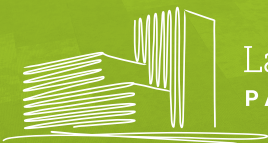


CORPORATE CAMPUS EAST

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



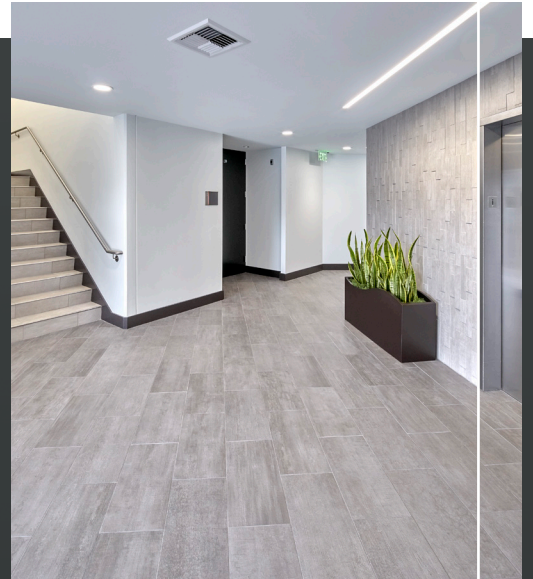
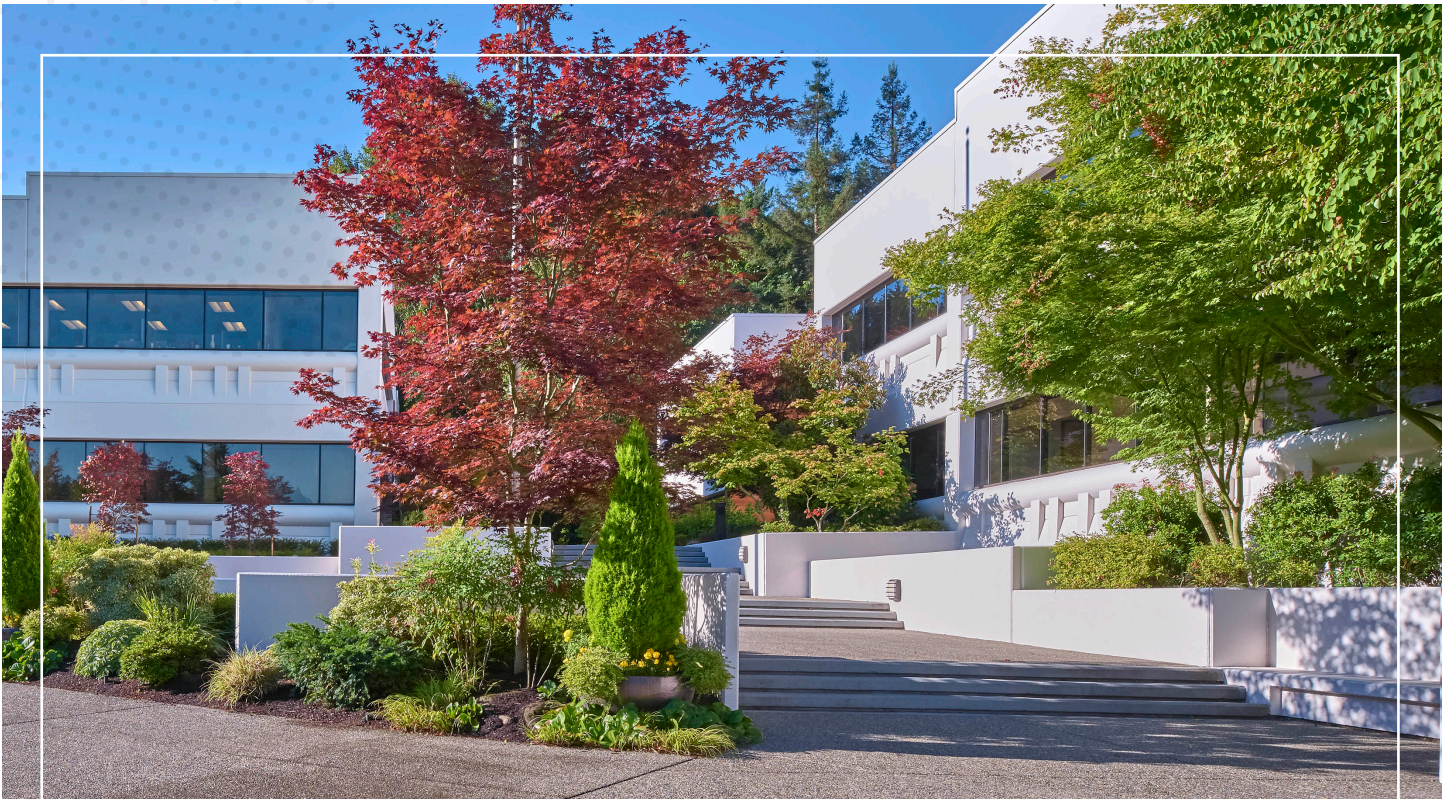
» Secure bike storage on site

2025 ESTIMATED OPERATING EXPENSES

ALL BUILDINGS
\$16.20/SF/YR

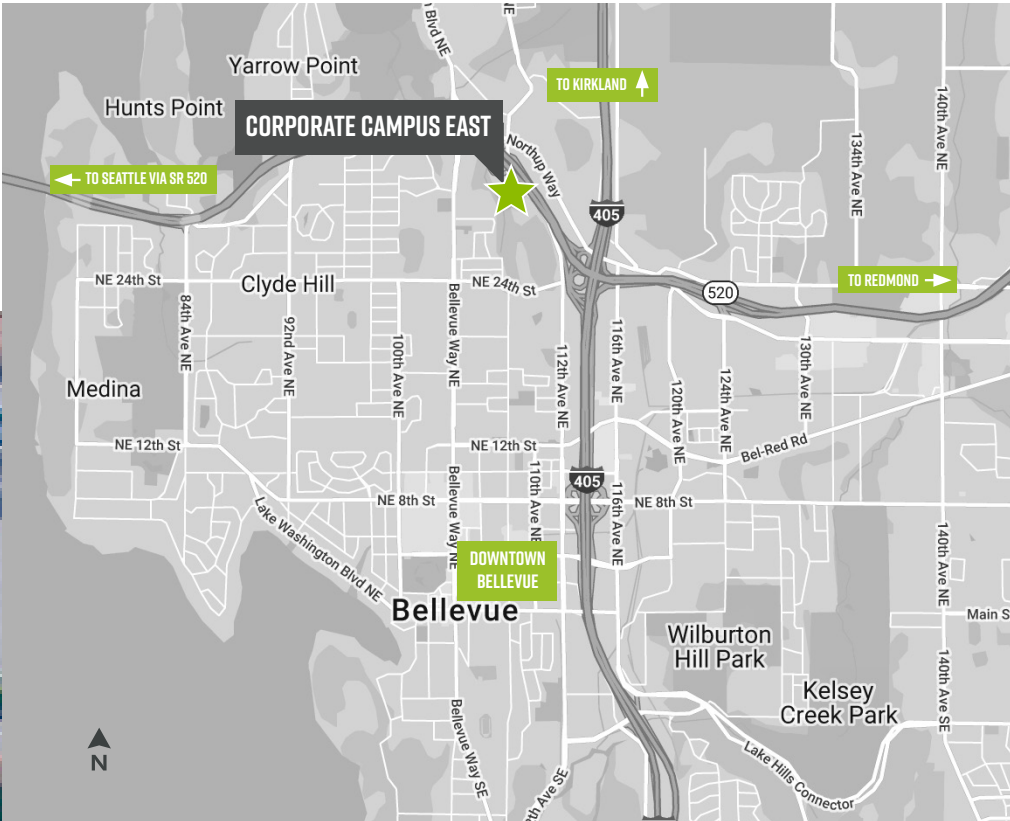
AVAILABLE SPACE

BUILDING	SUITE	±RSF	AVAILABILITY	NOTES
3025	105	1,450	Now	Market Ready
3055	106	2,283	December 1, 2025	Offices & open area
3055	110	2,088	Now	Market Ready
3055	210	5,305	Now	Divisible to 3,589 SF
3055	202	2,746	August 1, 2025	Offices & open area
3055	225	1,457	November 1, 2025	Offices & break area



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



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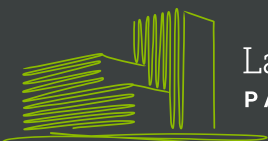
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CBRE, INC. | 929 108TH AVE NE | SUITE 700 | BELLEVUE, WA 98004



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CORPORATE CAMPUS EAST

BUILDING 3025 / SUITE 105

±1,450 RSF | MARKET READY



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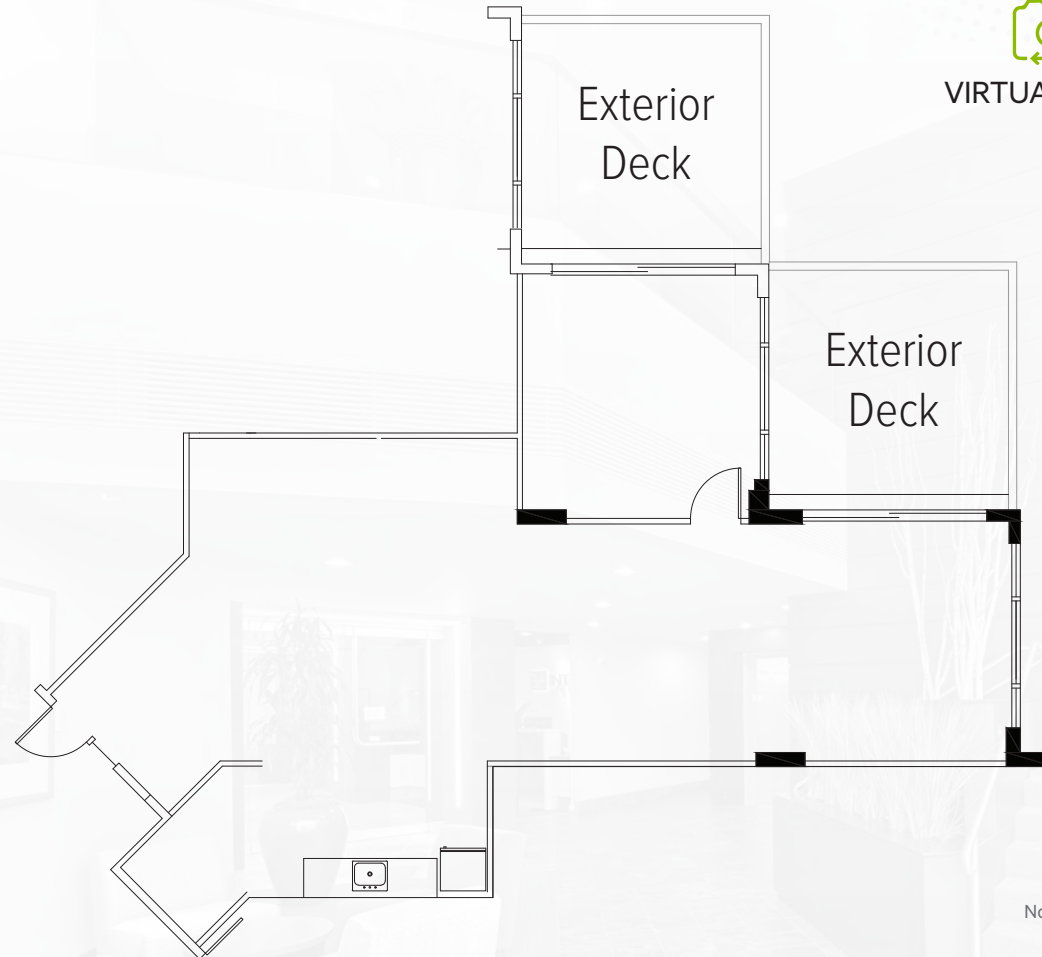
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VIRTUAL TOUR



Not to Scale



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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 106

±2,283 SF | AVAILABLE DECEMBER 1, 2025



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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 110

±2,088 RSF | AVAILABLE NOW



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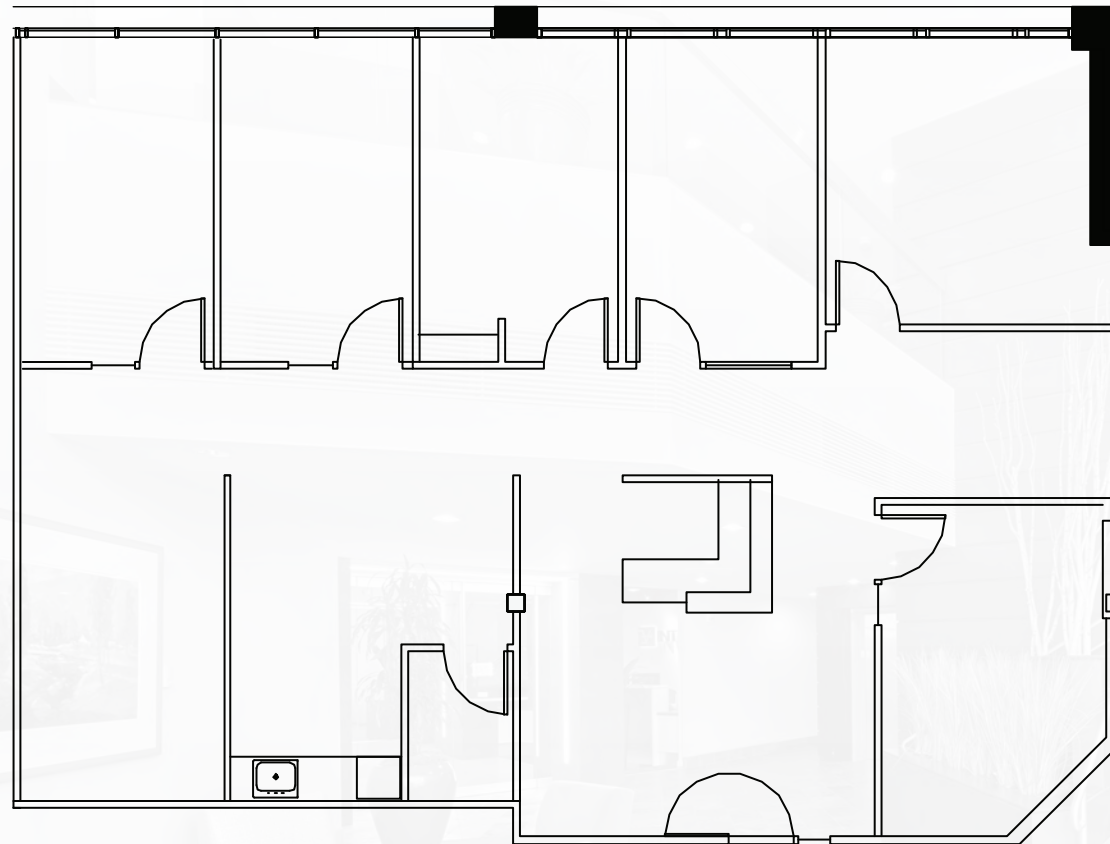
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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 202

±2,746 SF | AVAILABLE AUGUST 1, 2025



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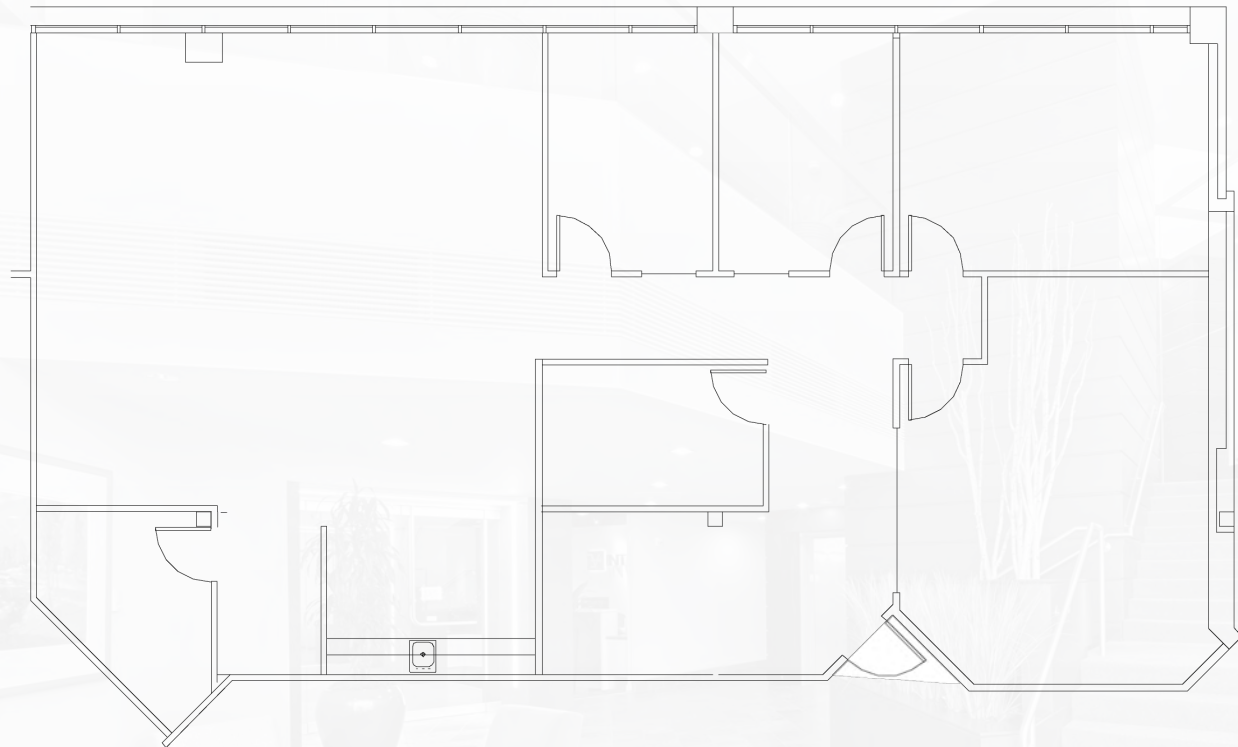
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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 210

±5,305 SF | MARKET READY



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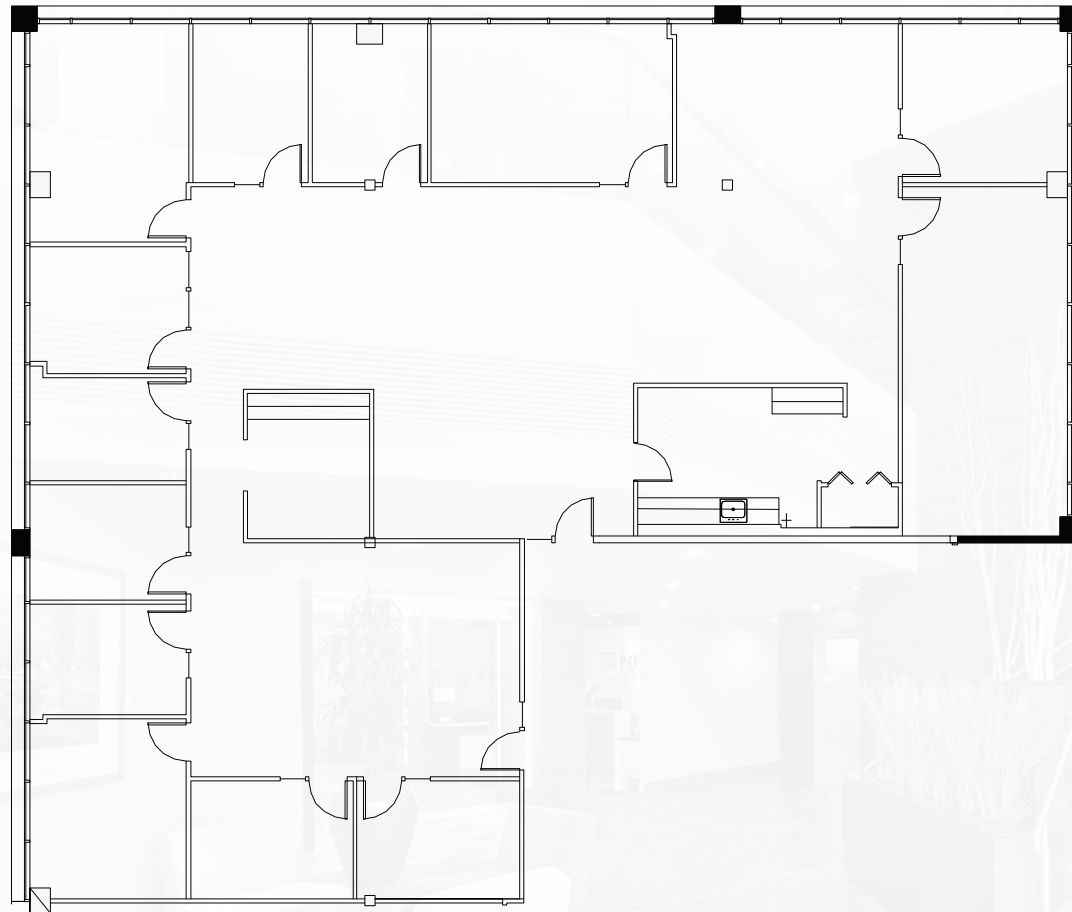
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VIRTUAL TOUR



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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 210

±1,716-5,305 SF | AVAILABLE NOW



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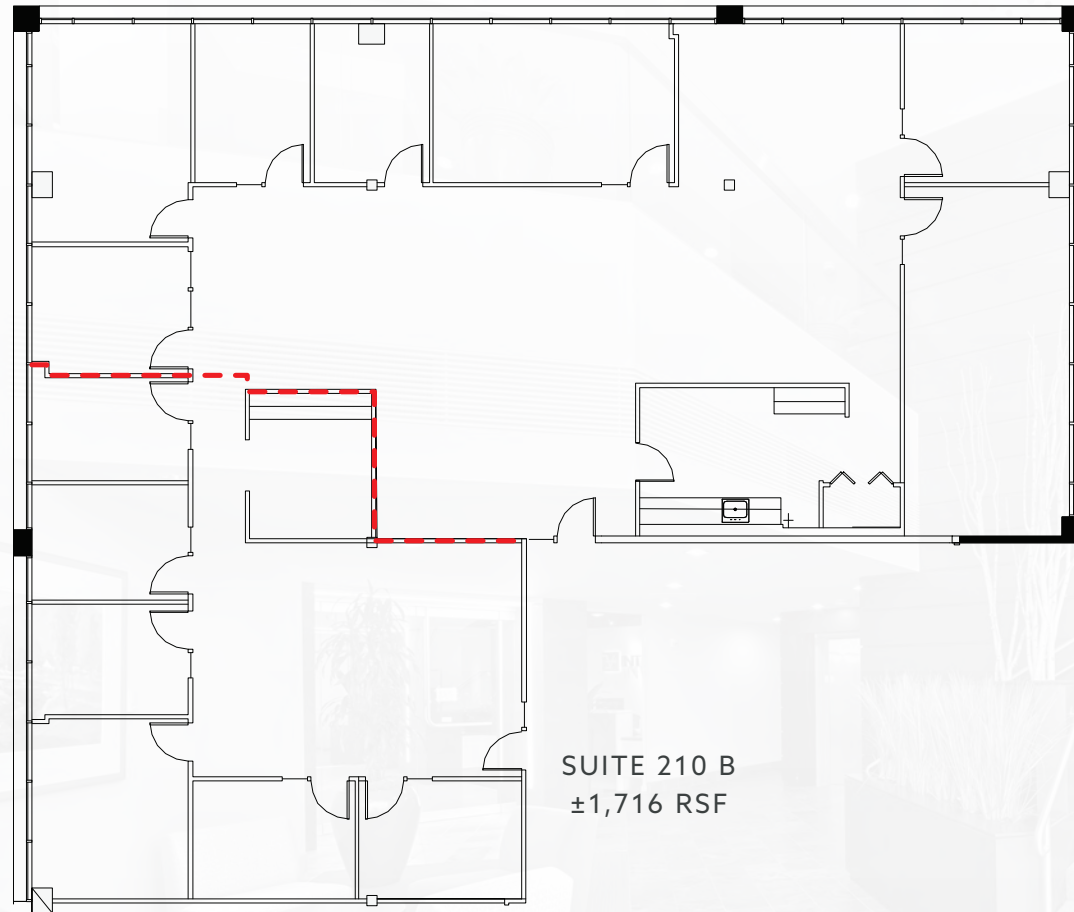
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SUITE 210 A
±3,589 RSF

SUITE 210 B
±1,716 RSF



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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 225

AS-BUILT PLAN | 1,457 RSF | NOVEMBER 1, 2025



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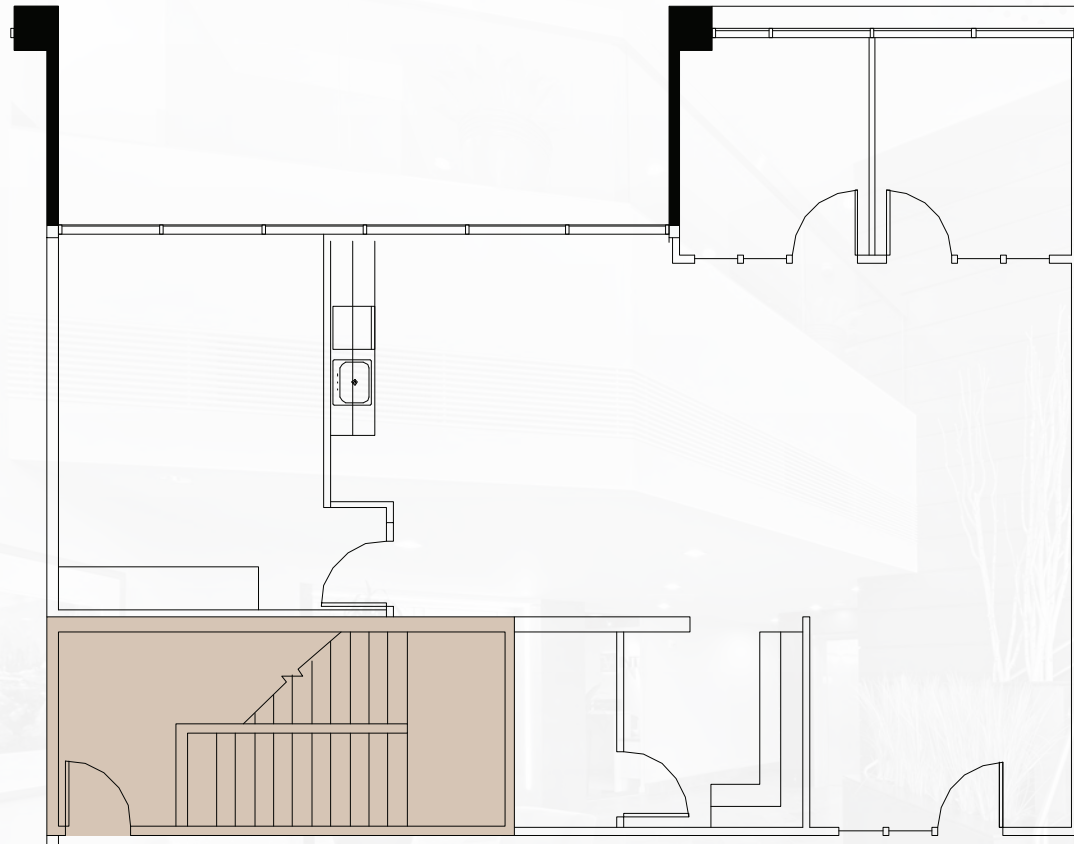
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