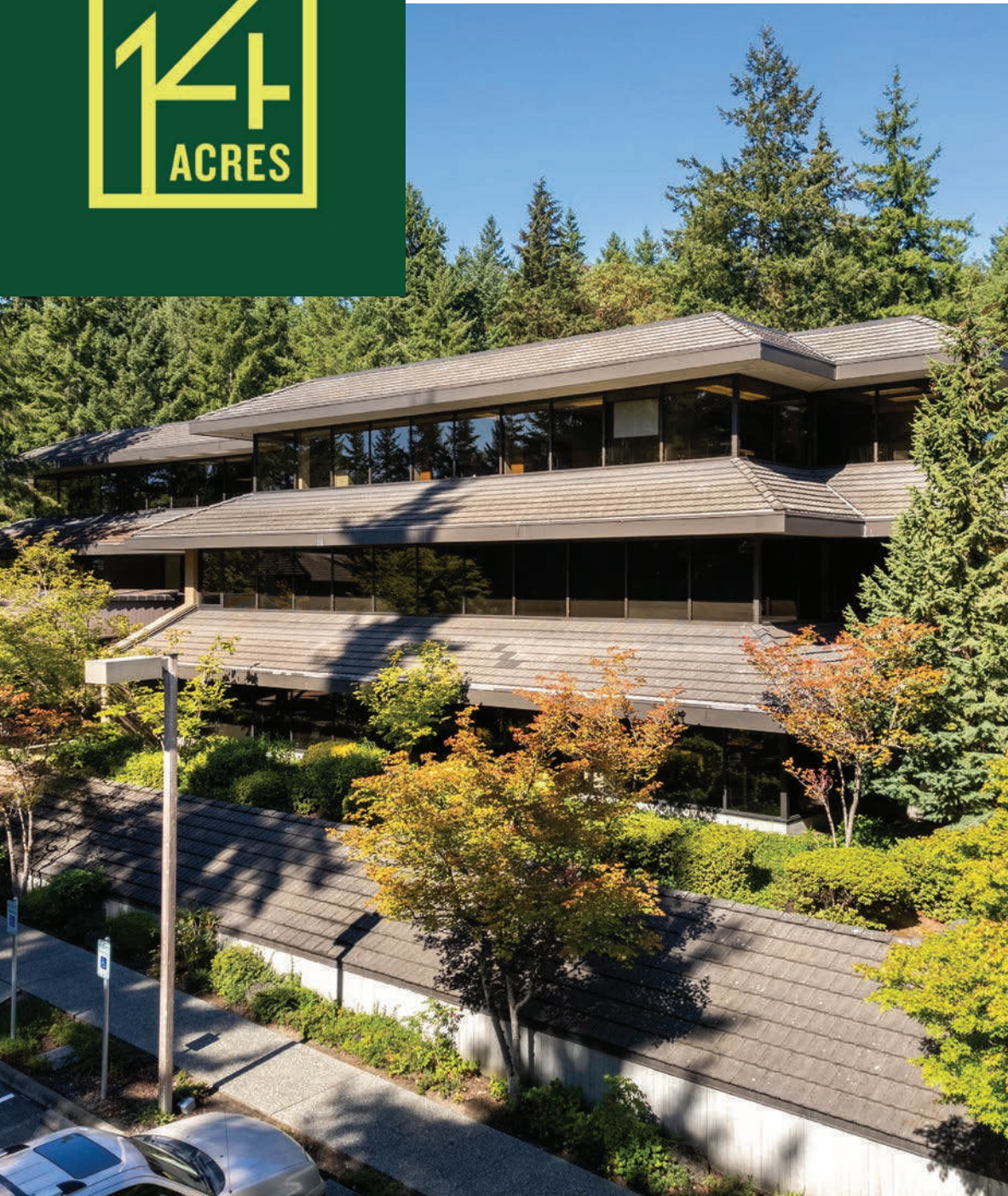




**ACRES**

**B E L L E V U E**



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# Part inspiration, part exploration.

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14ACRES is **the freshest Class-A office ecosystem** in all of Bellevue. It strikes the **perfect balance between business-friendly and people-pleasing**. Wooded pathways link LEED Silver buildings to Robinswood Community Park, to nearby retail and food and drink options, and to Bellevue's expansive trail network. This is a setting that encourages companies to be **productive, to thrive, and to enjoy the experience of nature—day in and day out.**

# Trailside tranquility. Connected to the energy of the city.

Fast-growing, fun-filled, and family-friendly, **Bellevue represents the very best of Pacific Northwest living**—with connections to both city culture and natural beauty.




# A green getaway. Just off I-90.

**Fresh, vibrant, and connected**, 14ACRES offers immediate access to I-90. It's just ten minutes from downtown Bellevue and 20 minutes from downtown Seattle. With almost 900 parking spaces and retail within walking distance, this place creates ultimate convenience.



## Nearby Restaurants

- |                    |                    |                              |                            |            |
|--------------------|--------------------|------------------------------|----------------------------|------------|
| 1. Sister's Deli   | 4. Jack In The Box | 7. Shibuya Sushi Bar & Grill | 10. Teriyaki & More        | 13. Subway |
| 2. Cascades Grille | 5. 7 Eleven        | 8. Dairy Queen               | 11. India Gate             |            |
| 3. Starbucks       | 6. McDonald's      | 9. Lil John's Restaurant     | 12. Cypress Coffee Company |            |

 Walking Path to Retail

# Major Project Upgrades Throughout

## New Exterior Entrance ▼



## Secured Bike Storage ▼



## State of the Art Amenities Pavilion



## ▲ New Exterior Entrance



## ▲ Lobby Upgrades

Building I & II: Completed  
Building III & IV: Completion Q4 2024



# Amenities Pavilion



Indoor basketball court  
pickleball court



State-of-the-art cardio and strength-training equipment



Outdoor gathering and dining patio with BBQ



Racquetball and squash courts



Secured, indoor bike storage



Newly renovated showers and lockers



Large conference room and board room



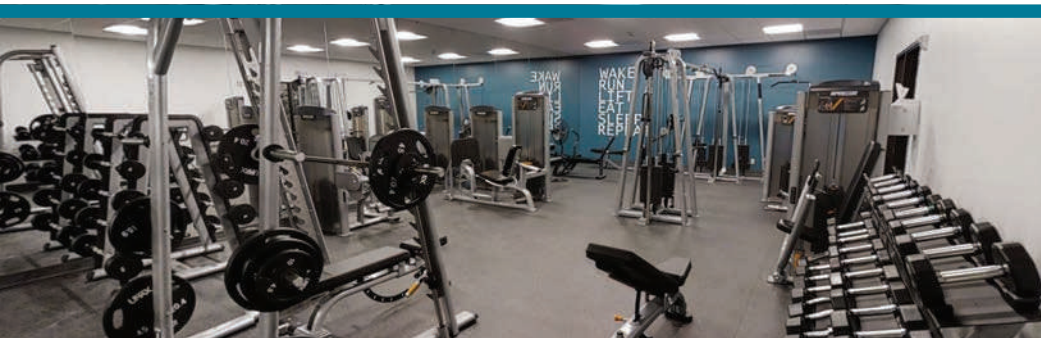
Sister's Deli, a full-service café, and walking path to retail



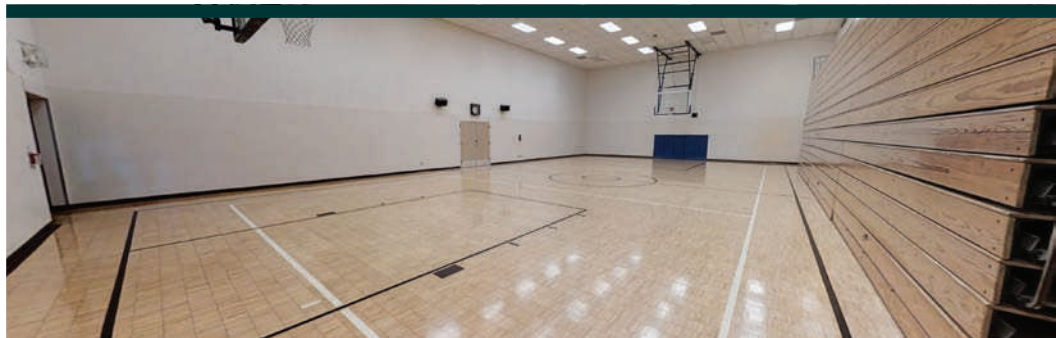
Natural setting with a pond and water features



Trails with access to the 10-acre Robinswood Park



[Fitness Center Virtual Tour](#)



[Basketball Court Virtual Tour](#)



# Space Availabilities

## BUILDING I

15325 SE 30TH PLACE, BELLEVUE, WA 98007

Floor	Suite	RSF	Available	Rental Rate
3	<b>320</b>	10,046	NOW	Inquire with Broker
1	<b>100</b>	23,029	1/1/2025	Inquire with Broker

## BUILDING II

15355 SE 30TH PLACE, BELLEVUE, WA 98007

**100% LEASED**

Click on Suite #  
to View Floor Plan

## BUILDING III

15375 SE 30TH PLACE, BELLEVUE, WA 98007

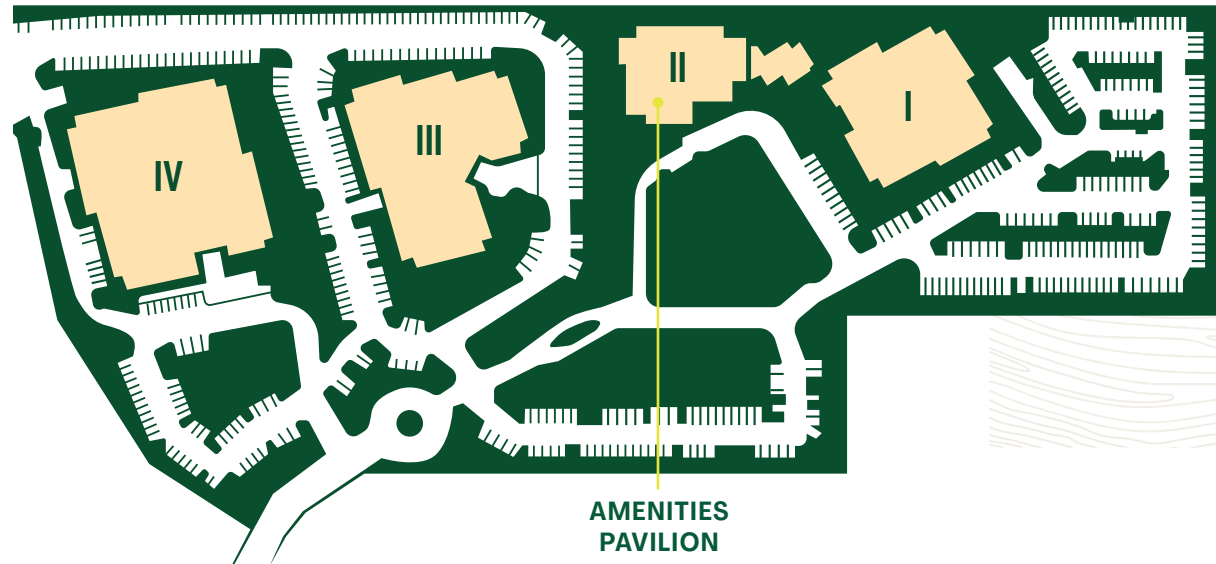
Floor	Suite	RSF	Available	Rental Rate
2	<b>290</b>	2,160	NOW	Inquire with Broker
2	<b>270</b>	5,221	NOW	Inquire with Broker
2	<b>250</b>	12,023	11/1/2024	Inquire with Broker
1	<b>150</b>	7,850	NOW	Inquire with Broker
1	<b>130</b>	6,416	NOW	Inquire with Broker
<b>Can combine Suites 150 &amp; 130 for 14,266 RSF</b>				
1	<b>100</b>	6,040	NOW	Inquire with Broker

## BUILDING IV

15395 SE 30TH PLACE, BELLEVUE, WA 98007

Floor	Suite	RSF	Available	Rental Rate
	<b>250</b>	4,545	NOW	Inquire with Broker
2	<b>210</b>	15,231	NOW	Inquire with Broker
	<b>200</b>	11,759	NOW	Inquire with Broker
<b>Can combine Suites 250, 210 &amp; 200 for 31,535 RSF</b>				
1	<b>140</b>	7,340	NOW	Inquire with Broker
	<b>120</b>	17,310	NOW	Inquire with Broker
BSMNT	<b>B-01</b>	9,534	NOW	Inquire with Broker

**BLDG IV - 65,719 RSF CONTIGUOUS**





**BUILDING I**  
15325 SE 30TH PLACE



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# Building I - Floor 3

+ Suite 320 - 10,046 RSF

+ Available Now

CLICK TO GO BACK  
TO AVAILABLE SPACE



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# Building I - Floor 3

+ Suite 320 - 10,046 RSF

+ Space Plan - Option 1

CLICK TO GO BACK  
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**BUILDING I**  
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## SPACE PROGRAMMING

PRIVATE OFFICES	2
WORKSTATION 6' x 2' 6"	54
RECEPTIONIST	1
<b>TOTAL SEAT COUNT</b>	<b>57</b>

CONFERENCE - LG	1
CONFERENCE - MED	1
CONFERENCE - SM	2
PHONE RM	3
FOCUS/QUIET RM	1
COPY/PRINT	1
RECEPTION/WAITING	1
MOTHER'S RM	1
COLLAB	5
BREAK LOUNGE	1
IT/SERVER	1
STORAGE	2

10,046 RSF  
176 SF / OCCUPANT

## LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW INSULATED INTERIOR PARTITION CONSTRUCTION
- GLASS W/PARTIAL HEIGHT FRAME, FULL HEIGHT SIDELIGHT, OR FRAMELESS GLASS
- NEW CASEWORK / MILLWORK LINE OF UPPER CABINETS

## KEY

- ARRIVAL
- OFFICES
- WORK ROOM
- CONFERENCE ROOM / PHONE ROOM
- MOTHER'S ROOM
- COLLAB/GATHER
- BREAK OUT AREA

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**BUILDING I**  
15325 SE 30TH PLACE



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# Building I - Floor 3

+ Suite 320 - 10,046 RSF

+ Space Plan - Option 2



CLICK TO GO BACK  
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### SUITE A SPACE PROGRAMMING

PRIVATE OFFICES	3
PRIVATE OFFICE/FOCUS	1
WORKSTATION 6' x 2' 6"	10
RECEPTIONIST	1
<b>TOTAL SEAT COUNT</b>	<b>15</b>

CONFERENCE ROOM	1
PHONE ROOM	1
COPY	1
COLLAB. AREA	2
BREAK ROOM	1
IT ROOM	1

### SUITE B SPACE PROGRAMMING

PRIVATE OFFICES	2
WORKSTATION 6' x 2' 6"	28
RECEPTIONIST	1
<b>TOTAL SEAT COUNT</b>	<b>31</b>

CONFERENCE - LG	1
CONFERENCE - MED	1
CONFERENCE - SM	2
PHONE ROOM	1
FOCUS/ QUIET ROOM	1
COPY/PRINT	1
RECEPTION/WAITING	1
WELLNESS ROOM	1
COLLAB.	3
BREAK LOUNGE	1
COFFEE	1

SUITE A  
3,212 RSF APPROXIMATE  
214 SF/OCCUPANT

SUITE B  
6,834 RSF APPROXIMATE  
220 SF/OCCUPANT

### LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW INSULATED INTERIOR PARTITION CONSTRUCTION
- GLASS W/PARTIAL HEIGHT FRAME, FULL HEIGHT SIDELIGHT, OR FRAMELESS GLASS
- NEW CASEWORK / MILLWORK LINE OF UPPER CABINETS

### KEY

- ARRIVAL
- OFFICES
- WORK ROOM
- CONFERENCE ROOM / PHONE ROOM
- MOTHER'S ROOM
- COLLAB/GATHER
- BREAK OUT AREA

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15325 SE 30TH PLACE



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# Building I - Floor 3

+ Suite 320 - 10,046 RSF

+ Space Plan - Option 3



CLICK TO GO BACK  
TO AVAILABLE SPACE

## SUITE A SPACE PROGRAMMING

PRIVATE OFFICES	4
WORKSTATION 6' x 2' 6"	30
RECEPTIONIST	1
<b>TOTAL SEAT COUNT</b>	<b>35</b>

CONFERENCE	2
PHONE ROOM	1
FOCUS	1
COPY	1
COLLAB. AREA	1
BREAK AREA	1
IT ROOM	1

## SUITE B SPACE PROGRAMMING

PRIVATE OFFICES	4
WORKSTATION 6' x 2' 6"	16
RECEPTIONIST	1
<b>TOTAL SEAT COUNT</b>	<b>21</b>

CONFERENCE	2
PHONE ROOM	1
COPY	1
COLLAB. AREA	1
BREAK/GREAT ROOM	1
IT ROOM	1

## LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW INSULATED INTERIOR PARTITION CONSTRUCTION
- GLASS W/PARTIAL HEIGHT FRAME, FULL HEIGHT SIDELIGHT, OR FRAMELESS GLASS
- NEW CASEWORK / MILLWORK LINE OF UPPER CABINETS

SUITE A  
6,083 RSF APPROXIMATE  
174 SF/OCCUPANT

SUITE B  
3,963 RSF APPROXIMATE  
189 SF/OCCUPANT

## KEY

- ARRIVAL
- OFFICES
- WORK ROOM
- CONFERENCE ROOM / PHONE ROOM
- MOTHER'S ROOM
- COLLAB/GATHER
- BREAK OUT AREA



# Building I - Floor 1

[CLICK TO GO BACK  
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+ Suite 100 - 23,029 RSF

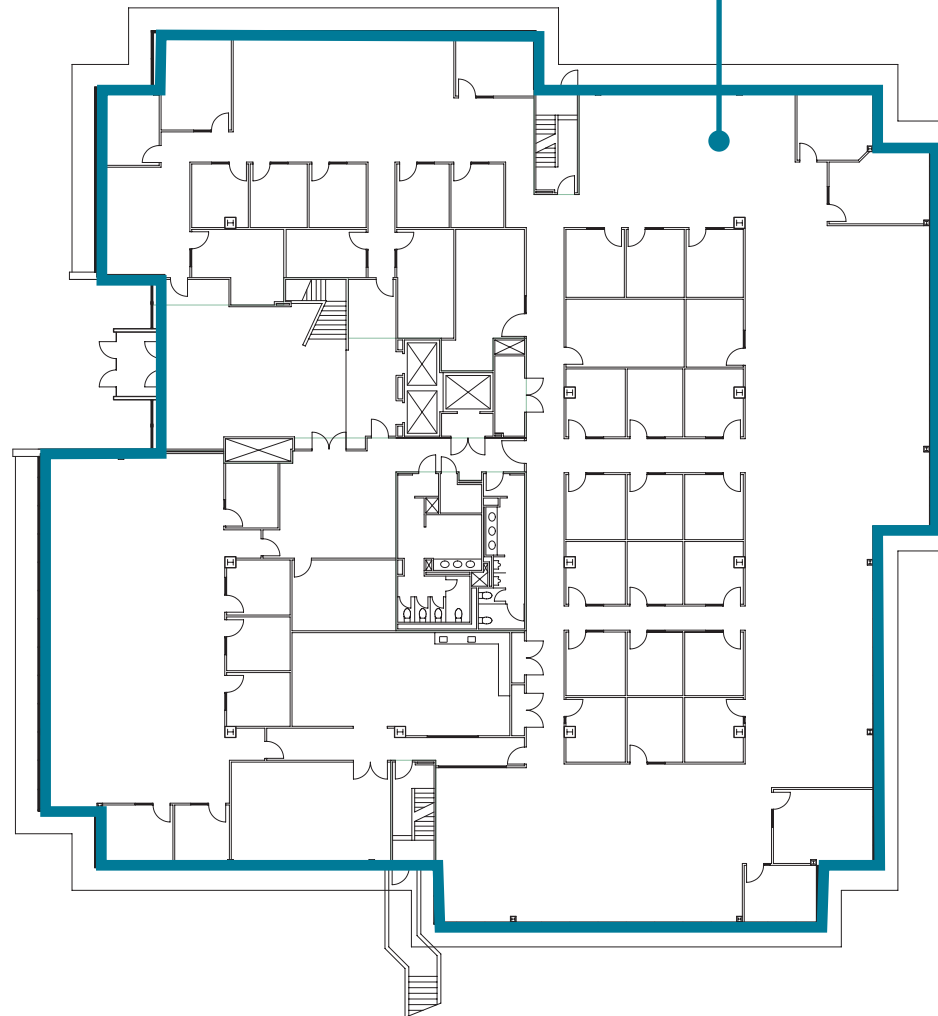
+ Available 1/1/2025

+ Full floor

+ Brand new, renovated lobbies

BUILDING I: 15325 SE 30TH PLACE  
BUILDING II: 15355 SE 30TH PLACE  
BUILDING III: 15375 SE 30TH PLACE  
BUILDING IV: 15395 SE 30TH PLACE

**SUITE 100**  
23,029 RSF



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**BUILDING III**  
15375 SE 30TH PLACE



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# Building III - Floor 2

+ Suite 250 - 12,023 RSF

+ Available 11/1/2024

+ Suite 270 - 5,221 RSF

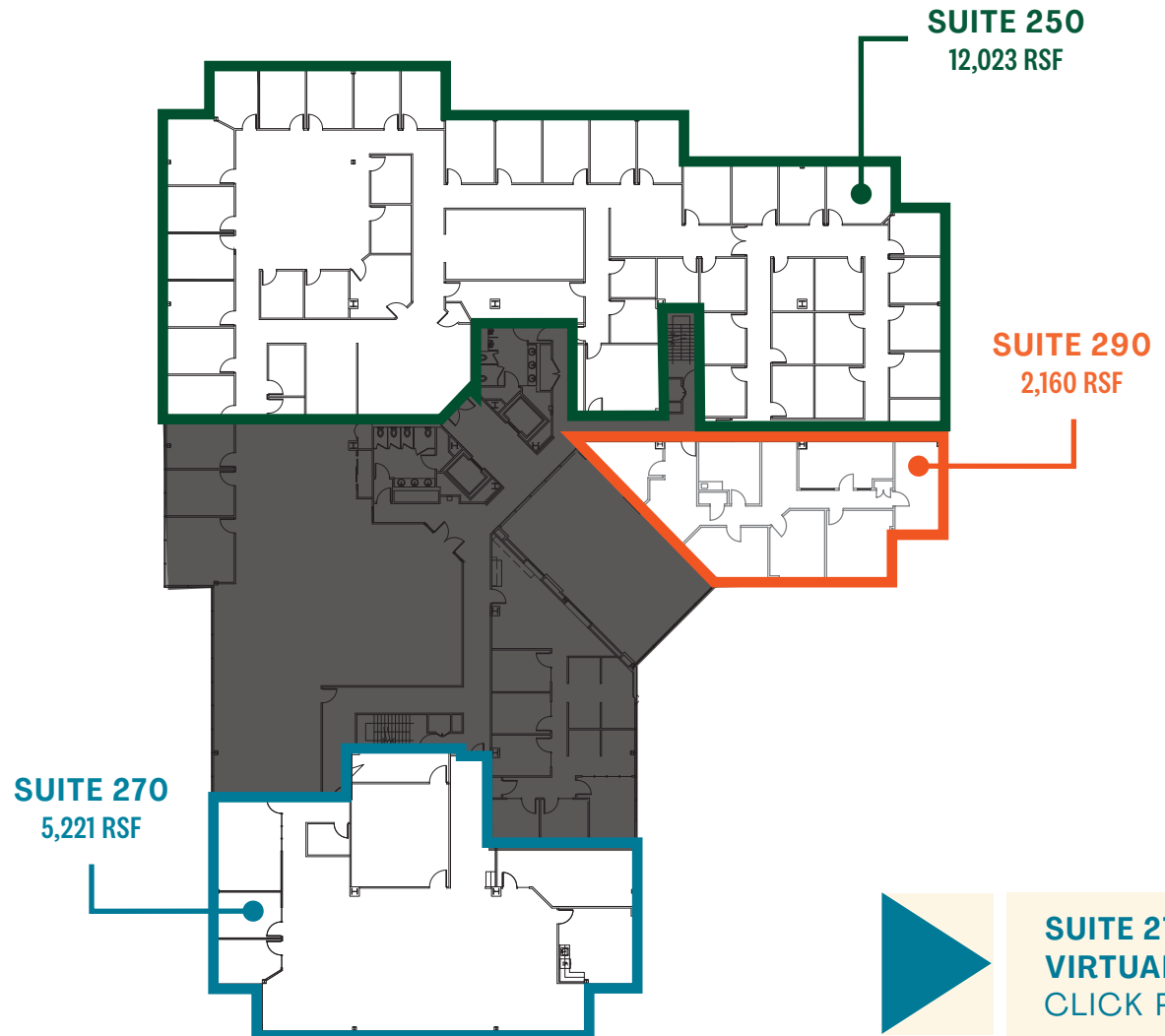
+ Available Now

+ End cap suite with tremendous glassline, mostly open with 3 private offices, conference and training room, and windowed break/lunch room.

+ Suite 290 - 2,160 RSF

+ Available Now

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**SUITE 270**  
**VIRTUAL TOUR**  
**CLICK PLAY**

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**BUILDING III**  
15375 SE 30TH PLACE



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# Building III - Floor 1

+ Suite 150 - 7,850 RSF

+ Available Now

+ Double door lobby exposure

+ Landlord to complete demo work. Space will be wide open for a custom buildout

+ Suite 130 - 6,416 RSF

+ Available Now

+ Double door lobby exposure with high-end finishes

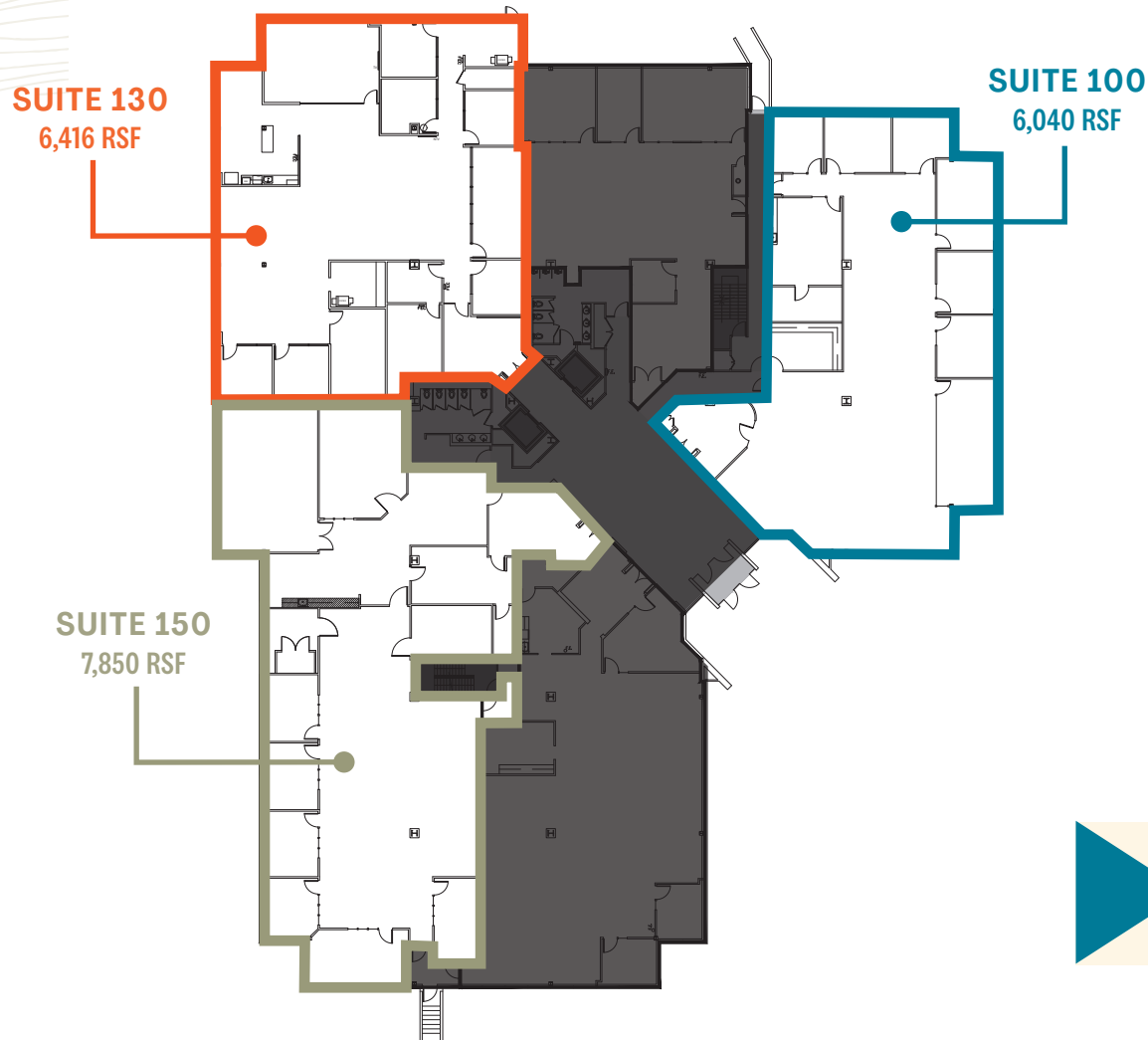
+ Suite 100 - 6,040 RSF

+ Available Now

+ Double door lobby exposure with high-end finishes

+ Reception, six offices, conference room, kitchen and work room

+ Can combine Suites 150 & 130 for **14,266 RSF**



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**SUITE 100**  
**VIRTUAL TOUR**  
CLICK PLAY



### BUILDING IV

15395 SE 30TH PLACE



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# Building IV - Floor 2

[CLICK TO GO BACK TO AVAILABLE SPACE](#)

- + Suite 250 - 4,545 RSF
- + Suite 200 - 11,759 RSF
- + Suite 210 - 15,231 RSF
- + Available Now
- + Available Now
- + Available Now

+ Full Floor Available: **31,535 RSF**

+ Can combine with 1st Floor and Lower Level for **65,719 RSF** contiguous





**BUILDING IV**  
15395 SE 30TH PLACE



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# Building IV - Floor 1

+ Suite 140 - 7,340 RSF + Suite 120 - 17,310 RSF

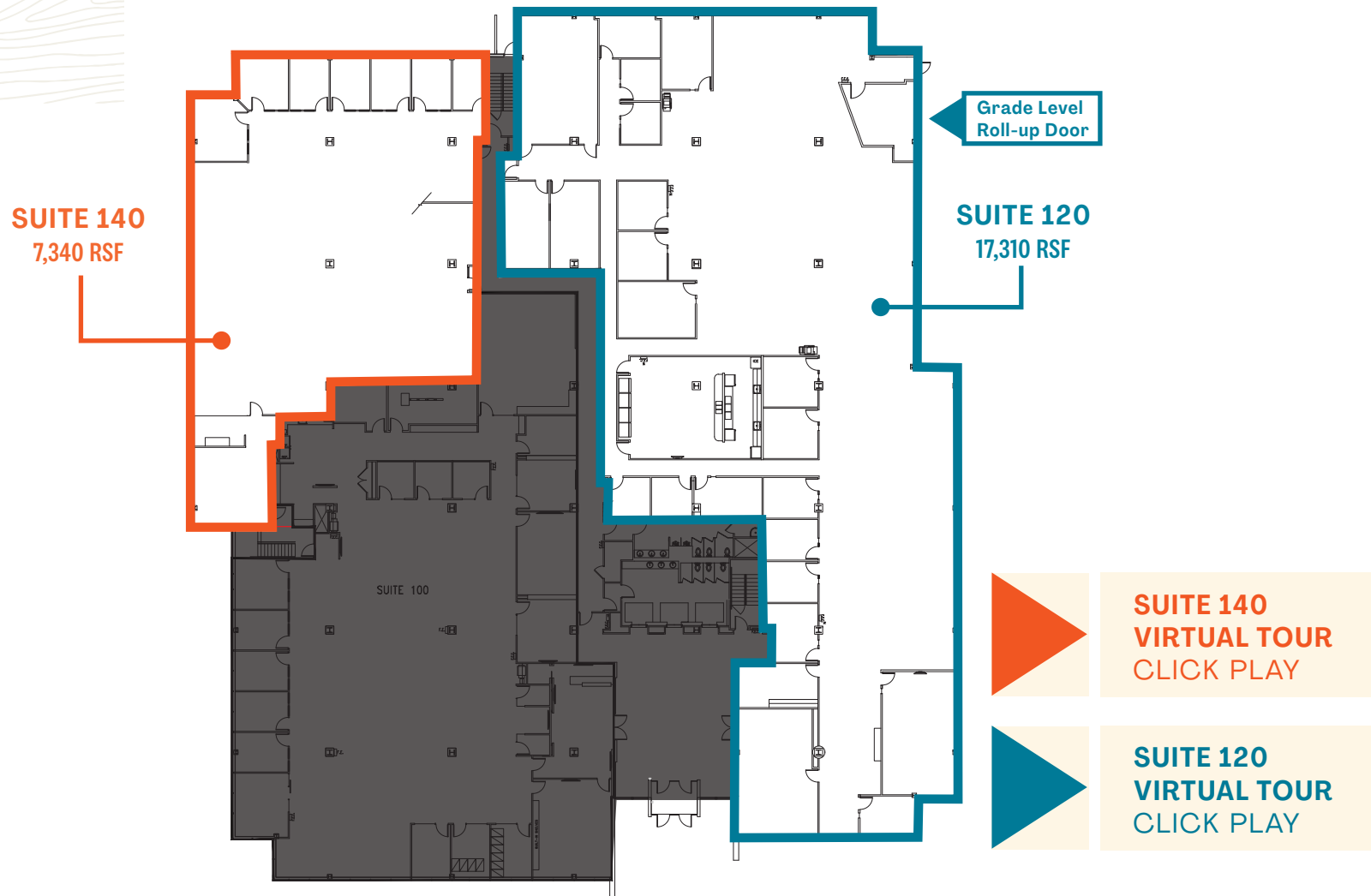
+ Available Now

+ Available Now

+ Grade level loading / small delivery area

+ Can combine with 2nd Floor and Lower Level for **65,719 RSF** contiguous

CLICK TO GO BACK  
TO AVAILABLE SPACE



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**BUILDING IV**  
15395 SE 30TH PLACE



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# Building IV - Basement

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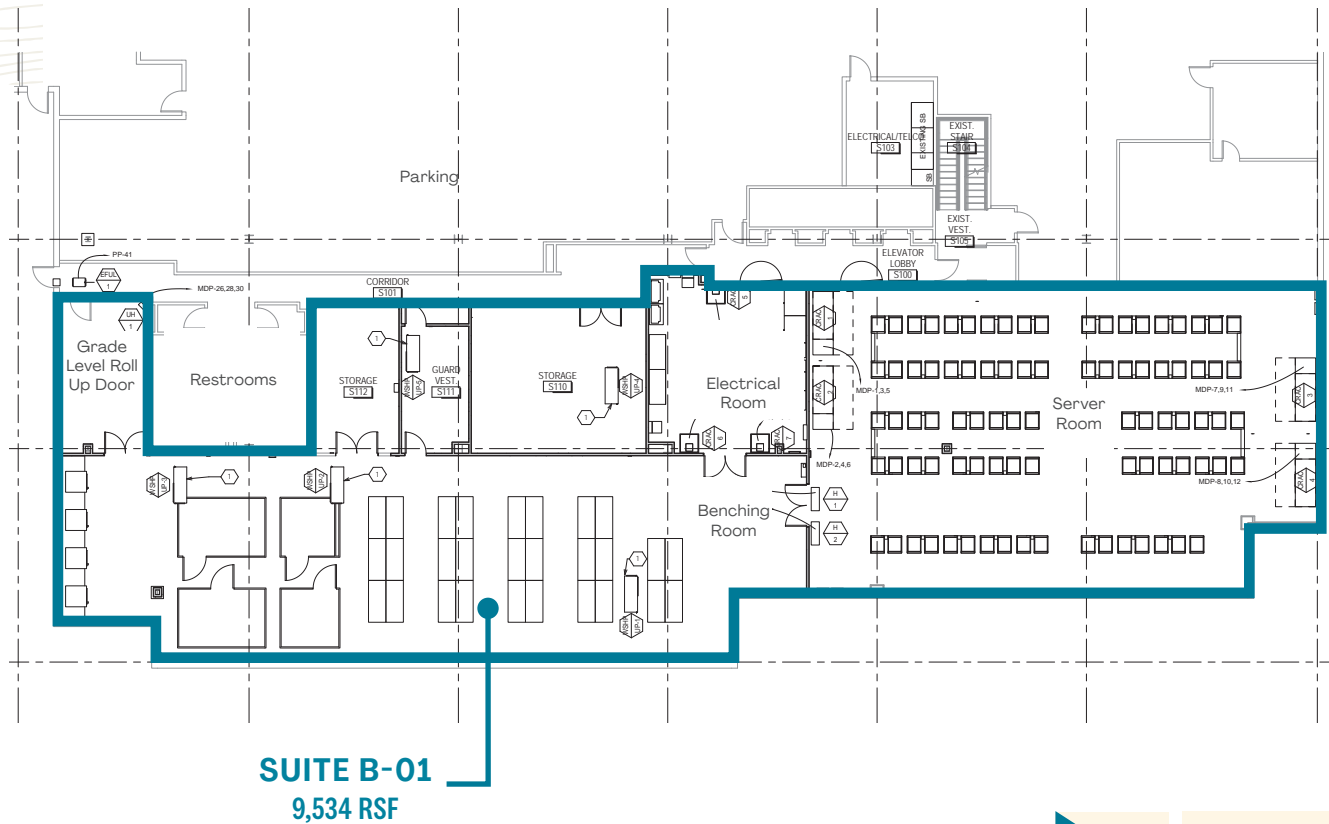
+ Suite B-01 - 9,534 RSF

+ Available Now

+ Unique I-90 tech space

+ Grade-level roll up door

+ Can combine with 1st Floor and 2nd Floor for **65,719 RSF** contiguous



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**B-01**  
**VIRTUAL TOUR**  
CLICK PLAY

# Fact Sheet



<b>Year Built:</b>	1985	
<b>Building Square Footage:</b>	15325 SE 30th Place/Bldg I	67,595 SF
	15375 SE 30th Place/Bldg III	91,538 SF
	15395 SE 30th Place/Bldg IV	114,139 SF
<b>Project Square Footage:</b>	276,061 SF	
<b>Rental Rate:</b>	Inquire with Broker	
<b>Operating Expenses:</b>	2024 Estimated Operating Expenses: \$12.94/RSF	
<b>Load Factors:</b>	Per 2017 BOMA standards (varies)	
<b>Parking/Rates:</b>	Approximately 3.8 stalls for every 1,000 square feet of usable area. Surface is free, garage stalls currently \$60.00 per stall per month plus tax (Bldg. I = 28 garage, Bldg. III = 41 garage, Bldg. IV = 172 garage).	
<b>Exterior:</b>	Eastgate Office Park consists of three mid-rise, three-story, class-A office buildings and one two-story amenity building with 281,913 SF on a 14-acre campus-style setting.	
<b>Plaza:</b>	The area features native plantings, outdoor walkways, water fountains, and seating areas that take full advantage of the natural beauty.	
<b>Security:</b>	The building has nightly manned security, roving security and a key card access system.	
<b>HVAC:</b>	The HVAC consists of a state-of-the-art energy management system for maximum comfort and efficiency.	
<b>Restaurants/Food Service:</b>	Deli/carry-out restaurant	
<b>Athletic Facility:</b>	Full fitness center with indoor basketball, squash and racquetball courts. Secure, indoor bike storage facility.	
<b>Conference Facilities:</b>	Multiple training/conference facilities	
<b>Fiber Optics:</b>	Providers of fiber optics include Century Link and TWTelecom.	
<b>Green Initiatives:</b>	Plumbing and Electrical Retrofits to reduce utility usage. Replacing existing lighting fixtures when possible from 3 bulb (T-8) to 2 bulb indirect (T-8). Adding Lighting sensors in all customer spaces. Reducing the overall trash produced on the property by purchasing recycle/trash containers for the exterior of the building. Utilizing environmentally friendly products and practices for janitorial, pest control and landscaping services. Sustainable Purchasing - when possible using recycle/reclaimed material (like Trex boards) to replace current wood products, reducing the use of non sustainable products required for maintenance. Onsite locker rooms and showers for cyclists commuting to the property.	
<b>Area Amenities:</b>	The Eastgate area of Bellevue is sited in close proximity to two retail shopping centers, hotels and many restaurants and quick dining facilities.	
<b>Location:</b>	Conveniently located, the building is next to the 156th Avenue SE interchange nestled along Interstate 90 with quick access to downtown Bellevue (10 minutes away) and downtown Seattle (20 minutes away). Seattle-Tacoma International Airport is easily accessible via I-405, just minutes west on I-90.	
<b>Ownership:</b>	American Assets Trust	
<b>Property Management:</b>	American Assets Trust	
<b>Leasing:</b>	Broderick Group, Inc. (425) 646-3444 - Paul Sweeney/Jason Furr/Tony Ulacia	





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