



# WOODLANDS

BELLEVUE

**±700K SF**  
Available Now

CLASS A OFFICE, ADVANCE  
MANUFACTURING, AND R&D



# Welcome to the new urban oasis.

Blending the best of city and nature, Woodlands offers a unique campus opportunity in one of the nation's most desirable tech-innovative neighborhoods. Connecting the space of the suburbs with the convenience of big-city amenities.

The six buildings, newly renovated and amenitized, offer a variety of size and space solutions to fit your company needs. Class A office, tech, advanced manufacturing or R&D space available now.

Woodlands has an extensive list of on-campus amenities housed in its new, one-of-a-kind amenities building, letting you take a break without having to get behind the wheel.



# The Details

±700K

SPACE AVAILABLE

45.15

ACRE CAMPUS

6

BUILDINGS

07/23

DELIVERY





AMENITY  
CENTER

BUILDING 2  
OFFICE/LAB  
213,800 RSF

BUILDING 1  
OFFICE  
111,297 RSF

BUILDING 4  
OFFICE  
114,207 RSF

BUILDING 5  
OFFICE  
114,207 RSF

BUILDING 6  
OFFICE/LAB  
110,710 RSF

# Convenience of a Campus

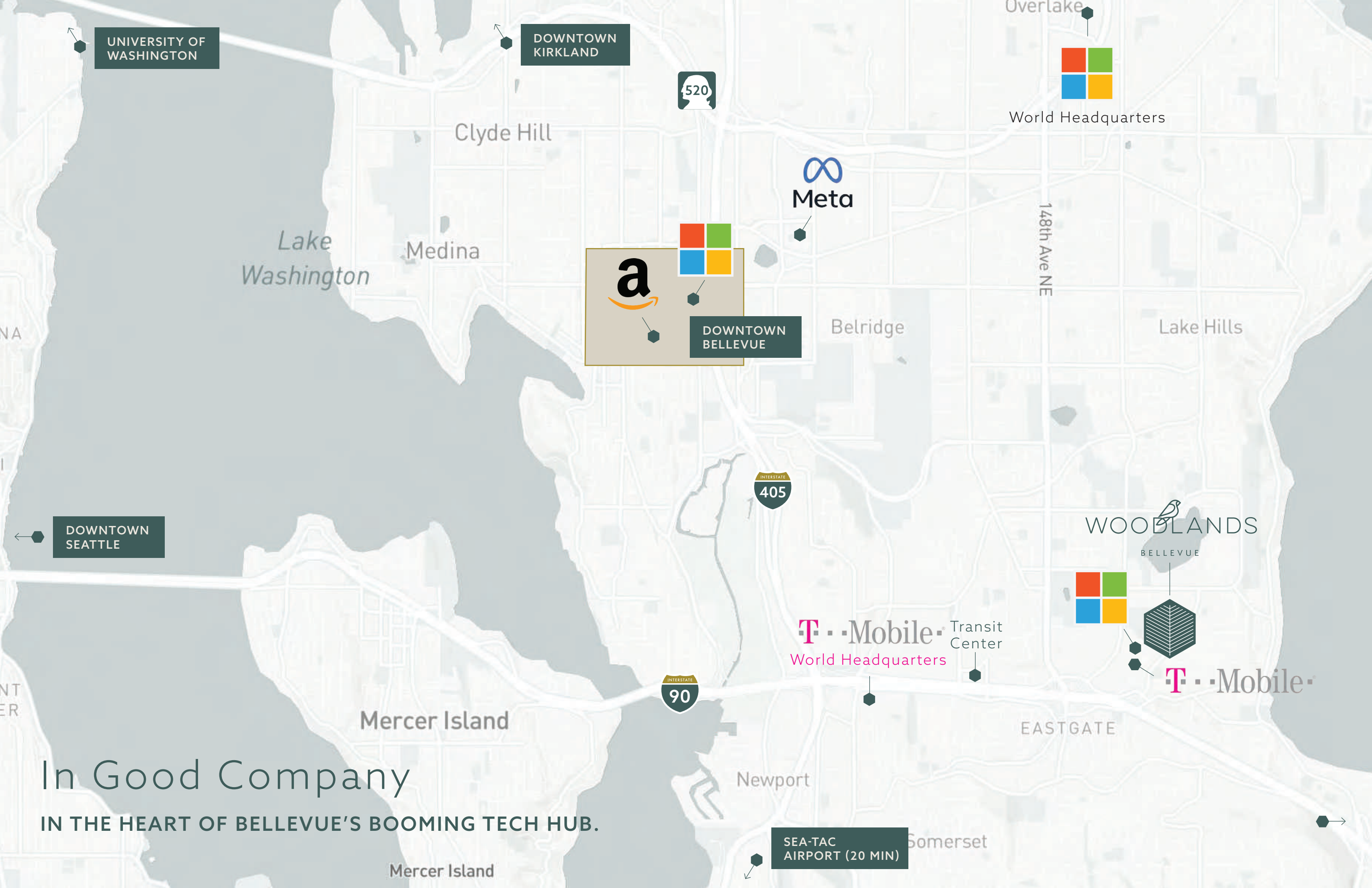
6 NEWLY RENOVATED AND AMENITIZED BUILDINGS ON 45.15 ACRES.





Reimagined Outdoor Space  
THOUGHTFULLY REDESIGNED FOR THE MODERN WORKER.





UNIVERSITY OF WASHINGTON

DOWNTOWN KIRKLAND



World Headquarters



Clyde Hill

Meta

Lake Washington

Medina



DOWNTOWN BELLEVUE

Belridge

Lake Hills

148th Ave NE

DOWNTOWN SEATTLE



WOODLANDS BELLEVUE



T-Mobile World Headquarters

Transit Center

T-Mobile



Mercer Island

EASTGATE

In Good Company

IN THE HEART OF BELLEVUE'S BOOMING TECH HUB.

SEA-TAC AIRPORT (20 MIN)

Newport

Somerset

Mercer Island



# Surrounded by nature yet nearby it all.

Work-life balance has never been so easy. In a location connected by the region's best developed highway and transit infrastructure, you are minutes from downtown Bellevue's night-life yet adjacent to 7 miles of wooded trails, nearby lakes and close proximity to the mountains.







# Unrivaled Amenity Center

SHUTTLE DROP-OFF, INDOOR/OUTDOOR SEATING WITH A VARIETY OF FOOD & BEVERAGE OPTIONS.



# Resort-like Amenities



## ATHLETIC CENTER

Unrivaled newly constructed athletic center with courts for basketball and pickleball, spa-like showers and lockers, and the latest in weights and cardio equipment.



## CONFERENCE CENTER & QUIET AREAS

Newly constructed training, board rooms, and library with common areas.



## ON-SITE CAFÉ

Serving breakfast, lunch and evening appetizers & drinks. Located in the Amenities building with indoor/outdoor seating.



## MASS TRANSIT SHUTTLE

AM/PM Shuttle to I-90 transit center which has rapid transit buses to Downtown Bellevue Transit Center and to new Eastside Light Rail hub.



## BIKING FACILITY

Secure Bike storage, lockers and repair facility.



## PARKING RATIO

Approximately 3.7/1000 SF (2.5/1000 surface, 1.2/1000 structured).









Activated Plazas





# Building 1

**111,297 RSF**

1ST FLOOR	2ND FLOOR	3RD FLOOR
35,382 RSF	37,950 RSF	37,965 RSF

**HVAC SERVICE:** Siemens APOGEE direct digital control (DDC) system

**ELECTRICAL LOADS/CAPACITY:** 277/480-volt, 3-phase, 4-wire electrical service to a 2,000-amp main switchboard

**CEILING HEIGHT (DROPPED):** 9 feet

**SLAB TO SLAB HEIGHT:** 15 feet

**FLOOR LOADING:** 50-55 psf plus 20 psf partition load

**CONSTRUCTION TYPE:** Aluminum curtain wall system

**ELEVATORS:** 2

**LOADING DOCKS:** 1

**REDUNDANT POWER FEEDS:** Three (3) different current Puget Sound Energy power feeds into the Property (with 2 currently being utilized)

2810 160th Ave SE, Bellevue, WA



# Suite 100 | 35,382 RSF

NEWER CONDITION SPACE/CAN BE OCCUPIED "AS IS."



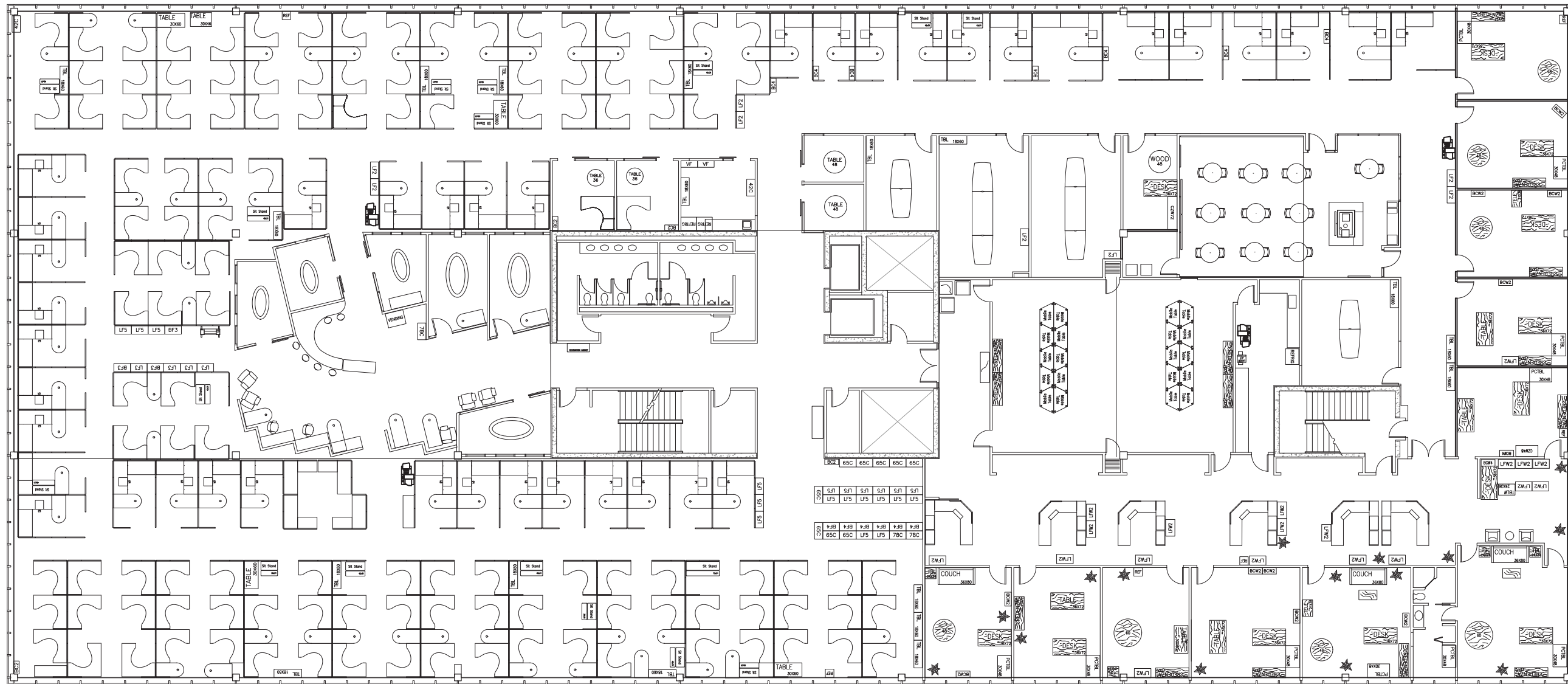






# Suite 300 | 37,965 RSF

NEWER CONDITION SPACE/CAN BE OCCUPIED "AS IS."







2800 160th Ave SE, Bellevue, WA

## Building 2

**213,800 RSF**

1ST FLOOR	2ND FLOOR
110,564 RSF	103,236 RSF

**HVAC SERVICE:** Siemens APOGEE direct digital control (DDC) system

**ELECTRICAL LOADS/CAPACITY:** Multiple substations reduce the incoming 12.47-KV to a usable 277/480-volt, 3-phase, 4-wire, service; each substation connects to a 4,000-amp main switchboard

**SLAB TO SLAB HEIGHT:** 17 feet

**FLOOR LOADING:** 100 psf+

**CONSTRUCTION TYPE:** Aluminum curtain wall system on west and south elevations; partial height concrete base walls and metal building walls above w/ pre-finished vertical metal panels on north and east elevations

**ELEVATORS:** 2

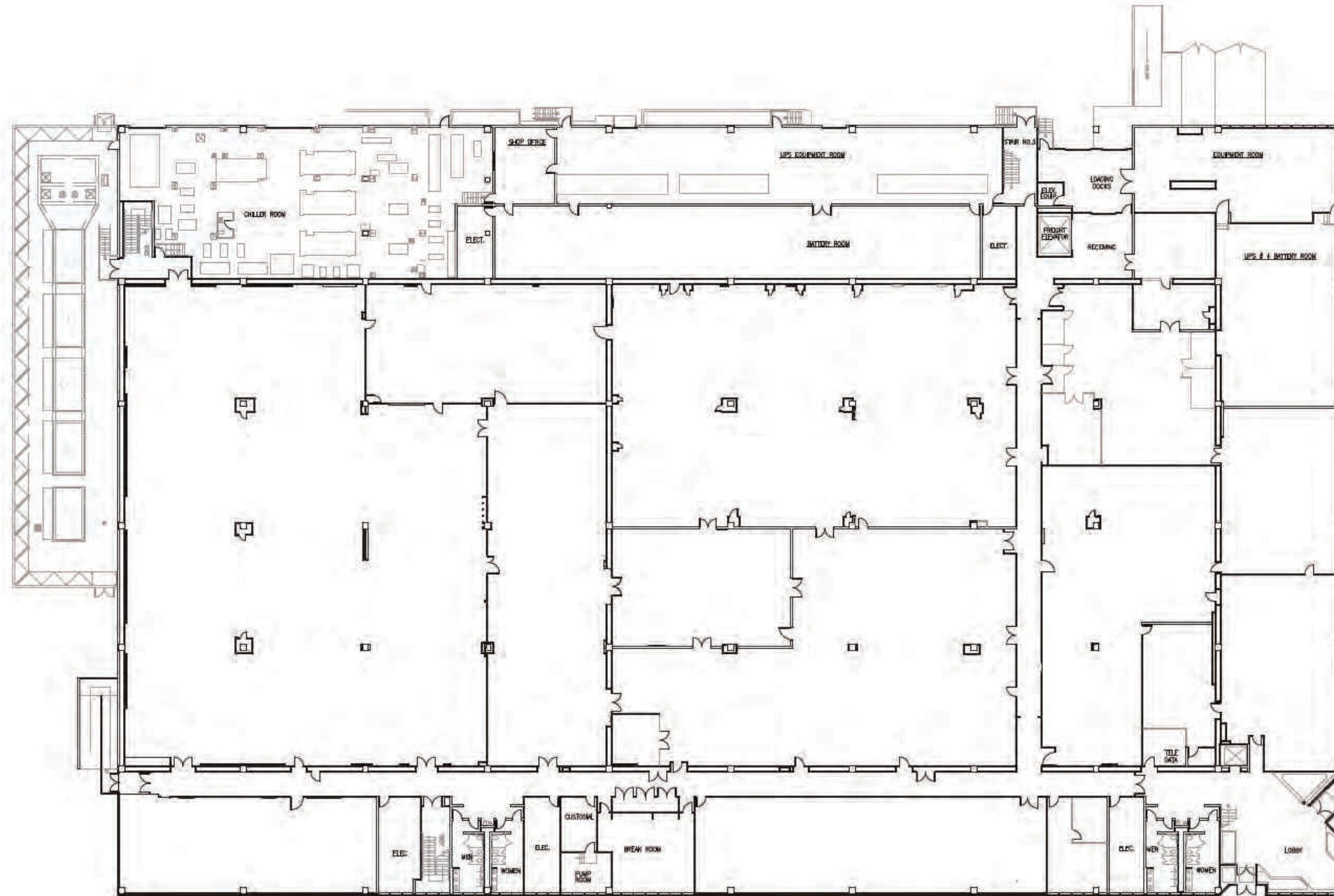
**LOADING DOCKS:** 3

**REDUNDANT POWER FEEDS:** Three (3) different current Puget Sound Energy power feeds into the Property (with 2 currently being utilized)



# Suite 100 | 110,564 RSF

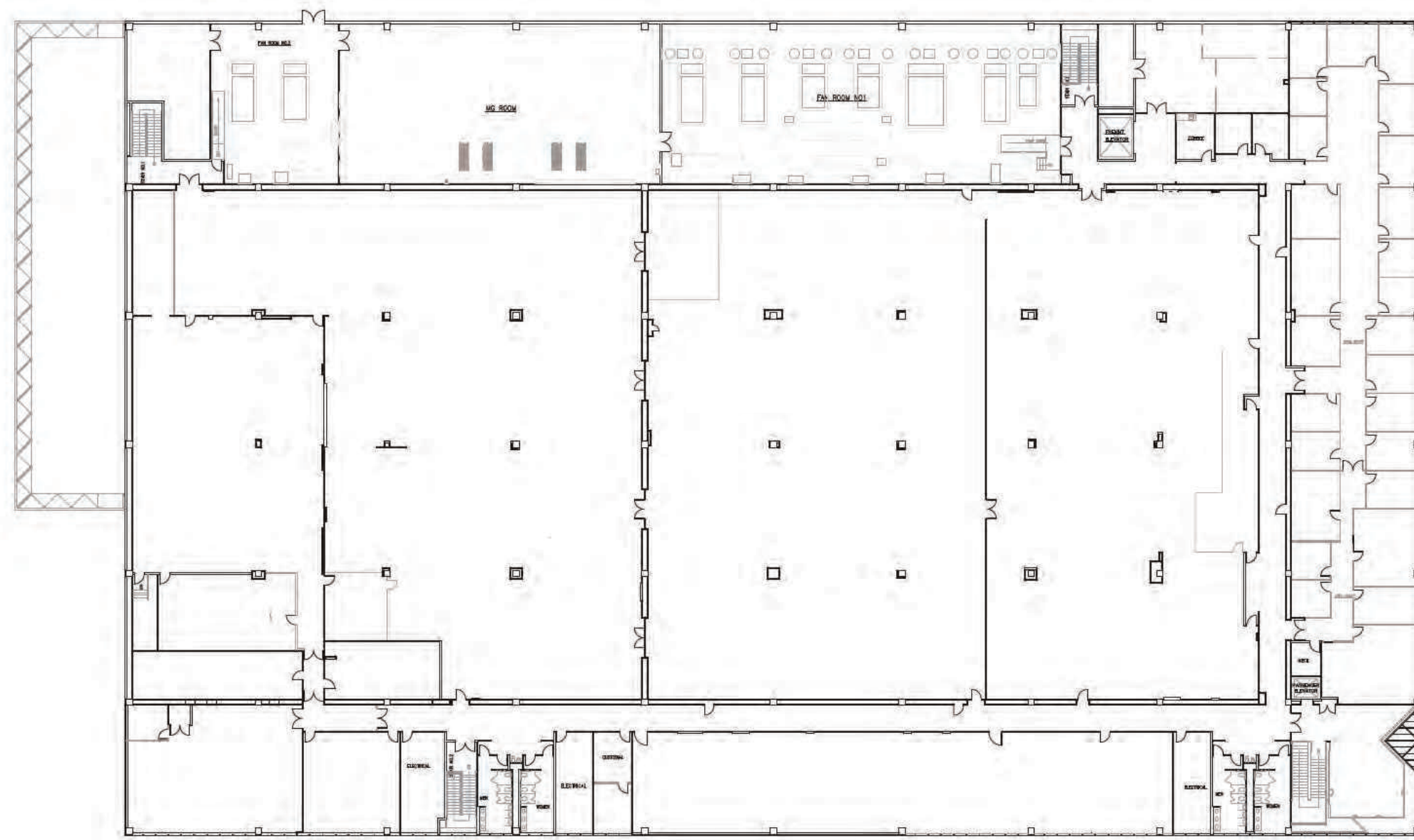
SPACE TO BE SUBSTANTIALLY REMODELED/CUSTOM BUILD.





# Suite 200 | 103,236 RSF

SPACE TO BE SUBSTANTIALLY REMODELED/CUSTOM BUILD.







# Building 3

(Future Amenity Center)

**40,200 RSF**

1ST FLOOR	2ND FLOOR
32,500 RSF	7,700 RSF

**HVAC SERVICE:** Siemens APOGEE direct digital control (DDC) system

**ELECTRICAL LOADS/CAPACITY:** 277/480-volt, 3-phase, 4-wire electrical service from pad-mounted transformer; transformer connects to 600-amp service disconnect then distributed to 277/480-volt panels and 120/208-volt panels through step-down transformers

**SLAB TO SLAB HEIGHT:** 24 feet at warehouse

**FLOOR LOADING:** TBD - 250 psf on ground floor

**CONSTRUCTION TYPE:** Painted concrete tilt-up panels

**ELEVATORS:** 1

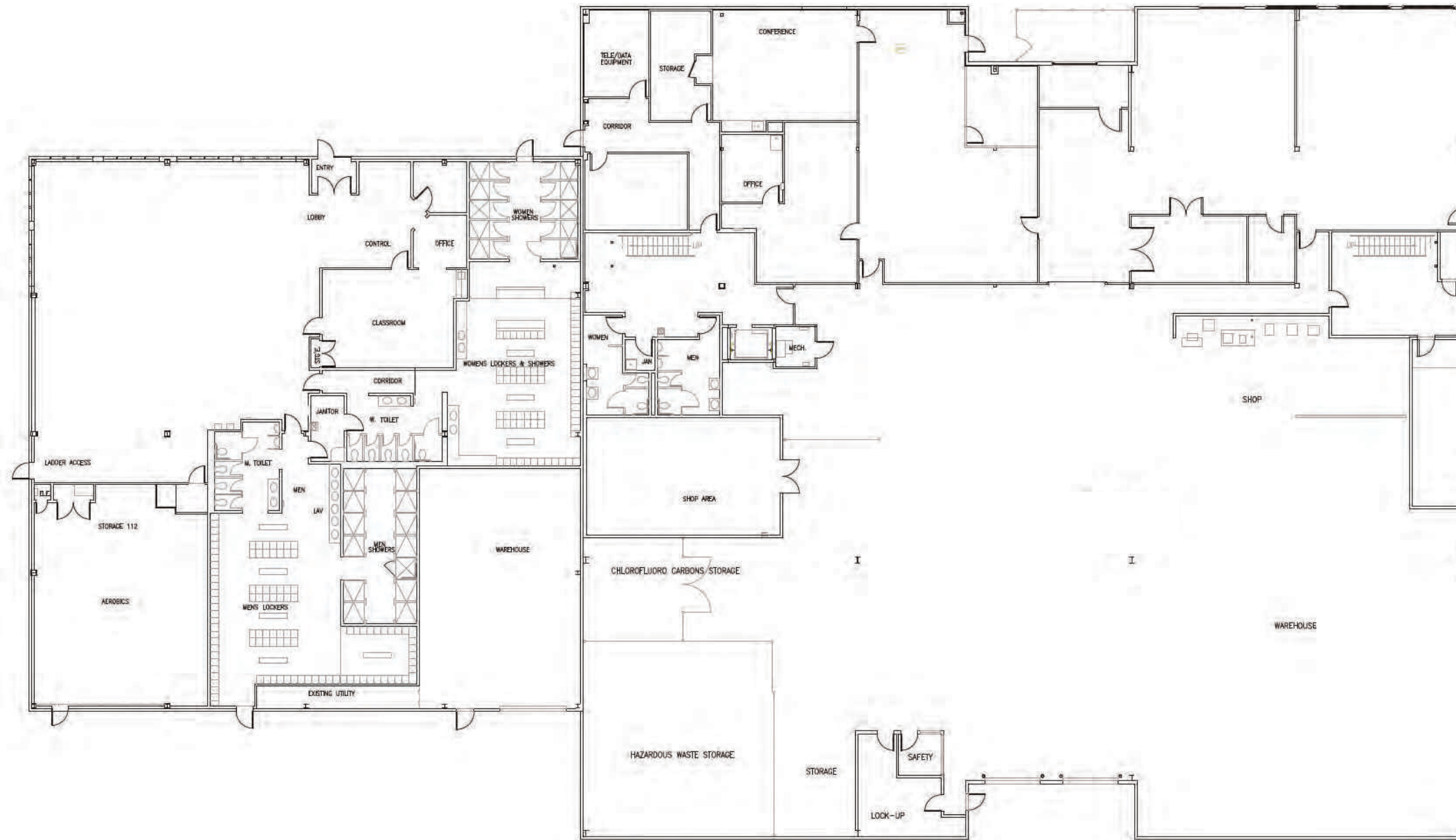
**LOADING DOCKS:** 3

**REDUNDANT POWER FEEDS:** Three (3) different current Puget Sound Energy power feeds into the Property (with 2 currently being utilized)

2750 160th Ave SE, Bellevue, WA

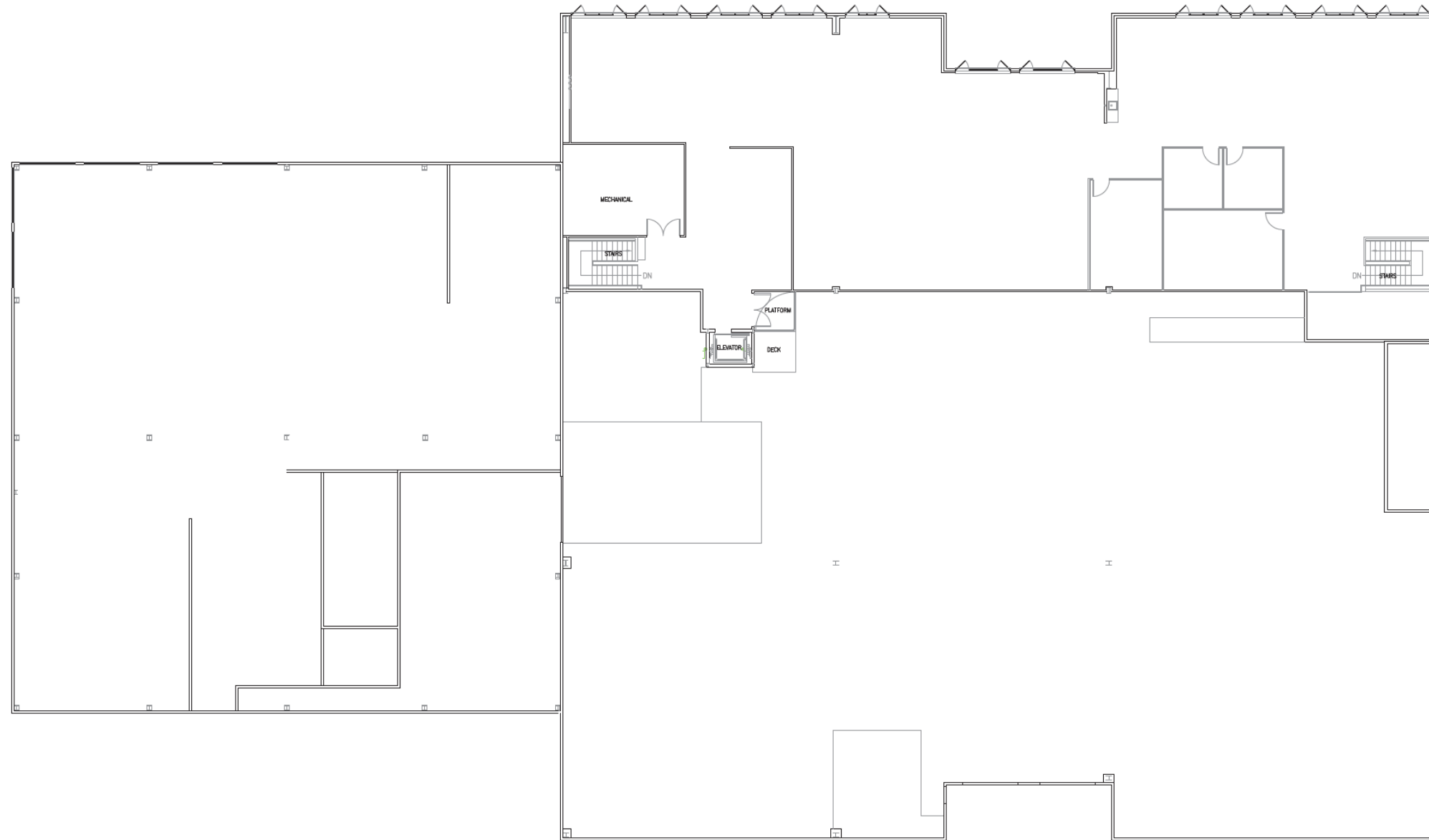


# Suite 100 | 32,500 RSF

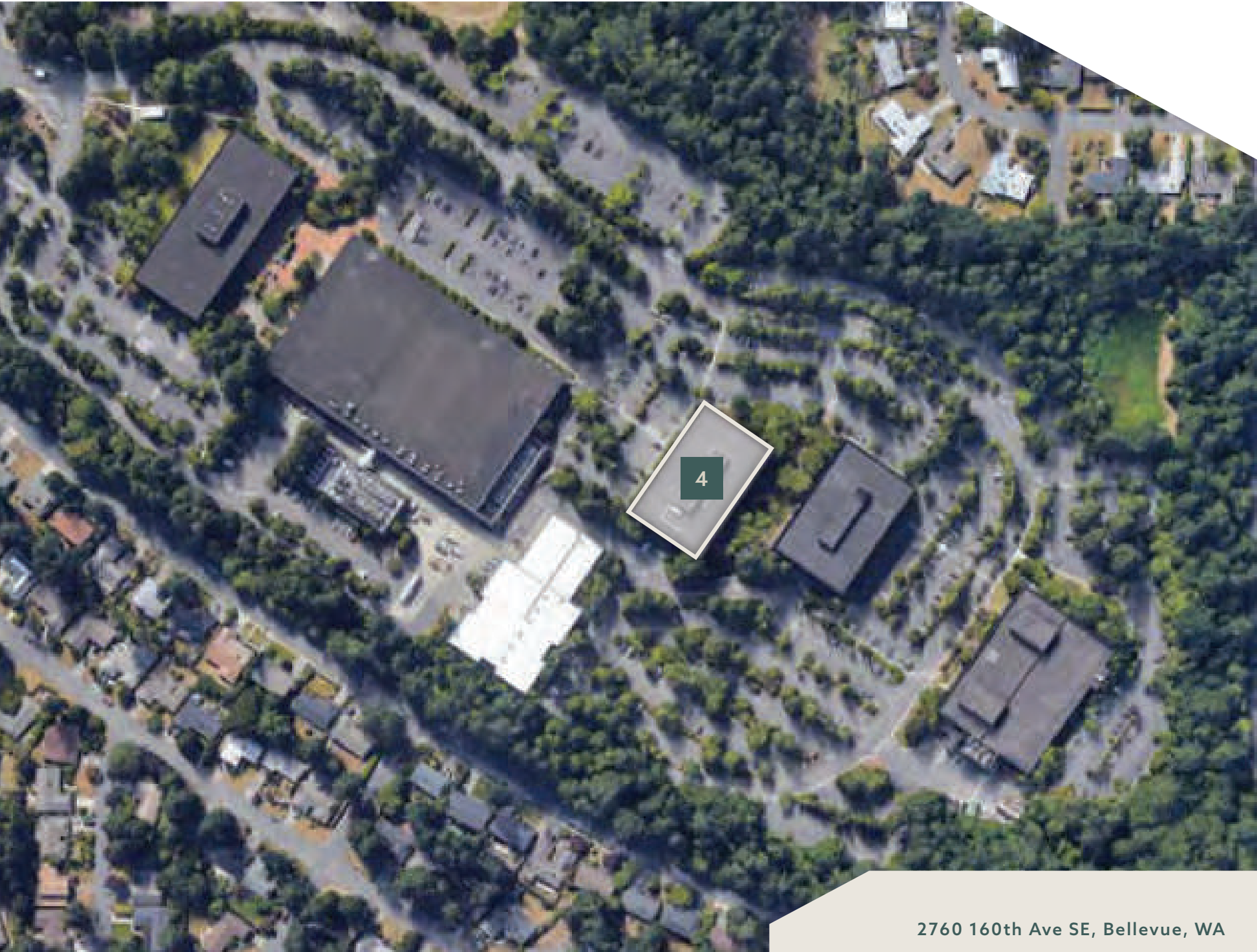




# Suite 200 | 7,700 RSF







# Building 4

**114,207 RSF**

1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR
27,871 RSF	28,779 RSF	28,779 RSF	28,779 RSF

**HVAC SERVICE:** Siemens APOGEE direct digital control (DDC) system

**ELECTRICAL LOADS/CAPACITY:** Supplied a 12.47-KV feed from Building 33-95 to a substation located in rooftop electrical room

**CEILING HEIGHT (DROPPED):** 9 feet

**SLAB TO SLAB HEIGHT:** 15 feet

**FLOOR LOADING:** 80 psf plus 20 psf partition load

**CONSTRUCTION TYPE:** Aluminum curtain wall system

**GENERATOR:** 400-kW Onan diesel generator in Building 5 provides emergency power to buildings 4, 5, and 6

**ELEVATORS:** 2

**LOADING DOCKS:** 1

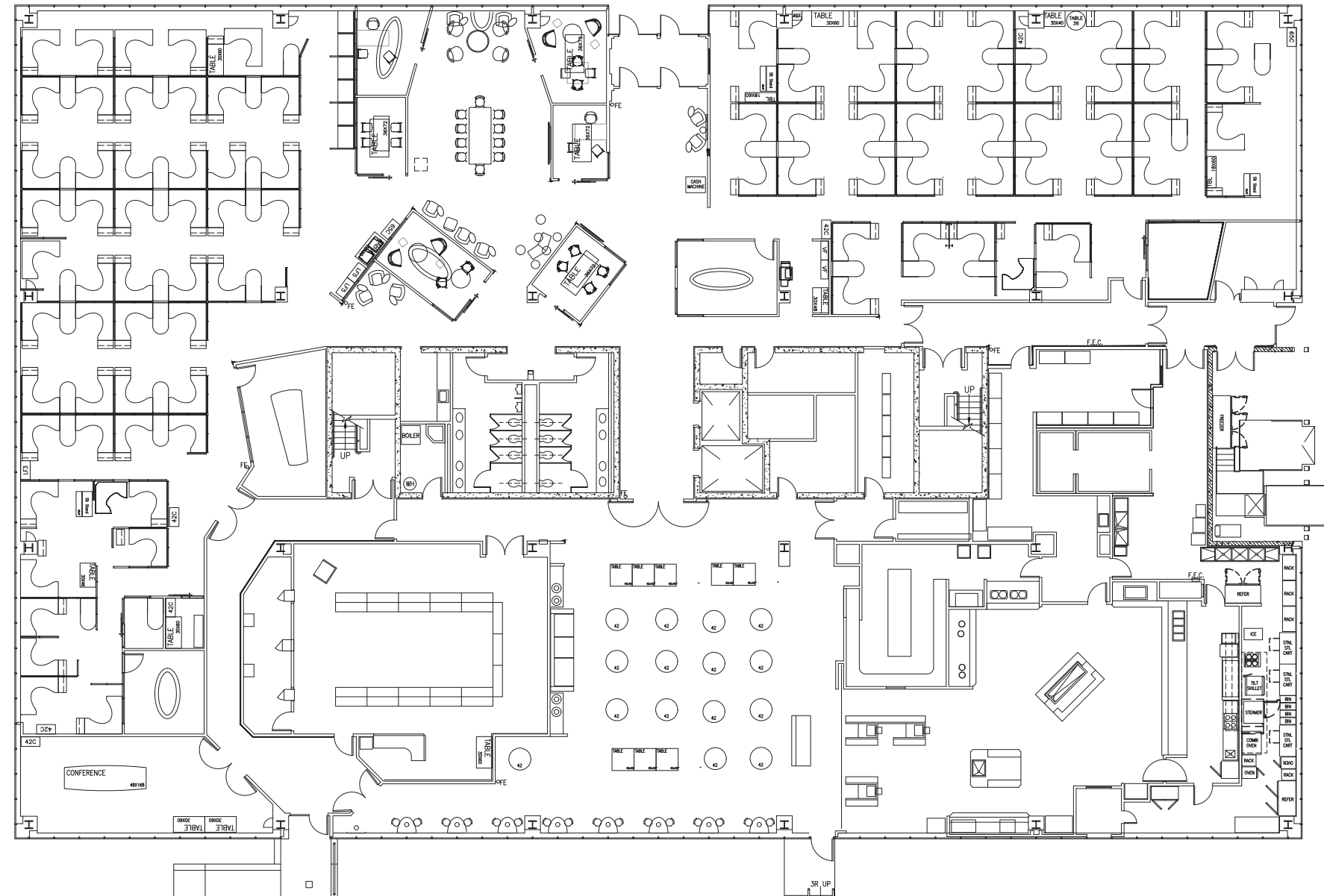
**REDUNDANT POWER FEEDS:** Three (3) different current Puget Sound Energy power feeds into the Property (with 2 currently being utilized)

2760 160th Ave SE, Bellevue, WA



# Suite 100 | 27,871 RSF

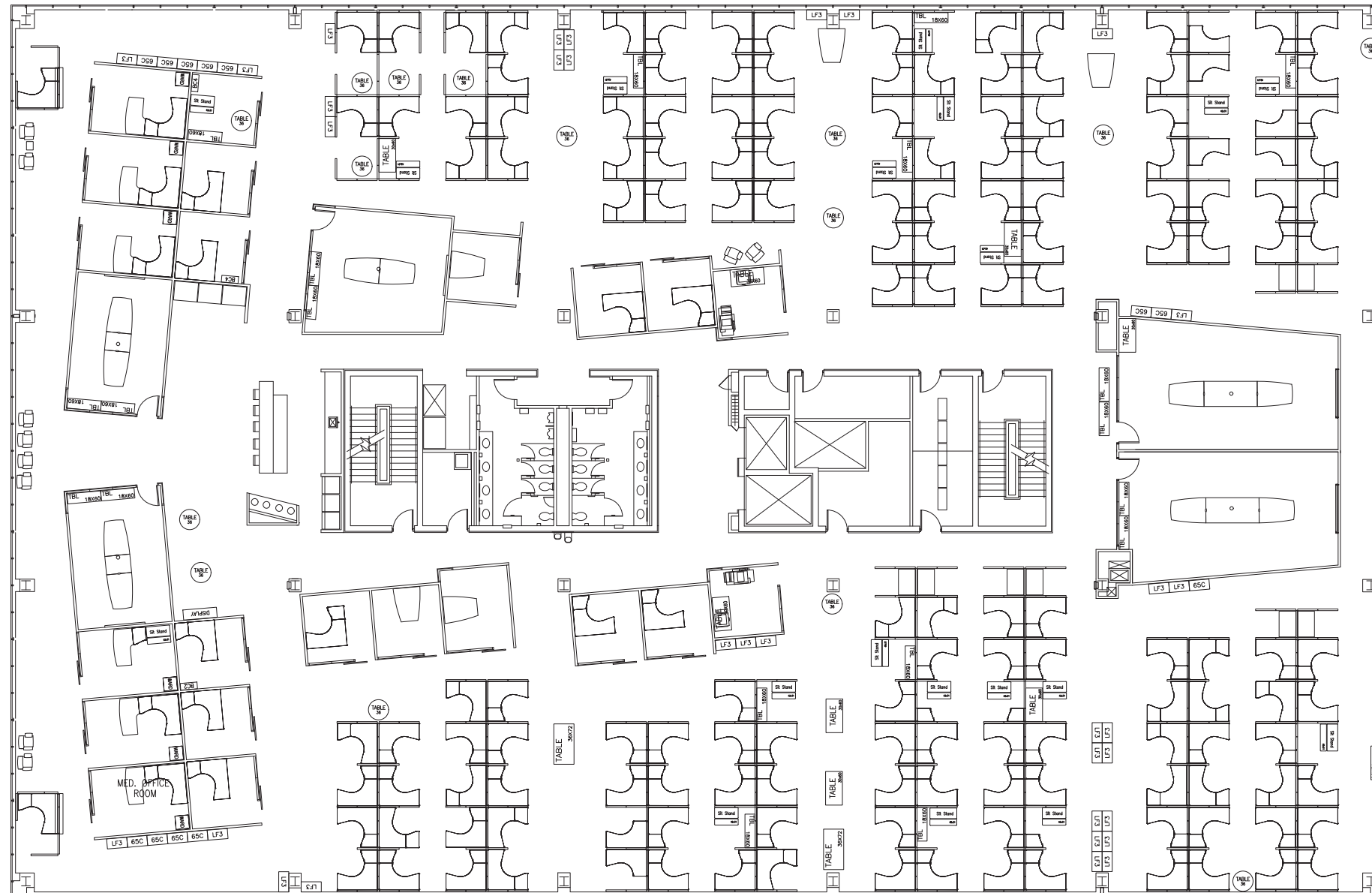
NEWER CONDITION SPACE/CAN BE OCCUPIED "AS IS."





# Suite 200 | 28,779 RSF

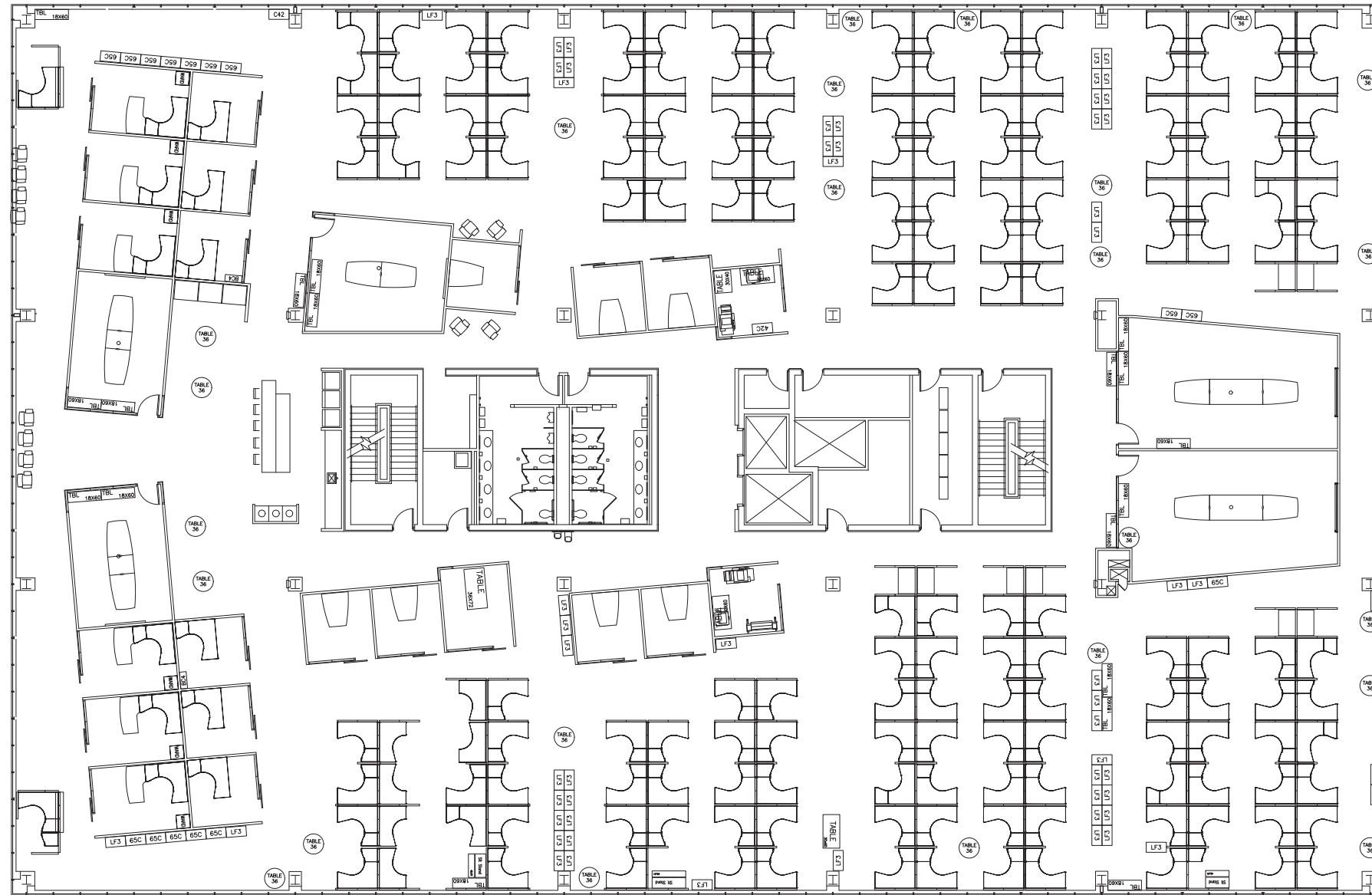
NEWER CONDITION SPACE/CAN BE OCCUPIED "AS IS."





# Suite 300 | 28,779 RSF

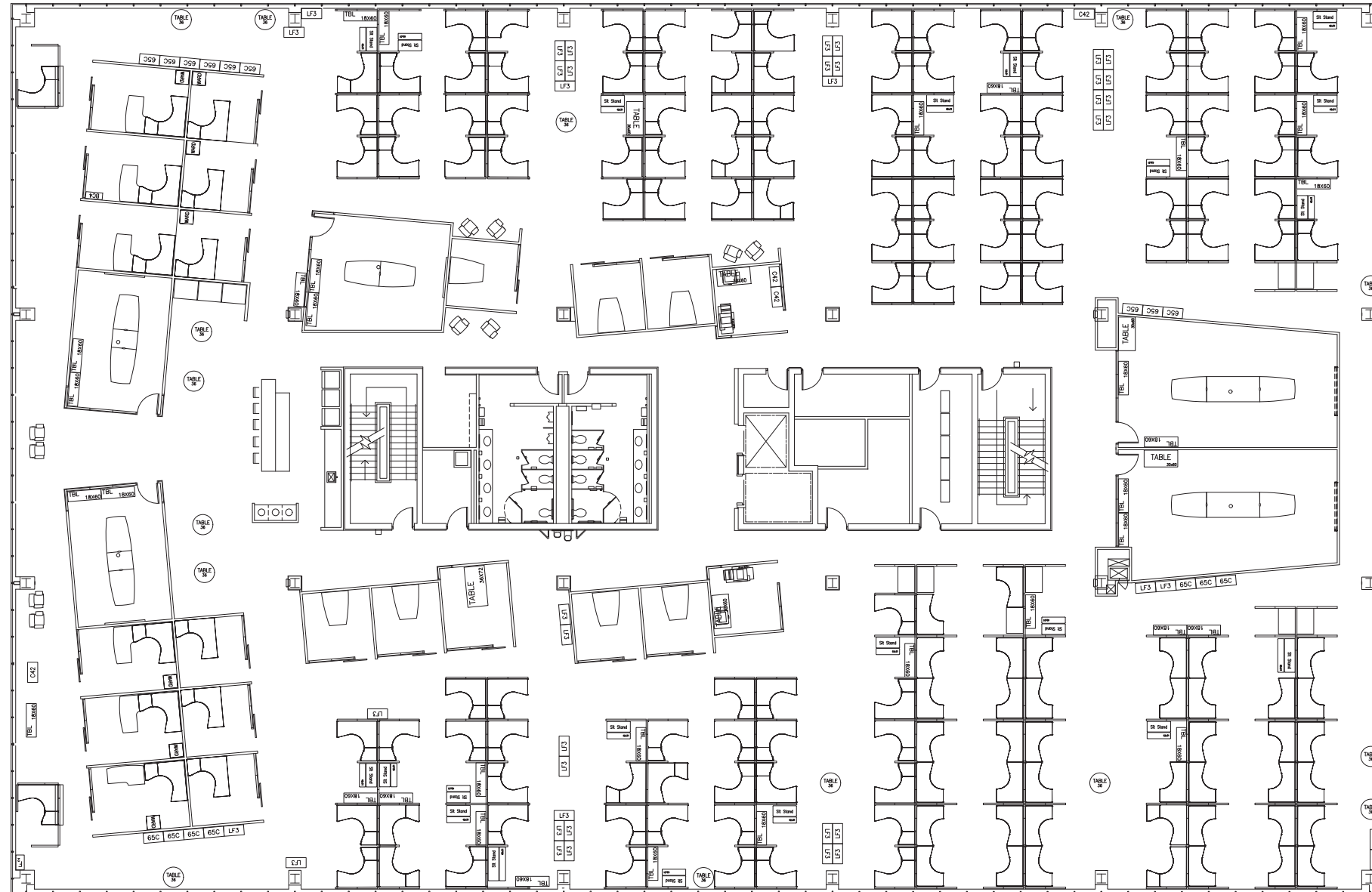
NEWER CONDITION SPACE/CAN BE OCCUPIED "AS IS."





# Suite 400 | 28,779 RSF

NEWER CONDITION SPACE/CAN BE OCCUPIED "AS IS."







2710 160th Ave SE, Bellevue, WA

# Building 5

**114,207 RSF**

1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR
27,871 RSF	28,779 RSF	28,779 RSF	28,779 RSF

**HVAC SERVICE:** Siemens APOGEE direct digital control (DDC) system

**ELECTRICAL LOADS/CAPACITY:** Supplied a 12.47-KV feed from Building 33-95 to a substation located in rooftop electrical room

**CEILING HEIGHT (DROPPED):** 9 feet

**SLAB TO SLAB HEIGHT:** 15 feet

**FLOOR LOADING:** 80 psf plus 20 psf partition load

**CONSTRUCTION TYPE:** Aluminum curtain wall system

**GENERATOR:** 400-kW Onan diesel generator in Building 5 provides emergency power to buildings 4, 5, and 6

**ELEVATORS:** 2

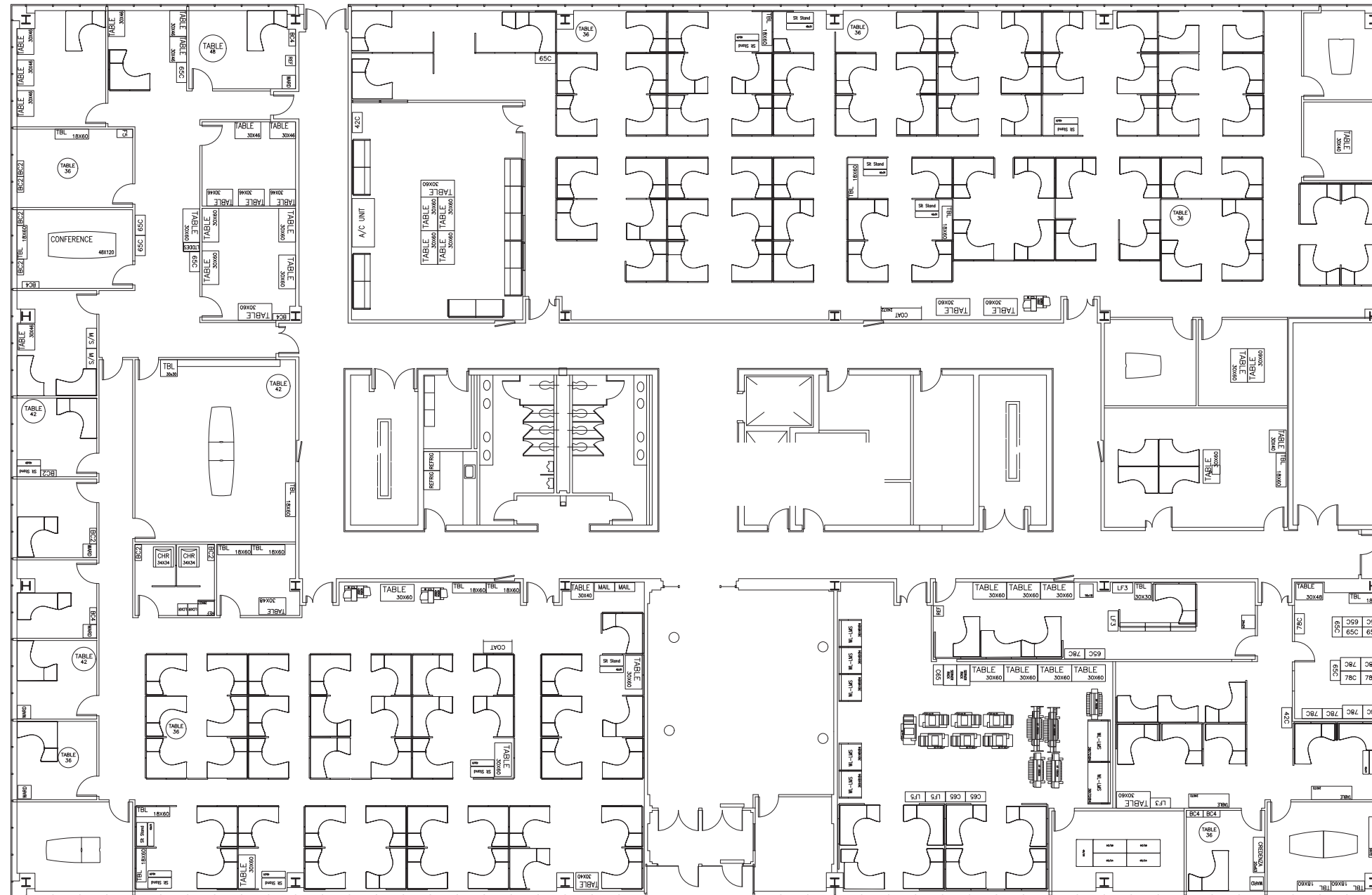
**LOADING DOCKS:** 1

**REDUNDANT POWER FEEDS:** Three (3) different current Puget Sound Energy power feeds into the Property (with 2 currently being utilized)



# Suite 100 | 27,871 RSF

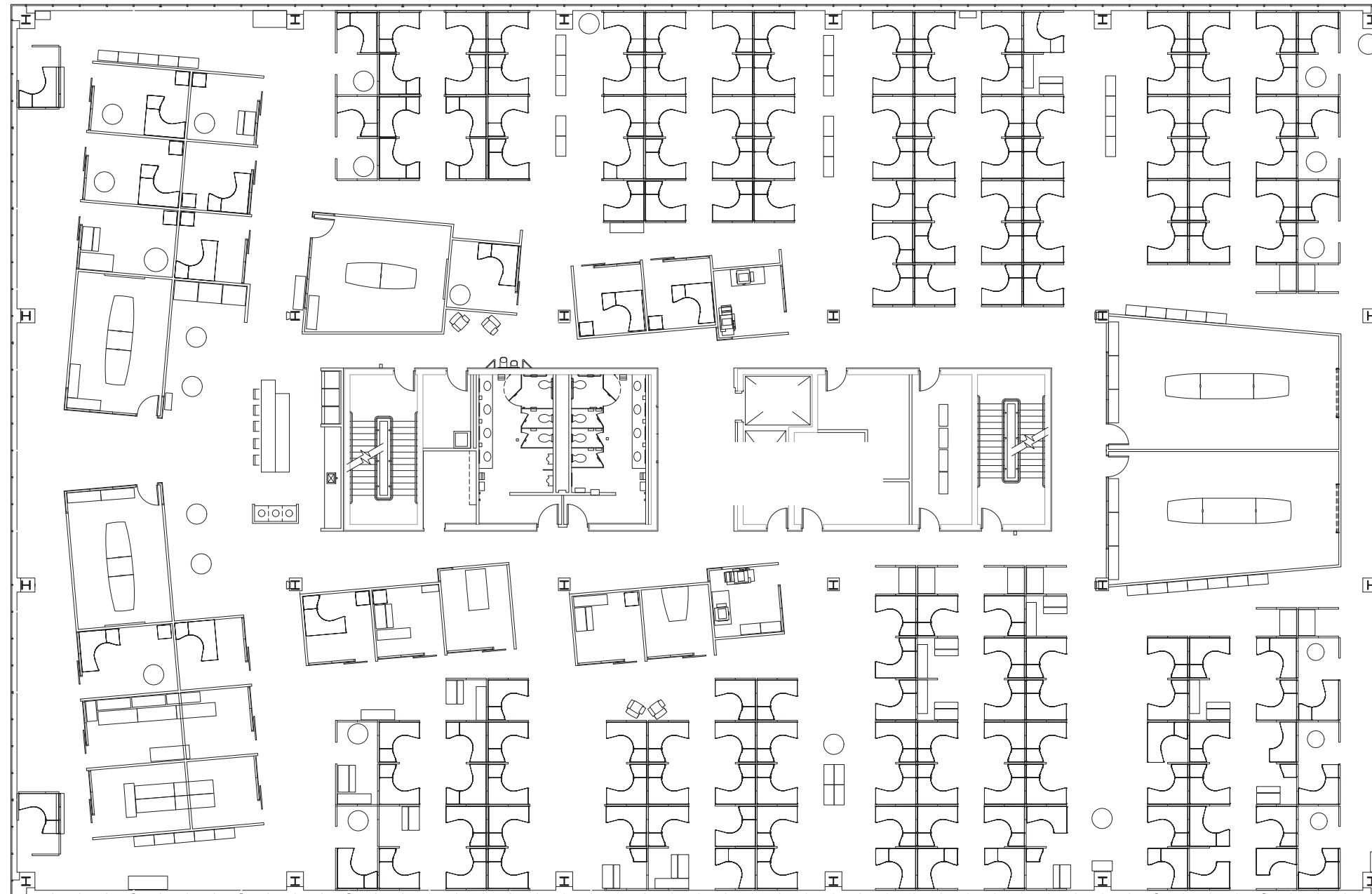
NEWER CONDITION SPACE/CAN BE OCCUPIED "AS IS."





# Suite 200 | 28,779 RSF

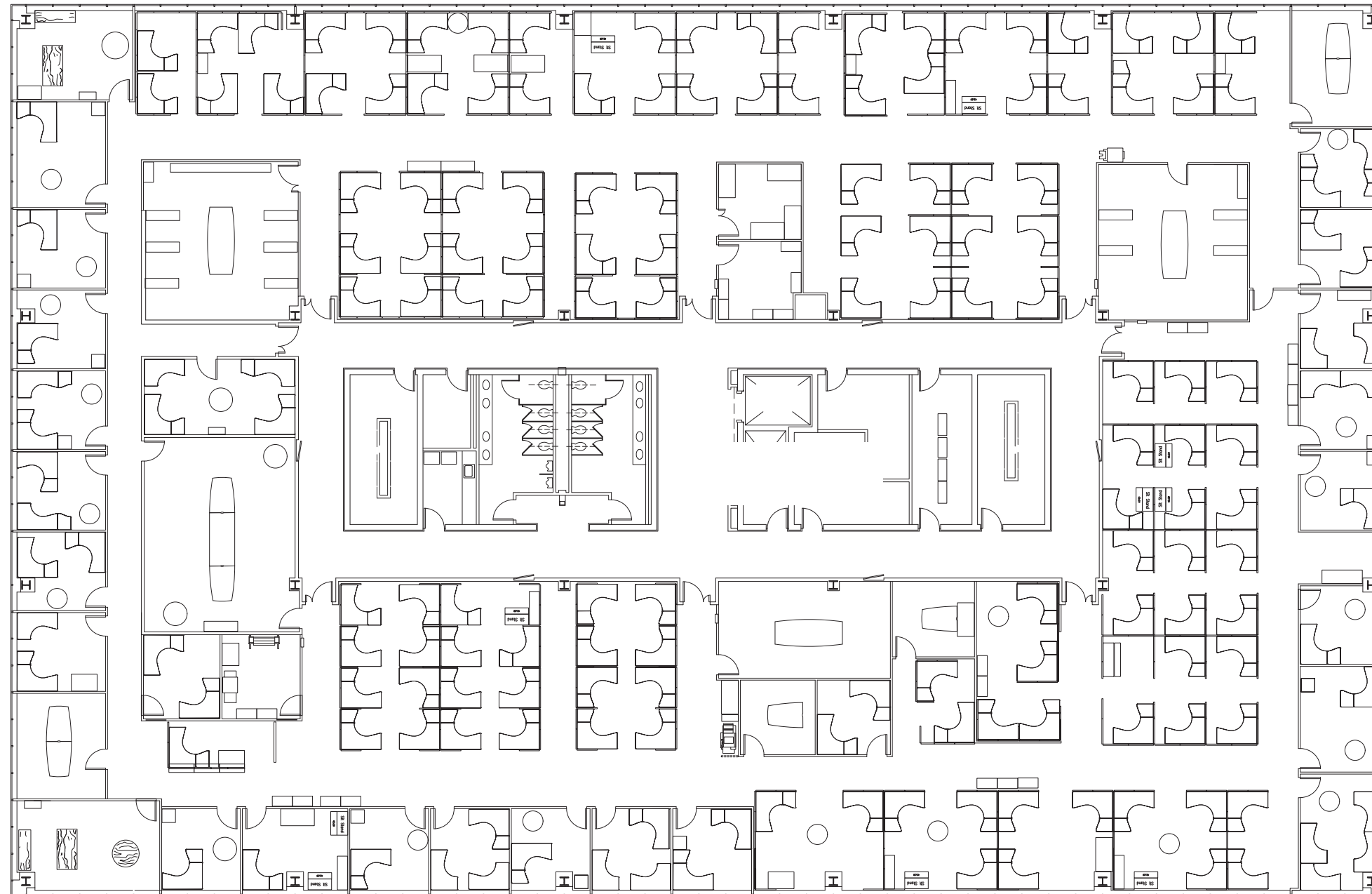
NEWER CONDITION SPACE/CAN BE OCCUPIED "AS IS."





# Suite 300 | 28,779 RSF

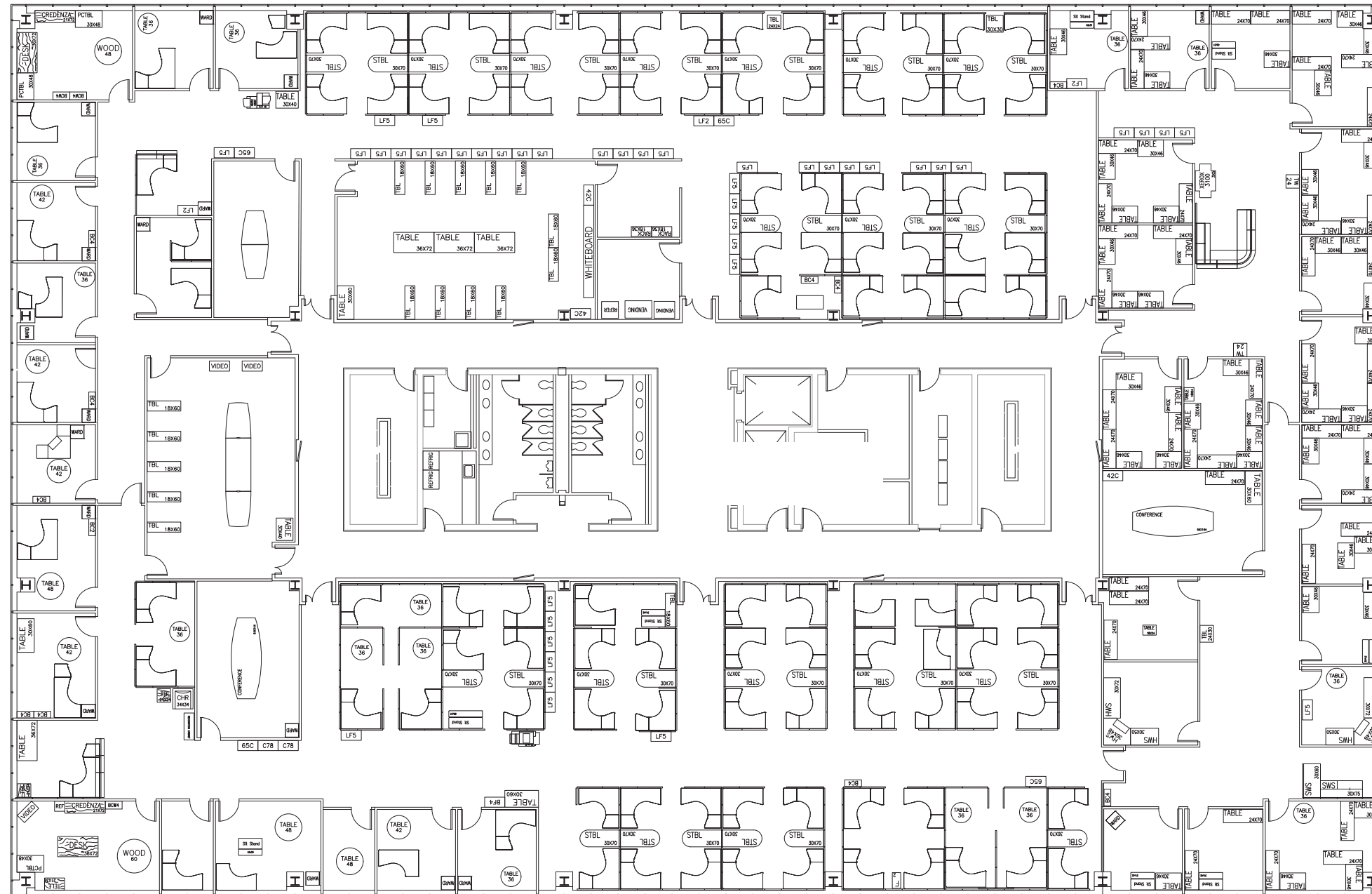
NEWER CONDITION SPACE/CAN BE OCCUPIED "AS IS."





# Suite 400 | 28,779 RSF

NEWER CONDITION SPACE/CAN BE OCCUPIED "AS IS."







2525 160th Ave SE, Bellevue, WA

# Building 6

**110,710 RSF**

LOWER LEVEL	1ST FLOOR	2ND FLOOR
34,670 RSF	49,851 RSF	26,188 RSF

**HVAC SERVICE:** Siemens APOGEE direct digital control (DDC) system

**ELECTRICAL LOADS/CAPACITY:** 2 substations reduce incoming 12.47-KV to usable 277/480-volt, 3-phase, 4-wire service; each substation connects to 4,000-amp main switchboard

**CEILING HEIGHT (DROPPED):** 9 feet

**SLAB TO SLAB HEIGHT:** 15 feet office - 18 feet basement

**FLOOR LOADING:** TBD

**CONSTRUCTION TYPE:** Aluminum curtain wall system

**GENERATOR:** 400-kW Onan diesel generator in Building 5 provides emergency power to buildings 4, 5, and 6

**ELEVATORS:** 1

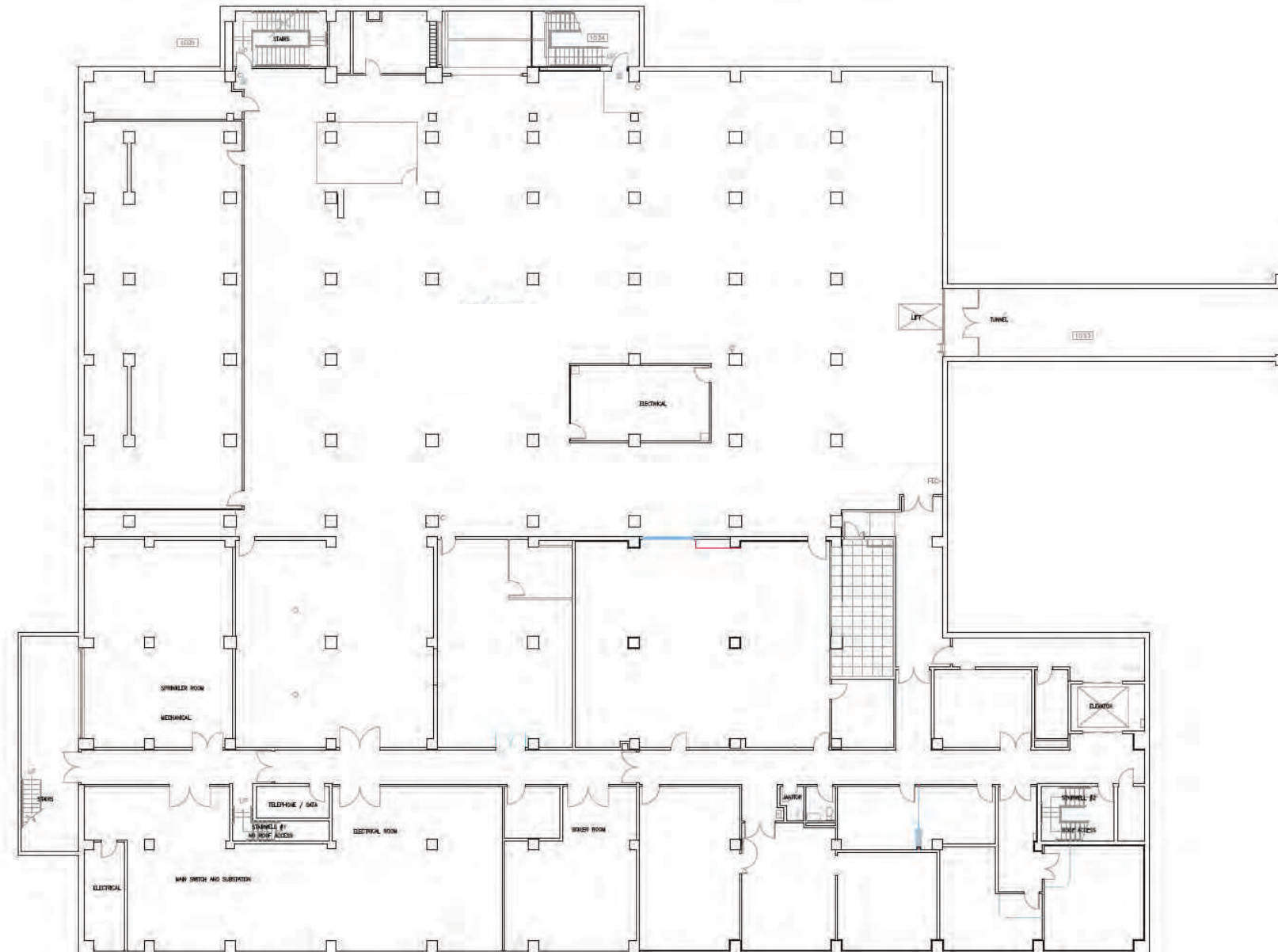
**LOADING DOCKS:** 1

**REDUNDANT POWER FEEDS:** Three (3) different current Puget Sound Energy power feeds into the Property (with 2 currently being utilized)



# Lower Level | 34,670 RSF

SPACE TO BE SUBSTANTIALLY REMODELED/CUSTOM BUILD.

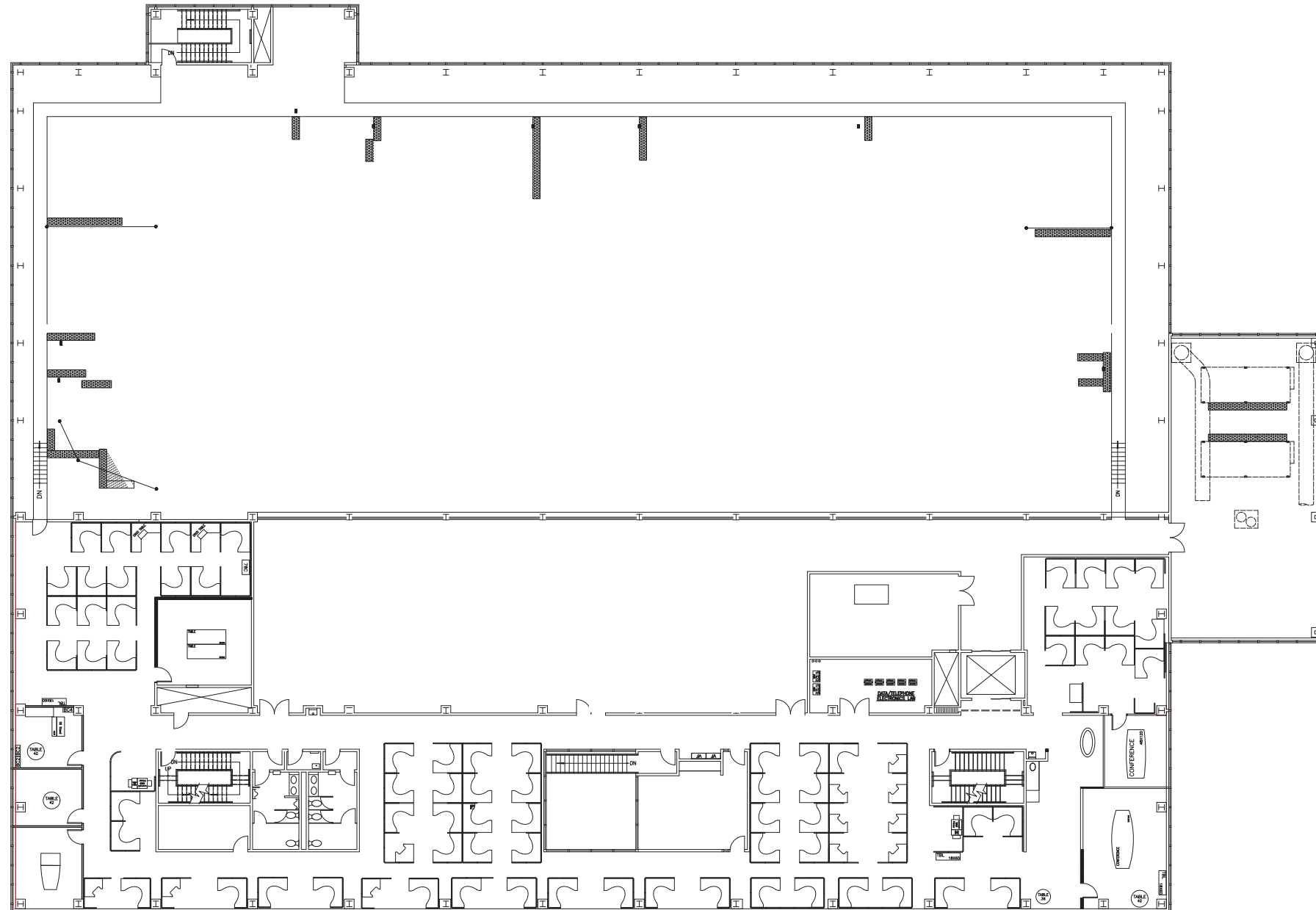






# Suite 200 | 26,188 RSF

SPACE TO BE SUBSTANTIALLY REMODELED/CUSTOM BUILD.



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