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From the Puget Sound Business Journal:

<https://www.bizjournals.com/seattle/news/2019/07/22/first-look-transformational-kirkland-urban-project.html>

First look: Transformational Kirkland Urban project opens and 'man, it's big' (Photos)

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Tableau Software is wrapping up moving employees into the company's new digs at Kirkland Urban, the largest development ever in downtown Kirkland.

In addition to having room for thousands of office workers, the \$296 million development has 175 apartments, QFC and other



JASON REDMOND | PSBJ

retail space, and an underground garage spread over 705,000 square feet.

Often the retail portion of mixed-use developments is the last to fill up. Kirkland Urban is different because [Google](#) is expected to move into the project after it buys the office portion, as the [Business Journal](#) [first reported](#).

The first phase of the 12-acre project includes two office buildings of about 200,000 square feet each. A third building of the same size is planned for the second phase. Upon completion, Kirkland Urban will be large enough to hold about 4,000 Tableau and other employees.

Kirkland Urban co-developer [Talon Private Capital](#) and Google have not confirmed the sale, nor said whether Google will move in, but commercial real estate company the [Broderick Group](#) said in a recent market report that Google [could soon reach 1 million square feet in Kirkland](#). It already occupies 375,000 square feet there.

The 400,000 square feet of new space increases Kirkland's office inventory by more than 9 percent. [Bill Pollard](#) of Talon Private Capital said he knew this going into the project, but he's still struck by the size of the project.

"It's amazing the scope of it relative to downtown Kirkland," he said. "I think it looks very nice, but man, it's big."

The QFC will open next month, Pollard said.

"They're stocking their shelves as we speak," he said Thursday as the interiors of the other shops were being built out. The apartment building also is set to open in August.

Seattle-based Tableau pre-leased 90,000 square feet of office at Kirkland Urban several years ago. This spring, the developers said Tableau would occupy 120,000 square feet.

Tableau recently began moving employees into the space, a company spokesman said last week.

"We're just about finished with that effort," he said.

Employees "are generally being consolidated from a few different leased spaces in the Kirkland area," the spokesman added. He declined to say how many Tableau employees will work at Kirkland Urban.

Bellevue-based Talon developed Kirkland Urban with Ryan Cos. and PGIM. At full build-out, Kirkland Urban will total more than 1 million square feet of office, multifamily and retail space and more than two acres of open public space.

Marc Stiles

Staff Writer

Puget Sound Business Journal

