

BELLEVUE TERRACE

Office Space for Sublease near
T-Mobile Headquarters in Bellevue

3633 136TH PL SE | BELLEVUE, WA

ALEX ANDREA
425.450.1163
alex.andrea@kidder.com

 **Kidder
Mathews** FIRE

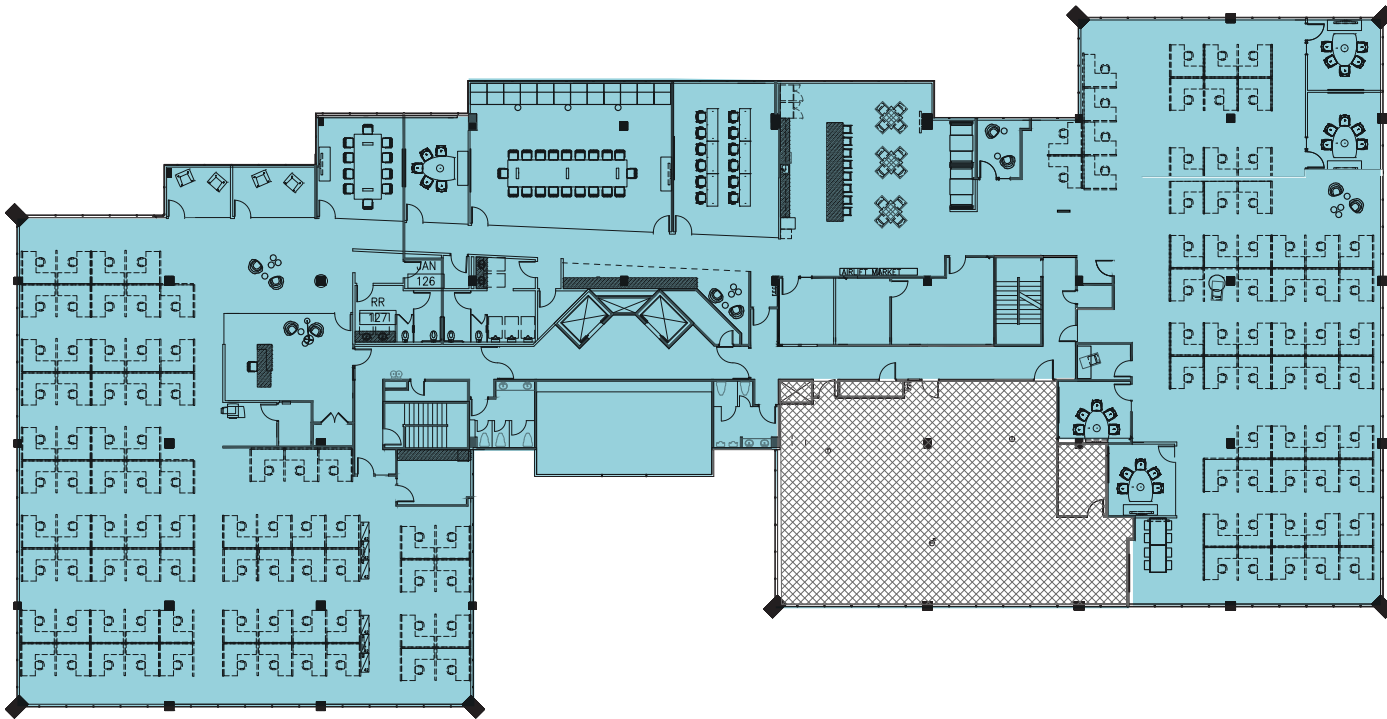
FOR SUBLEASE

Bellevue Terrace

3633 136TH PL SE, SUITE 300, BELLEVUE, WA

Suite 300

CAN be combined into four options



FLEXIBLE sublease term available. Master lease through 03/31/28

FURNITURE available

NEW class A improvements

INCLUDES up to 60 workstations, five offices, two conference rooms, sound studio, and large kitchen with seating

FLEXIBLE demising plan with four size options:

4,710 SF

7,428 SF

9,571 SF

21,738 SF

PARKING offered at a ratio of 4.3 stalls/1,000 SF leased. ($\pm 1.0/1,000$ covered and reserved parking, charged at \$75.00 + WSST)

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Suite 300

FLEXIBLE sublease term available. Master lease through 03/31/28.

\$33.00

PSF LEASE RATE,
FULL SERVICE

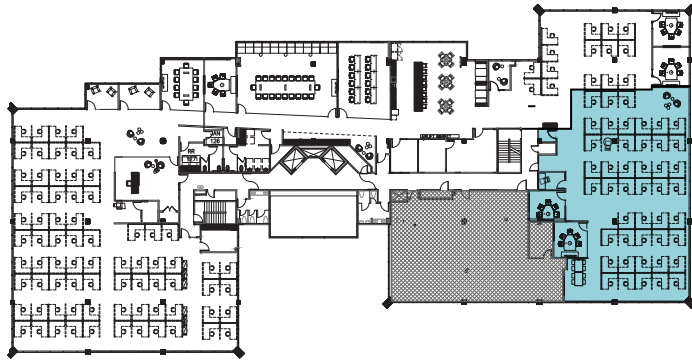
\$1.50

PROCURING BROKER
COMMISSION SF/YR

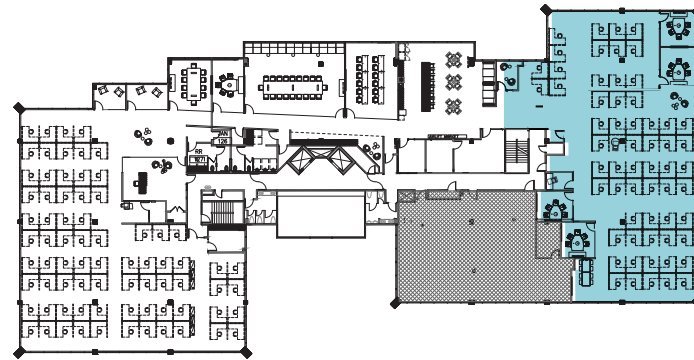
21,738 SF

TOTAL AVAILABLE SF

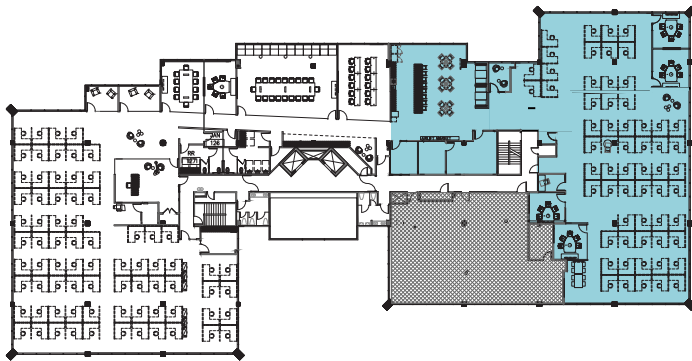
Option 1 | 4,710 SF



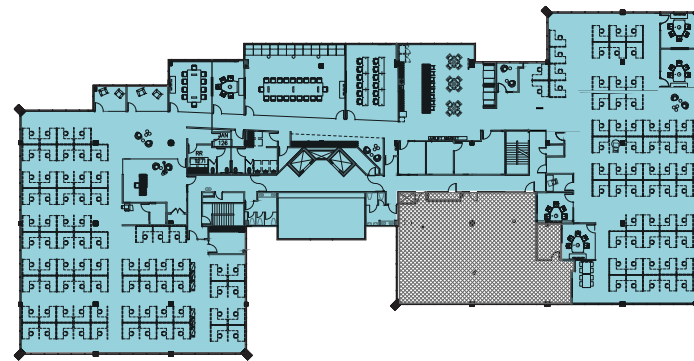
Option 2 | 7,428 SF



Option 3 | 9,571 SF



Option 4 | 21,738 SF



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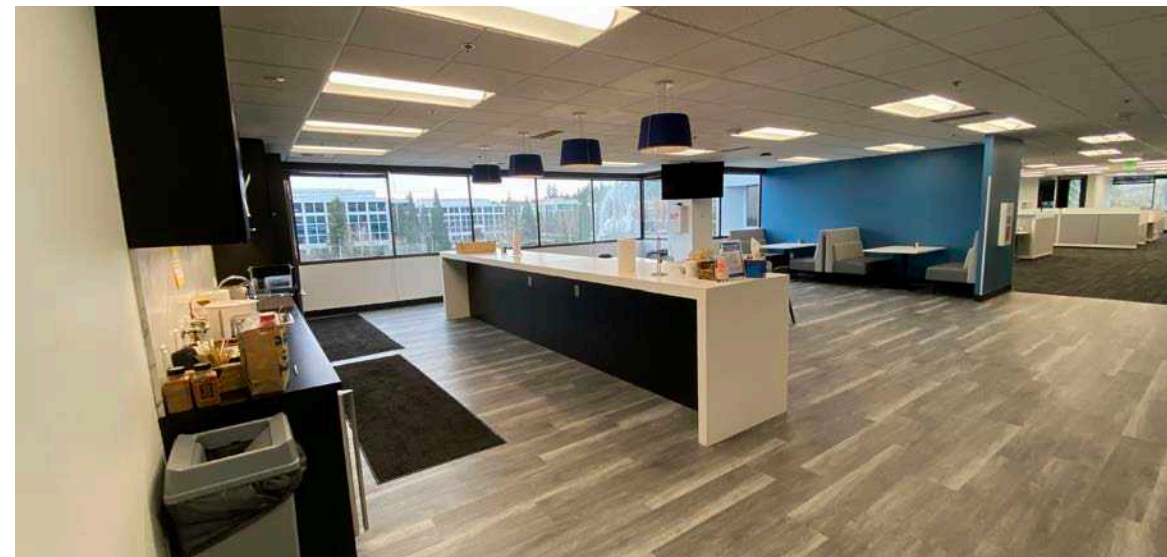
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BELLEVUE CBD

T-MOBILE HQ

EAST LINK
EXTENSION (FUTURE)

EASTGATE/I-90
TRANSIT CENTER

FACTORIA SQUARE MALL

BANK OF AMERICA	BIG 5 FORWARD OODIE	FAMOUS footwear
jamba	NIKE	MODIST FROM RACK
Red Robin	OLD NAVY	RITE AID
TJ-maxx	Target	amazon fresh

SUBJECT
PROPERTY

EASTGATE PLAZA

SAFeway	ME Massage Envy	RITE AID
OUTBACK STEAKHOUSE	Starbucks	WaFd Bank

SUBWAY
DQ
McDonald's
Jack in the box

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