

13150 SE 32ND STREET  
BELLEVUE, WASHINGTON

38,883 SF

STAND ALONE  
BELLEVUE  
R&D BUILDING

# I-90

R&D CENTER



**BRODERICK**  
• GROUP •

**T** TERRENO

# AVAILABLE SPACE

## 38,883 SF

AVAILABLE WITH 30 DAYS' NOTICE

# I-90

## R&D CENTER

13150 SE 32ND STREET  
BELLEVUE, WASHINGTON

## PROPERTY FEATURES

Temperature Controlled  
R&D/Tech Space

Standalone Single Tenant  
Lease Opportunity

Rare Close-in Bellevue  
Flex/R&D Opportunity

Excellent Freeway  
Accessibility with Direct  
Access to I-90 and I-405

Dock High and Grade  
Level Loading

~24' Clear Height

# NEARBY AMENITIES

1. 5 Stones Coffee Co.
2. Starbucks
3. Pagliacci Pizza
4. Outback Steakhouse
5. Safeway
6. Applebee's
7. QFC
8. Ezell's Chicken
9. Musashi's
10. Tasty Thai
11. Greek Pita
12. Katsu Burger
13. Mini's Coffee & Donuts
14. Bank of America
15. UPS Store
16. I Love Pho
17. Taco Time
18. Red Robin
19. Factoria Mall
20. Chase Bank
21. Panera
22. Chipotle
23. McDonald's
24. Big 5 Sporting Goods
25. T&T Grocery (Coming Soon)
26. Target





# I-90

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BELLEVUE, WASHINGTON

## BUILDING SPECS



<b>Address:</b>	13150 SE 32 <sup>nd</sup> Street Bellevue, WA
<b>Zoning Designation:</b>	LI (click for more info)
<b>Clear Height:</b>	Approx. 23' 10"
<b>HVAC:</b>	16 Trane units totaling approx. 89.5 Tons Cooling Capacity
<b>Power:</b>	800 amp, 480v- 3 Phase
<b>Loading:</b>	Dock High & Grade Level Loading
<b>Parking:</b>	Approx. 80 Parking Stalls
<b>Column Spacing:</b>	46'-8" (E/W) x 20'-3" (N/S)
<b>Elevator:</b>	One 3,500-pound capacity hydro-electric Dover Elevator

The information contained herein has been given to us by the owner or sources that 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.

# I-90

R&D CENTER

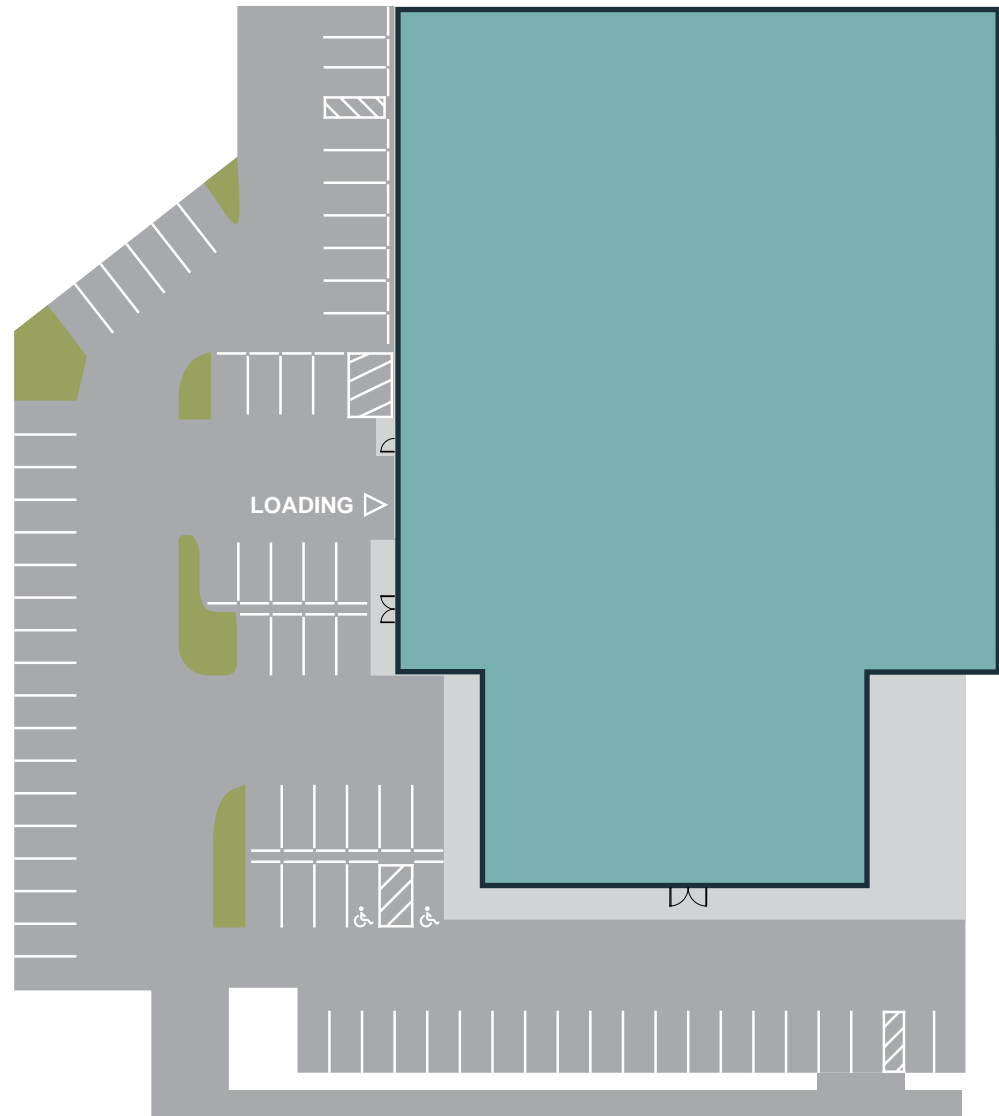
13150 SE 32ND STREET  
BELLEVUE, WASHINGTON

TYLER SLONE  
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slone@broderickgroup.com

ERIC MEUSSNER  
425.271.4282  
meussner@broderickgroup.com



# SITE PLAN



SE 32ND STREET

# I-90

R&D CENTER

13150 SE 32ND STREET  
BELLEVUE, WASHINGTON

**12,664 SF**  
OFFICE

**13,566 SF**  
PRODUCTION/  
R&D/WAREHOUSE

**24'**  
CLEAR  
HEIGHT

TEMPERATURE  
CONTROLLED

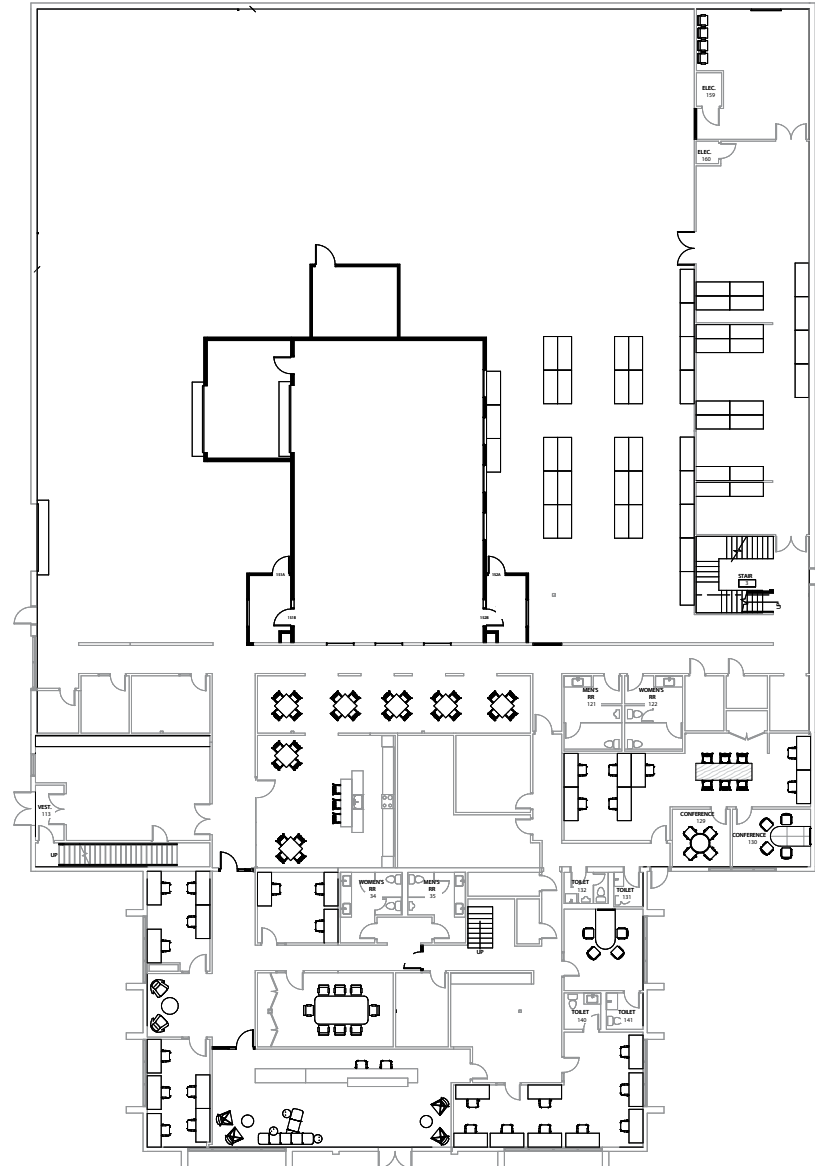
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# FLOOR 1

26,230 SF OFFICE & PRODUCTION/R&D/WAREHOUSE



# I-90

R&D CENTER

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# FLOOR 2

12,653 SF OFFICE

