



# TRILOGY I-90

IDENTITY & VALUE IN BELLEVUE

**UP TO 36,437 RSF AVAILABLE**

3600 136th Place SE, Bellevue, WA 98006





SIGNAGE VISIBLE FROM I-90



OUTDOOR COLLABORATION SPACE



SECURE BIKE STORAGE & SHOWERS



NEARBY FOOD OPTIONS

**MULTIPLE SPACES AVAILABLE FROM 3,439 RSF TO 23,663 RSF**

SUITE NUMBER	SPACE AVAILABLE	AVAILABILITY
1st floor	23,663 RSF	Immediately
220	3,349 RSF	December 1, 2024
250	9,335 RSF	Immediately

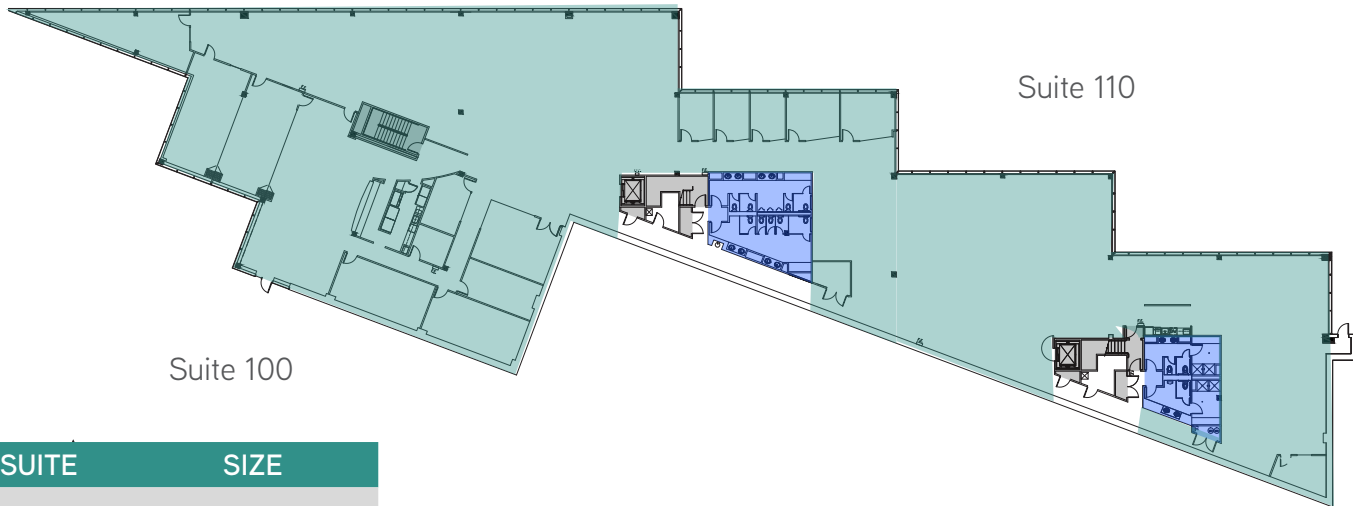
**UNMATCHED EXPOSURE**

- Three exterior signs
- Large exterior building signage visible from I-90
- Monument signage
- Full floor & full building branding opportunity
- Interior lobby branding

**EXCEPTIONAL EXPERIENCE**

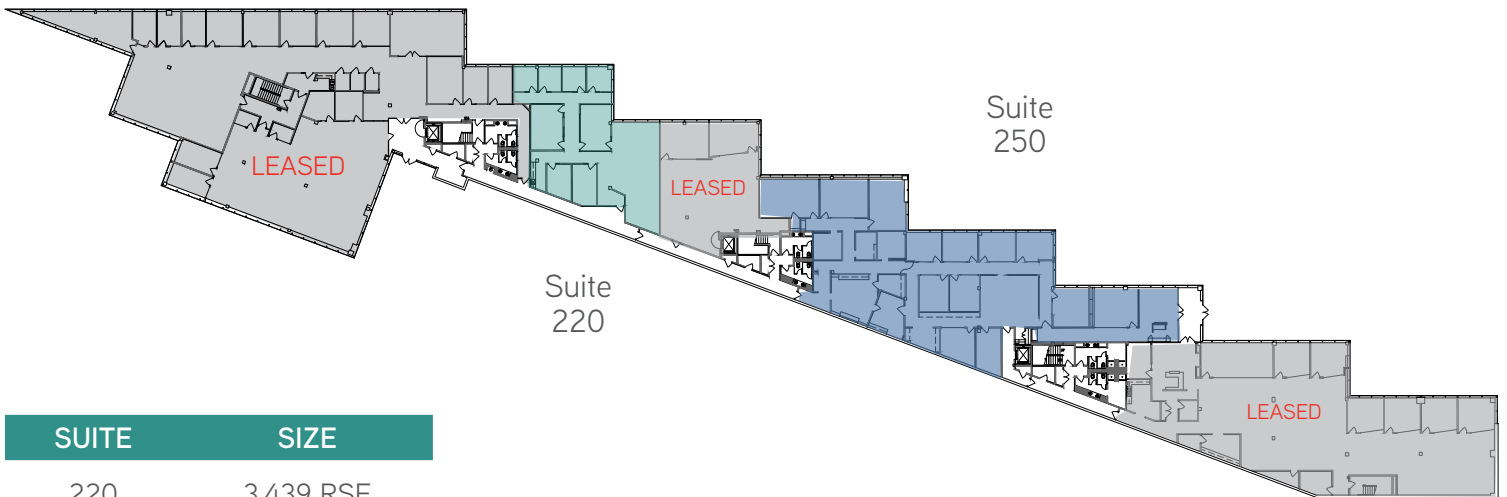
- Park at your door with immediate suite access
- Controlled access for each floor
- Vibrant tech community
- Striking architecture with modern design
- Creative, tech-oriented office space

## 1ST FLOOR



SUITE	SIZE
1st Floor	23,663 RSF

## 2ND FLOOR



SUITE	SIZE
220	3,439 RSF
250	9,335 RSF

### ADVANTAGEOUS AMENITIES

- FREE covered and surface parking: 3.33/1,000
- Large windows with abundant natural light
- Secure bike storage
- Mens and womens showers and lockers
- Rooftop deck areas

### WINNING LOCATION

- Prime Bellevue I-90 tech corridor location
- Immediate access to I-90 and I-405
- Adjacent to the Eastgate Park & Ride
- 10 minutes to Downtown Bellevue
- 5 minutes to more than 125 dining/service amenities





**SEATTLE CBD**  
15 MINUTE DRIVE



LAKE WASHINGTON

**MERCER ISLAND**  
9 MINUTE DRIVE

**DOWNTOWN BELLEVUE**  
10 MINUTE DRIVE



**FACTORIA**  
2 MINUTE DRIVE



**ADJACENT TO PARK & RIDE**



**DIRECT ACCESS TO I-90 & I-405**



**2-5 MINUTES TO NEARBY AMENITIES**

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