

# Evergreen Office Park

10940 & 11000 NE 33rd Pl | Bellevue, WA



FOR LEASE

A Two Building - 88,642 SF Office Park  
in Bellevue, WA

**Joe Lynch**  
425.450.1128  
jlynch@kiddermathews.com

**Dan Harden**  
425.450.1135  
dharden@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)

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**PCCP** 

 **Kidder  
Mathews**

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## BUILDING HIGHLIGHTS

ADDRESS	10940 & 11000 NE 33rd Pl, Bellevue, WA
BUILDING SIZE	Building I: 36,011 SF Building II: 52,631 SF
ASKING RATE	\$25.50 RSF, NNN (\$10.70/SF, NNN)
FLOORS	Building I: Two (2) Stories Building II: Three (3) Stories
PARKING RATIO	3.6/1,000 SF (Free surface parking, covered parking available, rate \$60.00/month + WSST)
CABLE PROVIDERS	Comcast   TW Telecom   Frontier
PROPERTY MANAGEMENT	Steelwave
BUILDING HOURS	24 hour access, 365 days per year. Security hours for front doors: 7:30am - 6:00pm HVAC hours (M - F): 7:30am - 6:00pm After hours HVAC available on demand for \$35/hour
POWER	Power provided through vault-mounted transformers. Each building's main distribution panel consists of a 1,000 Amp, 277/480 Volt, 3-phase, 4 wire, 4 section main distribution panels



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## AVAILABILITIES

Building I First Floor	Suite 101	2,504 SF
Building I Second Floor	Suite 204	2,361 SF
Building II Third Floor	Suite 300	5,049 SF
Building II Third Floor	Suite 320	1,784 SF

## PROPERTY FEATURES

Significant common area capital improvements currently under construction

Above market parking ratio of 3.6/1,000 sf, including 108 covered stalls

Immediate access to SR 520, within 5 minutes of Bellevue CBD, Kirkland CBD and Microsoft World Headquarters

Surrounding area provides an abundance of amenities, dining, hotels and entertainment

Within two blocks of the South Kirkland Transit Center



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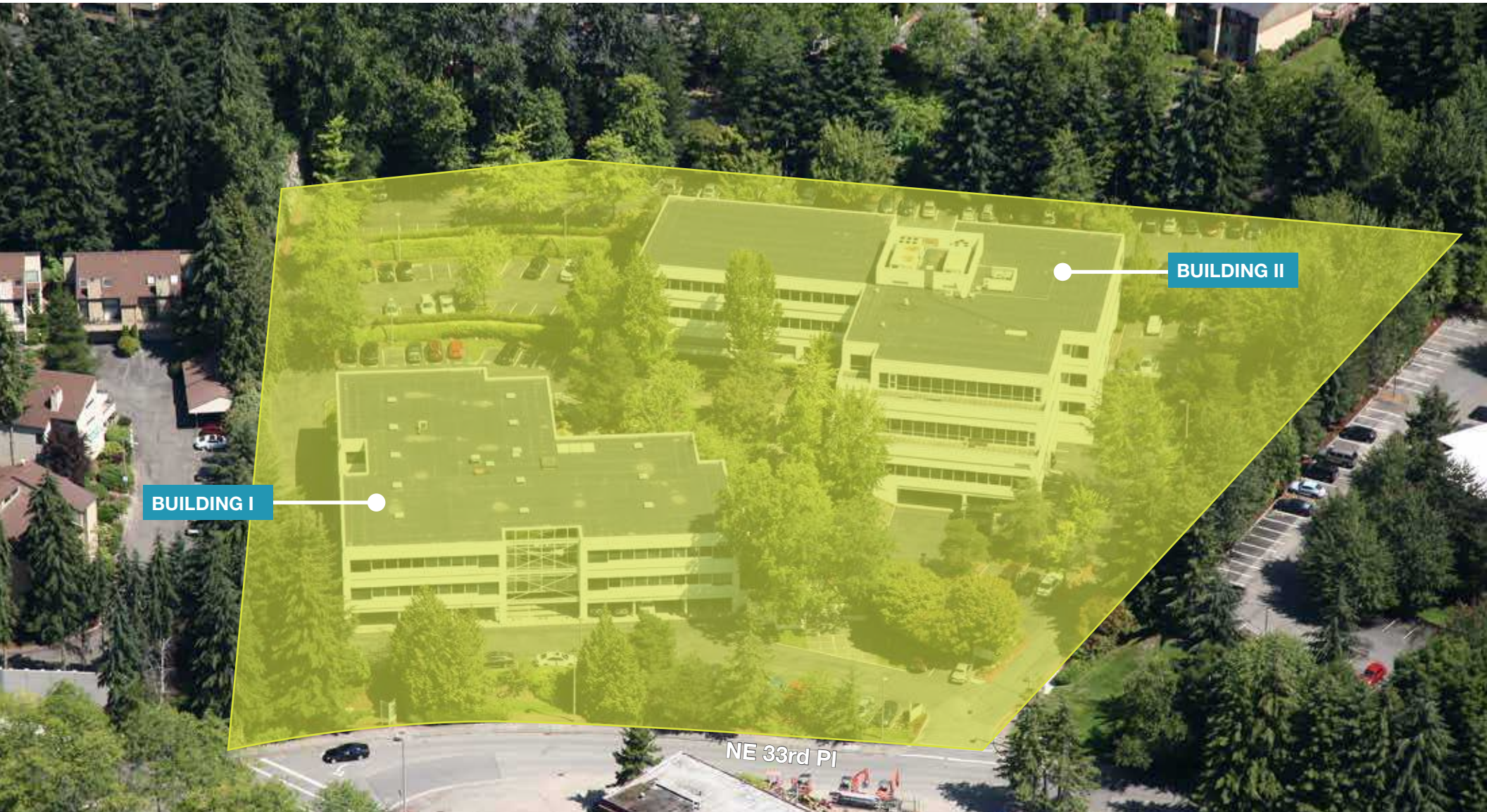


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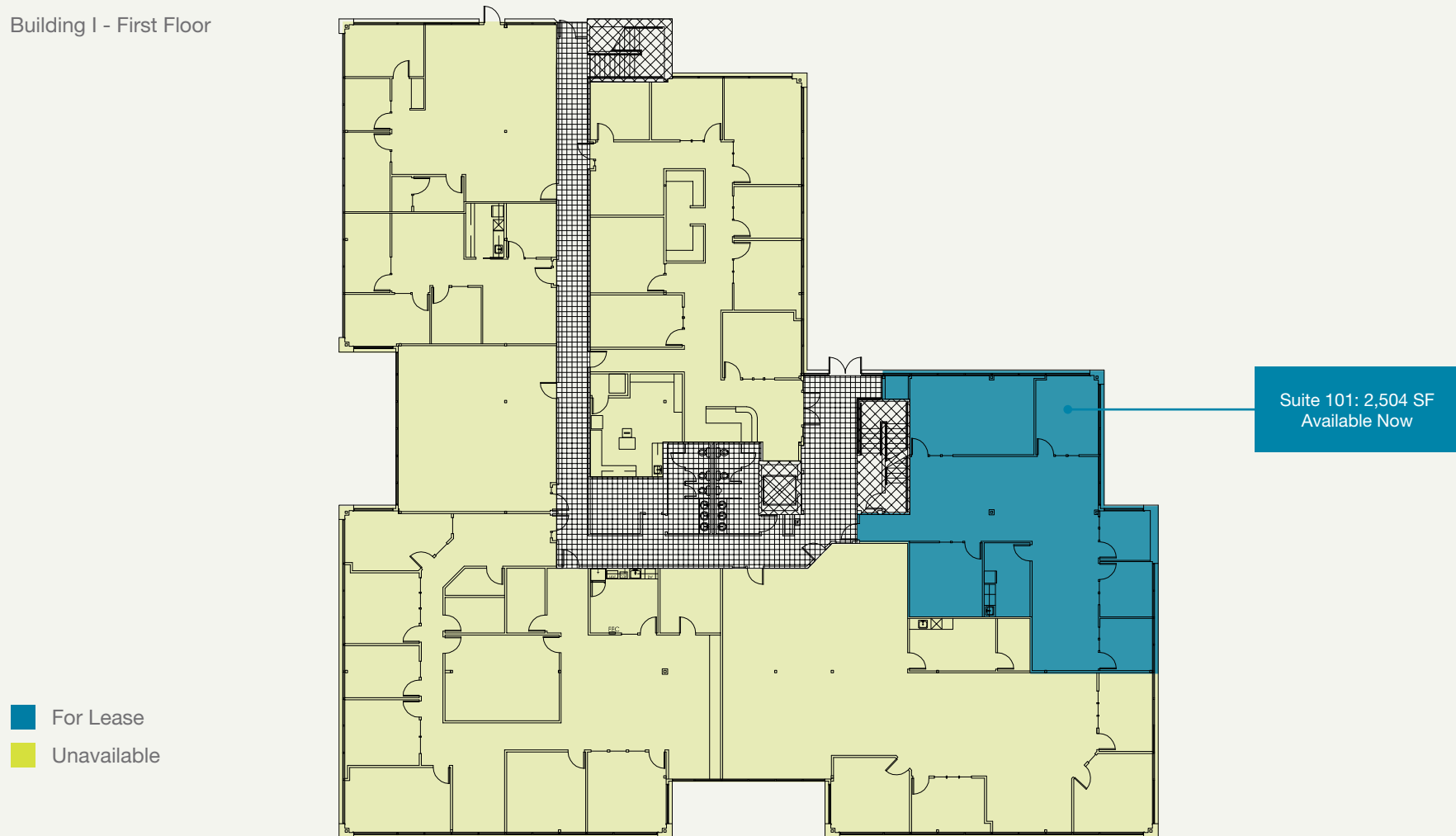
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## FLOOR PLANS

Building I - First Floor



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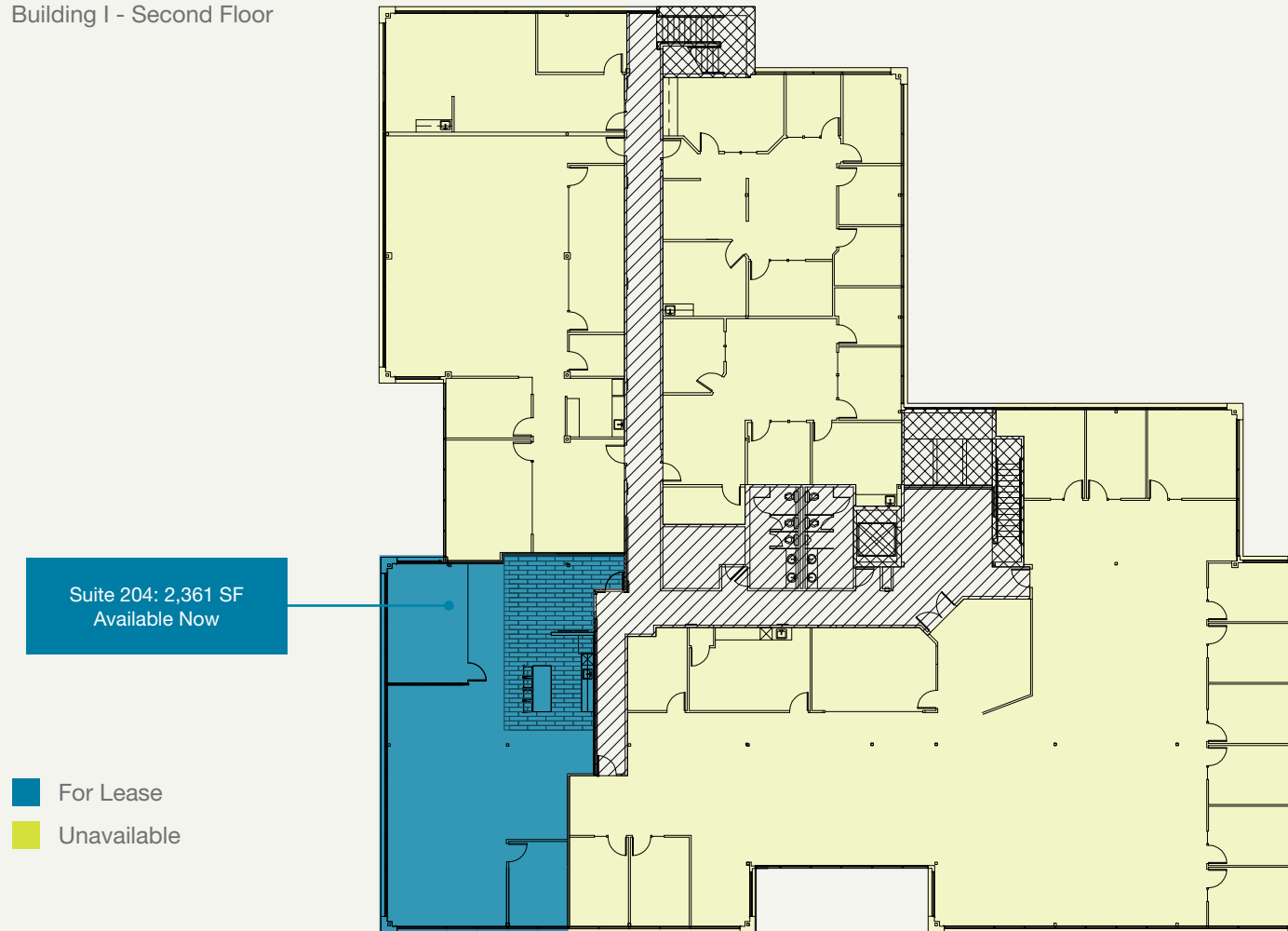
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## FLOOR PLANS

Building I - Second Floor



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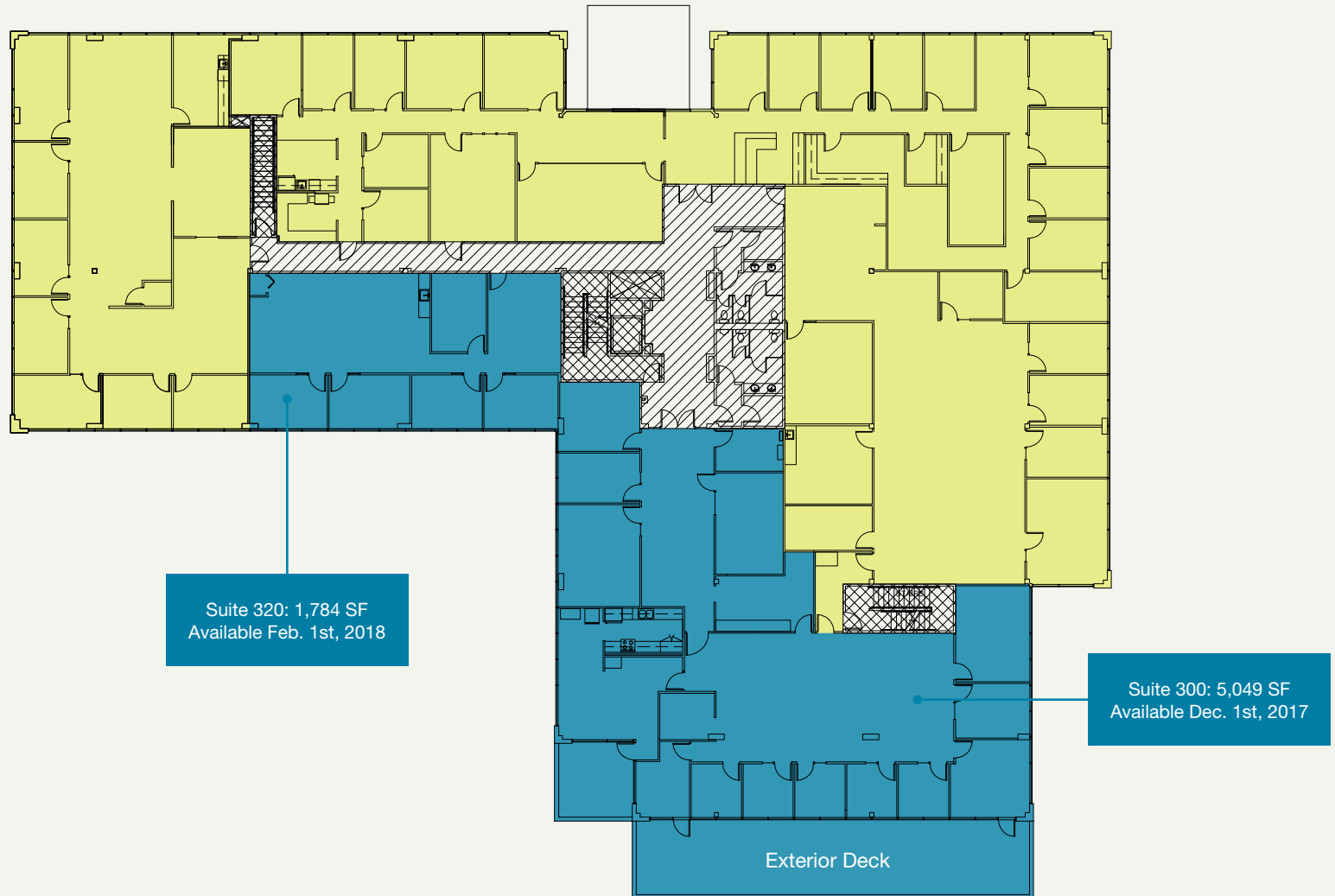


# Evergreen Office Park

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## FLOOR PLANS

Building II - Third Floor



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