



# CASCADE YARD

www.cascadeyard.com

BELLEVUE, WASHINGTON



## THE YARD

Full Service Deli operated by Walla Walla Farms, Conference Room, and exercise facility with showers and lockers.



walla walla farms  
cafe & catering

[Click to tour The Yard](#)

[Click to tour the Fitness Center](#)



## PROJECT FEATURES



**Flexibility:**  
5-building Class A office complex totaling 293,000 square feet



**Location:**  
Strategic location adjacent to I-90's major interchange



**Immediate access to Mass Transit:**  
One block from the I-90/ Eastgate Transit Center with direct transit/ link to Bellevue's future lightrail



**Amenities:**  
The Yard (central building to the Office Complex with new exercise facility featuring showers and lockers, training/ conference facilities, deli/barista operated by Walla Walla Farms, indoor and heated outdoor seating) Dedicated bike, storage, showers and lockers.



**Fantastic Parking Situation:**  
Plentiful surface and covered parking at 4/1000 SF



**Updated:**  
Recently remodeled lobbies, common areas



**2 STORY UPDATED LOBBIES**



**THE "YARD" COMMON AREA**



**SEPARATE BIKE STORAGE / SHOWERS / LOCKERS**



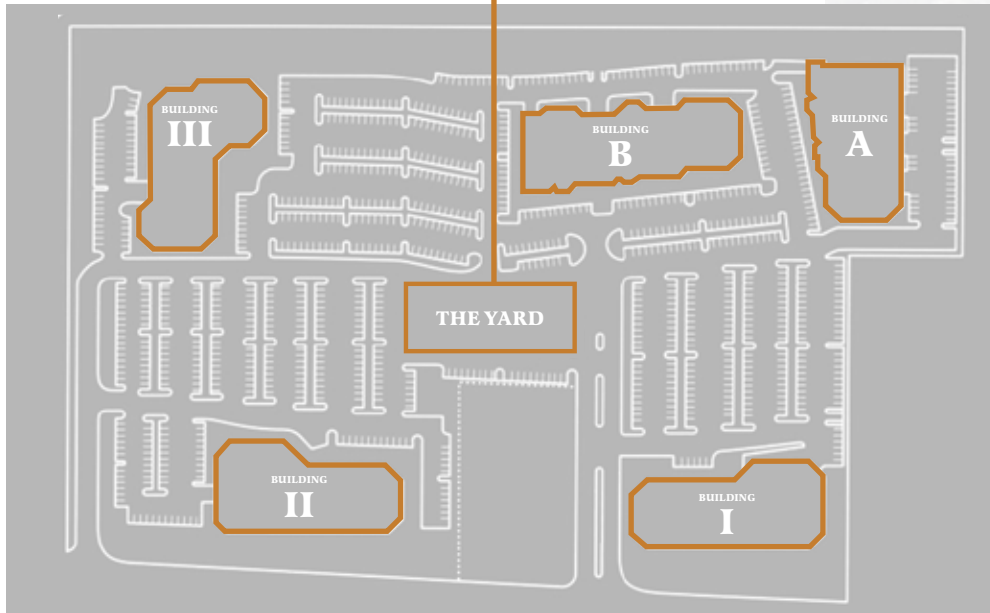
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## SITE MAP



## LOCATION



15 MINUTES TO  
DOWNTOWN  
SEATTLE

FACTORIA  
MALL

10 MINUTES TO  
DOWNTOWN  
BELLEVUE

HYATT  
house

EASTGATE  
TRANSIT CENTER

  
CASCADE YARD

148TH AVE  
INTERCHANGE

EMBASSY SUITES  
HOTELS

# AVAILABLE SPACE

## BUILDING I: 3380 146TH PLACE SE

Suite	RSF Available	Available	Rental Rate (NNN)	Comments
<a href="#">Suite 301</a>	2,600 RSF	NOW	\$34.00/RSF	Two offices, conference room, breakroom and open space for cubicle work stations.
<a href="#">Suite 320</a>	7,101 RSF	NOW	\$34.00/RSF	Double-door elevator lobby exposure with extensive window line and natural light.
<a href="#">Suite 340</a>	6,975 RSF	NOW	\$34.00/RSF	Efficient use of private offices, kitchen, conference rooms and open area. Abundant natural light with Southern and Western territorial views.

[Click to tour Suite 340](#)

**3rd Floor contiguous up to 16,676 RSF, but is divisible. Prominent exterior building signage available with I-90 exposure.**

<a href="#">Suite 400</a>	22,605 RSF	NOW	\$34.00/RSF	Full floor available with mix of private offices, open space, abundant natural light, territorial views, and the best of I-90 exterior building signage available.
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**3rd and 4th Floors can be combined for up to 39,281 RSF of contiguous space with prominent exterior building signage facing I-90.**

## BUILDING II: 14432 SE EASTGATE WAY

Suite	RSF Available	Available	Rental Rate (NNN)	Comments
<a href="#">Suite 210</a>	1,317 RSF	NOW	\$34.00/RSF	Efficient small suite with 3 private offices, conference room and open space for cubicles.
<a href="#">Suite 230</a>	11,873 RSF	NOW	\$34.00/RSF	High end, double glass door entry immediately off 2nd floor elevator lobby. Mix of offices, conference rooms, cubicle space, and break rooms.

[Click to tour Suite 210](#)

[Click to tour Suite 230](#)

## BUILDING III: 3245 146TH PLACE SE

Suite	RSF Available	Available	Rental Rate (NNN)	Comments
<a href="#">Suite 100</a>	6,842 RSF	NOW	\$34.00/RSF	Lobby exposure first floor, monument signage possibility, spectacular newly constructed open plenum tech space. CAN BE DELIVERED FULLY FURNISHED AND CABLED. <b>Contiguous with Suite 110 for 9,942 RSF.</b>
<a href="#">Suite 110</a>	3,100 RSF	NOW	\$33.50/RSF	Market ready suite, reception, kitchen, 6 windowed offices (or conference room). <b>Contiguous with Suite 100 for 9,942 RSF.</b>

[Click to tour Suite 100](#)

[Click to tour Suite 110](#)

## BUILDING A: 3290 146TH PLACE SE

100% LEASED

## BUILDING B: 3310 146TH PLACE SE

Suite	RSF Available	Available	Rental Rate (NNN)	Comments
<a href="#">Suite B</a>	23,608 RSF	12/1/2024	\$33.75/RSF	Highly unique, stand alone 1 story building with roll up doors and some warehouse for any unique requirements that might need flex space, otherwise 100% improved with high end office improvements, open ceiling industrial "cool tech" look, approx. 14' foot floor to ceiling height with plentiful natural light. See pictures of space attached to get a feel for this unique office/flex space. Low load factor of only 3% (i.e. directly compares to a 27,000 RSF office space with the same usable square footage for even more favorable economics).



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**BRODERICK**  
GROUP

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## BUILDING I: FLOOR 3

Suite 301 | 2,600 RSF | Available Now

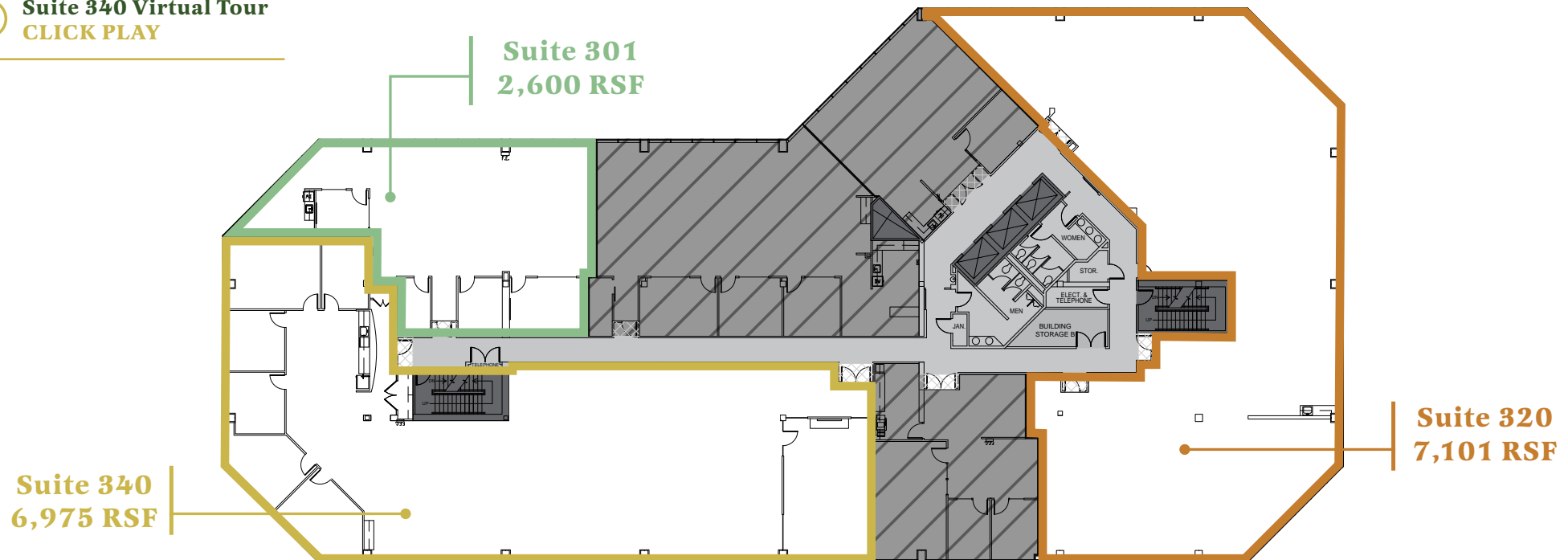
Suite 320 | 7,101 RSF | Available Now

Suite 340 | 6,975 RSF | Available Now

3RD FLOOR CONTIGUOUS:

**16,676 RSF**

 **Suite 340 Virtual Tour**  
**CLICK PLAY**



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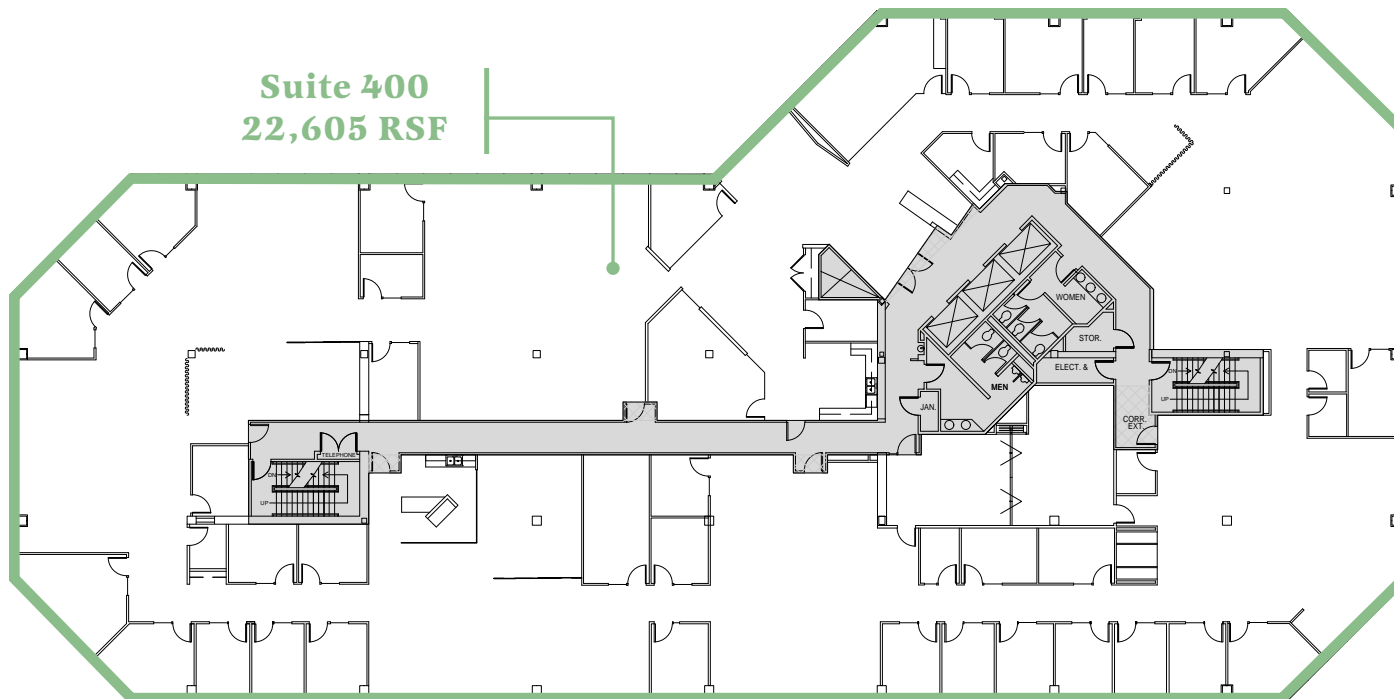
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## BUILDING I: FLOOR 4

Suite 400 | 22,605 RSF | Available Now

**3RD & 4TH FLOORS  
CONTIGUOUS:  
39,281 RSF**



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## BUILDING II: FLOOR 2

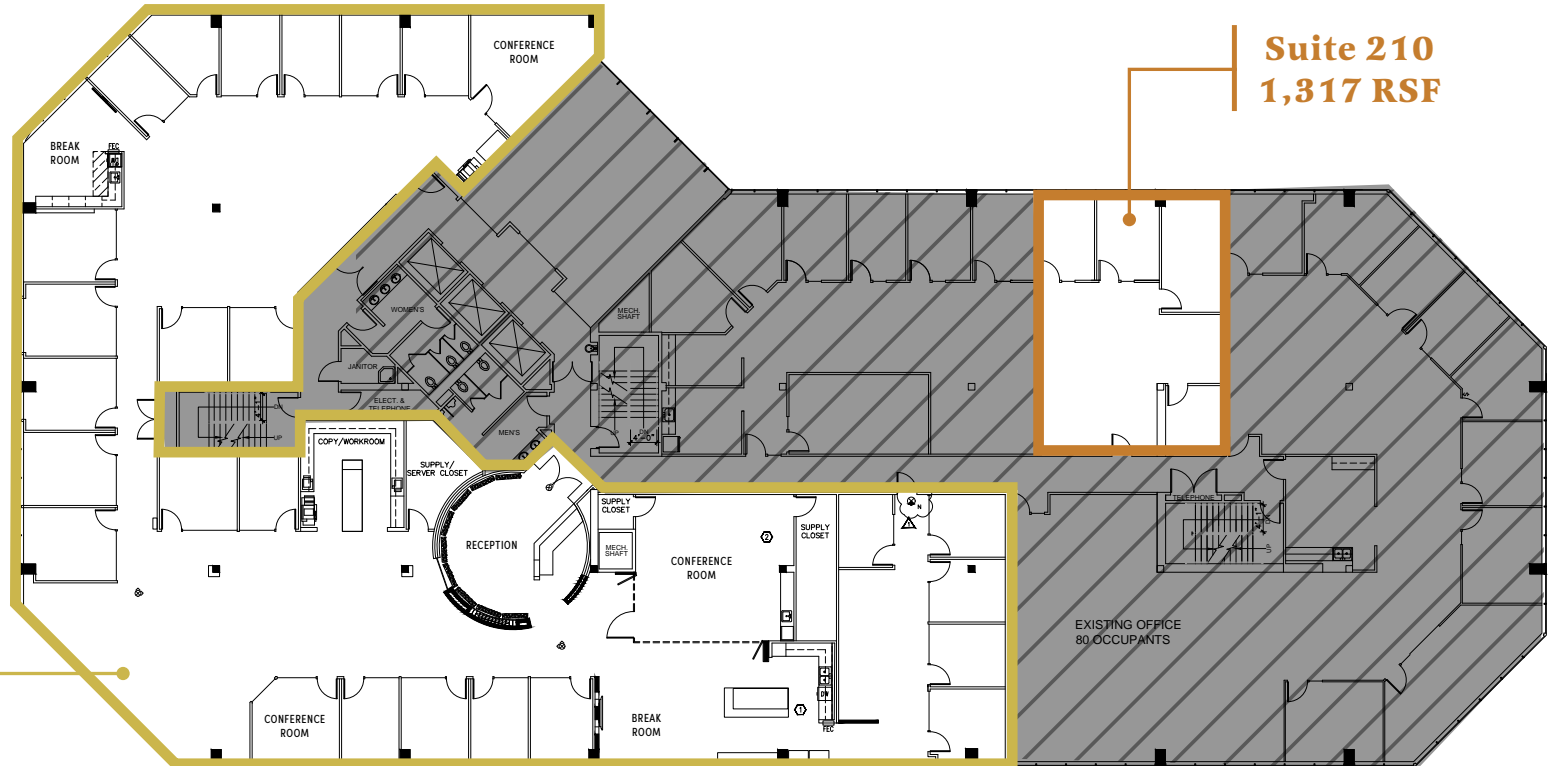
Suite 210 | 1,317 RSF | Available Now

Suite 230 | 11,873 RSF | Available Now

▶ **Suite 230 Virtual Tour**  
**CLICK PLAY**

▶ **Suite 210 Virtual Tour**  
**CLICK PLAY**

**Suite 230**  
**11,873 RSF**



**Suite 210**  
**1,317 RSF**

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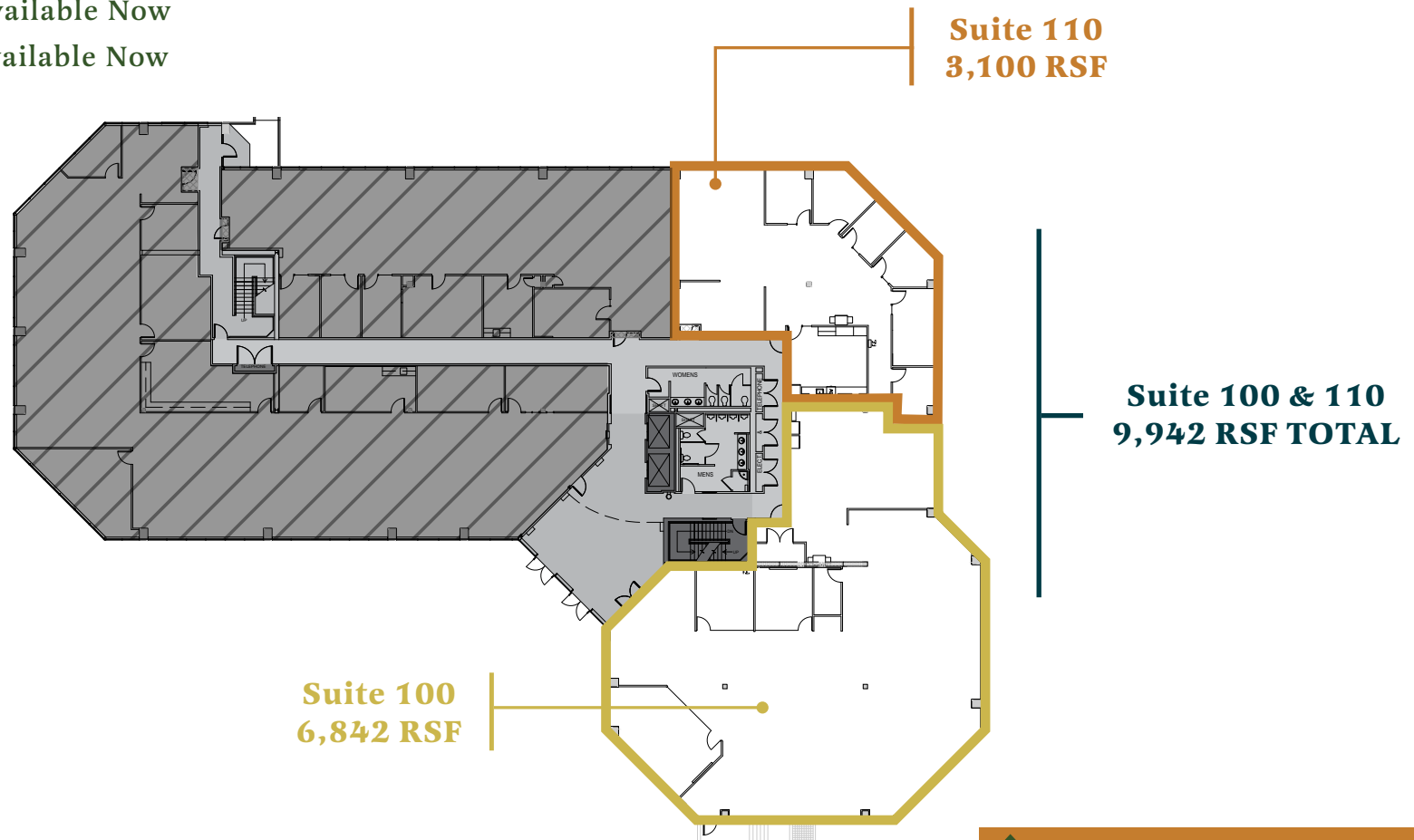
## BUILDING III: FLOOR 1

Suite 100 | 6,842 RSF | Available Now

Suite 110 | 3,100 RSF | Available Now

 **Suite 100 Virtual Tour**  
**CLICK PLAY**

 **Suite 110 Virtual Tour**  
**CLICK PLAY**







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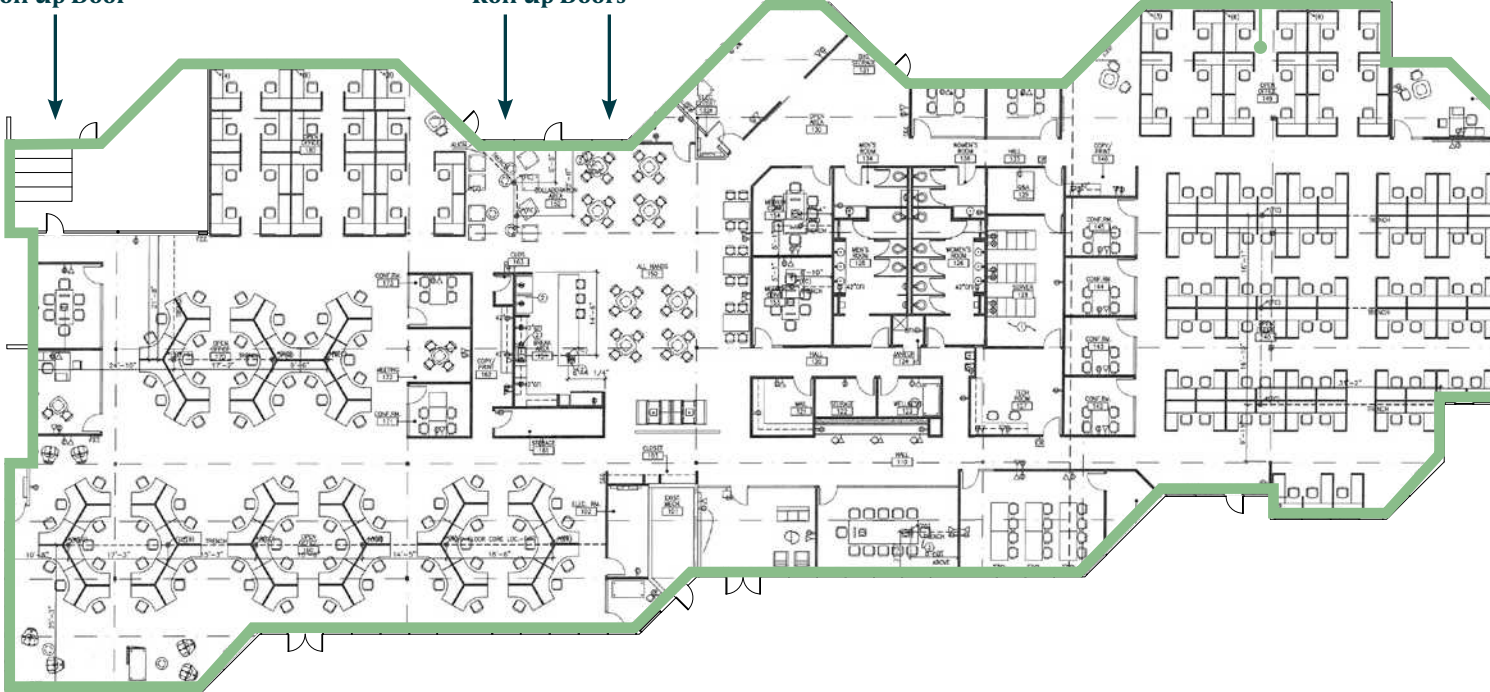
## BUILDING B: FLOOR 1

Suite B | 23,608 RSF | Available 12/1/2024

Suite B  
23,608 RSF

Grade Level  
Roll Up Door

Grade Level  
Roll Up Doors



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# FACT SHEET

<b>Year Built:</b>	1984	
<b>RBA:</b>	Building I: 3380 146 <sup>th</sup> Place SE	86,730 SF
	Building II: 14432 SE Eastgate Way	87,276 SF
	Building III: 3245 146 <sup>th</sup> Place SE	70,388 SF
	Building A: 3290 146 <sup>th</sup> Place SE	23,608 SF
	Building B: 3310 146 <sup>th</sup> Place SE	24,578 SF
	Total Square Footage	292,580 SF
<b>Rental Rates:</b>	\$33.00-\$34.00 per rentable square feet, NNN	
<b>2024 Estimated Operating Expenses:</b>	Building I: \$16.35 per RSF Building II: \$15.23 per RSF Building III: \$13.33 per RSF Building A: \$11.39 per RSF, exclusive of janitorial, natural gas (heating), and electrical to the Premises (which items are billed directly to Tenant and are based on actual usage) Building B: \$13.31 per RSF, exclusive of natural gas (heating), and electrical to the Premises (which items are billed directly to Tenant and are based on actual usage)	
<b>Load Factors:</b>	Per 2017 BOMA standards	
<b>Parking:</b>	Approximately four (4) stalls for every 1,000 square feet of usable area. Surface is free of charge, covered is currently \$60.00 per stall per month, plus tax (Bldg. I = 36 garage stalls, Bldg. II = 28 garage stalls, Bldg. III = 42 garage stalls)	
<b>Construction:</b>	Steel structure of steel joists and joist girders with composite concrete and metal decking, pre-cast concrete columns spandrels with interior metal stud furring and insulation and gypsum board finish	
<b>Windows:</b>	Insulated gray tint-glass anodized aluminum storefront systems	
<b>Doors:</b>	Glass and aluminum storefront doors at entries and flush hollow at service doors. Stained wood doors inside.	
<b>Ceilings:</b>	Suspended acoustical tile or suspended gypsum board	
<b>Roof:</b>	Built-up bituminous roofing with granular cap sheets draining to interior roof and overflow drains	
<b>Plaza:</b>	Professionally landscaped with grass and trees	
<b>Security System:</b>	Nightly roving security	
<b>Fire Protection:</b>	Automatic fire sprinkler system on all floors	
<b>Fiber Optics:</b>	Providers of fiber optics include CenturyLink and Comcast	



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# FACT SHEET (CONT.)

<b>Green Initiatives:</b>	<p>Buildings II and III of Cascade Yard have achieved LEED Silver certification and the following initiatives have been completed or are in the process:</p> <ul style="list-style-type: none"><li>• Lighting sensors have been installed in tenant spaces and all common areas of Buildings I, II and III for an anticipated electrical savings of 481,000 Kilowatts hours per year</li><li>• The plumbing fixtures in all common area rooms of Buildings I, II and III have been upgraded to low flow alternatives, providing for an anticipated water savings of over one million gallons per year</li><li>• Reducing the overall trash produced on the property by providing desk side recycling bins</li><li>• Utilizing environmentally friendly products and practices for janitorial, pest control and landscaping services</li><li>• Instituted Tenant improvement practices working with future tenants on sustainable purchasing and General Contractors on solid waste management to divert as much construction and demolition waste from disposal to landfills and incineration facilities</li><li>• Sustainable Purchasing – use recycle/reclaimed materials, reducing the use of non-sustainable products required for maintenance</li><li>• On-site locker rooms and showers for cyclists commuting to the property</li><li>• Energy Star Ratings have been attained for Buildings I, II and III</li></ul>
<b>HVAC:</b>	<p>The HVAC consists of a state-of-the-art energy management system for maximum comfort and efficiency</p>
<b>Dedicated Bike Storage/ Showers/ Lockers:</b>	<p>Located on the parking level of Building I is a dedicated biking facility with its own set of showers and lockers ( which are separate and in addition to the exercise facility/showers/lockers located in the Yard Building).</p>
<b>Area Amenities:</b>	<p>Cascade Yard is immediately adjacent to hotel lodging, and a very convenient walk to Eastgate Park and Ride. The office complex is sited in close proximity to two retail shopping centers and many restaurant/fast food service dining facilities.</p>
<b>Location:</b>	<p>Conveniently located close to the 148<sup>th</sup> and 156<sup>th</sup> Avenue SE interchanges of I-90 with convenient access to downtown Bellevue (10 minutes away) and downtown Seattle (20 minutes away). Seattle-Tacoma International Airport is accessible via I-405, just minutes west on I-90.</p>
<b>Ownership:</b>	<p>PCCP / Urban Renaissance Group</p>
<b>Property Management:</b>	<p>Urban Renaissance Property Company, LLC on site</p>
<b>Leasing Agents:</b>	<p>Broderick Group, Inc. – 425.646.3444 – Jason Furr / Tony Ulacia</p>



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