

CORPORATE CAMPUS EAST

FOR LEASE



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

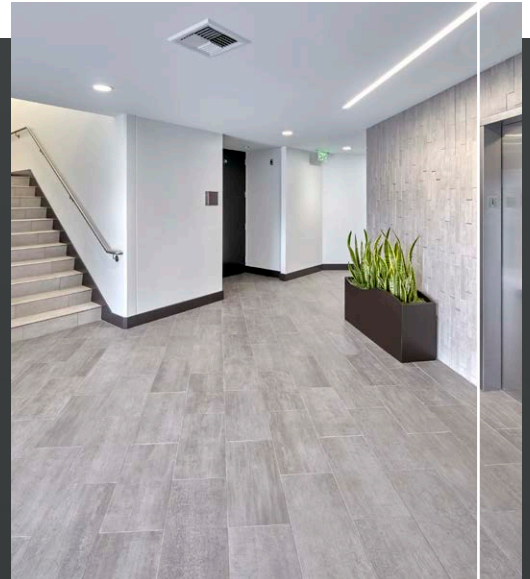
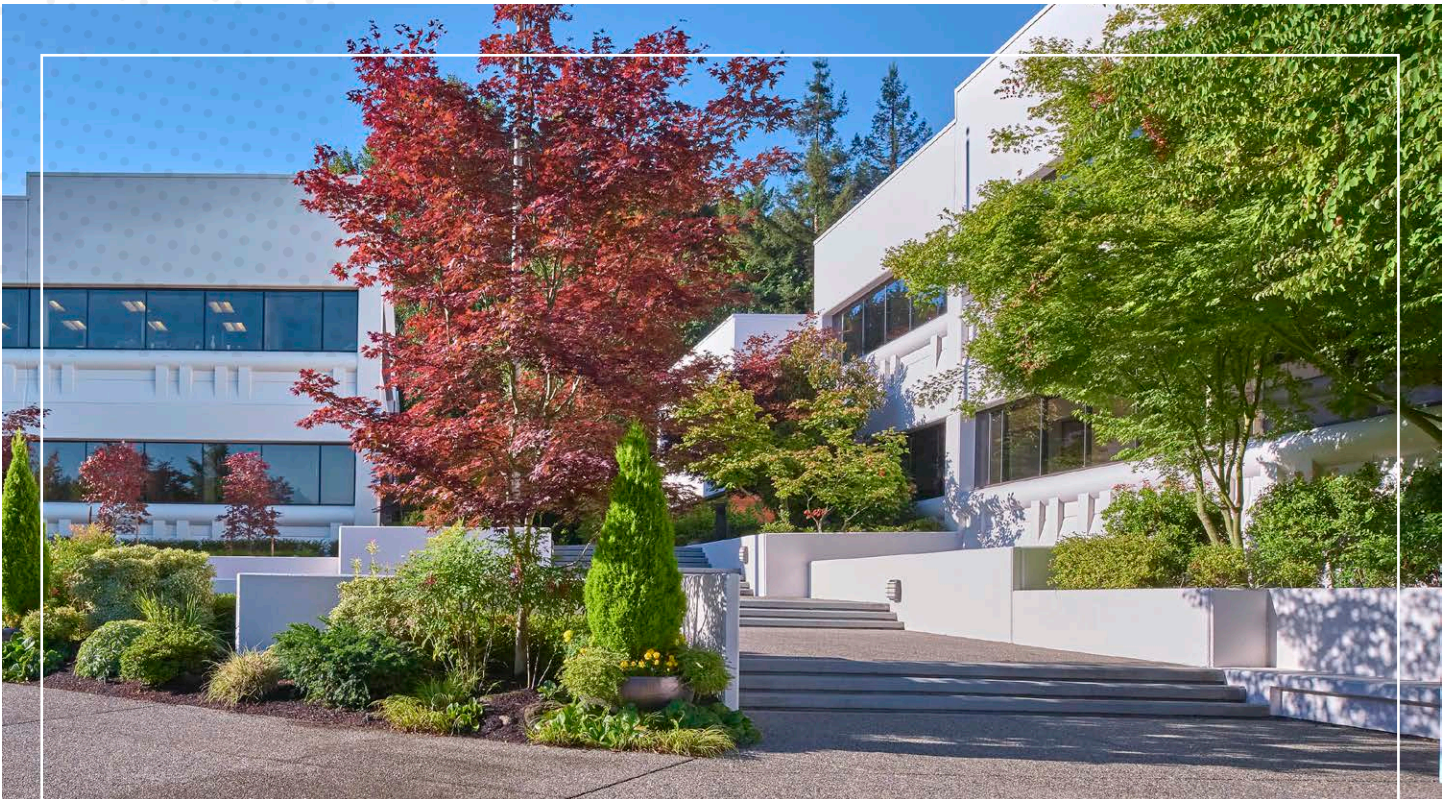


» Secure bike storage on site

**2022 ESTIMATED
OPERATING EXPENSES**
BUILDING 3055
\$12.61/SF

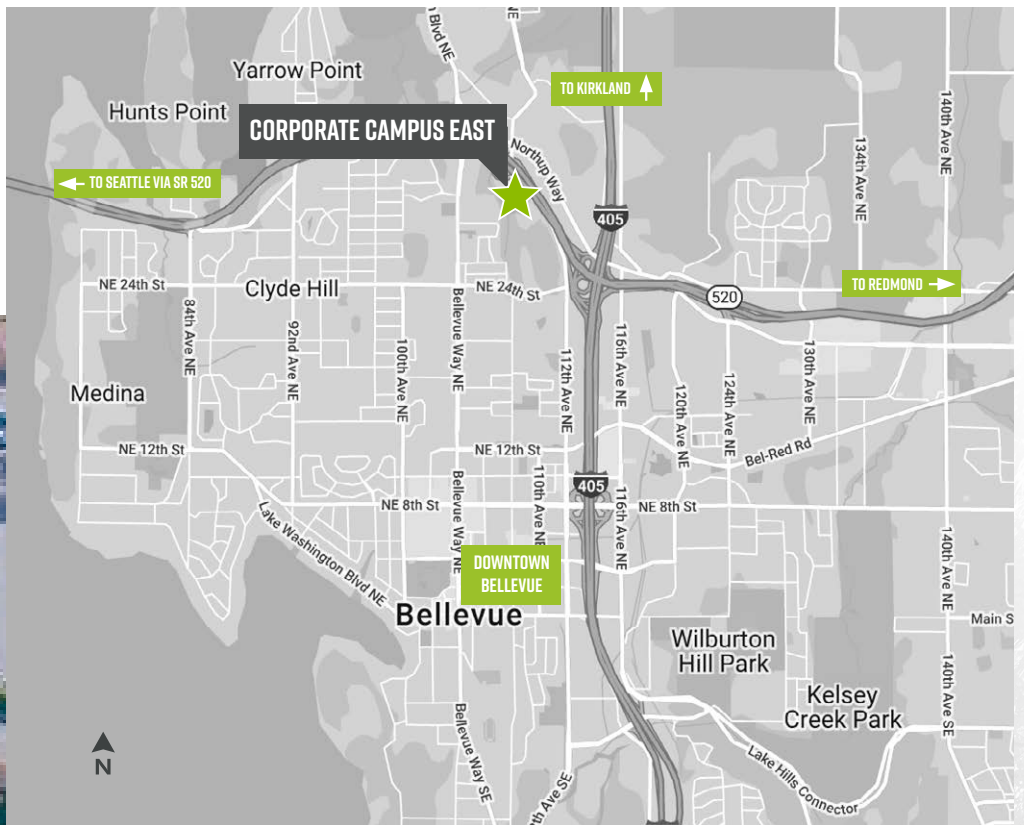
AVAILABLE SPACE

| BUILDING | SUITE | ±RSF | AVAILABILITY | VIRTUAL TOUR |
|----------|-------|-------|------------------|---|
| 3055 | 200 | 2,725 | Now |  |
| 3055 | 203 | 4,419 | November 1, 2022 | |
| 3055 | 206 | 1,909 | October 1, 2022 | |
| 3055 | 225 | 1,506 | April 1, 2022 | |
| 3025 | 100 | 8,633 | March 1, 2023 | |



THE LOCATION





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

CORPORATE CAMPUS EAST



FOR MORE INFO PLEASE CONTACT

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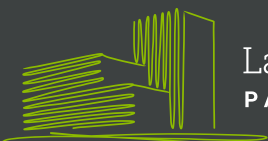
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CBRE, INC. | 929 108TH AVE NE | SUITE 700 | BELLEVUE, WA 98004



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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 200

MARKET READY FLOORPLAN | ±2,725 RSF | AVAILABLE NOW



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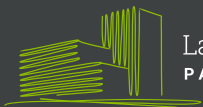
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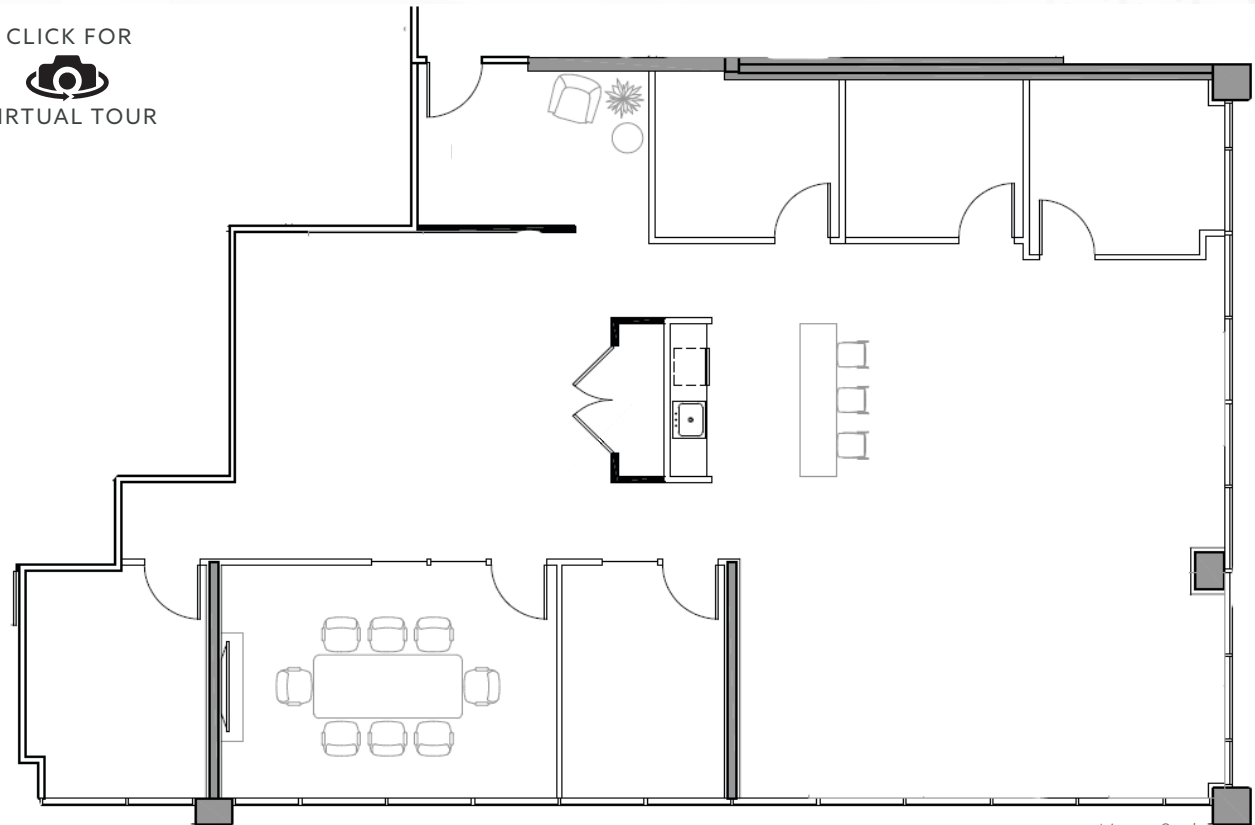
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CLICK FOR

VIRTUAL TOUR



Not to Scale

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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 203

AS-BUILT FLOORPLAN | 4,419 RSF | AVAILABLE NOVEMBER 1, 2022



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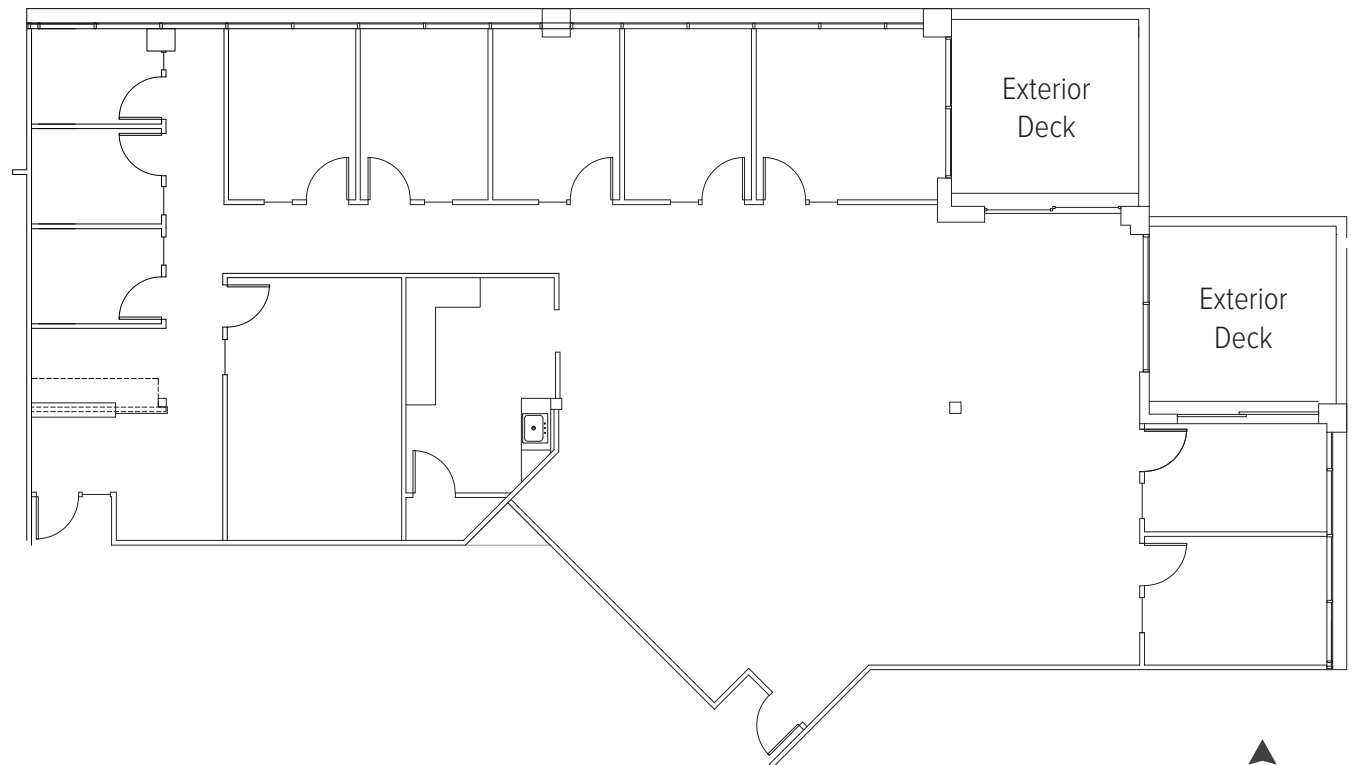
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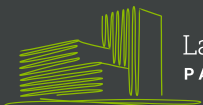
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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 206

AS-BUILT FLOORPLAN | ±1,909 RSF | AVAILABLE OCTOBER 1, 2022



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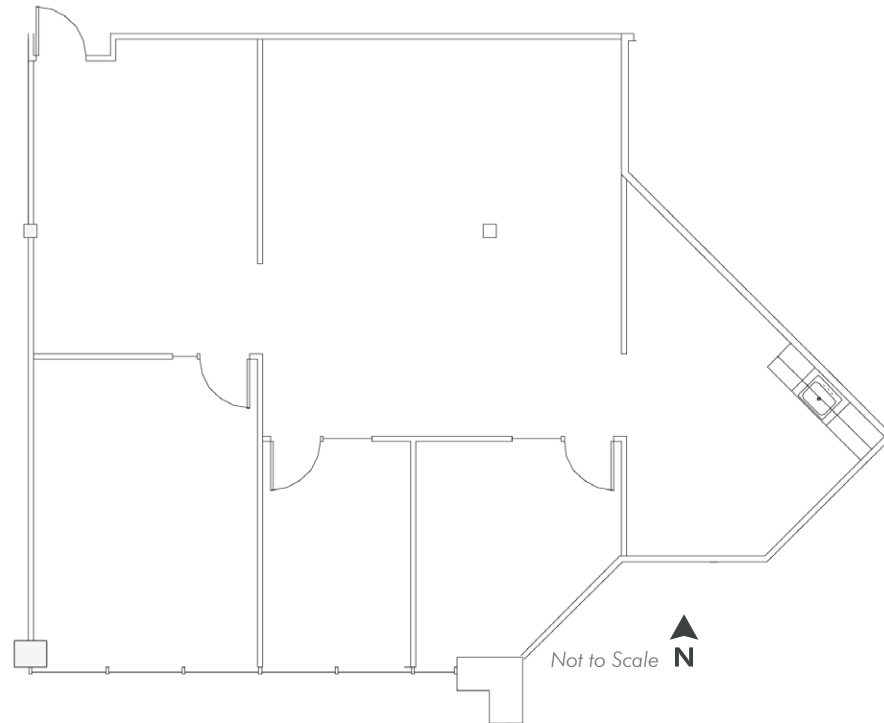
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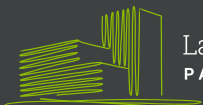
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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 225

AS-BUILT FLOORPLAN | ±1,506 RSF | AVAILABLE APRIL 1, 2022



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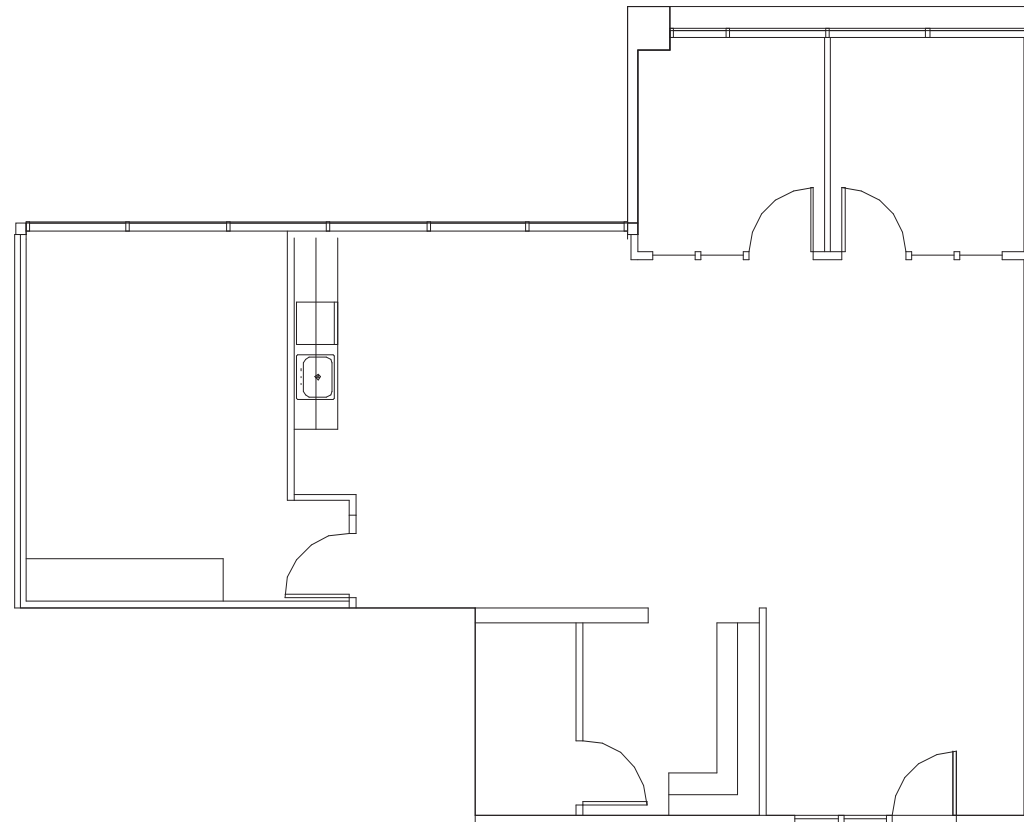
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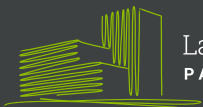
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CORPORATE CAMPUS EAST

BUILDING 3025 / SUITE 100

MARKET READY FLOORPLAN | ±8,633 RSF | AVAILABLE MARCH 1, 2023



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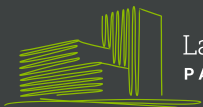
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