

ISLAND
CORPORATE
C E N T E R



CLASS A OFFICE ON MERCER ISLAND



PROPERTY DETAILS

Building Size	105,417 SF
Year Built / Renovated	1987 / 2013 & 2014
Stories	6
Typical Floor Plate Size	18,000 SF
Parking Ratio	3.3/1,000 RSF
Asking Rates	\$47.00/SF, Full Service



CLASS A OFFICE

Exceptional Class A office building with recent upgrades and high-end finishes throughout



UNMATCHED TRANSPORTATION

Immediate access from I-90, nearby transit hub (Mercer Island P&R) & close to future EastLink Light Rail Station



PRIME LOCATION ON MERCER ISLAND

Convenient Mercer Island location with less than ten minute travel time to Seattle or Bellevue



ON-SITE & WALKABLE AMENITIES

On-site amenities include a fitness center, lockers with showers, & a state-of-the-art conference center.

Located in the Mercer Island Town Center and surrounded by a multitude of retail, restaurants and shops, all within walking distance.



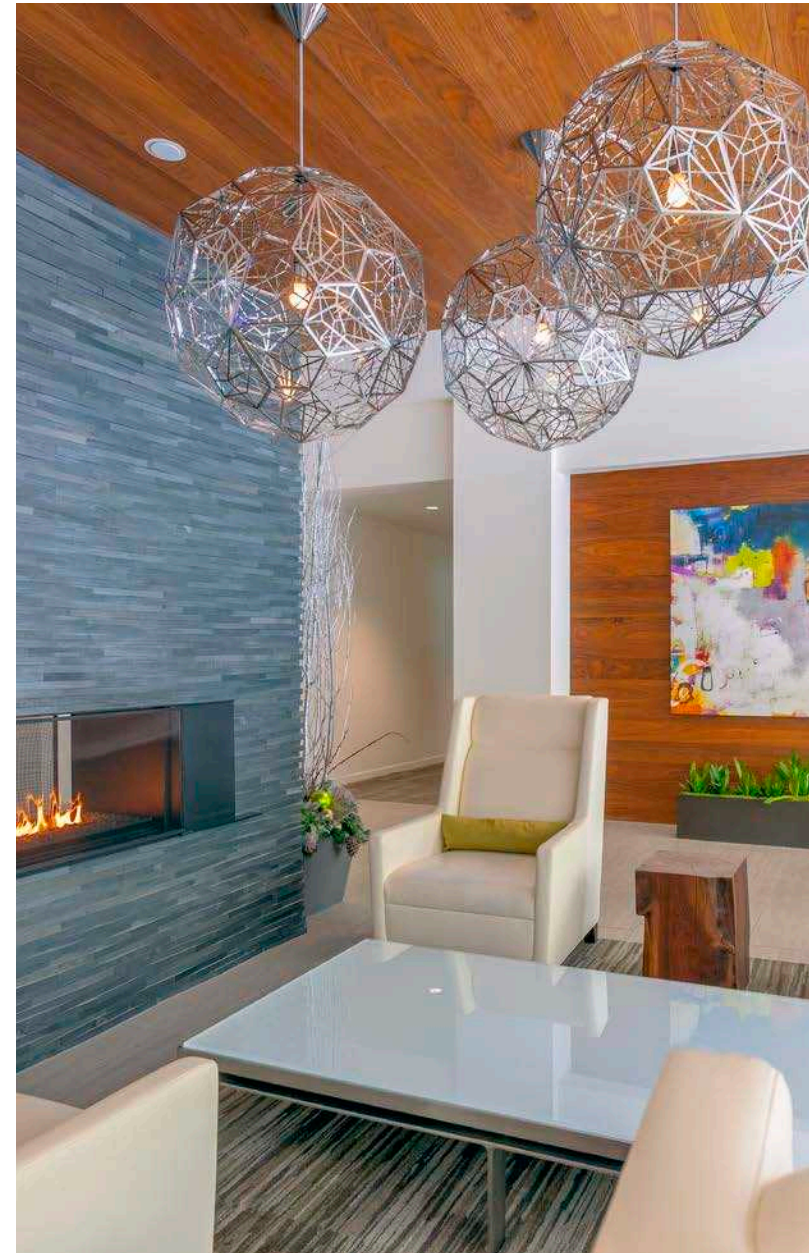
FLEXIBLE FLOOR PLATES

Flexible floor plates to configure the perfect office layout



ABOVE-MARKET PARKING

Secure two-level, subterranean parking garage



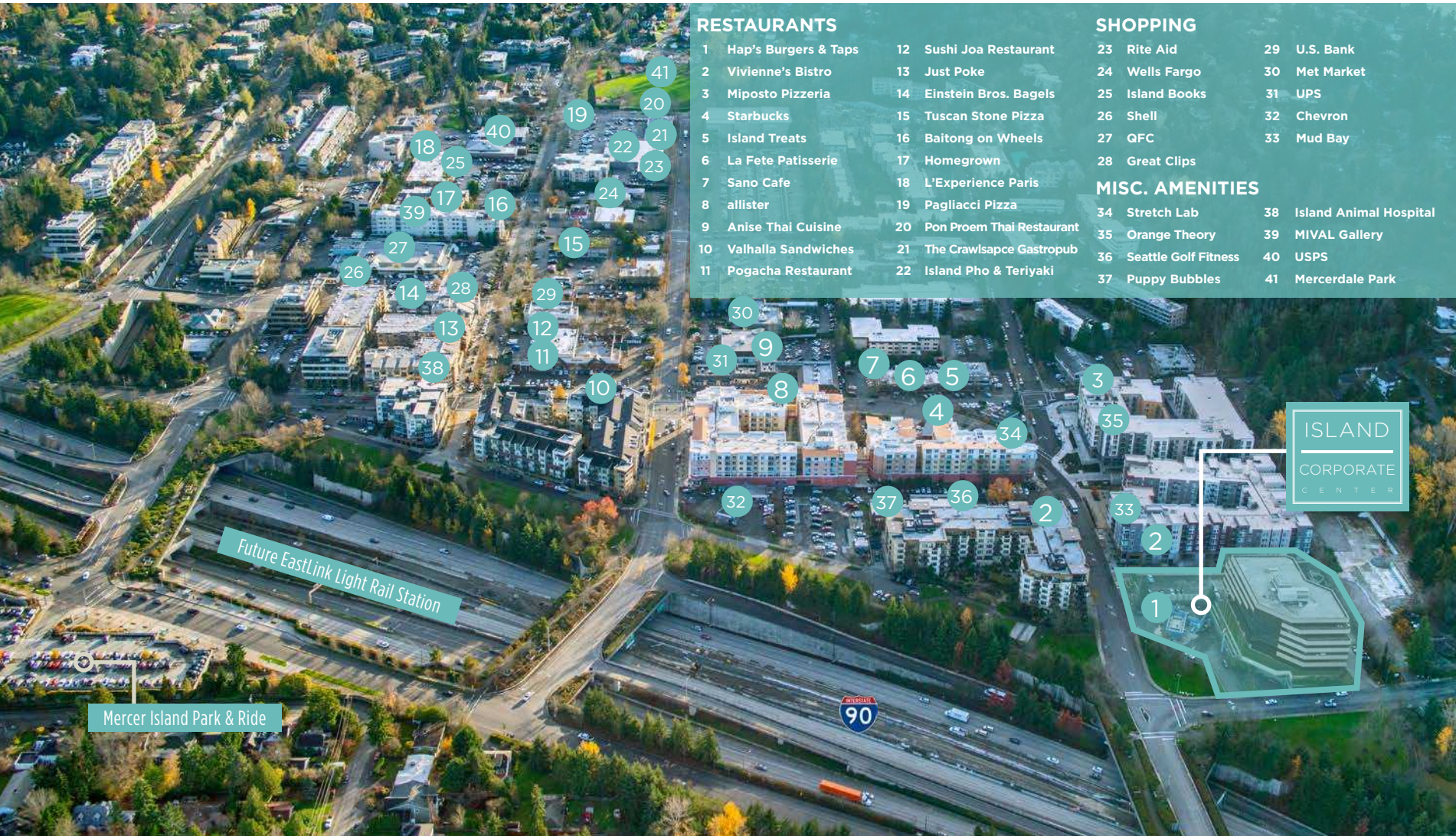
AVAILABLE SUITES

Virtual Tour	Floor / Suite	Size	Availability	Comments
	1/120	4,627 RSF	Now	Fully built out space with high ceiling, full height windows, and building lobby exposure.
	3/310	3,529 RSF	With 30 days' notice	Five (5) offices, kitchen and large open work area. Can be combined with Suite 350 for a total of 6,045 RSF.
	3/325	2,286 RSF	With 30 days' notice	Five (5) private offices, open work area and kitchen / break room. Can be combined with Suite 330 for a total of 3,929 RSF.
	3/330	1,643 RSF	Now	Three (3) private offices, conference room and kitchenette. Can be combined with Suite 325 for a total of 3,929 RSF.
	3/350	2,516 RSF	Now	Direct elevator lobby exposure with efficient mix of perimeter private offices, open interior, kitchen and reception. Can be combined with Suite 310 for a total of 6,045 RSF.
	4/470	7,992 RSF	Now	Partial Lake Washington & Downtown Bellevue views. Rare large suite, mainly open work area, four (4) private offices, conference room, kitchen and storage/server room.
	5/510	5,671 RSF	11/1/2024	Open layout with breakout rooms, private deck with Lake Washington views, reception area, kitchen/break room.
	5/560	2,203 RSF	Now	Five (5) private offices, kitchen, work room, storage, open work area and reception area.

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

THE PREMIER
CLASS A OFFICE
ON MERCER ISLAND

WALKABLE AMENITIES & NEARBY TRANSIT OPTIONS



RESTAURANTS

- | | |
|------------------------|------------------------------|
| 1 Hap's Burgers & Taps | 12 Sushi Joa Restaurant |
| 2 Vivienne's Bistro | 13 Just Poke |
| 3 Miposto Pizzeria | 14 Einstein Bros. Bagels |
| 4 Starbucks | 15 Tuscan Stone Pizza |
| 5 Island Treats | 16 Baitong on Wheels |
| 6 La Fete Patisserie | 17 Homegrown |
| 7 Sano Cafe | 18 L'Experience Paris |
| 8 allister | 19 Pagliacci Pizza |
| 9 Anise Thai Cuisine | 20 Pon Proem Thai Restaurant |
| 10 Valhalla Sandwiches | 21 The Crawlspace Gastropub |
| 11 Pogacha Restaurant | 22 Island Pho & Teriyaki |

SHOPPING

- | | |
|-----------------|---------------|
| 23 Rite Aid | 29 U.S. Bank |
| 24 Wells Fargo | 30 Met Market |
| 25 Island Books | 31 UPS |
| 26 Shell | 32 Chevron |
| 27 QFC | 33 Mud Bay |

MISC. AMENITIES

- | | |
|-------------------------|---------------------------|
| 34 Stretch Lab | 38 Island Animal Hospital |
| 35 Orange Theory | 39 MIVAL Gallery |
| 36 Seattle Golf Fitness | 40 USPS |
| 37 Puppy Bubbles | 41 Mercerdale Park |

ISLAND
CORPORATE
CENTER

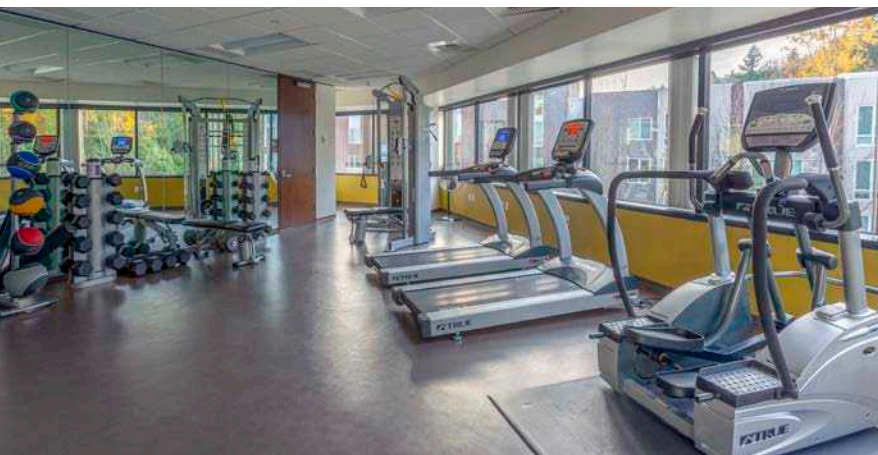
Future EastLink Light Rail Station

Mercer Island Park & Ride

Located within Mercer Island's Town Center, the largest commercial hub on the island, Island Corporate Center is surrounded by a large mix of restaurants, shops, galleries, fitness studios, grocery stores, and many more superior retailers.

Island Corporate Center on-site amenities include:

- Conference room
- Fitness center with showers
- Bike storage
- Private balconies
- Stunning views

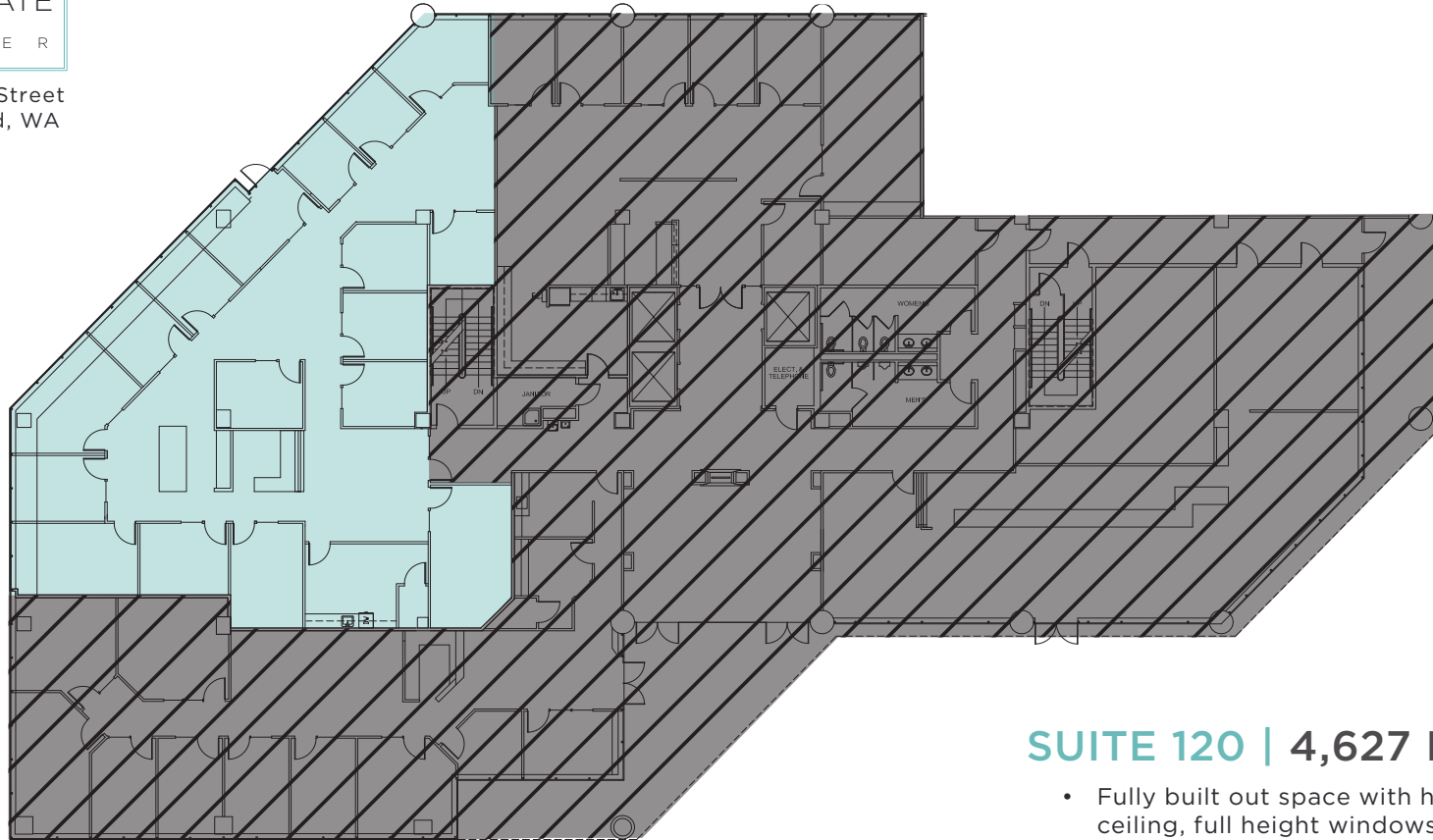


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7525 SE 24th Street
Mercer Island, WA



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SUITE 120 | 4,627 RSF

- Fully built out space with high ceiling, full height windows, and building lobby exposure
- Sixteen (16) private offices
- Conference room
- Kitchen
- Reception area
- Available now

GRANT YERKE

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COLIN TANIGAWA

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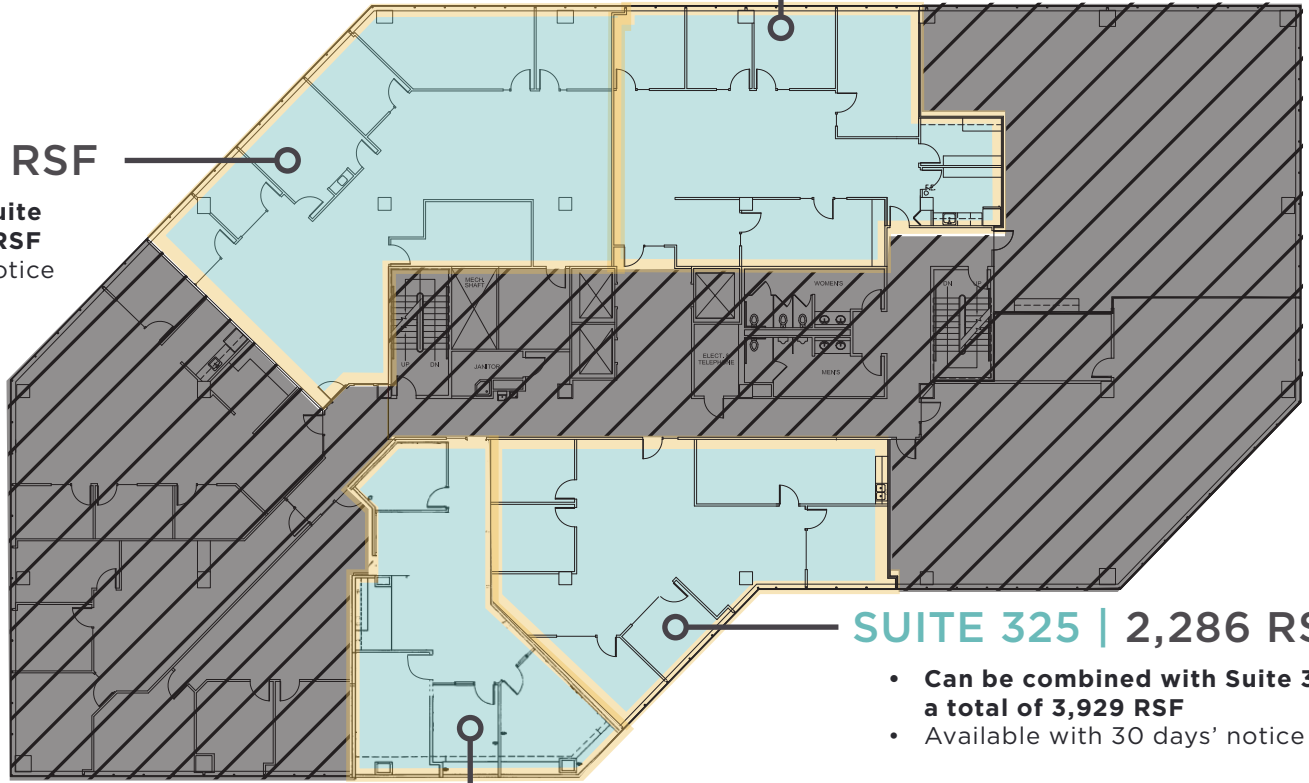


SUITE 350 | 2,516 RSF

- Can be combined with Suite 310 for a total of 6,045 RSF
- Available now

SUITE 310 | 3,529 RSF

- Can be combined with Suite 350 for a total of 6,045 RSF
- Available with 30 days' notice



SUITE 325 | 2,286 RSF

- Can be combined with Suite 330 for a total of 3,929 RSF
- Available with 30 days' notice

SUITE 330 | 1,643 RSF

- Can be combined with Suite 325 for a total of 3,929 RSF
- Available Now

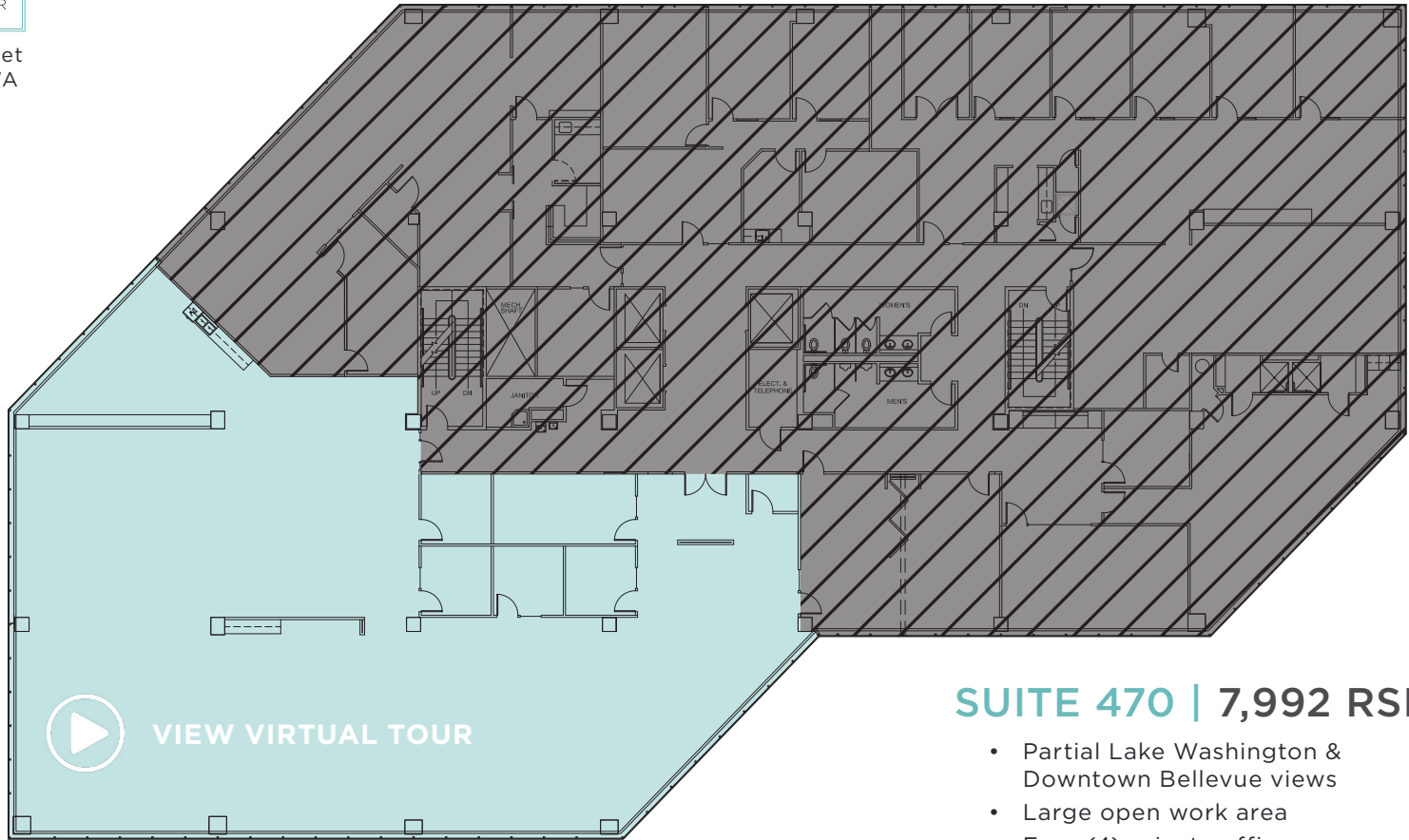
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VIEW VIRTUAL TOUR

SUITE 470 | 7,992 RSF

- Partial Lake Washington & Downtown Bellevue views
- Large open work area
- Four (4) private offices
- Conference room
- Kitchen
- Storage/server room
- Available now

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SUITE 510 | 5,671 RSF

- Open layout with breakout rooms
- Private deck with Lake Washington views
- Reception area
- Kitchen/break room
- Available 11/1/2024

SUITE 560 | 2,203 RSF

- Five (5) private offices
- Kitchen
- Work room
- Storage
- Open work area
- Reception area
- Available now

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