

13150 SE 32ND STREET
BELLEVUE, WASHINGTON

38,883 SF

STAND ALONE
BELLEVUE
R&D BUILDING

I-90

R&D CENTER



BRODERICK
• GROUP •

 **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

1,820 SF ISO-8
Classification Clean Room

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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BUILDING SPECS



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

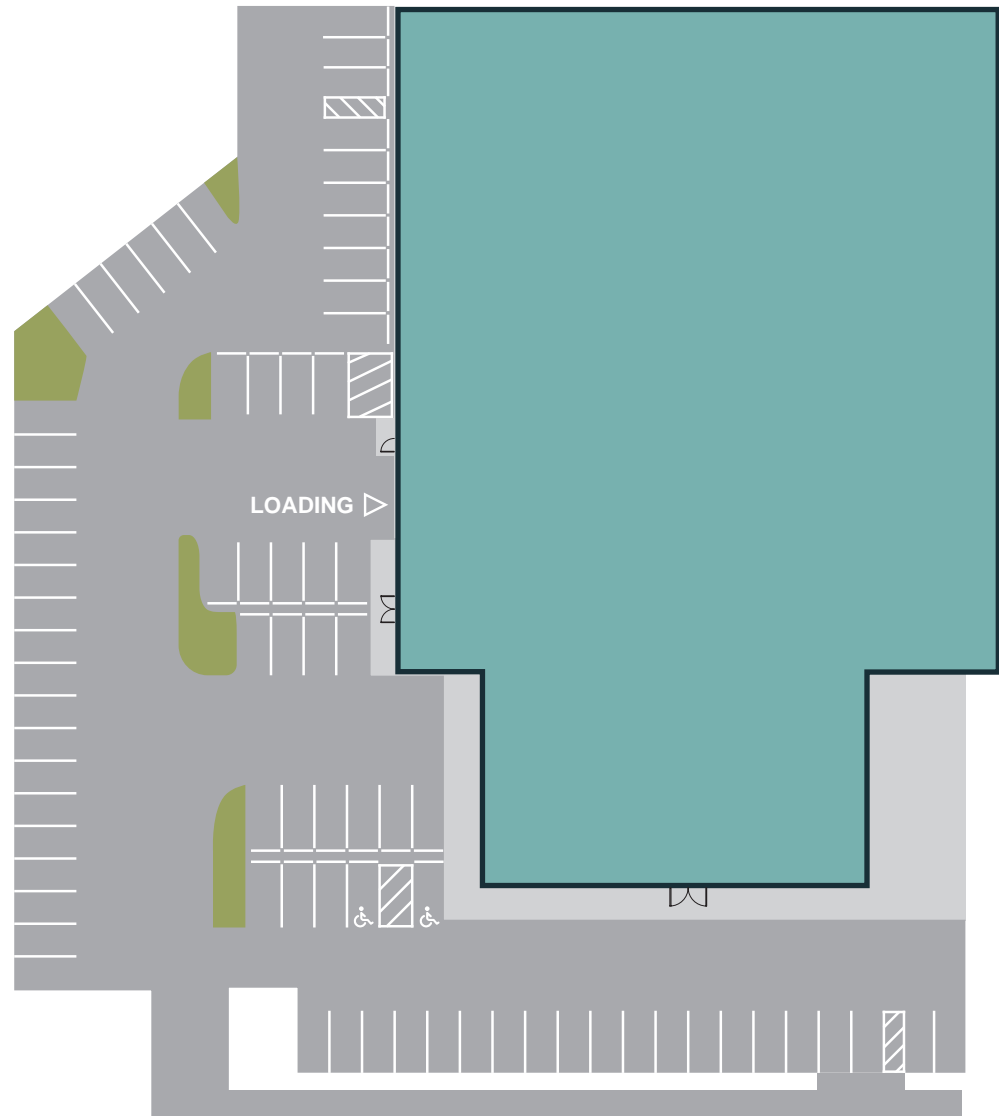
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SITE PLAN



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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BRODERICK
GROUP

T TERRENO

FLOOR 1

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

