



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



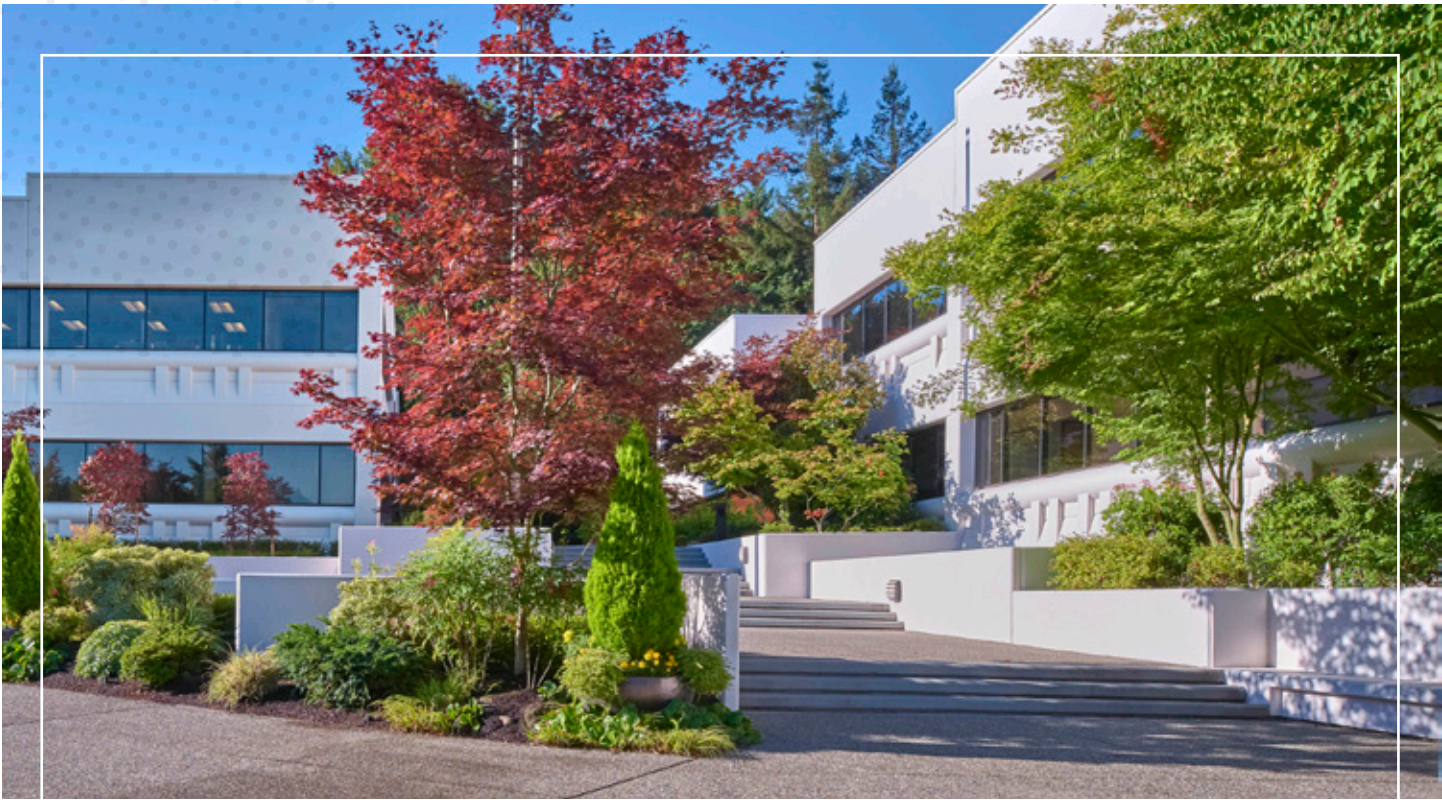
» Secure bike storage on site

2023 ESTIMATED OPERATING EXPENSES

ALL BUILDINGS
\$13.12/SF

AVAILABLE SPACE

BUILDING	SUITE	±RSF	AVAILABILITY	NOTES
3025	105	1,450	Now	Market Ready
3055	110	2,088	30 Days	Furniture Available
3055	108	3,808	May 2024	Private office layout
3055	203	4,419	Now	Market Ready
3055	210	5,305	Feb. 2024 or sooner	Potentially divisible
3075	100	30,909	Now	Up to 51,565 SF Available
3075	205	8,382	Now	16 private offices
3075	200	12,234	Feb. 2024 or sooner	Up to 51,565 SF Available



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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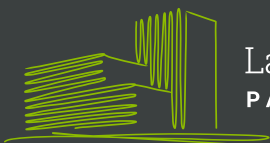
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