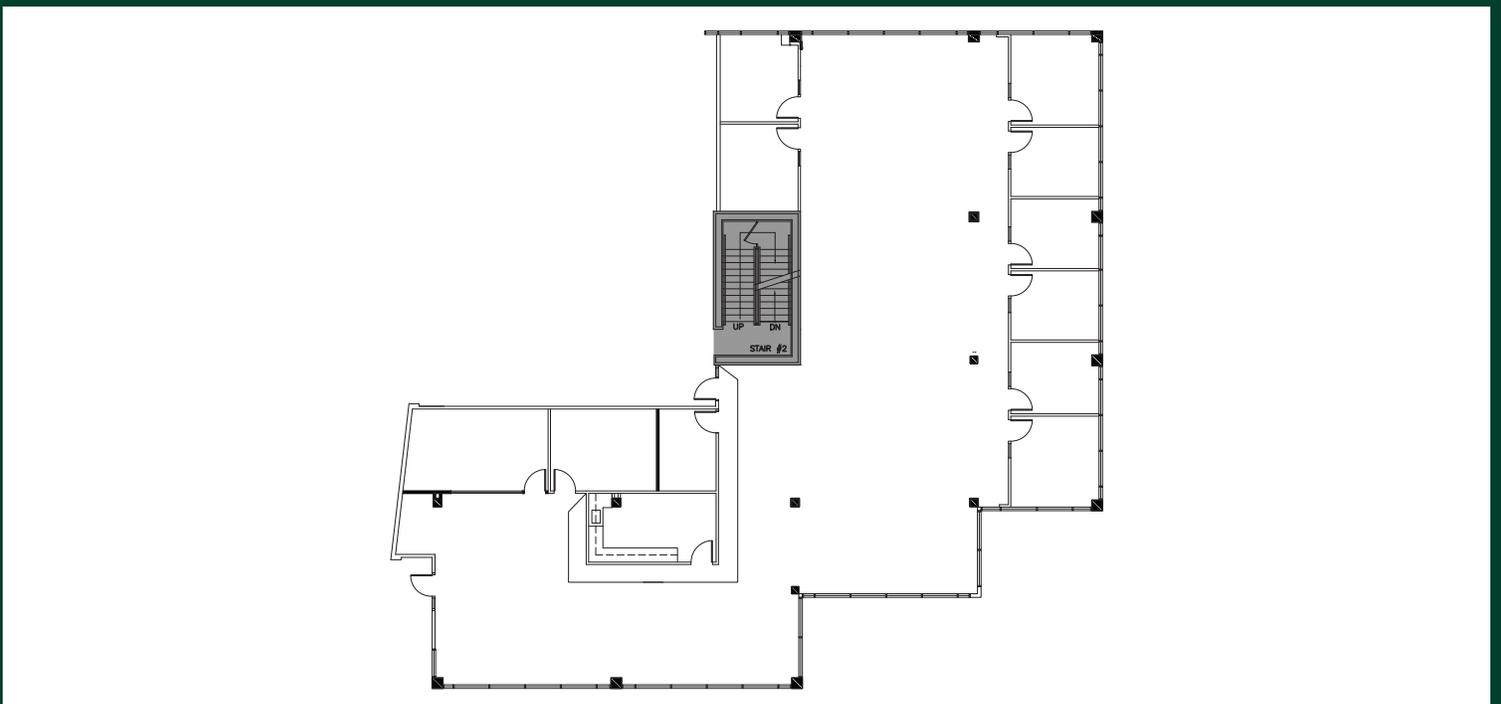
- + Rental Rate: \$29.50/SF, NNN
- + Operating Expense: \$15.34/SF
- + Parking ratio: 3.5 / 1,000 RSF
– 100% of the parking is covered
- + Highly visible location just off SR-520
- + Immediate freeway access to Seattle and the Eastside via I-405 and SR-520
- + Close to numerous restaurants, hotels and other services
- + 4 New Electric Vehicle (EV) charging stations



Suite 130: ± 2,173 SF
Available August 1, 2026

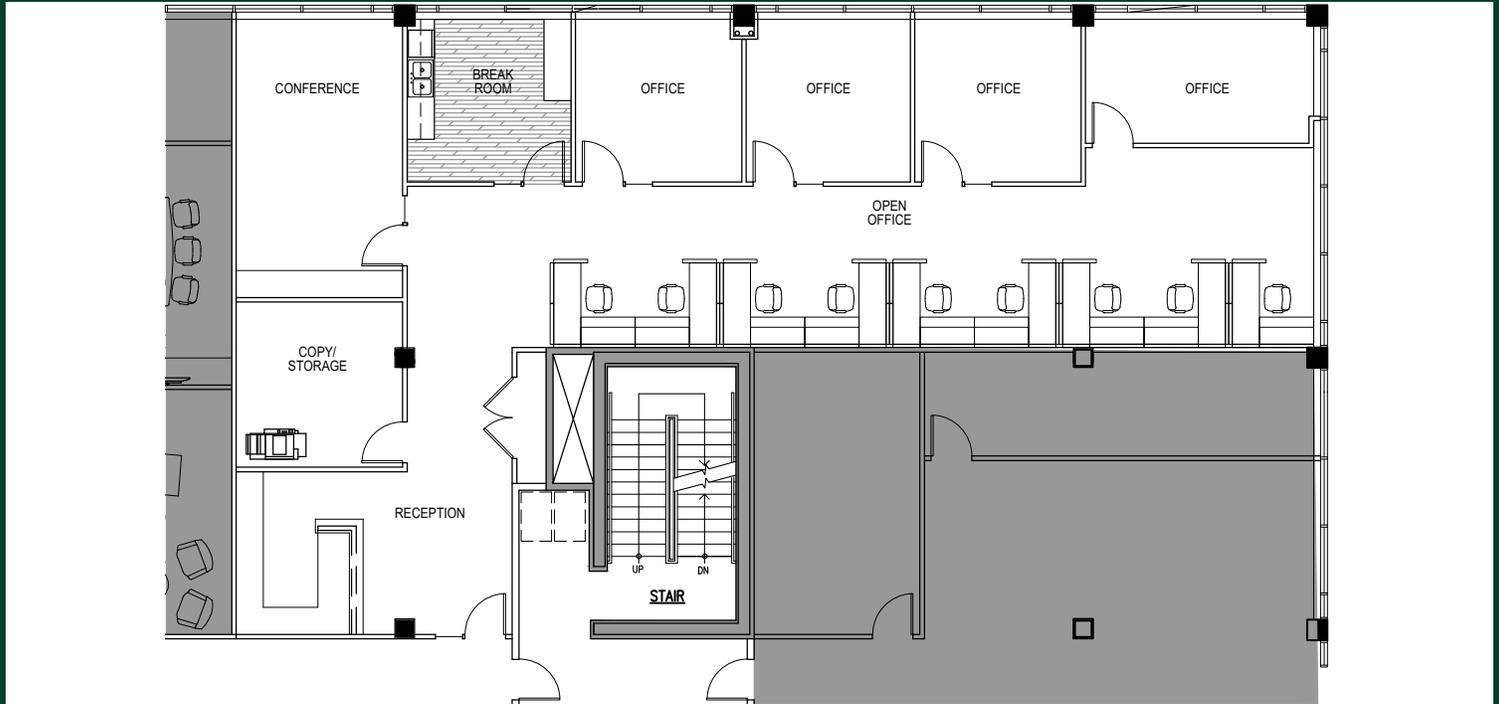


Suite 150: ± 6,416 SF
Available October 1, 2026 | YBP



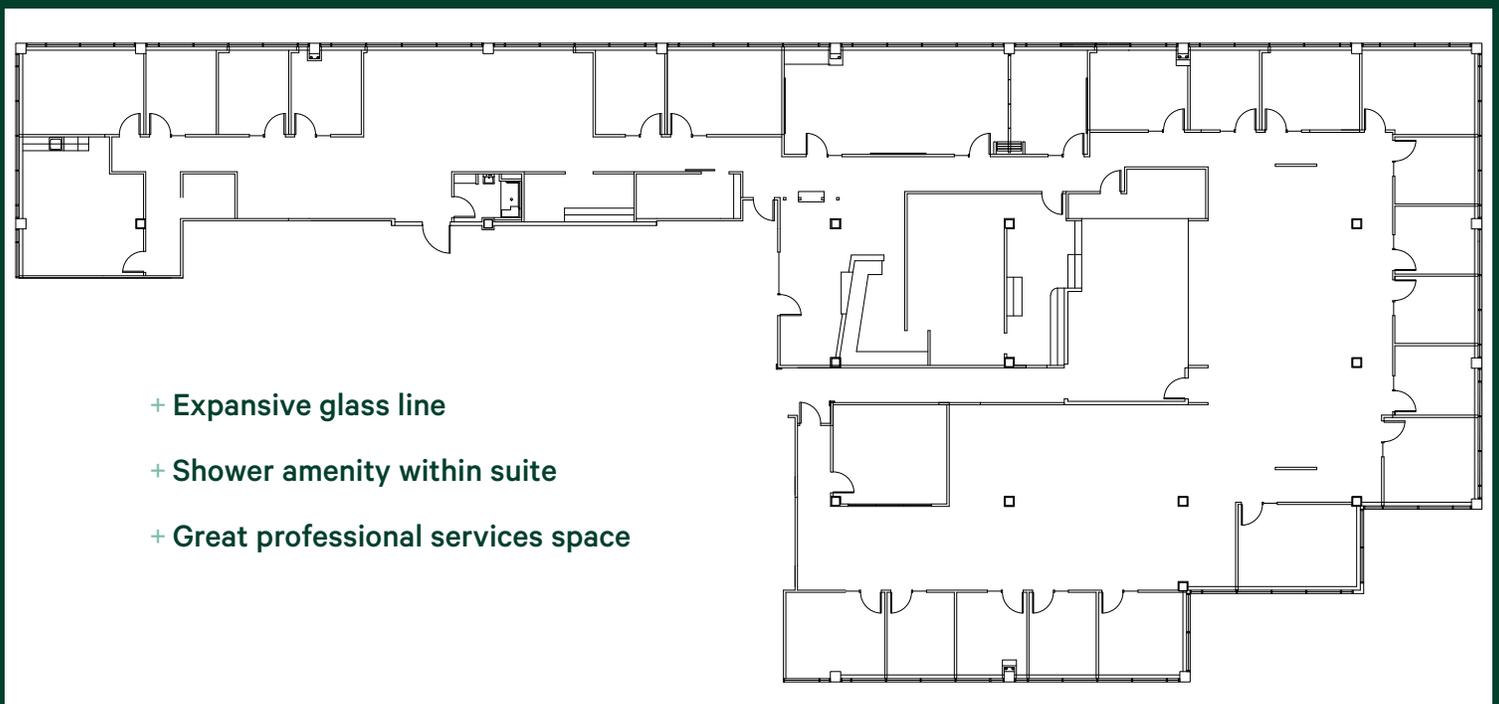
Suite 250: ± 2,876 SF

Available Now | Market Ready Suite



Suite 300: ± 12,424 SF

Available August 1, 2026



Area Map



Contact Us

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