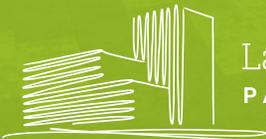


FOR LEASE

CORPORATE  
CAMPUS EAST



3025 - 3075 112TH AVENUE NE • BELLEVUE, WA 98004



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# PROPERTY HIGHLIGHTS



» Class A office space



» 4/1,000 RSF parking ratio



» Great access to both SR-520 and I-405



» Minutes from downtown Kirkland and Bellevue



» Hotels and restaurants nearby



» Park-like setting



» Onsite deli within walking distance



» Showers and lockers available



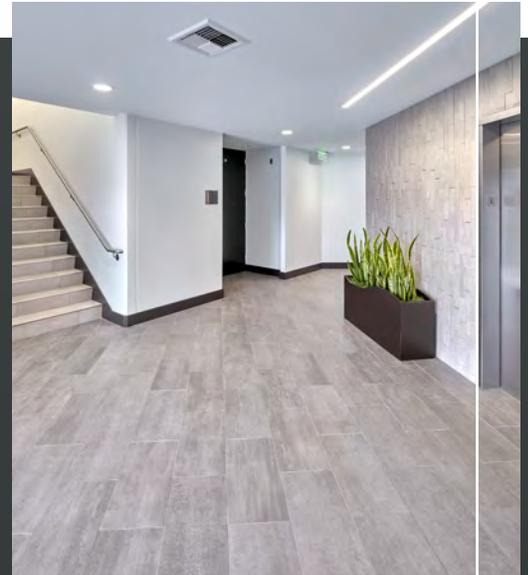
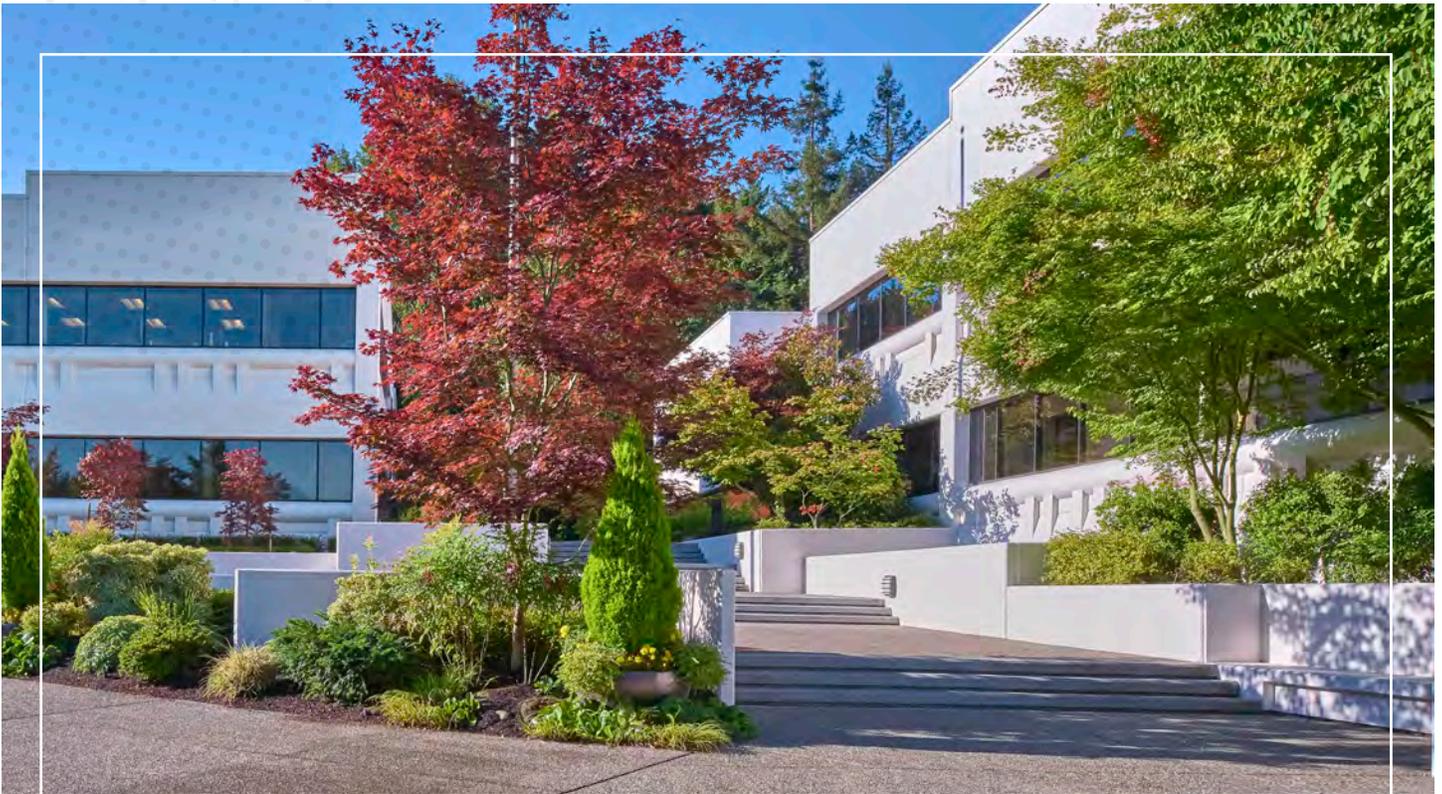
» Secure bike storage on site

## 2026 ESTIMATED OPERATING EXPENSES

ALL BUILDINGS  
\$16.20/SF/YR

## AVAILABLE SPACE

BUILDING	SUITE	±RSF	AVAILABILITY	NOTES
3025	105	1,450	Now	Market Ready
3055	106	2,283	Now	Offices & open area
3055	110	2,088	Now	Market Ready
3055	120	1,102	November 1, 2026	Private office layout
3055	220	1,716	Now	Private office layout
3055	202	2,746	Now	Lease Pending



# THE LOCATION



**Building A - 3025**

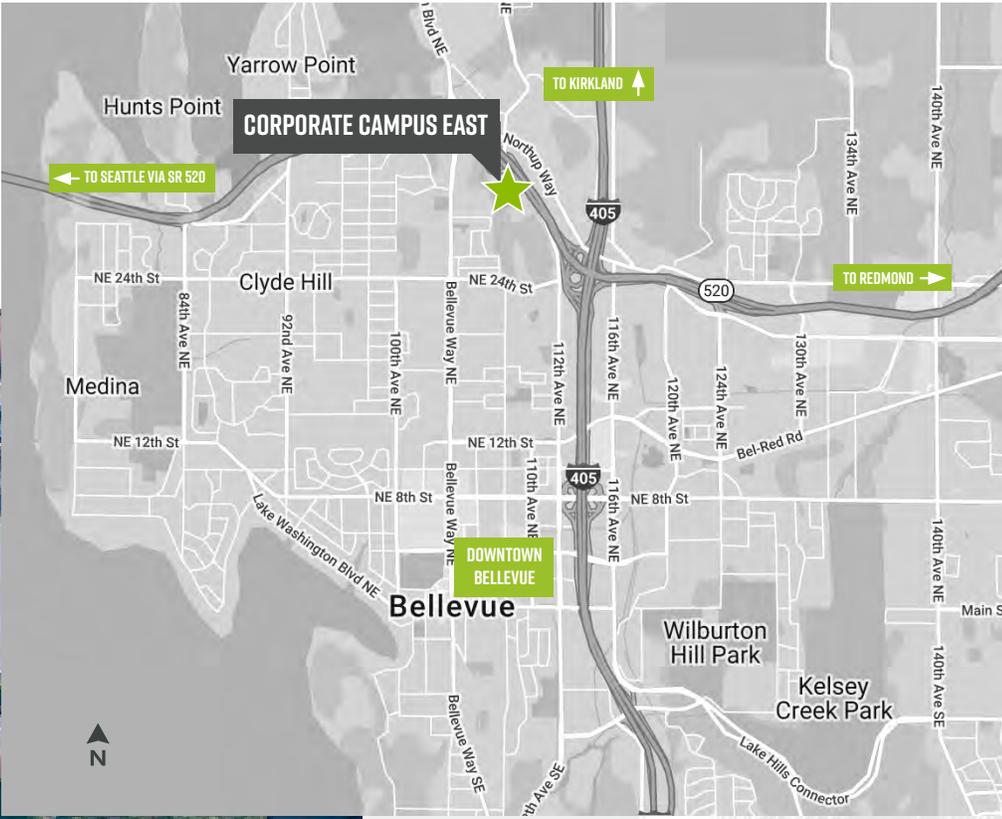
**Building B - 3055**

**Building C - 3075**

**112TH AVENUE**

**520**





# DRIVE TIMES & MILEAGE

TO DOWNTOWN BELLEVUE CBD

**2.5 MILES / 9 MIN**

TO SR-520

**0.5 MILES / 3 MIN**

TO I-405

**0.5 MILES / 5 MIN**

TO I-90

**6 MILES / 11 MIN**

TO DOWNTOWN SEATTLE

**13 MILES / 22 MIN**

Source: ESRI 2021

**C O R P O R A T E**

**C A M P U S E A S T**



**F O R M O R E I N F O P L E A S E C O N T A C T**

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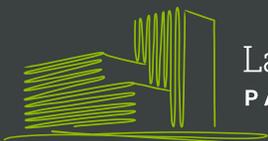
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# CORPORATE CAMPUS EAST

## BUILDING 3025 / SUITE 105

±1,450 RSF | MARKET READY



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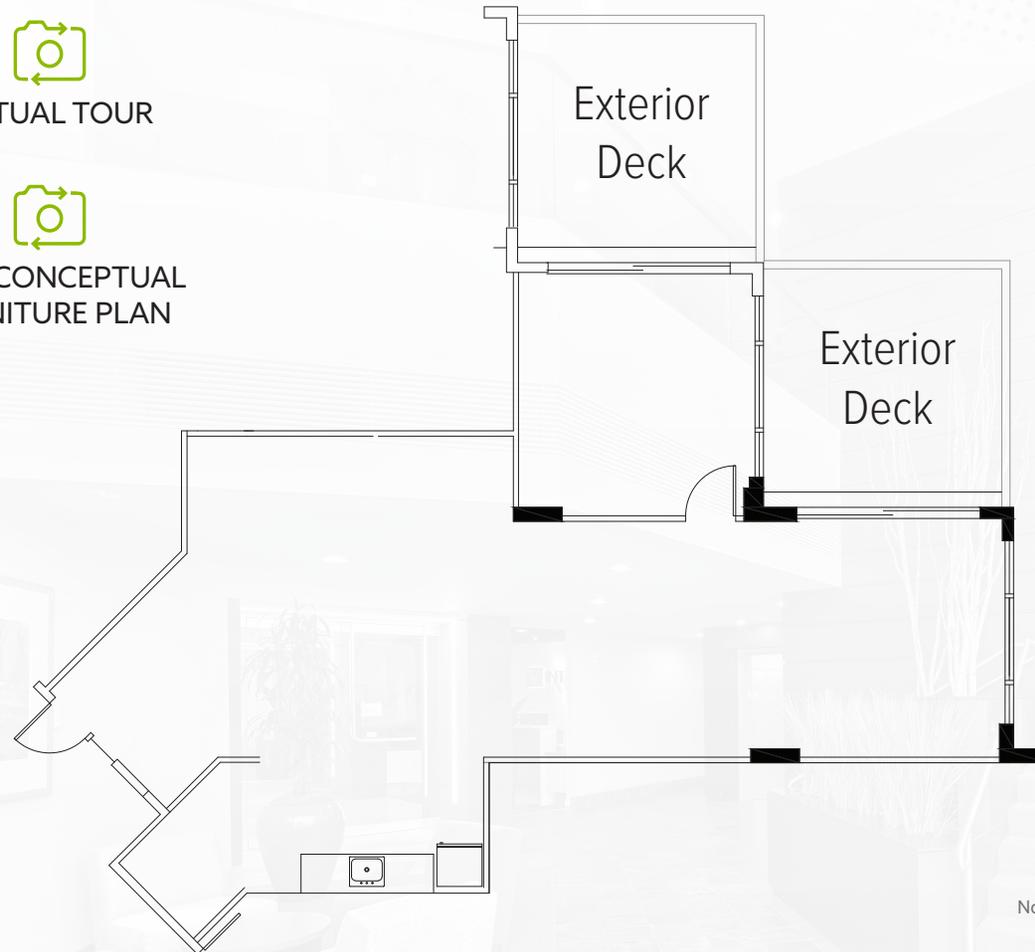
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VIRTUAL TOUR



VIEW CONCEPTUAL  
FURNITURE PLAN



Not to Scale



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# CORPORATE CAMPUS EAST

## BUILDING 3025 / SUITE 105

±1,450 RSF | CONCEPTUAL FURNITURE PLAN



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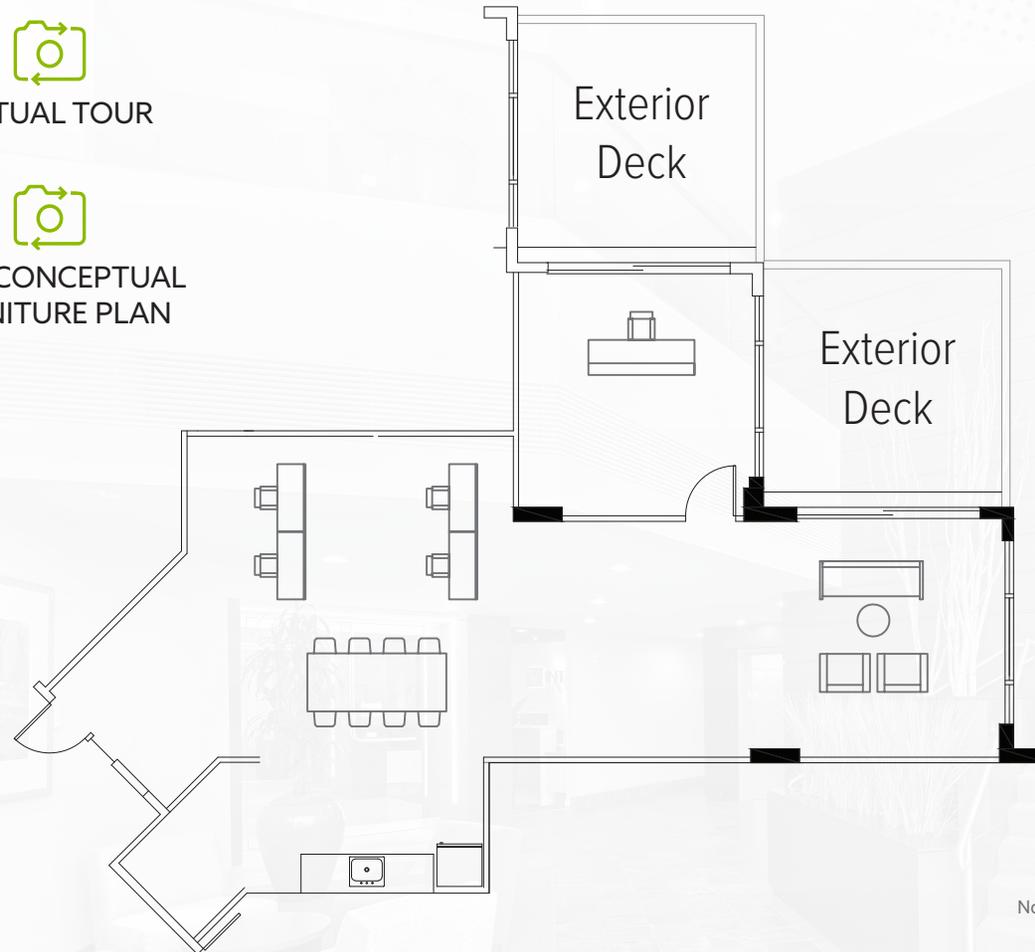
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FURNITURE PLAN



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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 106

±2,283 RSF | AVAILABLE NOW



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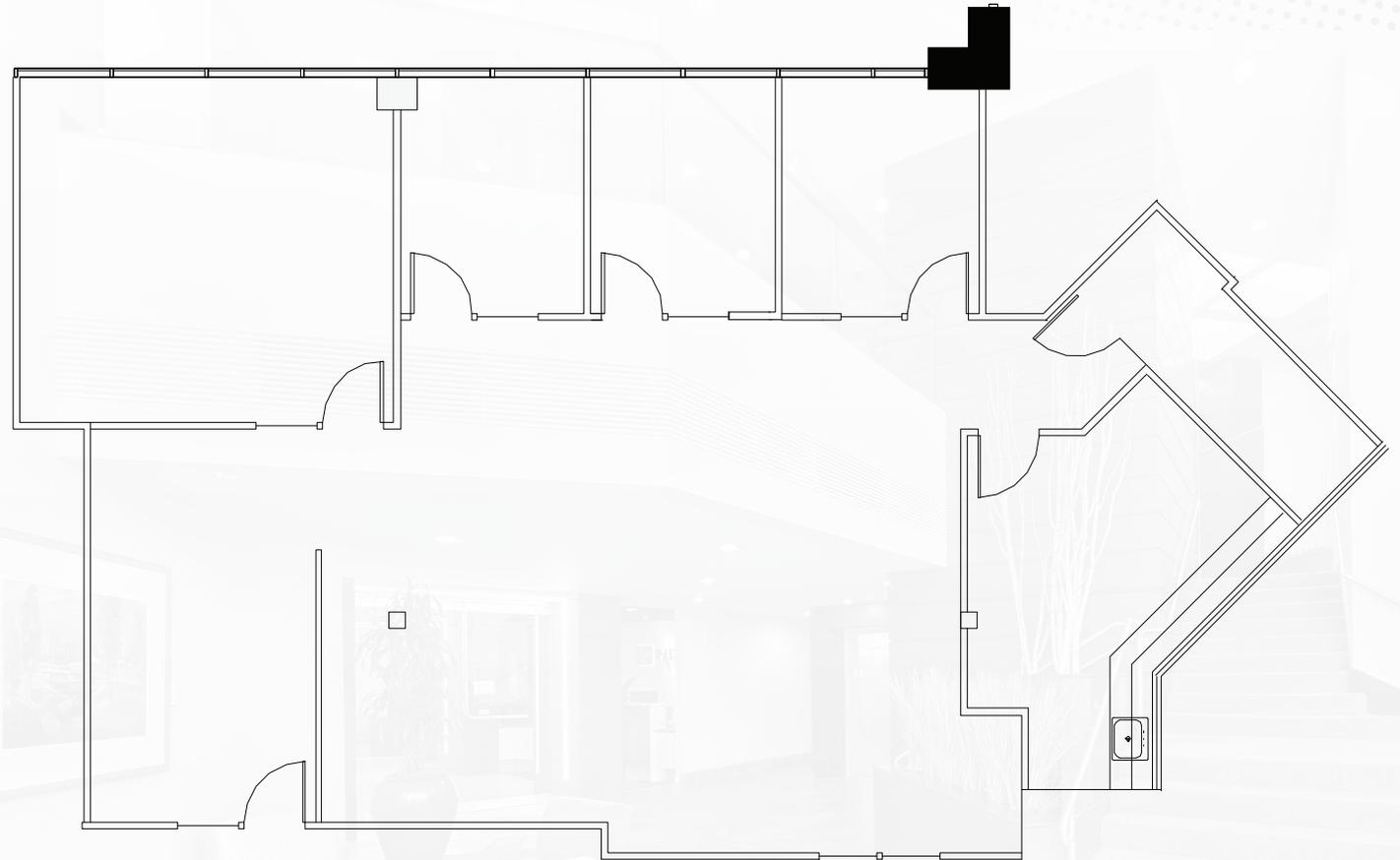
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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 110

±2,088 RSF | AVAILABLE NOW



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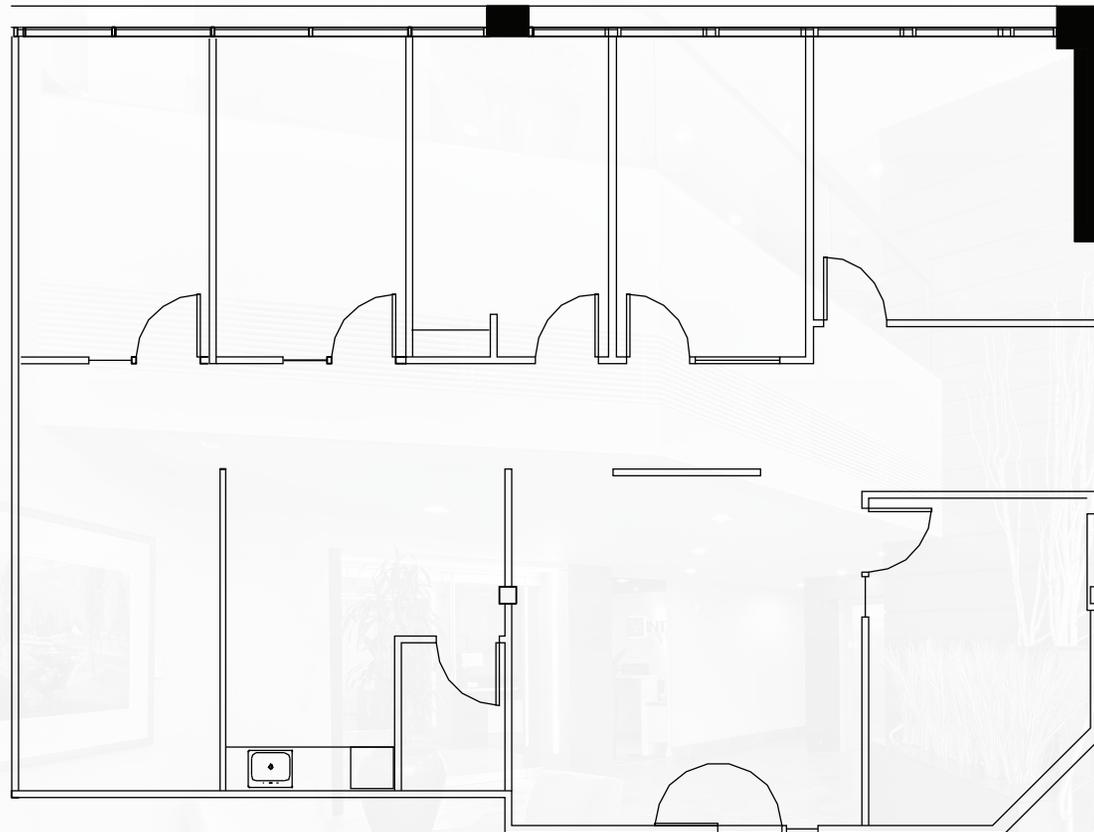
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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 120

±1,102 RSF | AVAILABLE NOVEMBER 1, 2026



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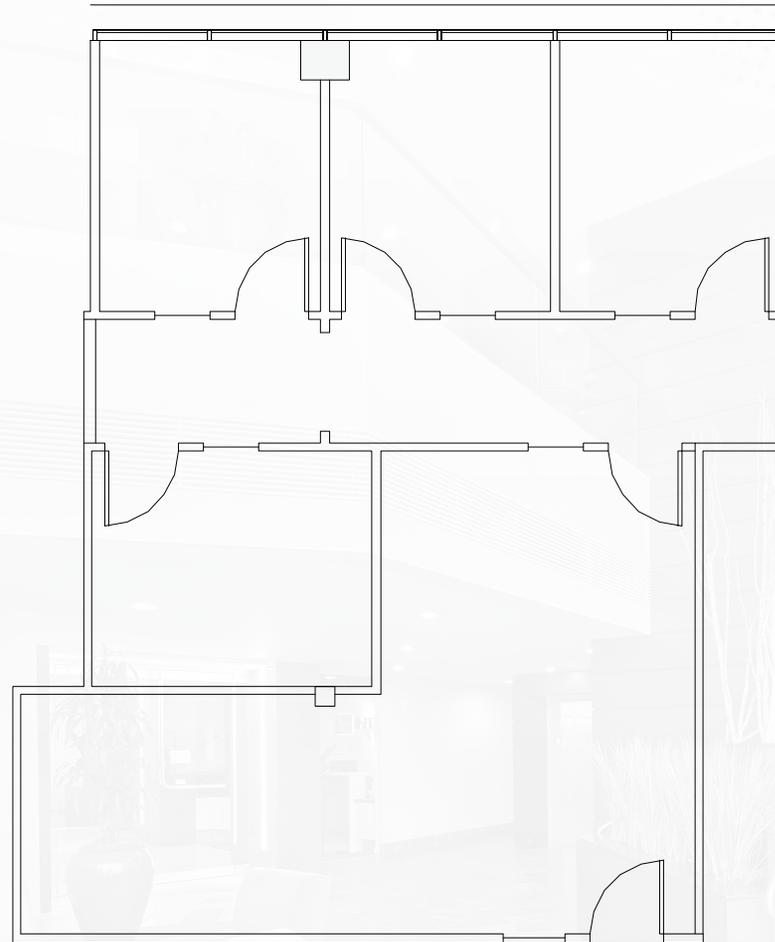
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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 202

±2,746 RSF | AVAILABLE NOW



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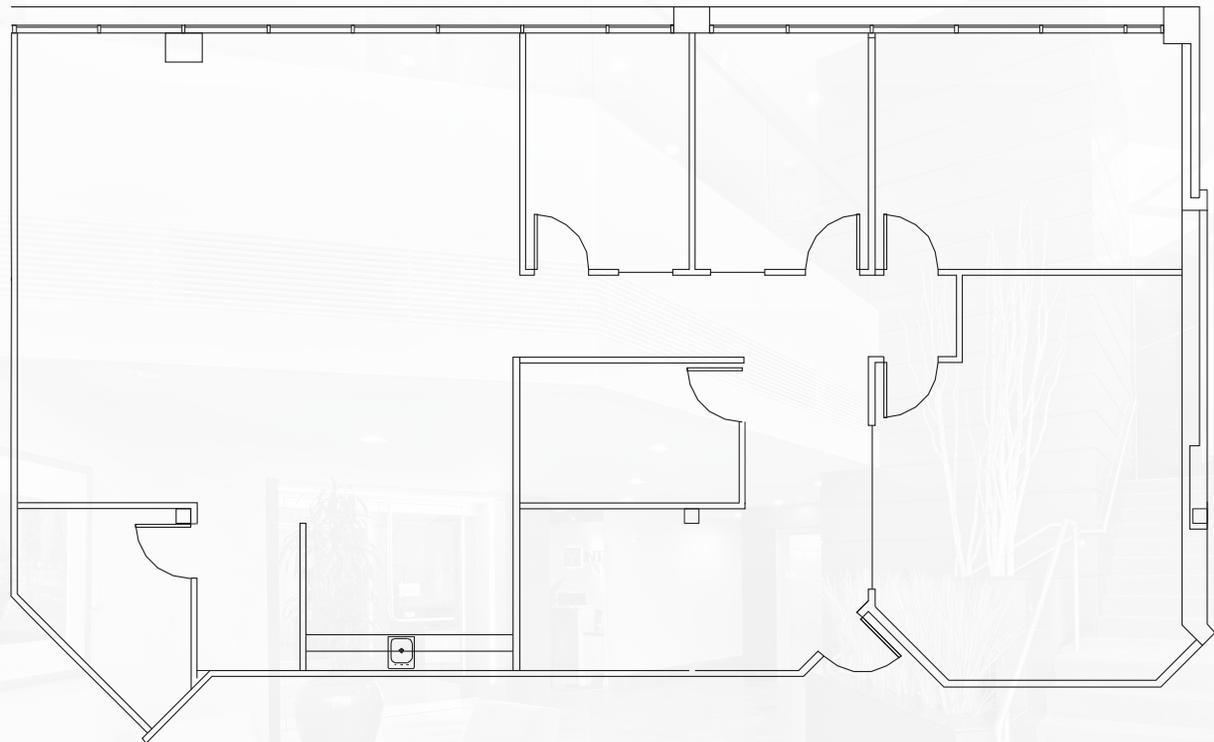
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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 220

±1,716 RSF | AVAILABLE NOW



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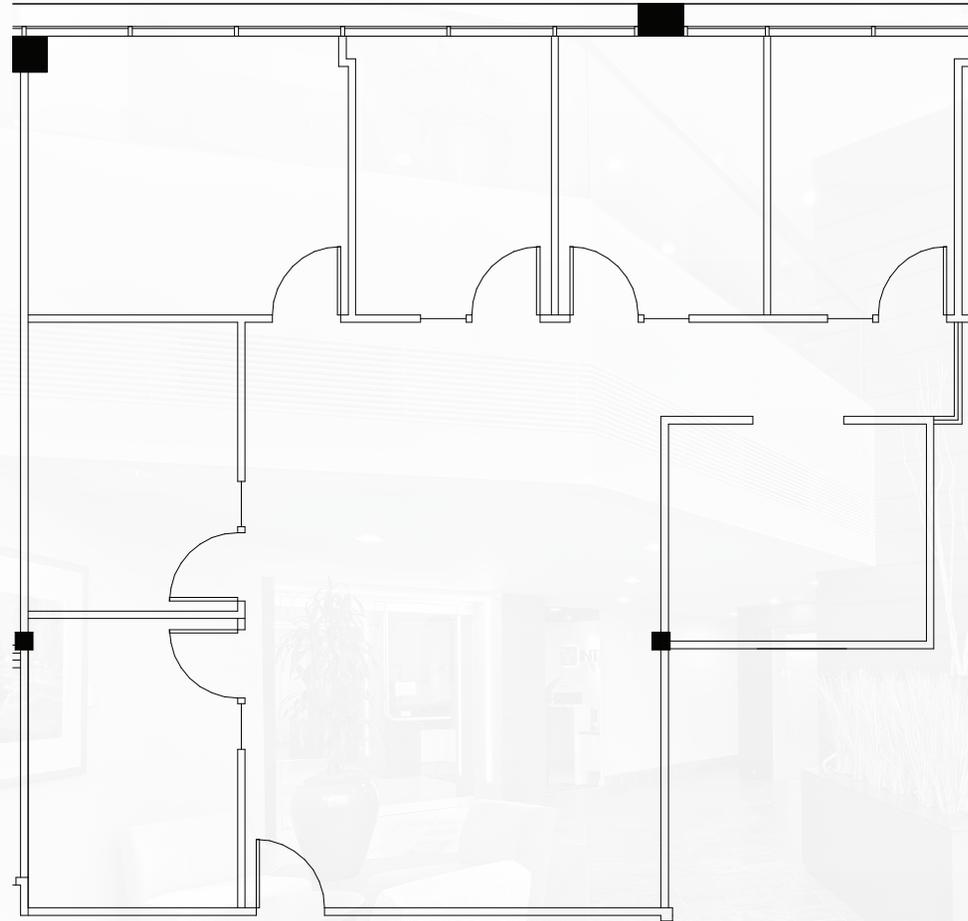
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