

90 North

Building 10 - 3255 160th Ave SE
Building 12 - 3076 160th Ave SE
Building 13 - 3156 160th Ave SE



Sublease

±125,500 SF available

Three building campus on I-90 corridor

CBRE

**125,500 SF
sublease
through 2029**

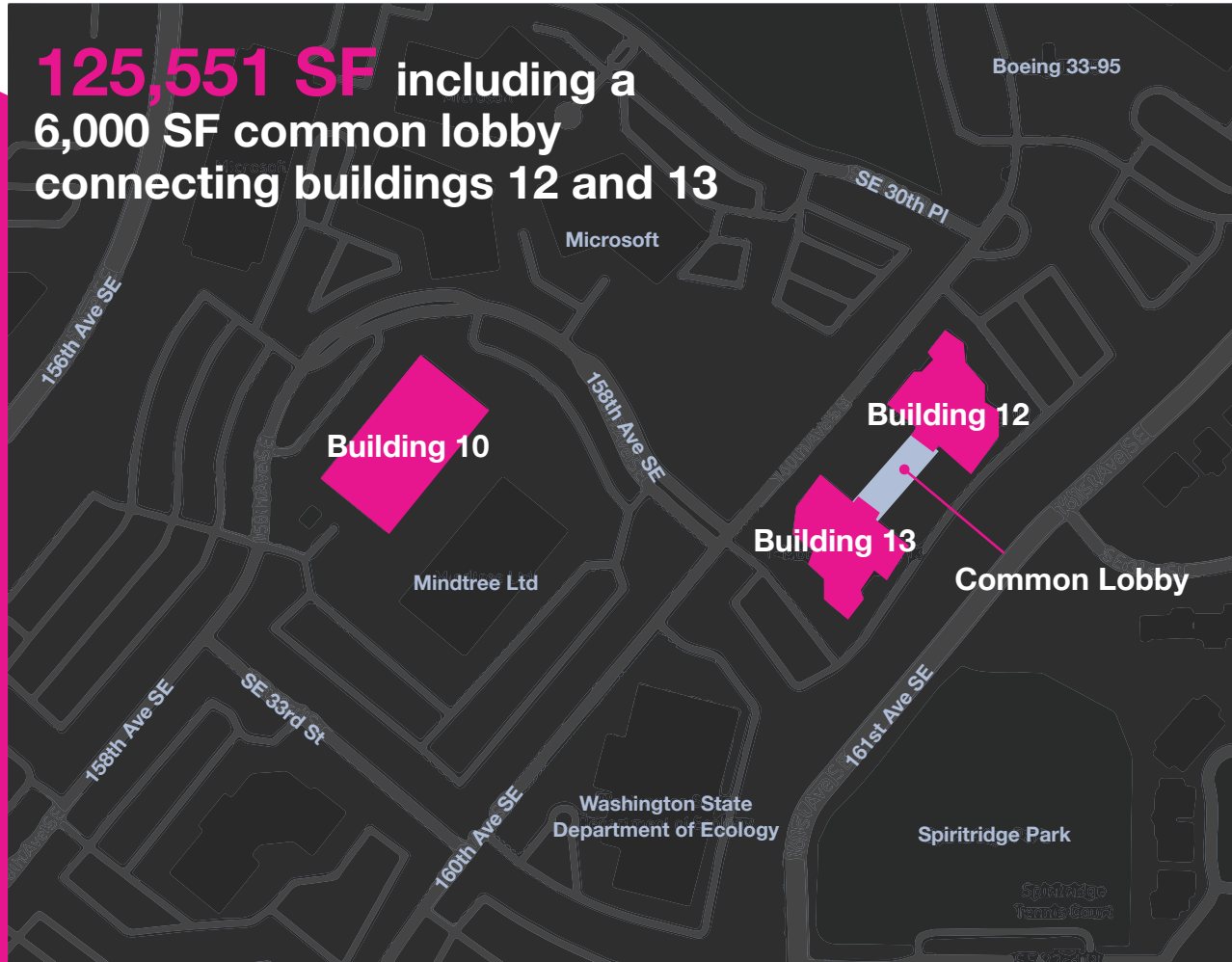
**Three building
I-90 campus with
state-of-the-art
improvements**

Available individually or collectively



Site Plan

125,551 SF including a
6,000 SF common lobby
connecting buildings 12 and 13



Building 10

3255 160th Ave SE

Floor 1: 19,137 SF

[Virtual Tour](#)

Floor 2: 31,398 SF

[Virtual Tour](#)

Total: 50,535 SF

Building 12

3076 160th Ave SE

Floor 1 & 2: 37,501 SF

Building 13

3156 160th Ave SE

Floor 1 & 2: 37,515 SF

[Virtual Tour](#)

Key Attributes

Fully furnished plug-and-play space

- » Over \$400/SF in top-of-line tenant improvements
- » Herman Miller sit-stand desks and furnishings
- » 4+/1000 free surface parking
- » Conferencing space, fitness facility with showers & lockers, and cafe with commercial kitchen
- » Connection to outdoors: nearby trail system and beautifully landscaped courtyard with tables and seating areas



Key Attributes

- » Easy access to I-90 and Eastgate Park & Ride
- » Significant expansion possibilities in neighboring assets
- » Conference rooms and collaboration spaces with state-of-the-art A/V
- » Fitness facility with showers & lockers
- » Tenant amenity connector & common lobby with security desk, conference rooms & cafe
- » 16' ceiling heights
- » Prominent building signage available*



Easy access to I-90



Drive times

- Eastgate Park and Ride: 2 min
- Factoria Retail, Restaurants & Amenities: 5 min
- Bellevue Club: 8min
- Lincoln Square/Bellevue Square: 11min
- Seattle: 15 min

Floor Plans

Building 10 | 1st floor

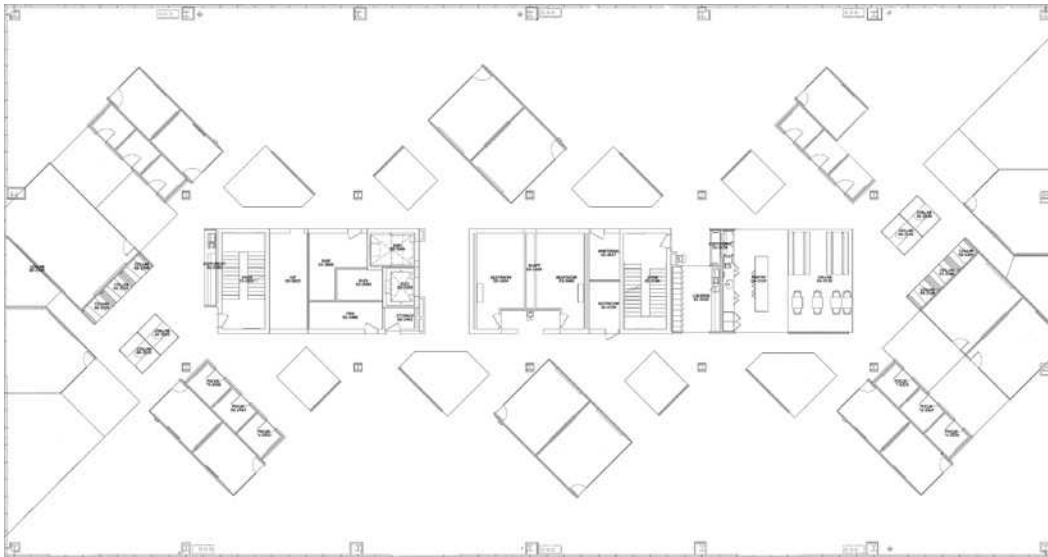


- » 148 workstations
- » 6 huddle rooms
- » 2 conference rooms
- » 11 focus rooms
- » 1 large training room that holds up to 90 people
- » Fitness center



Floor Plans

Building 10 | 2nd floor



- » 220 workstations
- » 9 conference rooms
- » 12 focus rooms
- » 7 huddle rooms

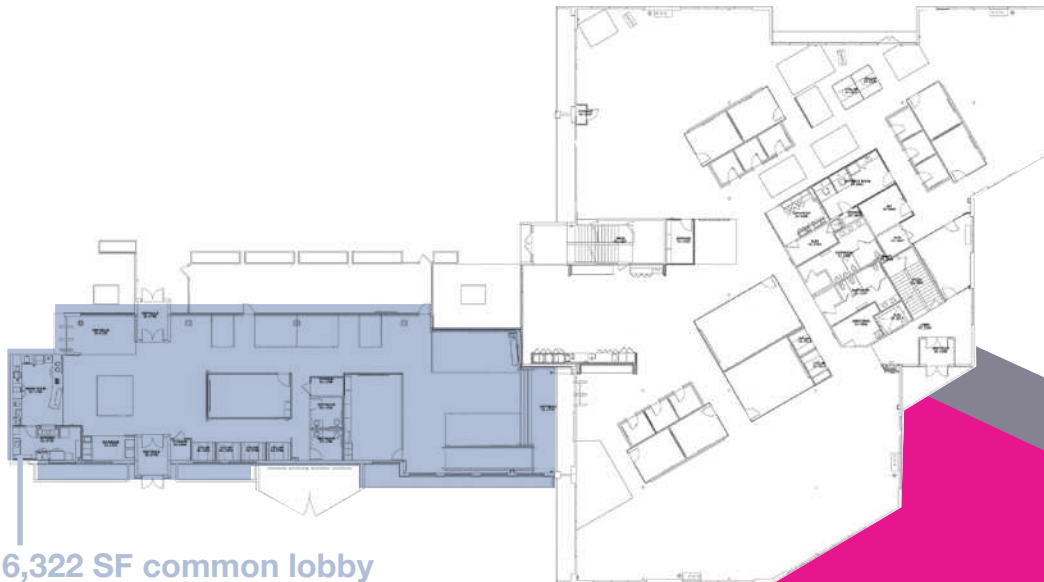


Floor Plans

Building 12 | 1st floor



- » 111 workstations
- » 3 conference rooms
- » 9 focus rooms
- » 6 huddle rooms



6,322 SF common lobby
connecting buildings 12 and 13



Floor Plans

Building 12 | 2nd floor



- » 120 workstations
- » 4 conference rooms
- » 9 focus rooms
- » 6 huddle rooms



Floor Plans

Building 13 | 1st Floor



- » 112 workstations
- » 3 conference rooms
- » 6 huddle rooms
- » 9 focus rooms
- » Kitchenette
- » Mother's Room



Floor Plans

Building 13 | 2nd Floor



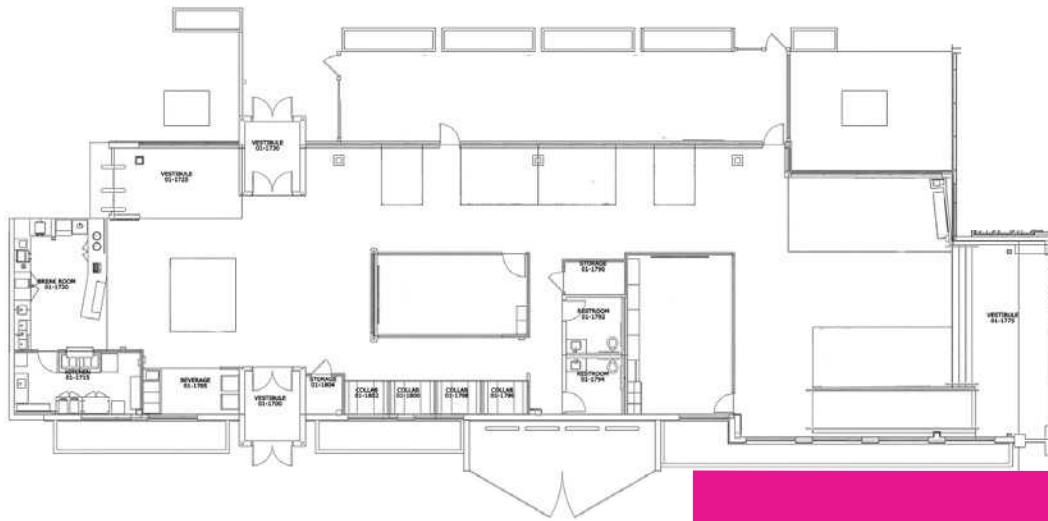
- » 120 workstations
- » 4 conference rooms
- » 6 huddle rooms
- » 9 focus rooms



Floor Plans

Building 12 / 13

Common lobby



- » 112 workstations
- » 2 conference rooms
- » 12 collaboration spaces
- » Covered and heated outdoor meeting / seating areas
- » Commercial kitchen and opportunity for a deli
- » Pool table and lounge spaces



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Sublease

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