

FOR LEASE

CORPORATE  
CAMPUS EAST



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



Lake Washington  
PARTNERS

CBRE



# 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



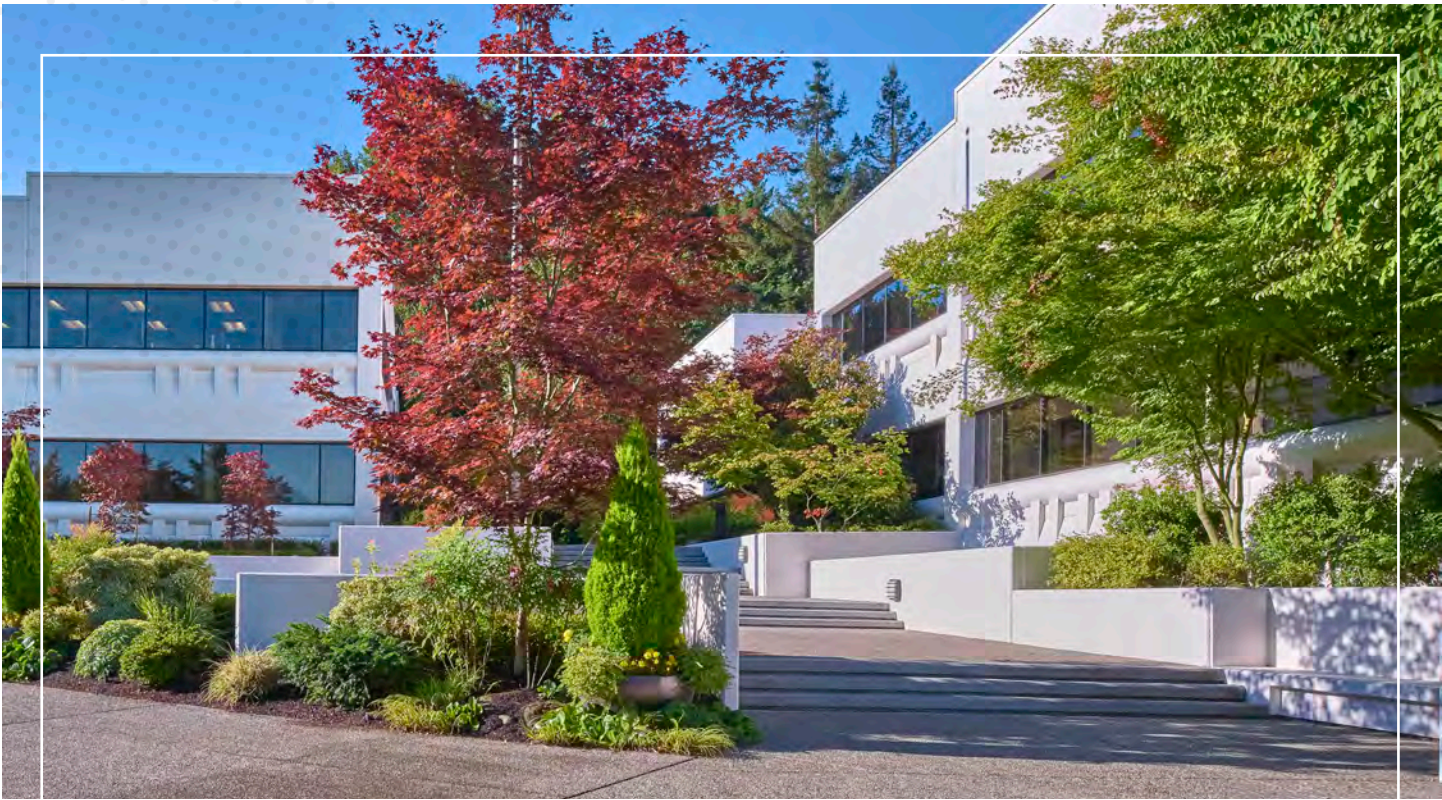
» Secure bike storage on site

## 2026 ESTIMATED OPERATING EXPENSES

ALL BUILDINGS  
\$16.20/SF/YR

## AVAILABLE SPACE

BUILDING	SUITE	±RSF	AVAILABILITY	NOTES
3025	105	1,450	Now	Market Ready
3025	120	4,830	February 1, 2027	Private Office Layout
3055	106	2,283	Now	Lease Pending
3055	110	2,088	Now	Market Ready
3055	120	1,107	November 1, 2026	Private office layout
3055	202	2,746	Now	Lease Pending



# THE LOCATION



**Building A - 3025**

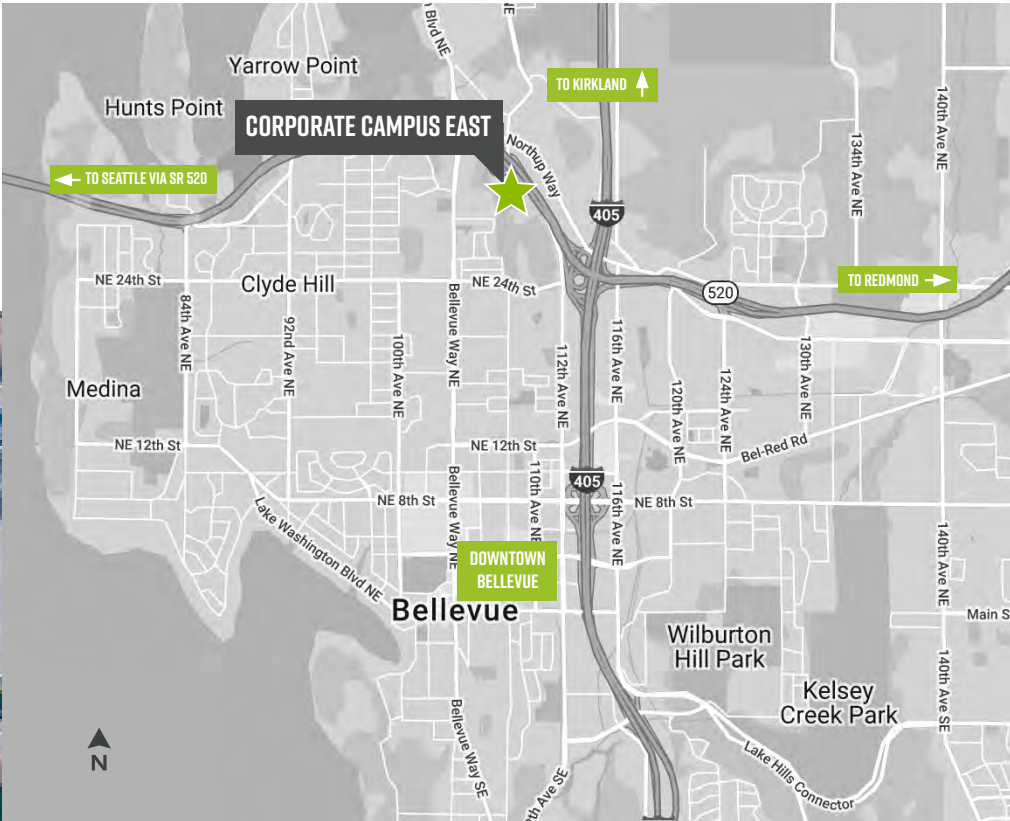
**Building B - 3055**

**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**

**SCOTT DAVIS**

**EXECUTIVE VICE PRESIDENT**

**+1 425 941 7573**

**SCOTT.DAVIS@CBRE.COM**

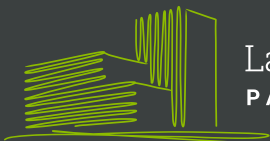
**ROBERT BAKER**

**TRANSACTION SPECIALIST**

**+1 425 462 6974**

**ROBERT.BAKER@CBRE.COM**

**CBRE, INC. | 929 108TH AVE NE | SUITE 700 | BELLEVUE, WA 98004**



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# CORPORATE CAMPUS EAST

## BUILDING 3025 / SUITE 105

±1,450 RSF | MARKET READY



FOR MORE INFO  
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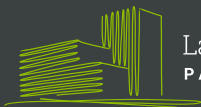
**SCOTT DAVIS**

EXECUTIVE VICE PRESIDENT  
+1 425 941 7573  
SCOTT.DAVIS@CBRE.COM

**ROBERT BAKER**

TRANSACTION SPECIALIST  
+1 425 462 6974  
ROBERT.BAKER@CBRE.COM

**CBRE**



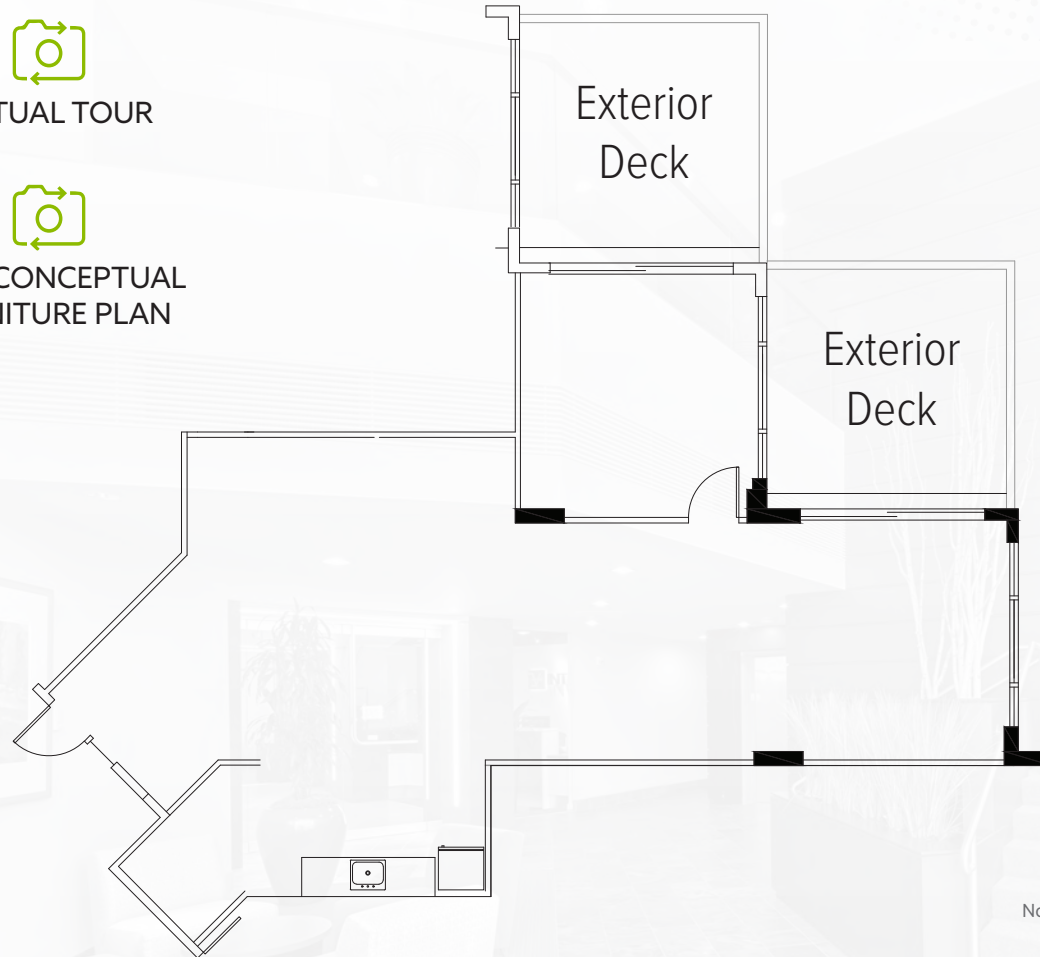
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VIRTUAL TOUR



VIEW CONCEPTUAL  
FURNITURE PLAN



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# CORPORATE CAMPUS EAST

## BUILDING 3025 / SUITE 105

±1,450 RSF | CONCEPTUAL FURNITURE PLAN



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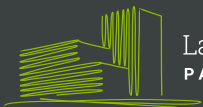
### SCOTT DAVIS

EXECUTIVE VICE PRESIDENT  
+1 425 941 7573  
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ROBERT.BAKER@CBRE.COM

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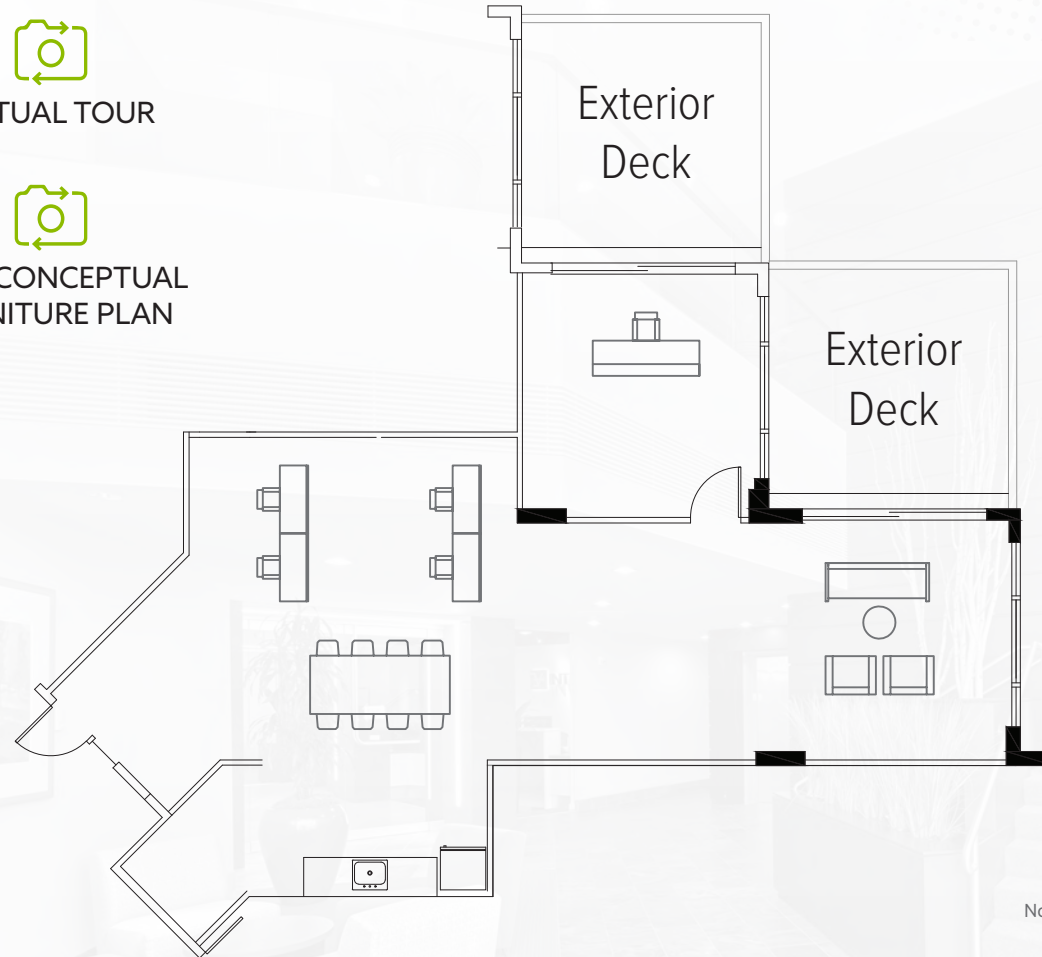
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# CORPORATE CAMPUS EAST

## BUILDING 3025 / SUITE 120

±4,830 RSF | AVAILABLE FEBRUARY 1, 2027



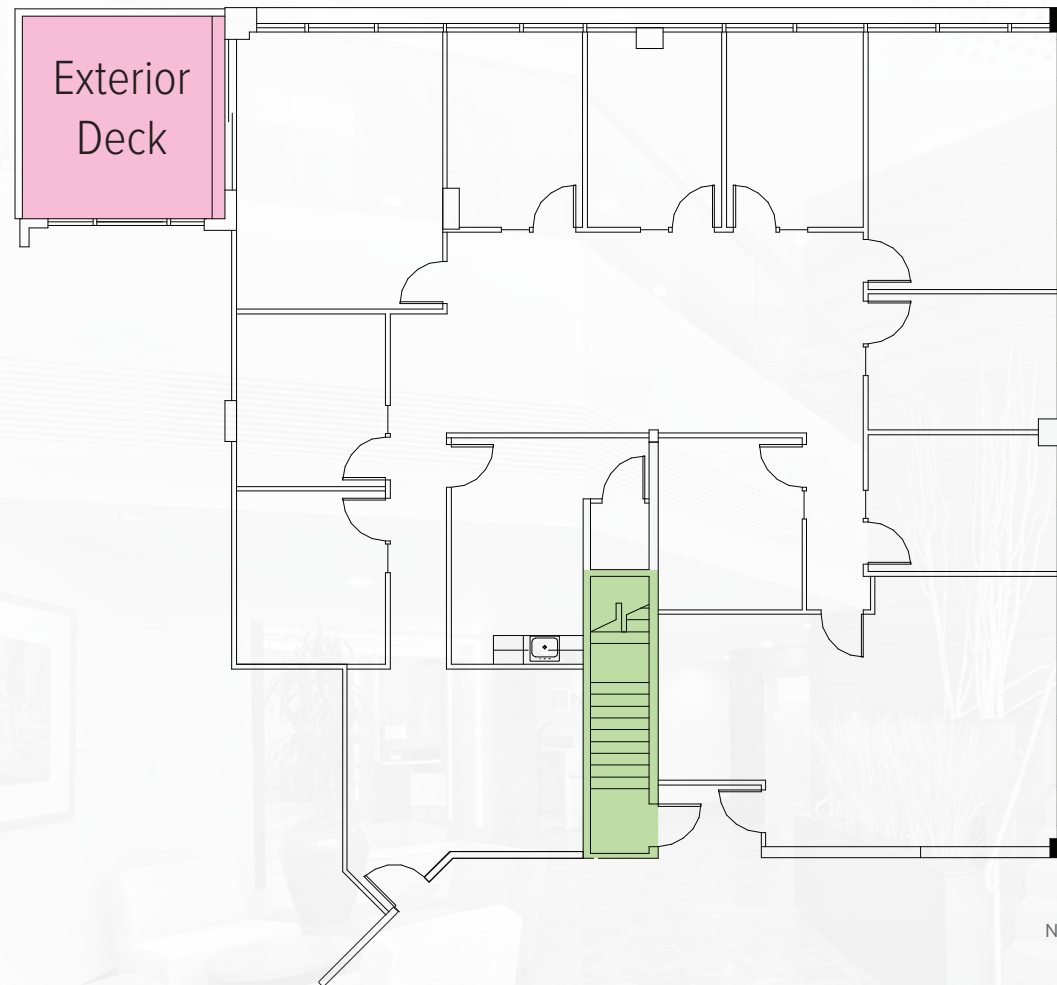
FOR MORE INFO  
PLEASE CONTACT

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+1 425 941 7573  
SCOTT.DAVIS@CBRE.COM

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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 106

±2,283 RSF | AVAILABLE NOW



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**SCOTT DAVIS**

EXECUTIVE VICE PRESIDENT  
+1 425 941 7573  
SCOTT.DAVIS@CBRE.COM

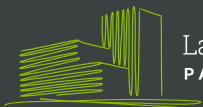
**ROBERT BAKER**

TRANSACTION SPECIALIST  
+1 425 462 6974  
ROBERT.BAKER@CBRE.COM



Not to Scale

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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 110

±2,088 RSF | AVAILABLE NOW



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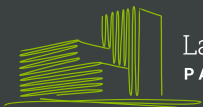
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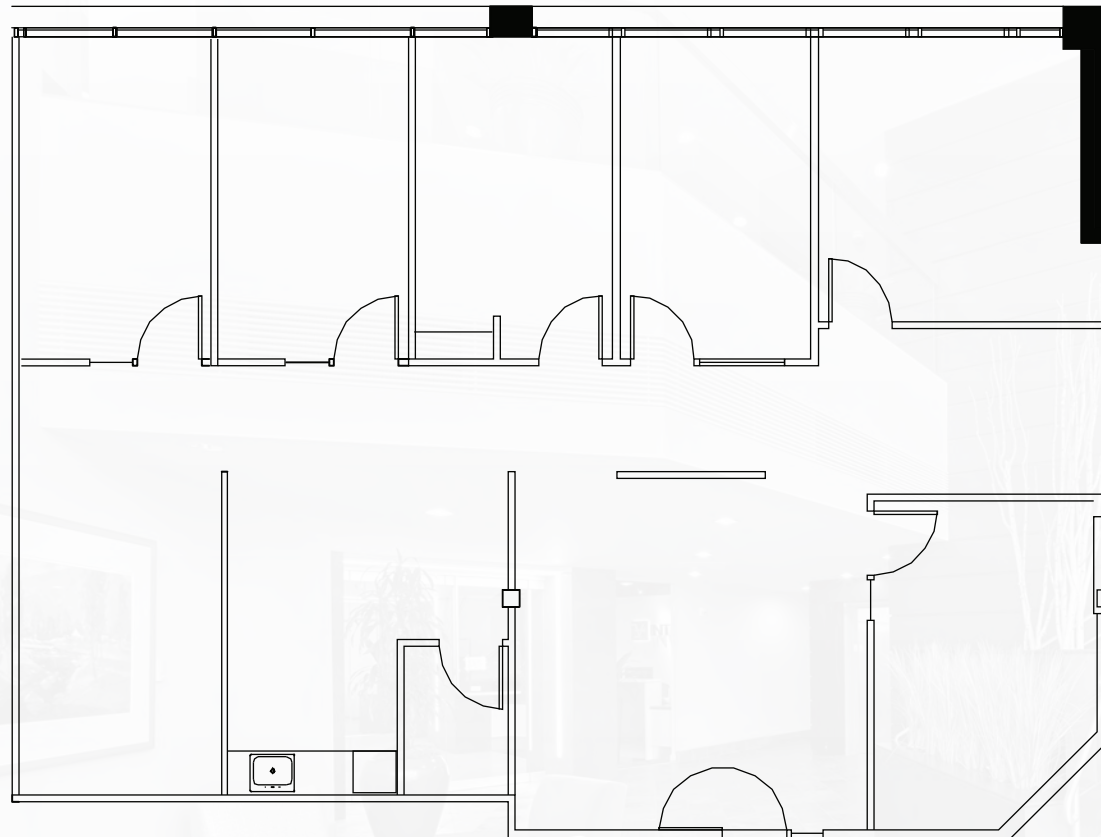
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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 120

±1,102 RSF | AVAILABLE NOVEMBER 1, 2026



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PLEASE CONTACT

**SCOTT DAVIS**

EXECUTIVE VICE PRESIDENT

+1 425 941 7573

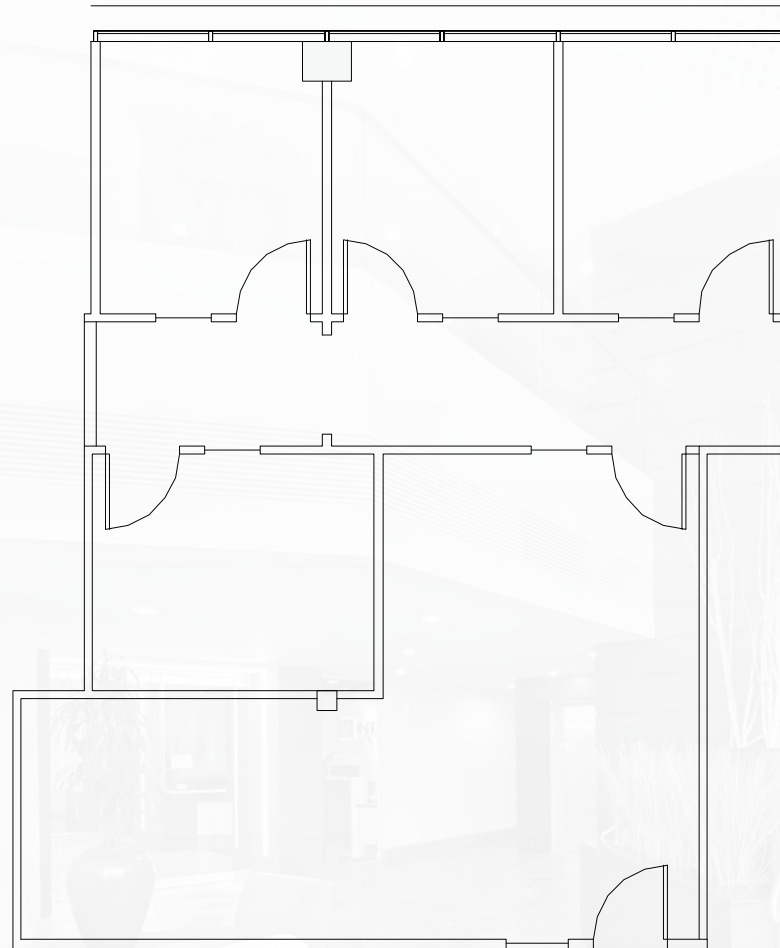
SCOTT.DAVIS@CBRE.COM

**ROBERT BAKER**

TRANSACTION SPECIALIST

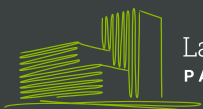
+1 425 462 6974

ROBERT.BAKER@CBRE.COM



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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 202

±2,746 RSF | AVAILABLE NOW



FOR MORE INFO  
PLEASE CONTACT

**SCOTT DAVIS**

EXECUTIVE VICE PRESIDENT

+1 425 941 7573

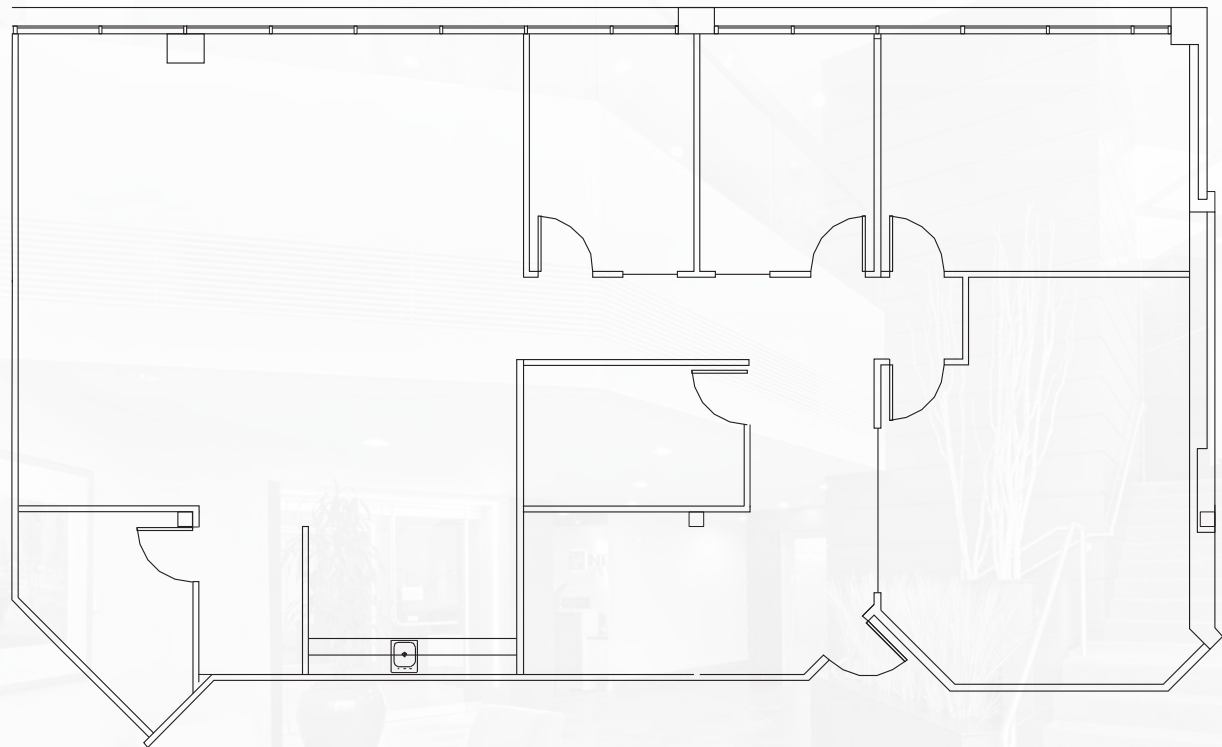
SCOTT.DAVIS@CBRE.COM

**ROBERT BAKER**

TRANSACTION SPECIALIST

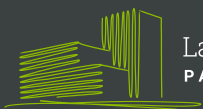
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