



BELLEVUE TERRACE

3633 136th Place SE

NEWMARK

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BUILDING HIGHLIGHTS



Immediate access to I-90, I-405, and mass-transit accessible from all Seattle area neighborhoods via the Eastgate Park and Ride which is 5 minutes away.



Valued centralized Eastside location with corporate neighbors including T-Mobile, Microsoft, Costco, and more.



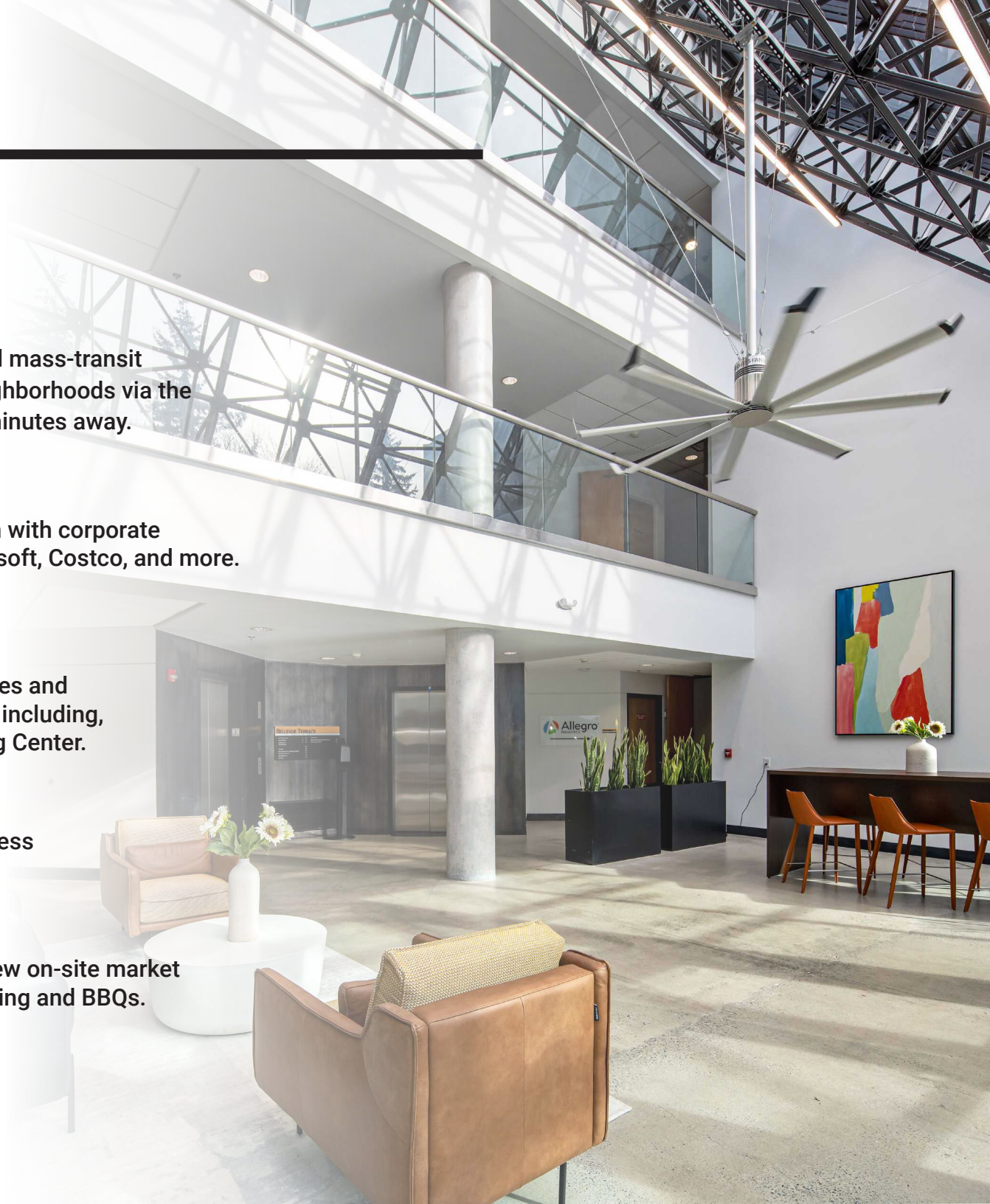
Restaurants, hotels, residential homes and shopping venues in close proximity; including, Factoria Mall and Eastgate Shopping Center.



Strong local demographics with access to a highly educated workforce.



Recently updated common areas, new on-site market and renovated patio with group seating and BBQs.



PRIME I-90 LOCATION



Future Eastlink Light Rail

INTERSTATE
405

B



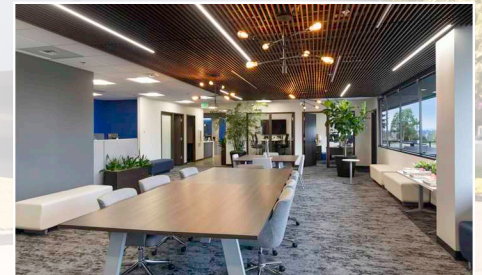
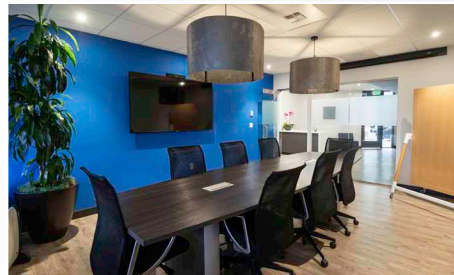
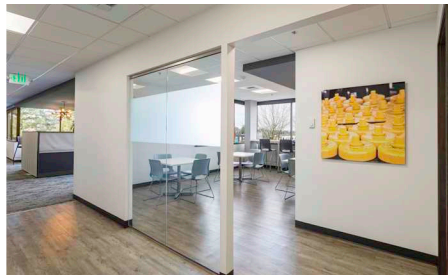
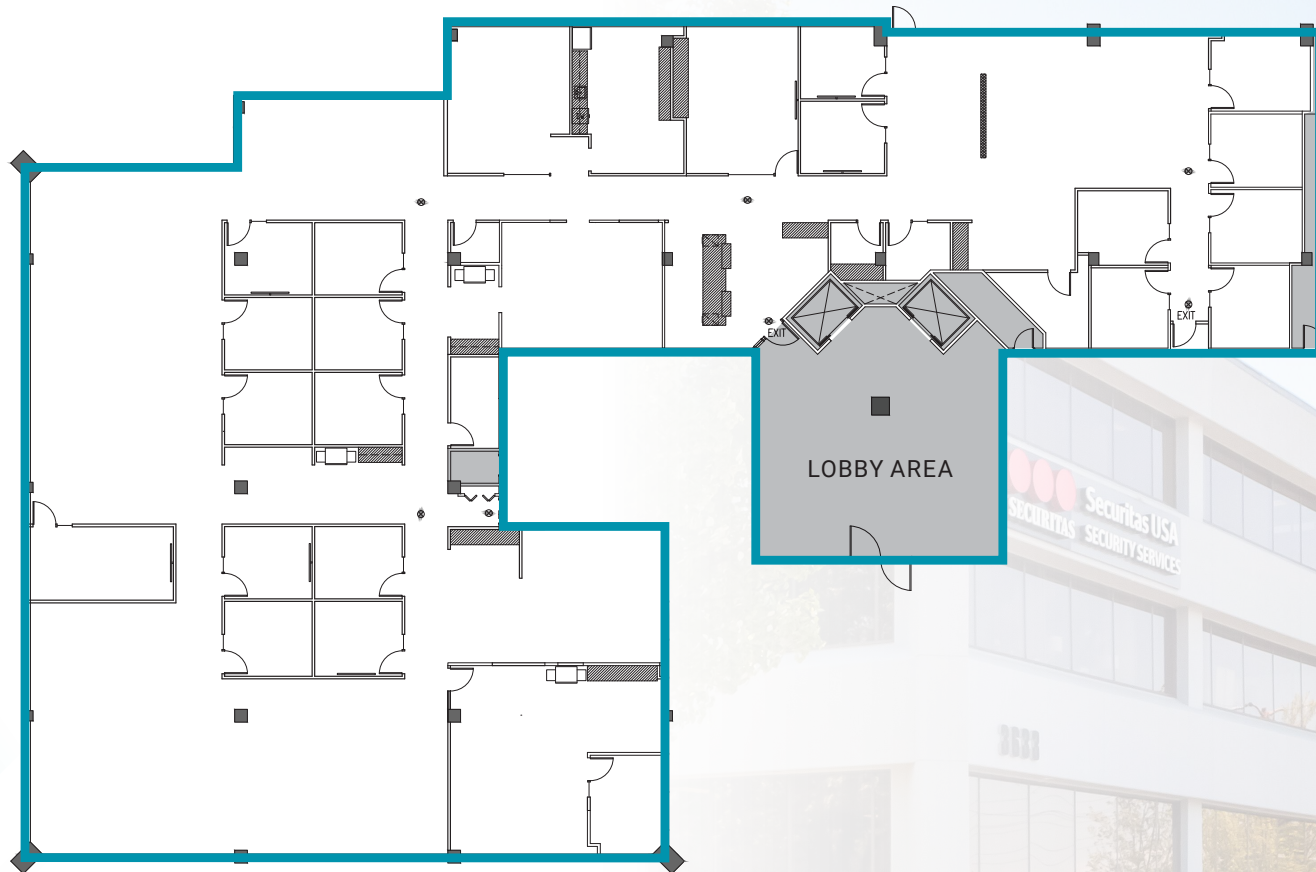
Bellevue Terrace is located right off of I-90 with direct access to DT Bellevue and Seattle. This prime location borders T-mobile's campus and allows easy access to all major employers in the area.

BUILDING DETAILS

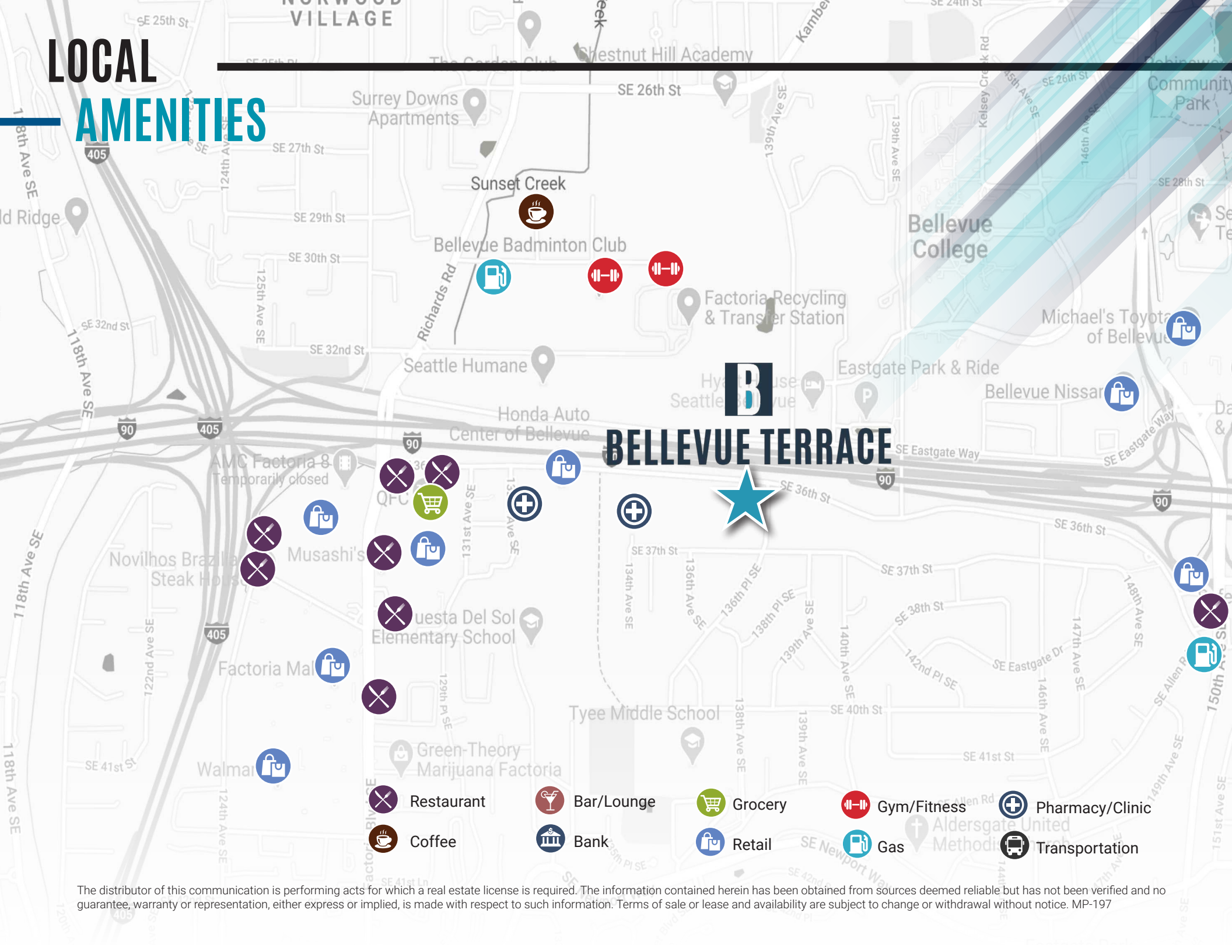
Property Address	3633 136th Place SE Bellevue, WA
Building Size	72,218 SF
Average Floor Plates	24,072 SF
Signage	Tenant signage on building facade available subject to requirements and restrictions
Floors	3
Parking	Parking offered at a ratio of 4.3 stalls per 1,000 square feet leased. (\pm 1.0/1,000 covered and reserved parking, charged at \$75.00 + WSST)
Freeway Access	Direct access to I-405, I-90 and Eastgate Park & Ride
Communication	CenturyLink & Comcast (Fiber available)
Electrical	One 1,200 AMP, 480/277 Volt, 3-Phase, 4-Wire.
Elevators	2 Dover hydraulic elevators
HVAC	Packaged rooftop units. After-hours HVAC available on demand

CURRENT AVAILABILITIES

Floor 1
12,705 SF
Available September 2024



LOCAL AMENITIES



- ✂ Restaurant
- ☕ Coffee
- 🍸 Bar/Lounge
- 🏦 Bank
- 🛒 Grocery
- 🛍 Retail
- 🏋️ Gym/Fitness
- ⛽ Gas
- 🏥 Pharmacy/Clinic
- 🚌 Transportation

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