

# BELLEVUE TERRACE

Office Space for Sublease near  
T-Mobile Headquarters in Bellevue

3633 136TH PL SE | BELLEVUE, WA

ALEX ANDREA  
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**km** Kidder  
Mathews

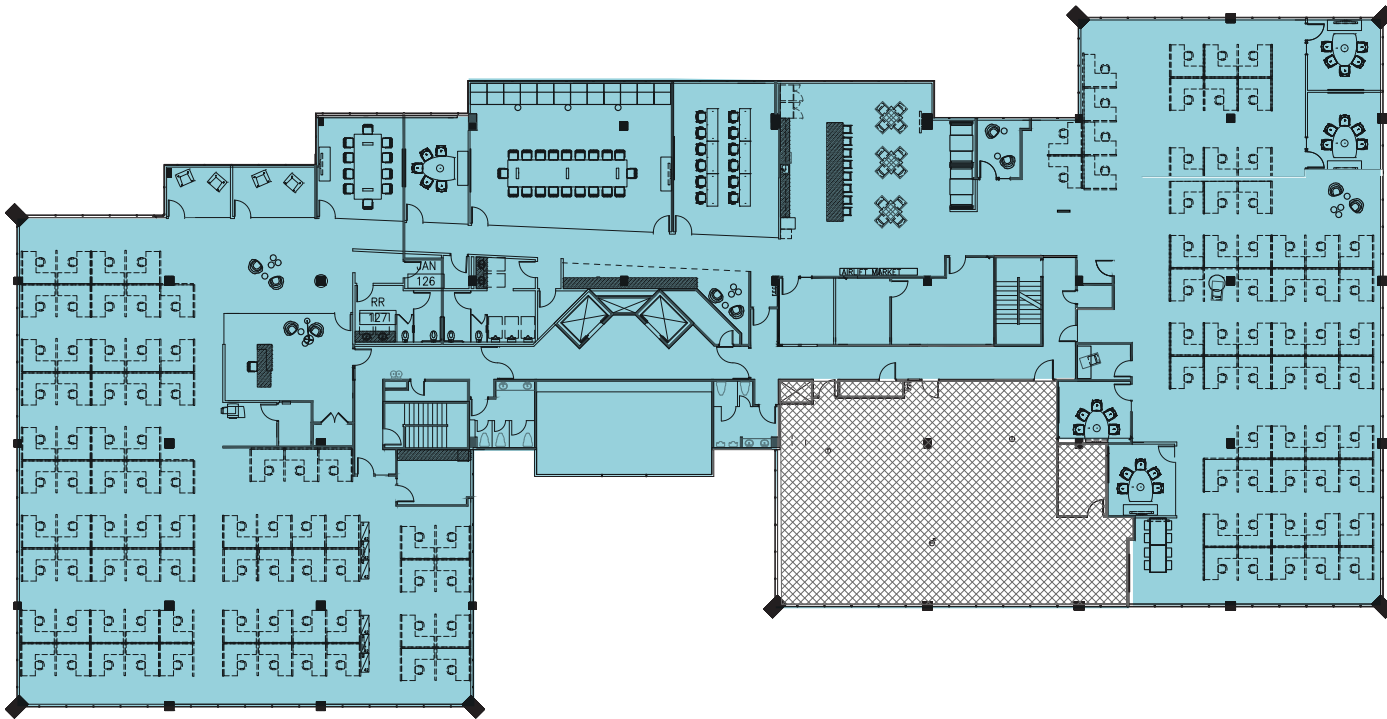
FOR SUBLEASE

# 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

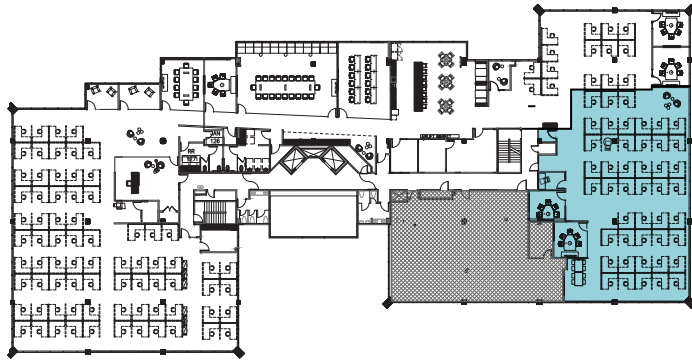
**\$1.50**

PROCURING BROKER  
COMMISSION SF/YR

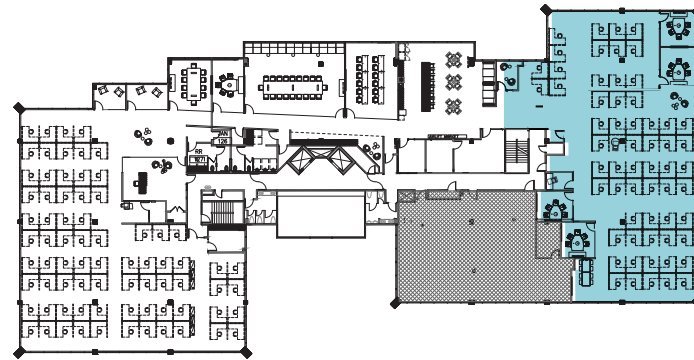
**21,738 SF**

TOTAL AVAILABLE SF

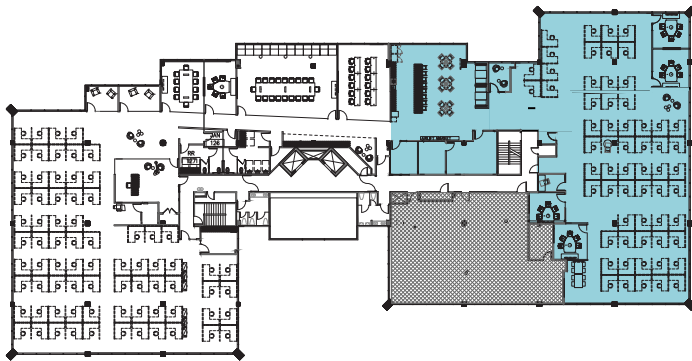
Option 1 | 4,710 SF



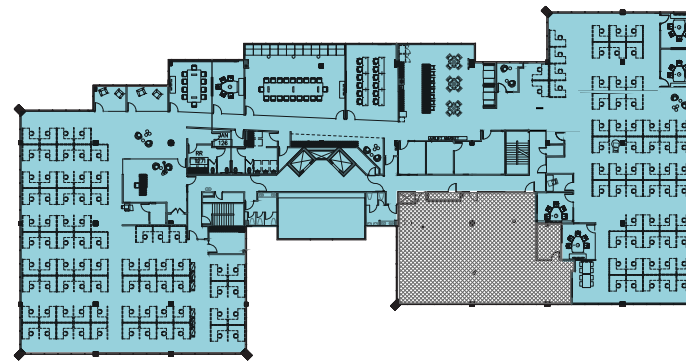
Option 2 | 7,428 SF



Option 3 | 9,571 SF



Option 4 | 21,738 SF



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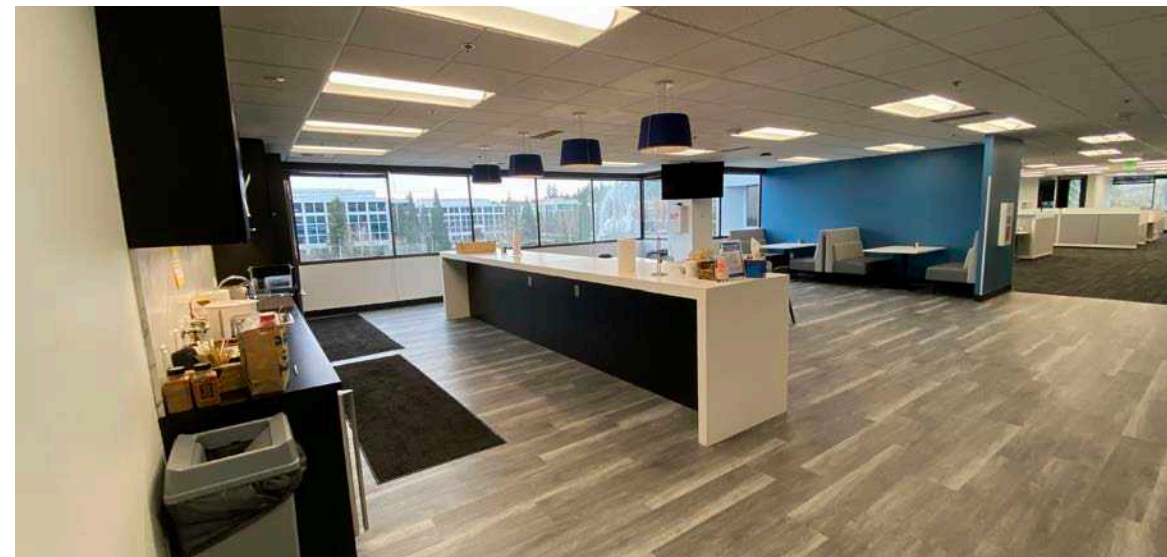
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BELLEVUE CBD

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	MODS 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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