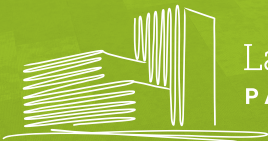


FOR LEASE

# CORPORATE CAMPUS EAST



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

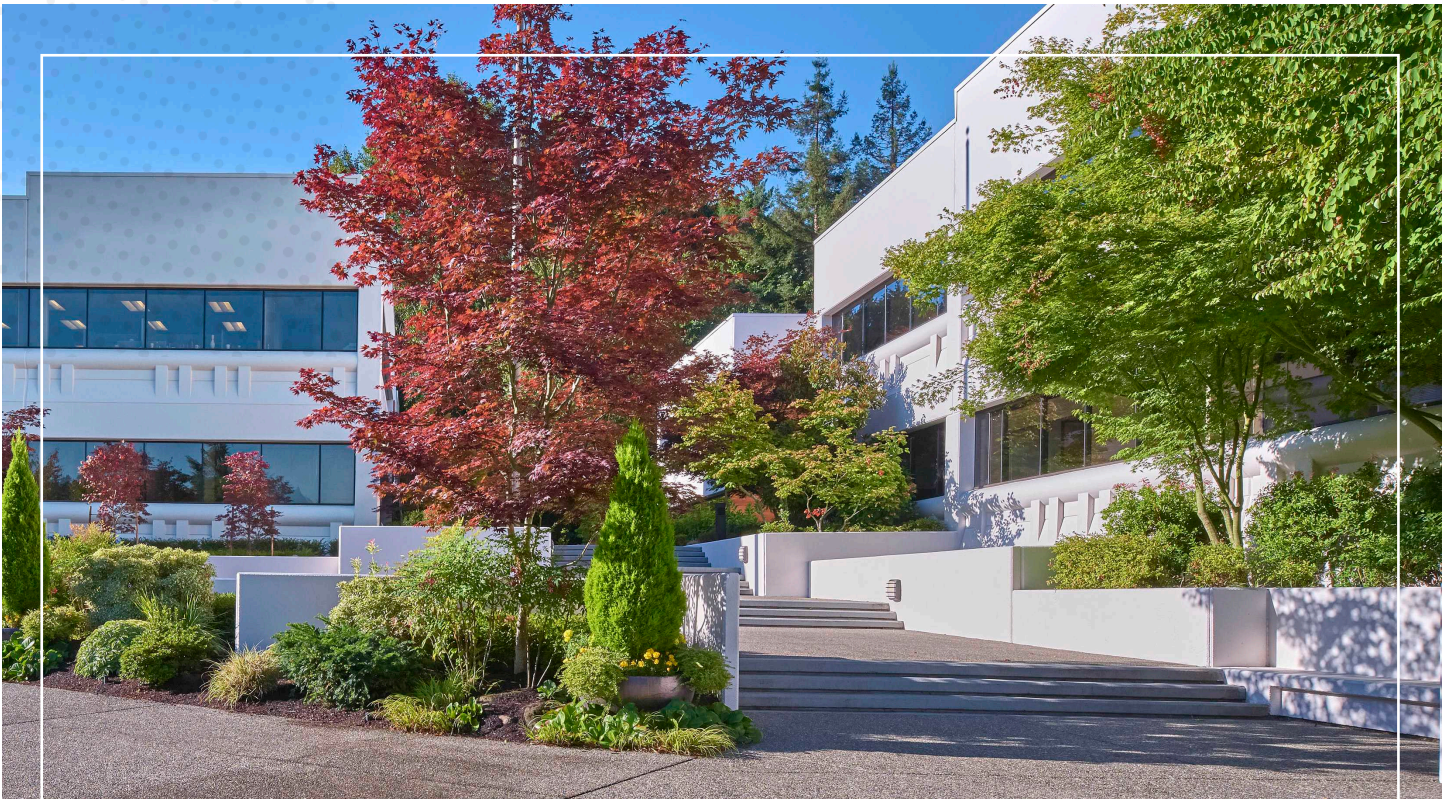
## 2023 ESTIMATED OPERATING EXPENSES

ALL BUILDINGS  
\$13.12/SF

## AVAILABLE SPACE

BUILDING	SUITE	±RSF	AVAILABILITY	NOTES
3025	105	1,740	Now	Market Ready
3055	110	2,088	30 Days	Furniture Available
3055	108	3,808	May 2024	Private office layout
3055	203	4,419	Now	Market Ready
3055	210	5,305	Feb. 2024 or sooner	Divisible to 1,716 SF
3075	100	30,949	Now	Up to 39,331 SF Available
3075	205	8,382	Now	16 private offices







# THE LOCATION



**Building A - 3025**

**Building B - 3055**

**Building C - 3075**

**112TH AVENUE**

**520**







# 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



# C O R P O R A T E

# C A M P U S E A S T



F O R M O R E I N F O P L E A S E C O N T A C T

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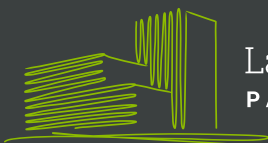
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# CORPORATE CAMPUS EAST

## BUILDING 3025 / SUITE 105

±1,740 RSF | MARKET READY



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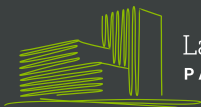
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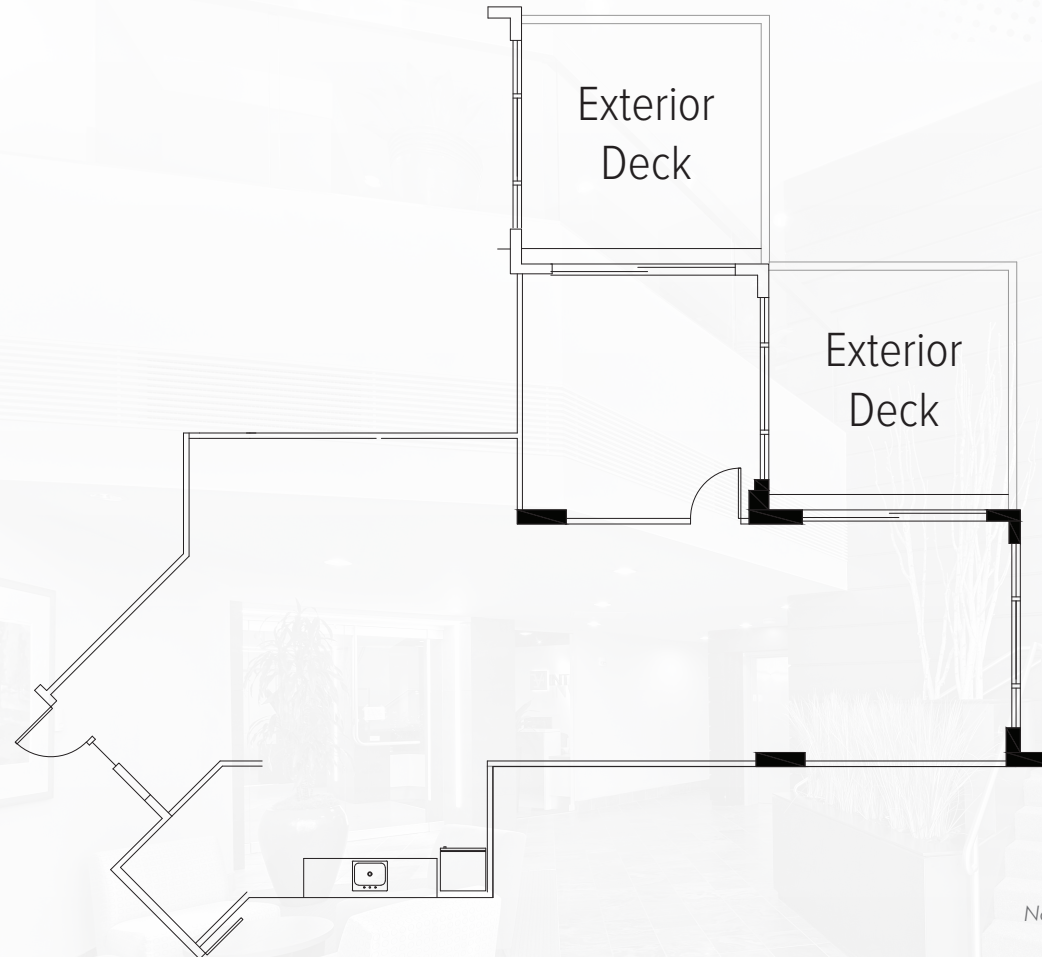
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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 108

±3,808 RSF | AVAILABLE MAY 2024



FOR MORE INFO  
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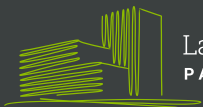
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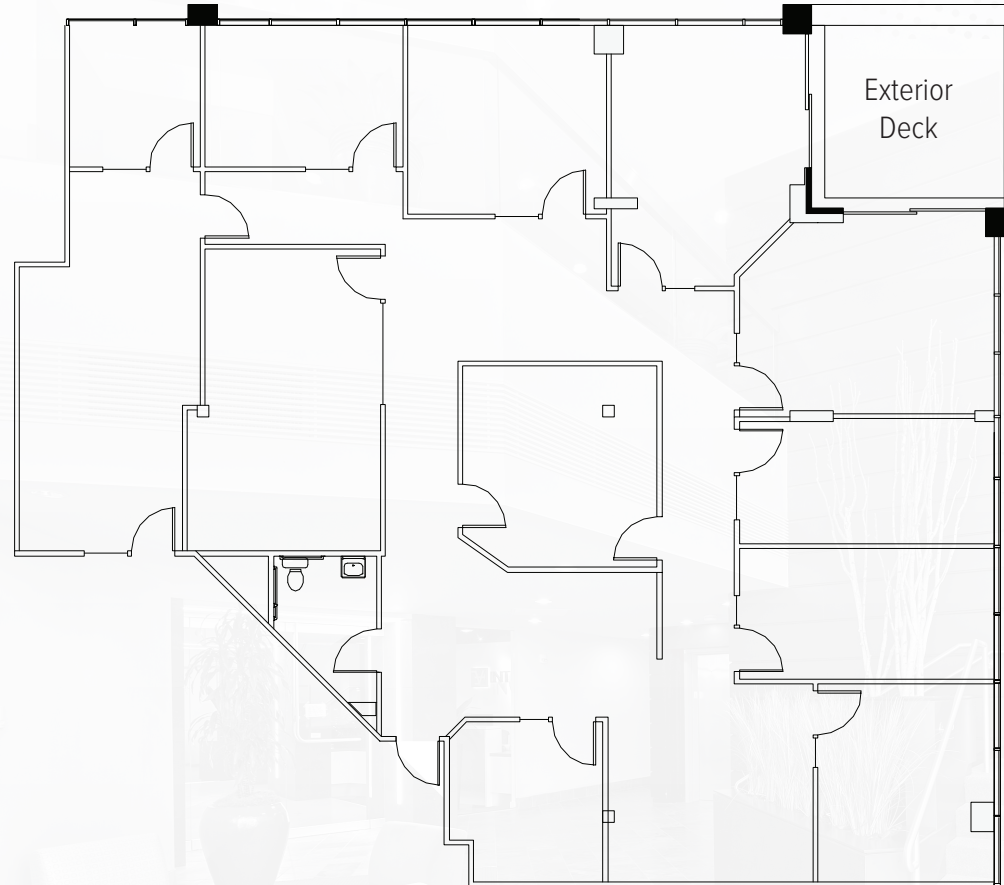
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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 110

±2,088 RSF | AVAILABLE WITH 30 DAYS NOTICE



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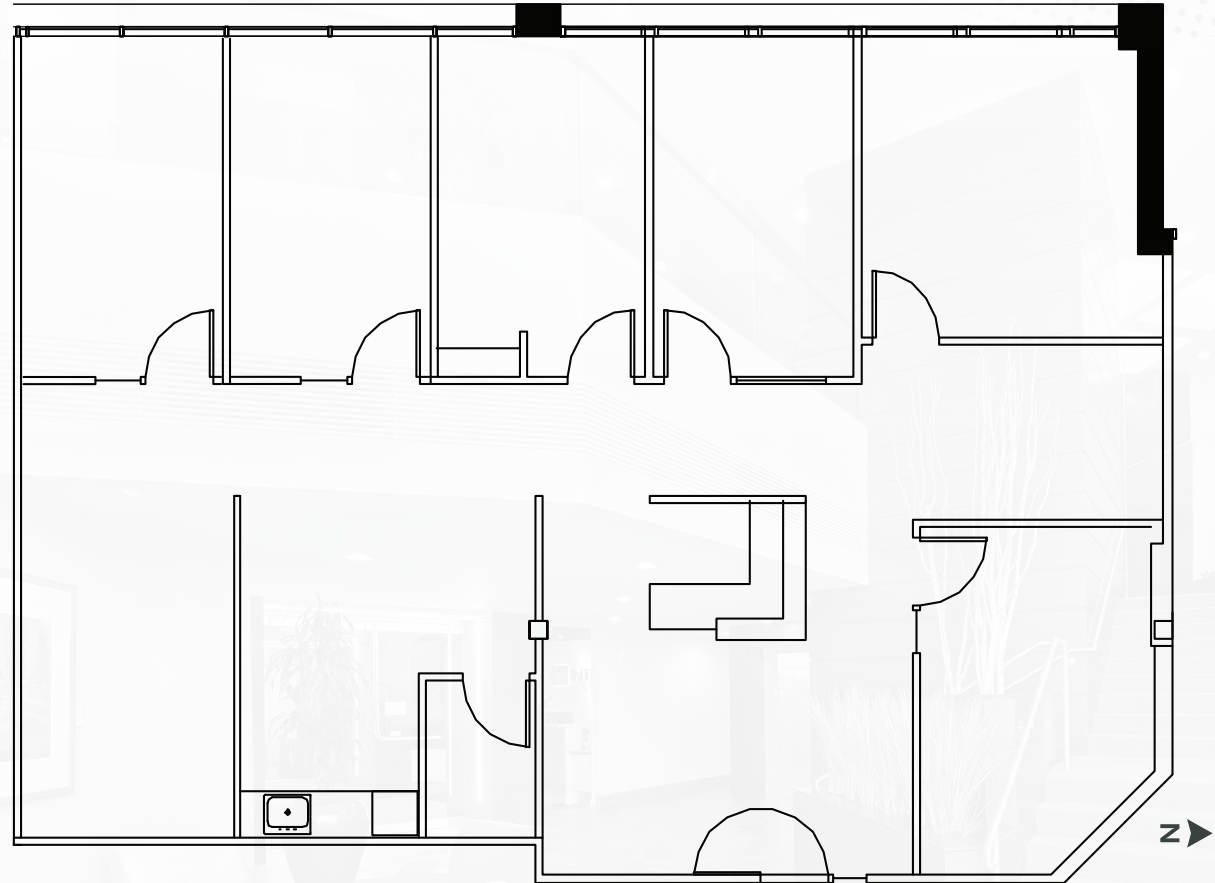
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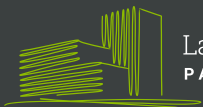
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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 203

±4,419 RSF | MARKET READY



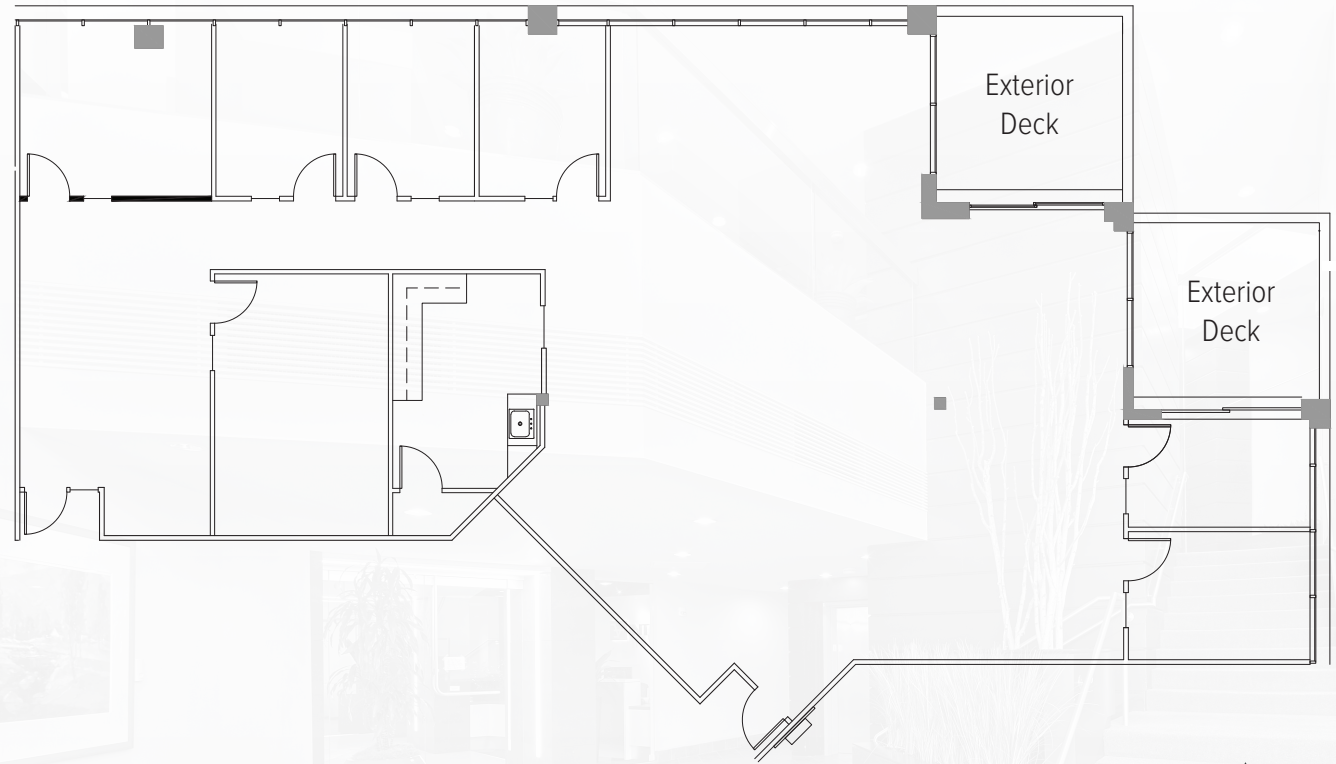
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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 210

±1,716-5,305 SF | AVAILABLE FEB. 2024 OR SOONER



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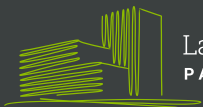
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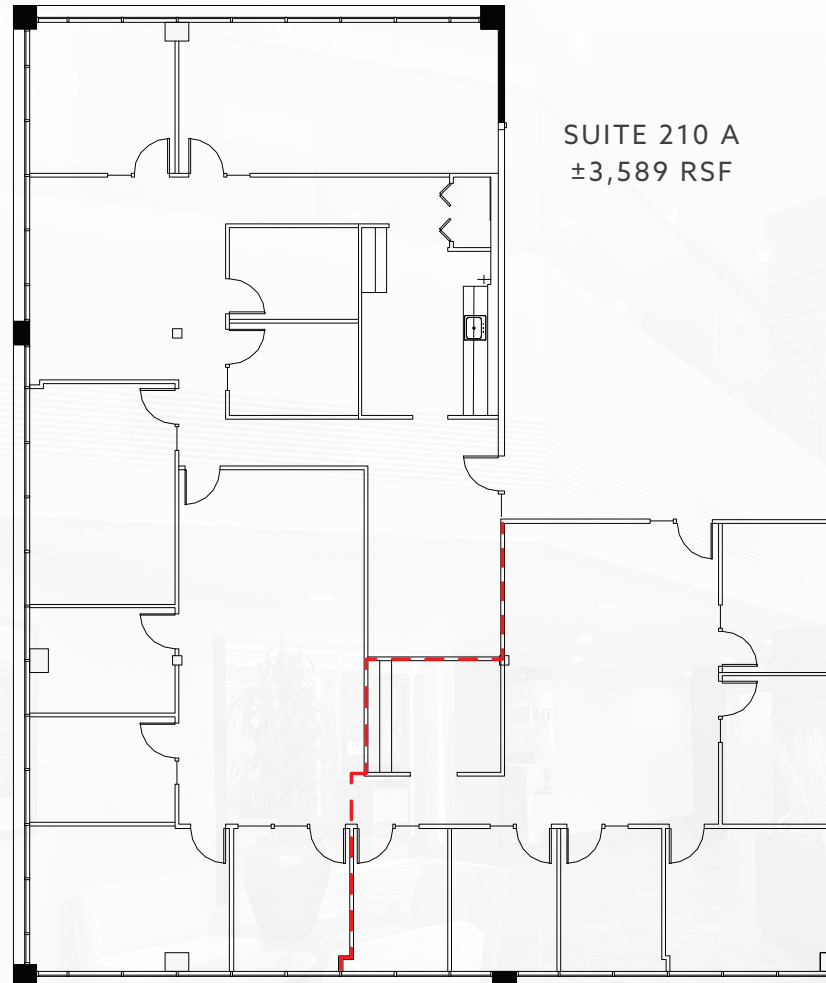
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SUITE 210 A  
±3,589 RSF

SUITE 210 B  
±1,716 RSF



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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 210

CONCEPTUAL PLAN | AVAILABLE FEB. 2024 OR SOONER



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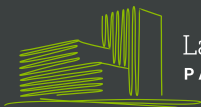
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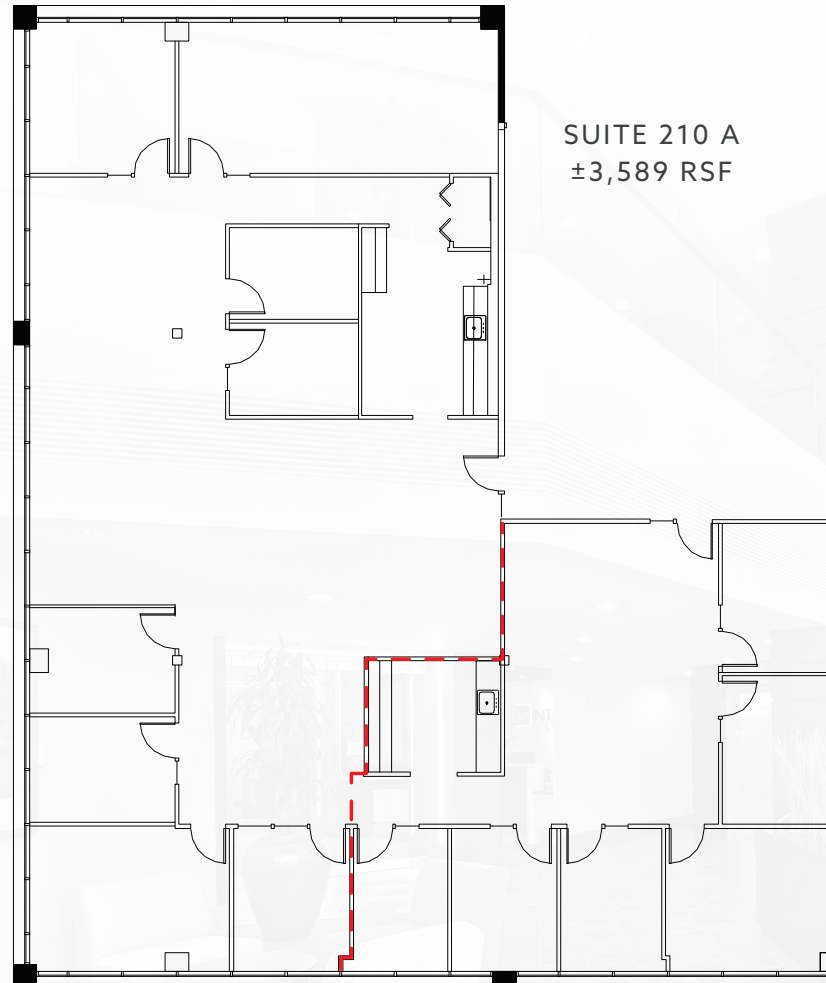
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# CBRE



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SUITE 210 A  
±3,589 RSF

SUITE 210 B  
±1,716 RSF



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# CORPORATE CAMPUS EAST

## BUILDING 3075 / SUITE 100

AS-BUILT | ±30,949 RSF | AVAILABLE NOW

CAN BE COMBINED WITH SUITE 205  
FOR UP TO ±39,331 RSF



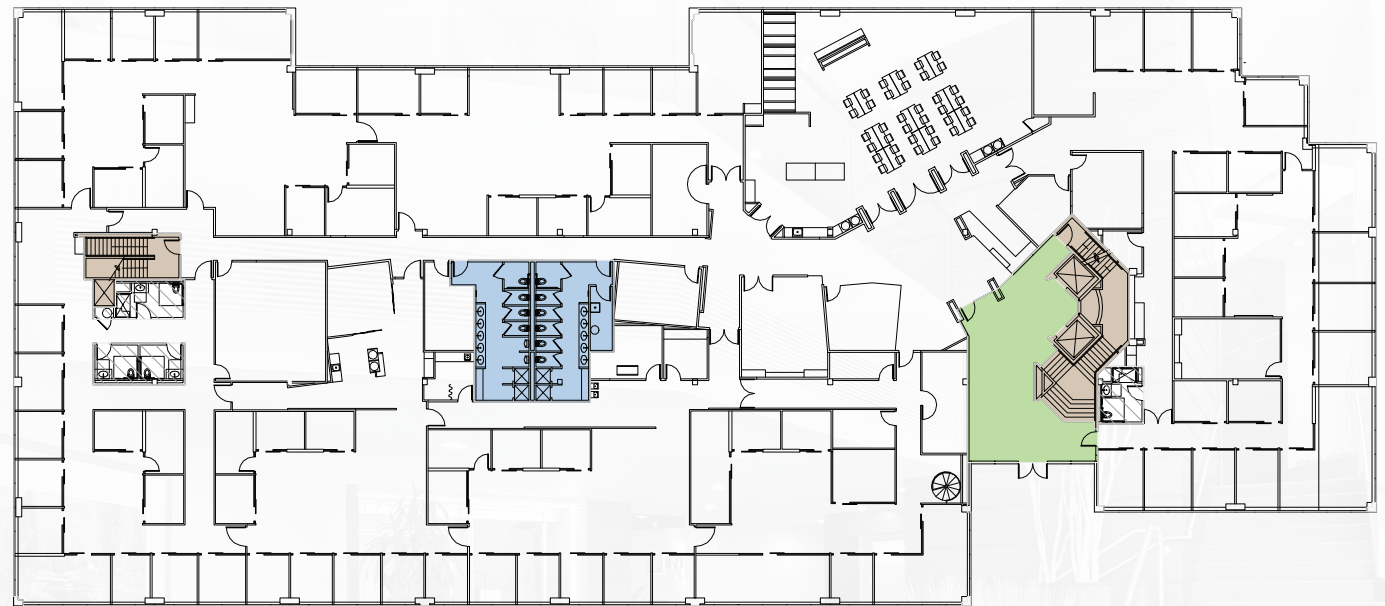
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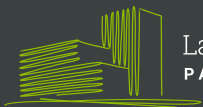
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# CORPORATE CAMPUS EAST

## BUILDING 3075 / SUITE 205

AS-BUILT | ±8,382 RSF | AVAILABLE NOW

CAN BE COMBINED WITH SUITE 100  
FOR UP TO ±39,331 RSF



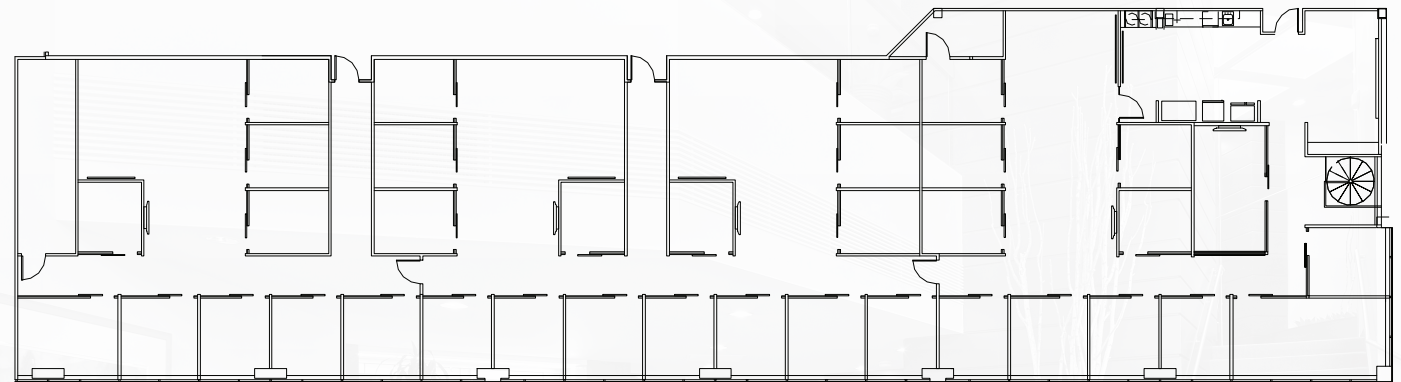
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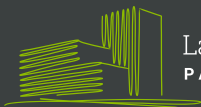
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