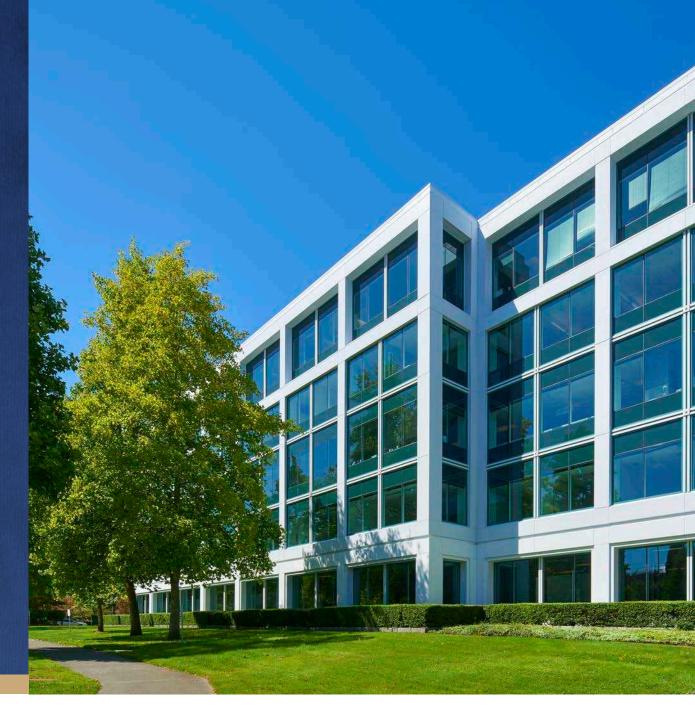


BUILDING I - 13810 SE EASTGATE WAY BUILDING II - 13920 SE EASTGATE WAY



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BEST-IN-CLASS FEATURES



TIMELESS ARCHITECTURESPECTACULAR VIEWS

ON-SITE DELIFITNESS CENTER

PROPERTY HIGHLIGHTS





BUILDING SIZE

314,275 RSF TOTAL Building I 157,268 RSF Building II 157,007 RSF



NUMBER OF FLOORS

5 per building



PARKING RATIO

3.4/1,000 SF

\$77.00/Stall/Month for general (surface & garage)

\$95.00/Stall/Month for executive permits (garage)



CEILING CLEAR HEIGHT

First floors 14' Upper floors - 9' standard height



LEED CERTIFICATION

LEED EB: O+M LEED Gold Certified



ESTIMATED 2023 OPEX

Building I \$14.23/RSF Building II \$14.19/RSF



ELEVATED TENANT EXPERIENCE





SITE PLAN





SUPERIOR LOCATION & ACCESS



Convenient I-90 location with easy freeway access to I-405 and 2.5 miles to downtown Bellevue



Freeway Visibility



Adjacent to the Eastgate Park & Ride, Served by several bus lines to downtown Bellevue, Seattle, Kirkland and beyond



Five minute drive to the Factoria neighborhood amenities including casual dining options, entertainment and shopping



Minutes from two hotel options including Hyatt House and Embassy Suites





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