

FOR LEASE

CORPORATE  
CAMPUS EAST



3025 - 3075 112TH AVENUE NE • BELLEVUE, WA 98004



Lake Washington  
PARTNERS

CBRE



# PROPERTY HIGHLIGHTS



» Class A office space



» 4/1,000 RSF parking ratio



» Great access to both SR-520 and I-405



» Minutes from downtown Kirkland and Bellevue



» Hotels and restaurants nearby



» Park-like setting



» Onsite deli within walking distance



» Showers and lockers available



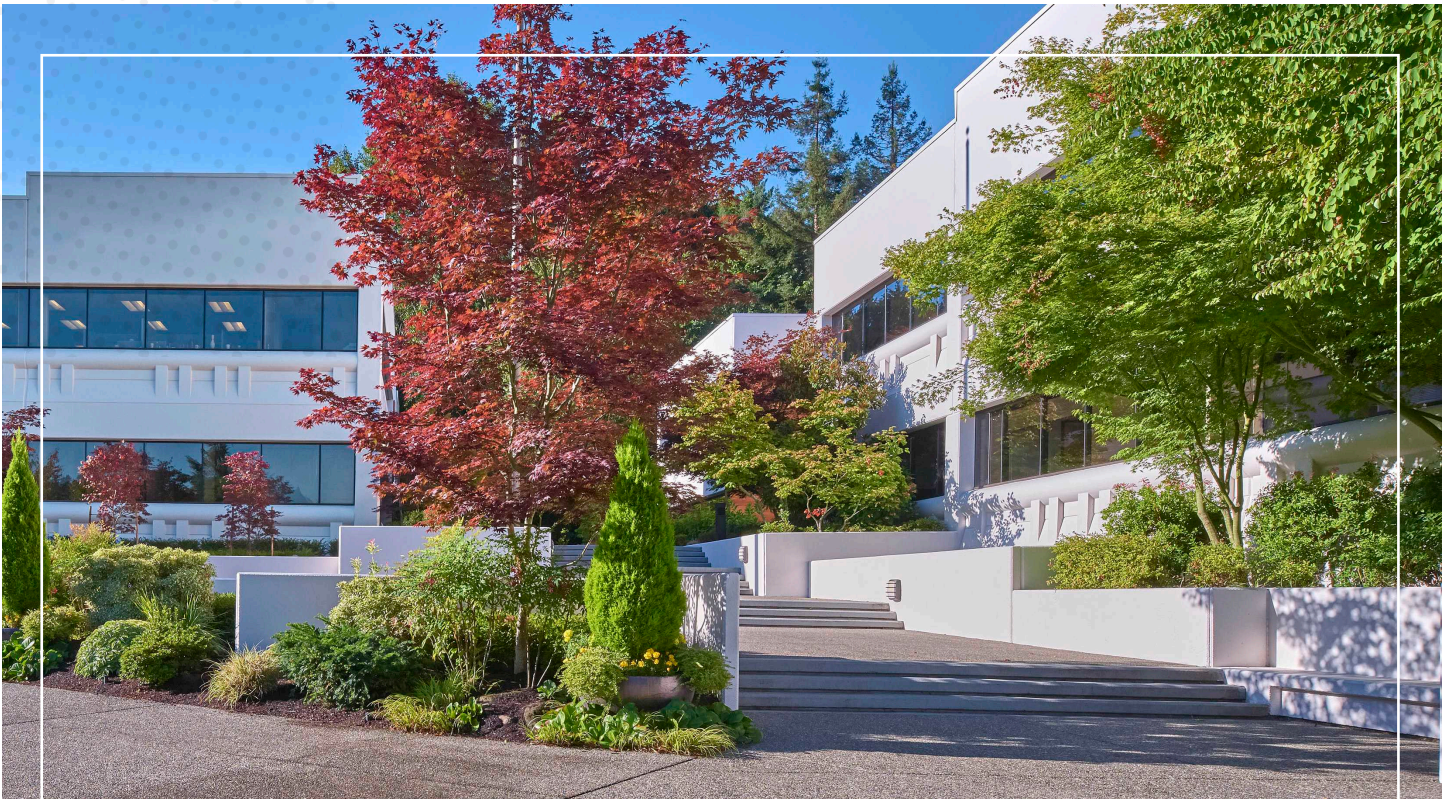
» Secure bike storage on site

## 2024 ESTIMATED OPERATING EXPENSES

ALL BUILDINGS  
\$15.05/SF/YR

## AVAILABLE SPACE

BUILDING	SUITE	±RSF	AVAILABILITY	NOTES
3025	105	1,740	Now	Market Ready
3055	110	2,088	Now	Market Ready
3055	203	4,419	Now	Market Ready
3055	210	5,305	Now	Divisible to 3,589 SF



# THE LOCATION



**Building A - 3025**

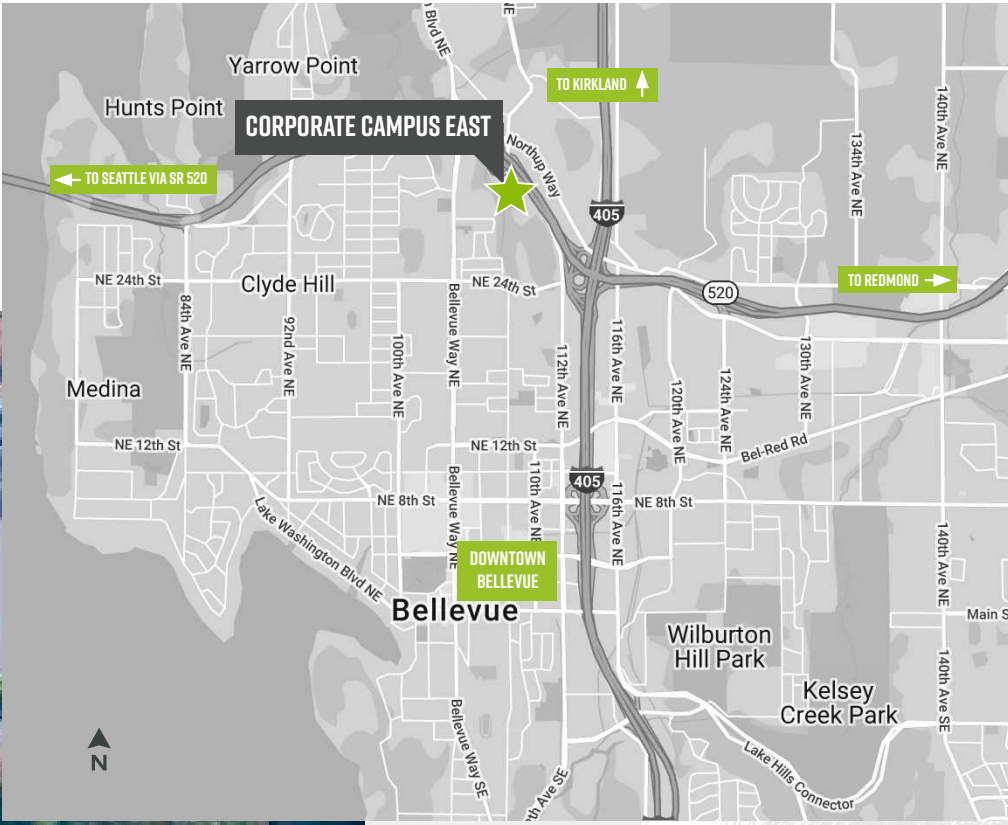
**Building B - 3055**

**Building C - 3075**

**112TH AVENUE**

**520**





# DRIVE TIMES & MILEAGE

TO DOWNTOWN BELLEVUE CBD

**2.5 MILES / 9 MIN**

TO SR-520

**0.5 MILES / 3 MIN**

TO I-405

**0.5 MILES / 5 MIN**

TO I-90

**6 MILES / 11 MIN**

TO DOWNTOWN SEATTLE

**13 MILES / 22 MIN**

Source: ESRI 2021

# C O R P O R A T E

# C A M P U S E A S T



F O R M O R E I N F O P L E A S E C O N T A C T

**SCOTT DAVIS**

EXECUTIVE VICE PRESIDENT

+1 425 941 7573

[SCOTT.DAVIS@CBRE.COM](mailto:SCOTT.DAVIS@CBRE.COM)

**ROBERT BAKER**

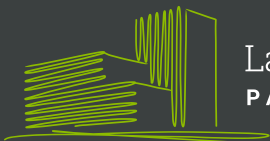
TRANSACTION SPECIALIST

+1 425 462 6974

[ROBERT.BAKER@CBRE.COM](mailto:ROBERT.BAKER@CBRE.COM)

---

C B R E , I N C . | 9 2 9 1 0 8 T H A V E N E | S U I T E 7 0 0 | B E L L E V U E , W A 9 8 0 0 4



Lake Washington  
PARTNERS

**CBRE**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. DW 8.14.24

# CORPORATE CAMPUS EAST

## BUILDING 3025 / SUITE 105

±1,740 RSF | MARKET READY



FOR MORE INFO  
PLEASE CONTACT

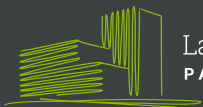
**SCOTT DAVIS**

EXECUTIVE VICE PRESIDENT  
+1 425 941 7573  
SCOTT.DAVIS@CBRE.COM

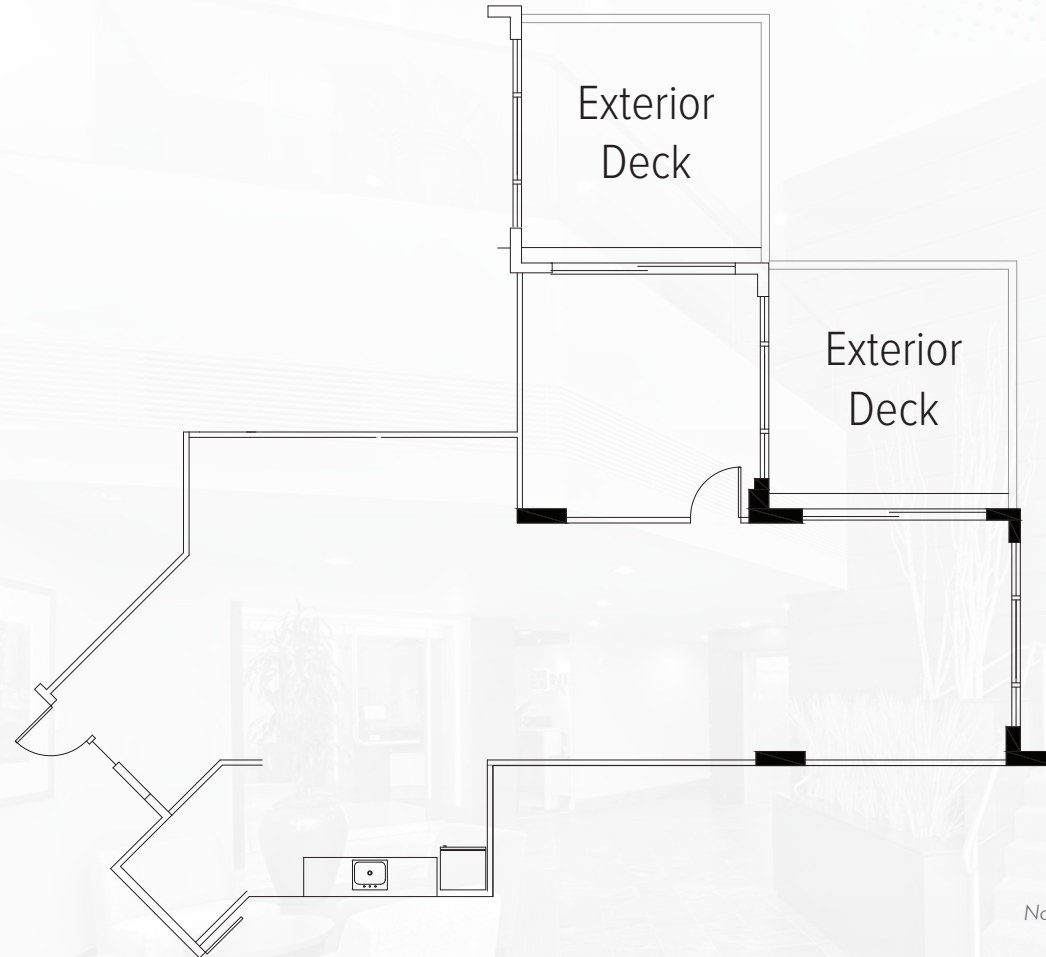
**ROBERT BAKER**

TRANSACTION SPECIALIST  
+1 425 462 6974  
ROBERT.BAKER@CBRE.COM

**CBRE**



Lake Washington  
PARTNERS



Not to Scale



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. RB 3.13.2024

# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 110

±2,088 RSF | AVAILABLE NOW



FOR MORE INFO  
PLEASE CONTACT

**SCOTT DAVIS**

EXECUTIVE VICE PRESIDENT

+1 425 941 7573

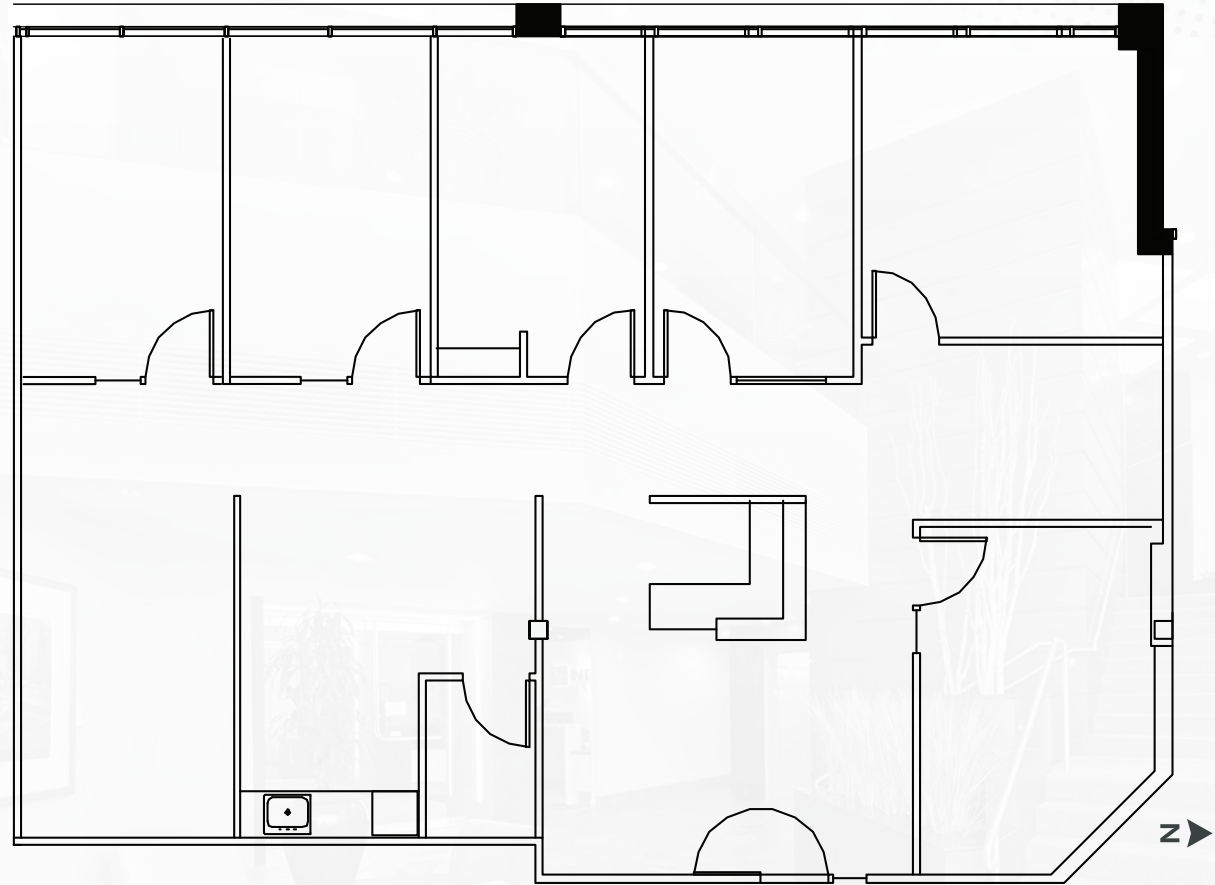
SCOTT.DAVIS@CBRE.COM

**ROBERT BAKER**

TRANSACTION SPECIALIST

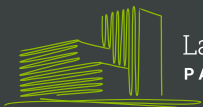
+1 425 462 6974

ROBERT.BAKER@CBRE.COM



Not to Scale

# CBRE



Lake Washington  
PARTNERS

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. RB 3.13.2024



# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 203

±4,419 RSF | MARKET READY



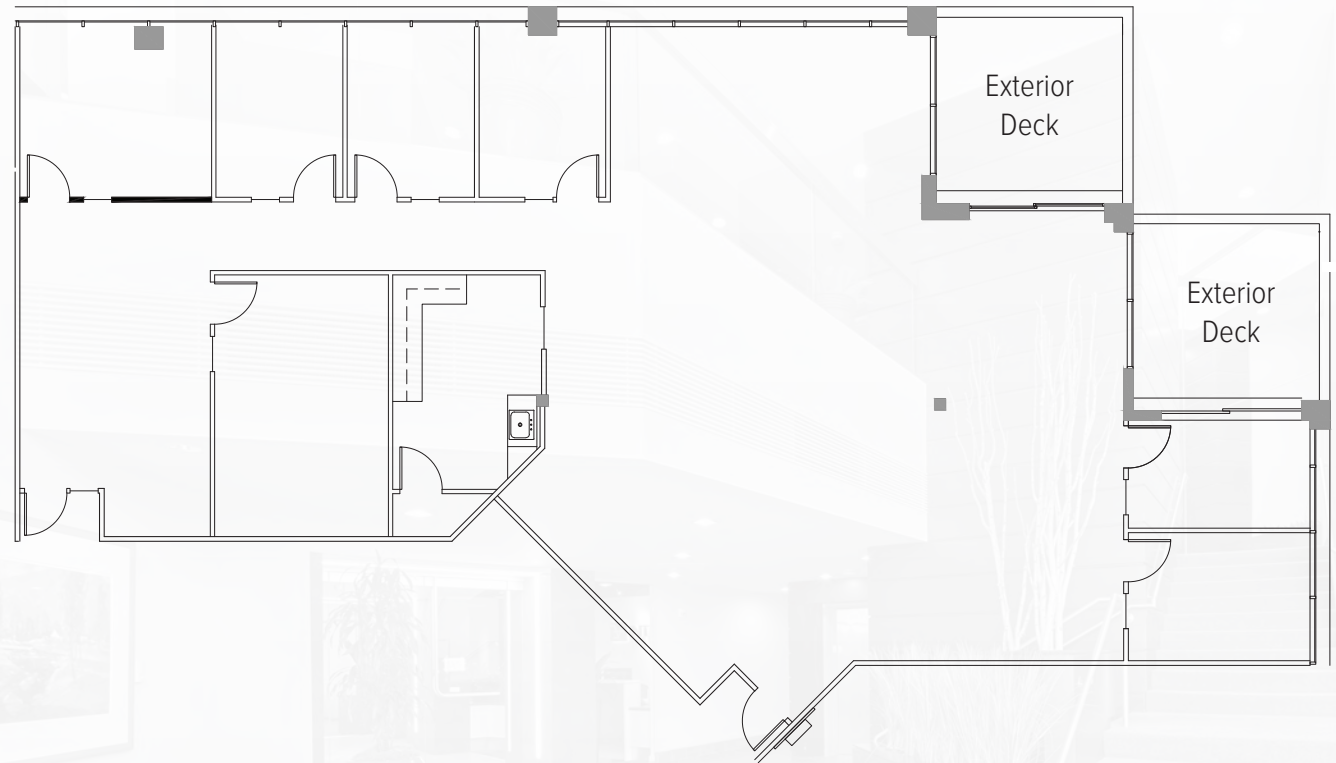
FOR MORE INFO  
PLEASE CONTACT

**SCOTT DAVIS**

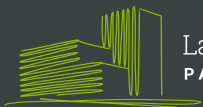
EXECUTIVE VICE PRESIDENT  
+1 425 941 7573  
SCOTT.DAVIS@CBRE.COM

**ROBERT BAKER**

TRANSACTION SPECIALIST  
+1 425 462 6974  
ROBERT.BAKER@CBRE.COM



# CBRE



Lake Washington  
PARTNERS

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. RB 3.13.2024

# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 210

±5,305 RSF | MARKET READY



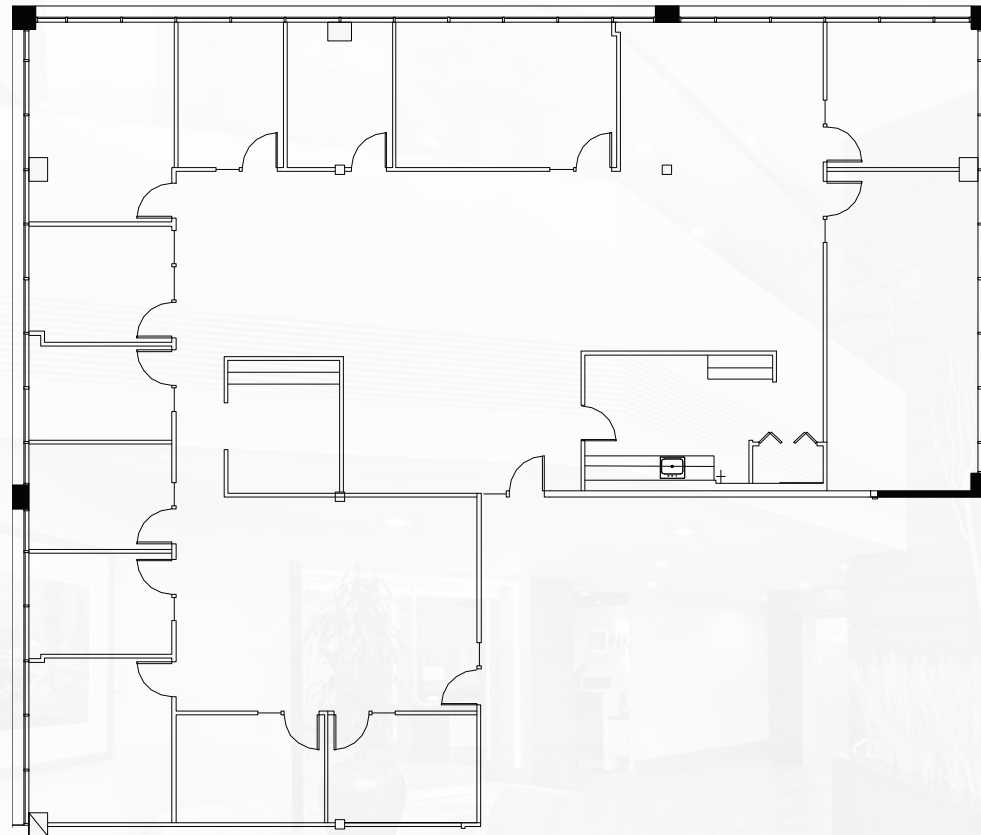
FOR MORE INFO  
PLEASE CONTACT

### SCOTT DAVIS

EXECUTIVE VICE PRESIDENT  
+1 425 941 7573  
SCOTT.DAVIS@CBRE.COM

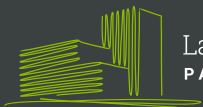
### ROBERT BAKER

TRANSACTION SPECIALIST  
+1 425 462 6974  
ROBERT.BAKER@CBRE.COM



Not to Scale

# CBRE



Lake Washington  
PARTNERS

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. RB 3.13.2024