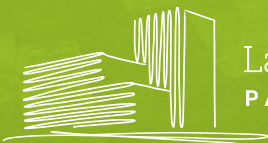


FOR LEASE

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



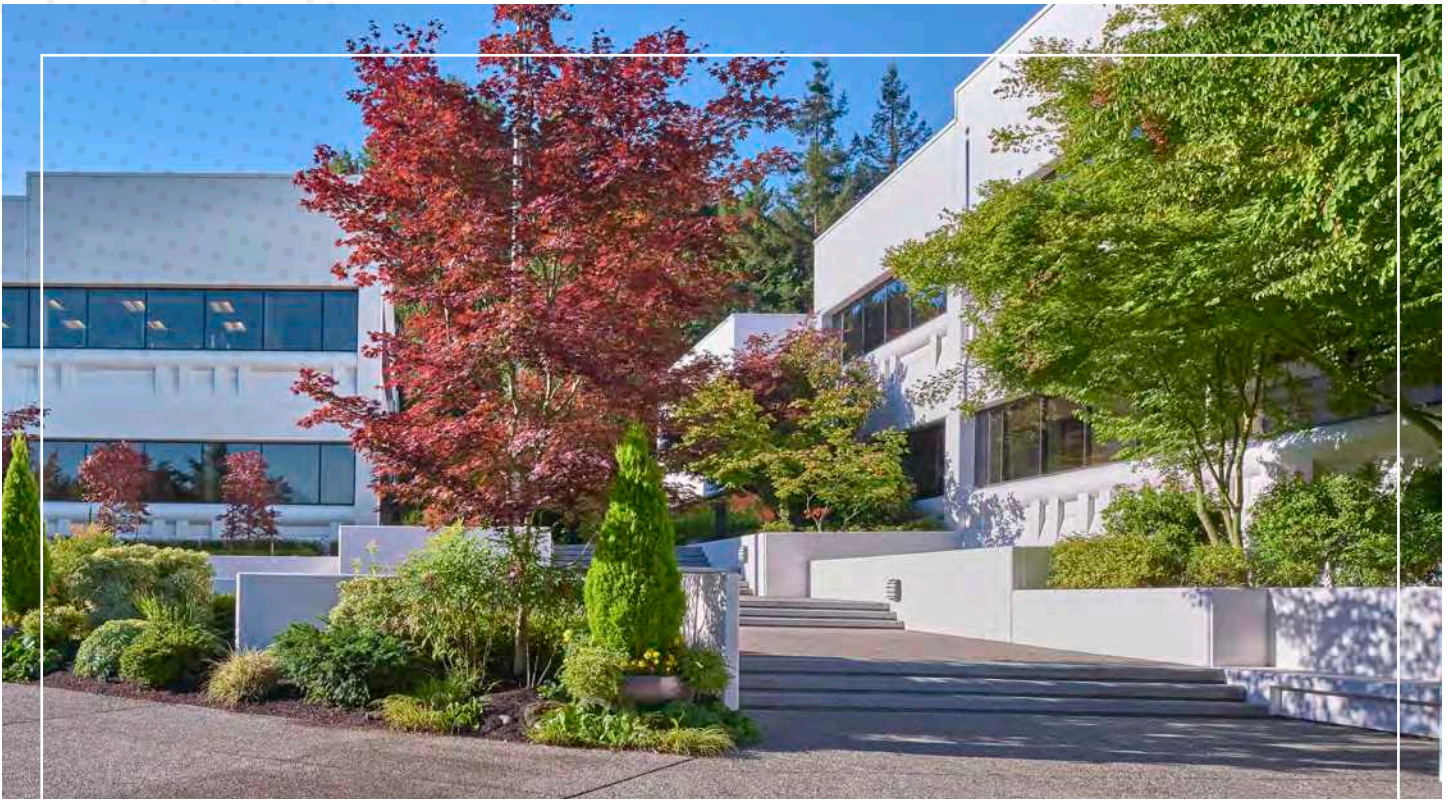
» Secure bike storage on site

2024 ESTIMATED OPERATING EXPENSES

ALL BUILDINGS
\$15.05/SF/YR

AVAILABLE SPACE

BUILDING	SUITE	±RSF	AVAILABILITY	NOTES
3025	105	1,450	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
3055	125	4,189	September 1, 2025	Offices & open area
3055	202	2,796	August 1, 2025	Offices & open area



THE LOCATION



Building A - 3025

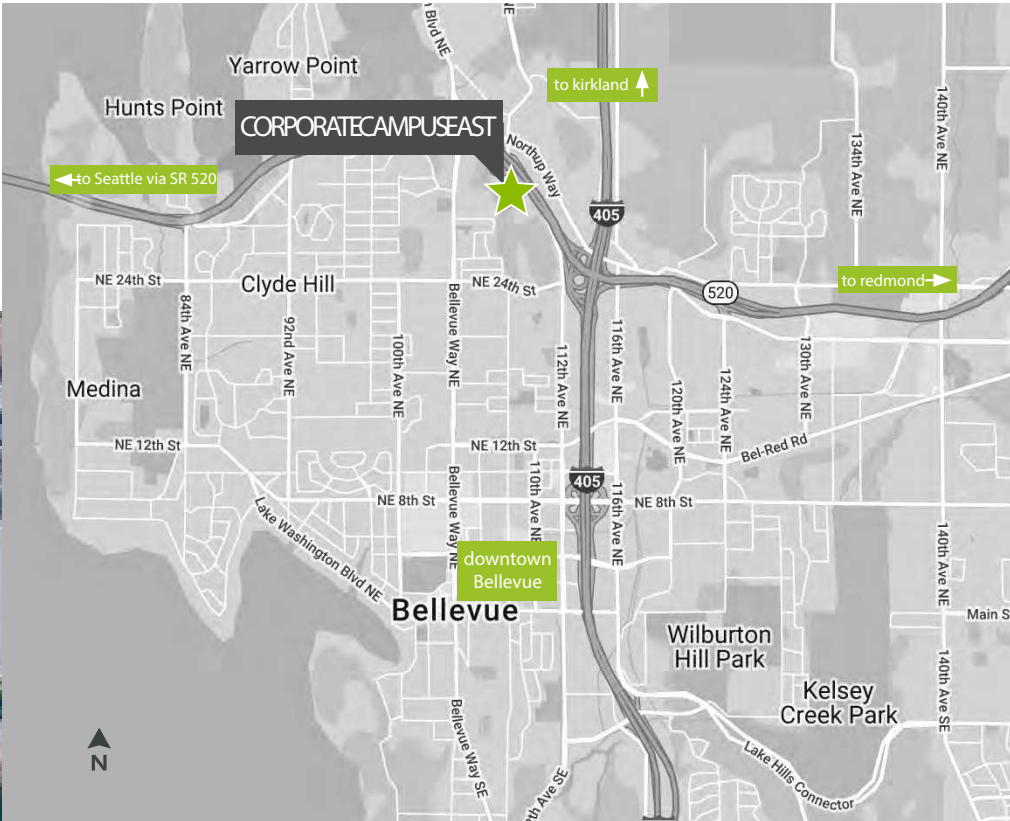
Building B - 3055

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

CORPORATE CAMPUS EAST



FOR MORE INFO PLEASE CONTACT

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Executive Vice President

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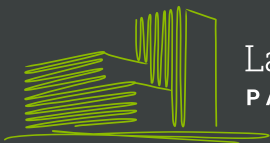
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CORPORATE CAMPUS EAST

BUILDING 3025 / SUITE 105

±1,450 RSF | MARKET READY



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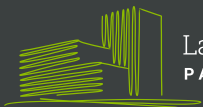
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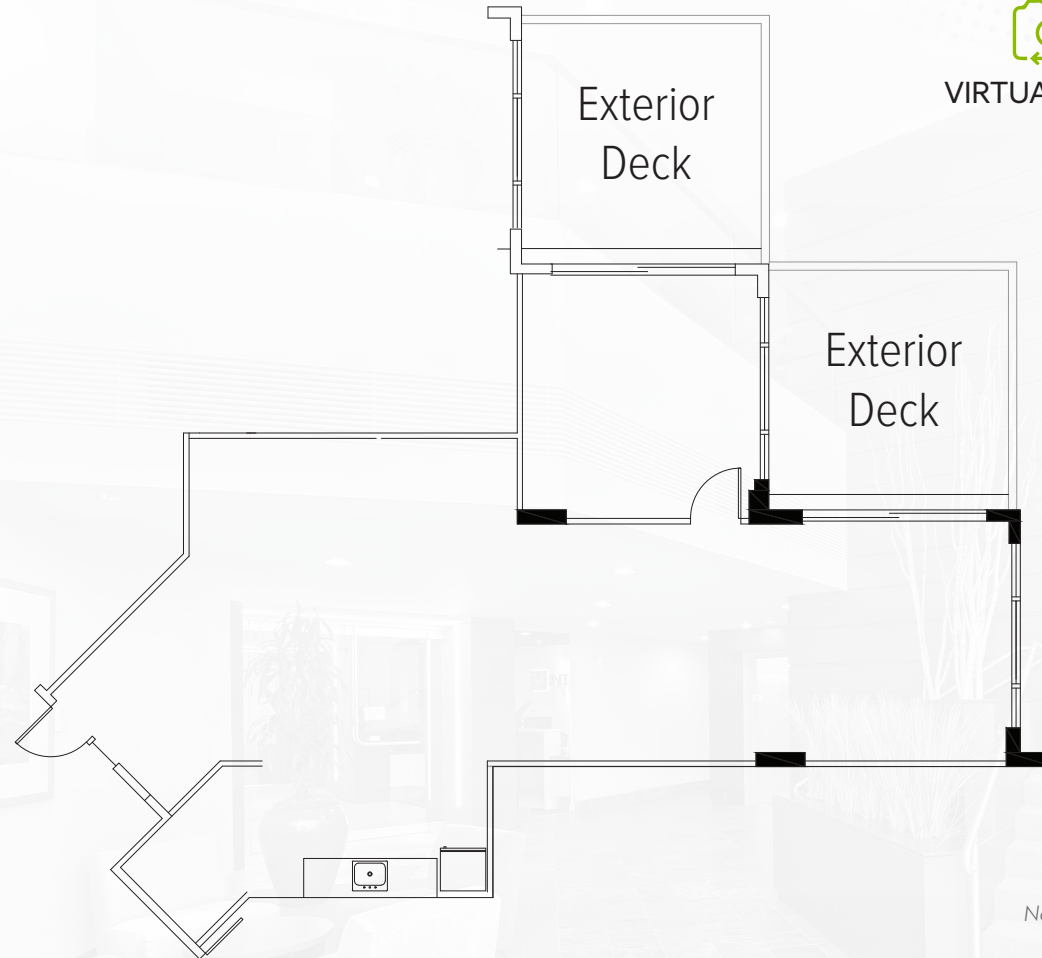
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VIRTUAL TOUR

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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 110

±2,088 RSF | AVAILABLE NOW



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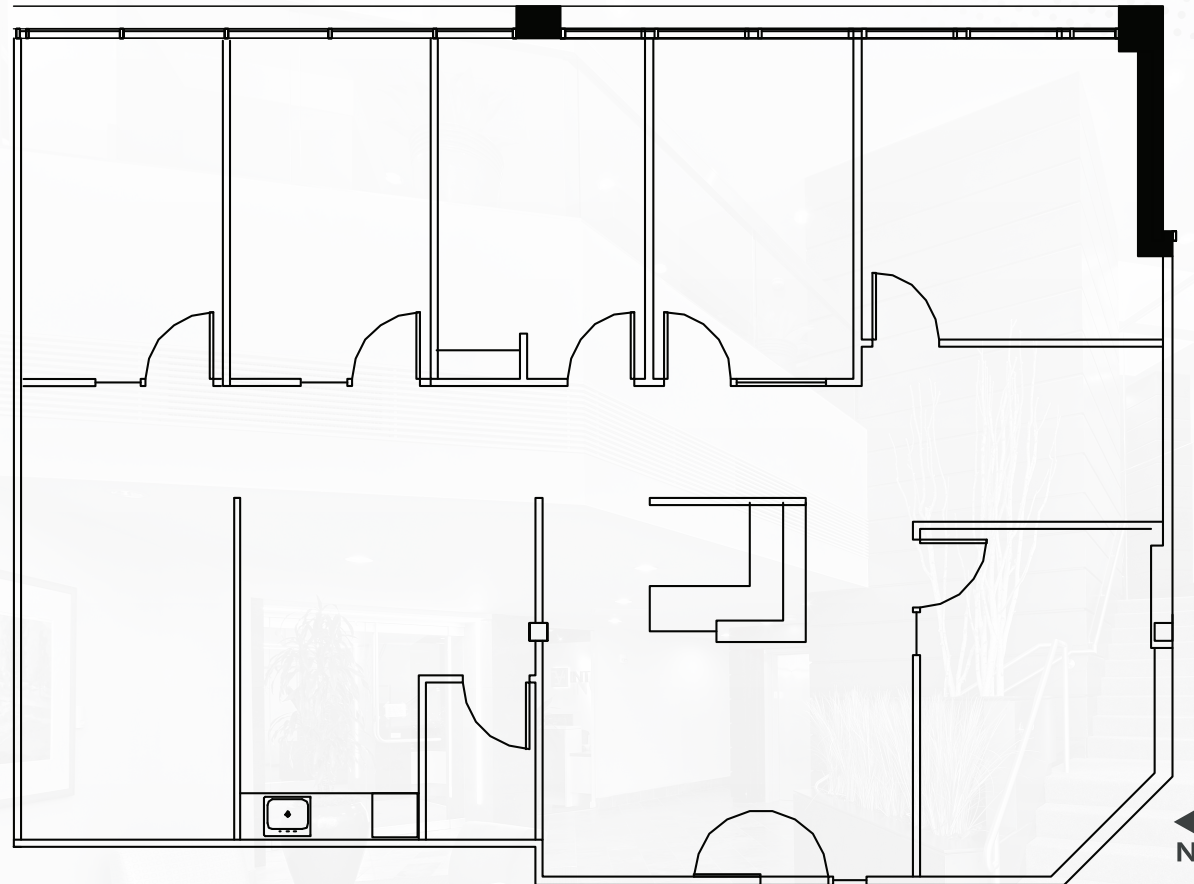
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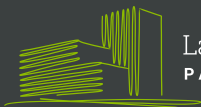
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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 125

±4,189 SF | AVAILABLE SEPTEMBER 1, 2025



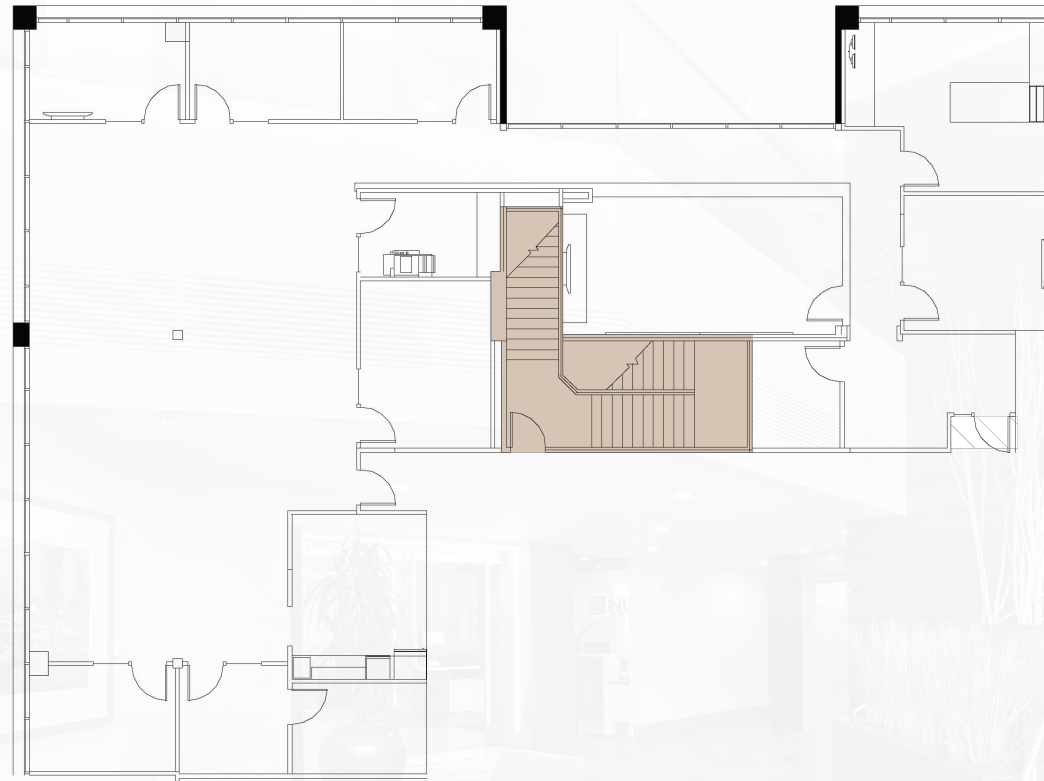
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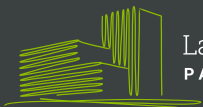
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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 202

±2,796 SF | AVAILABLE AUGUST 1, 2025



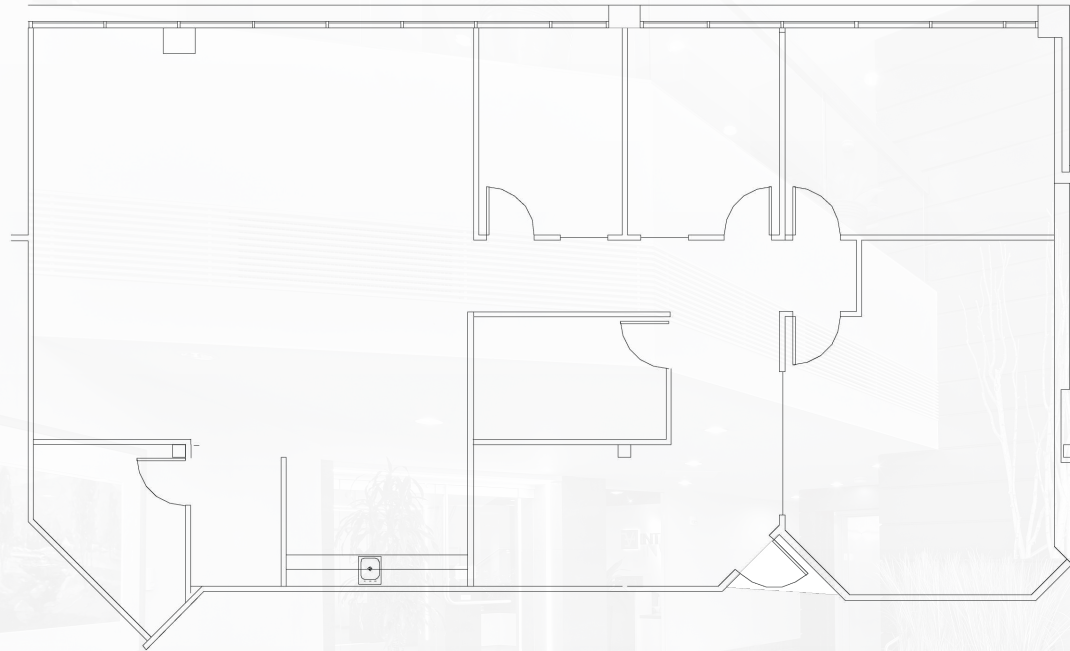
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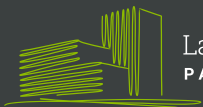
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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 203

±4,419 RSF | MARKET READY



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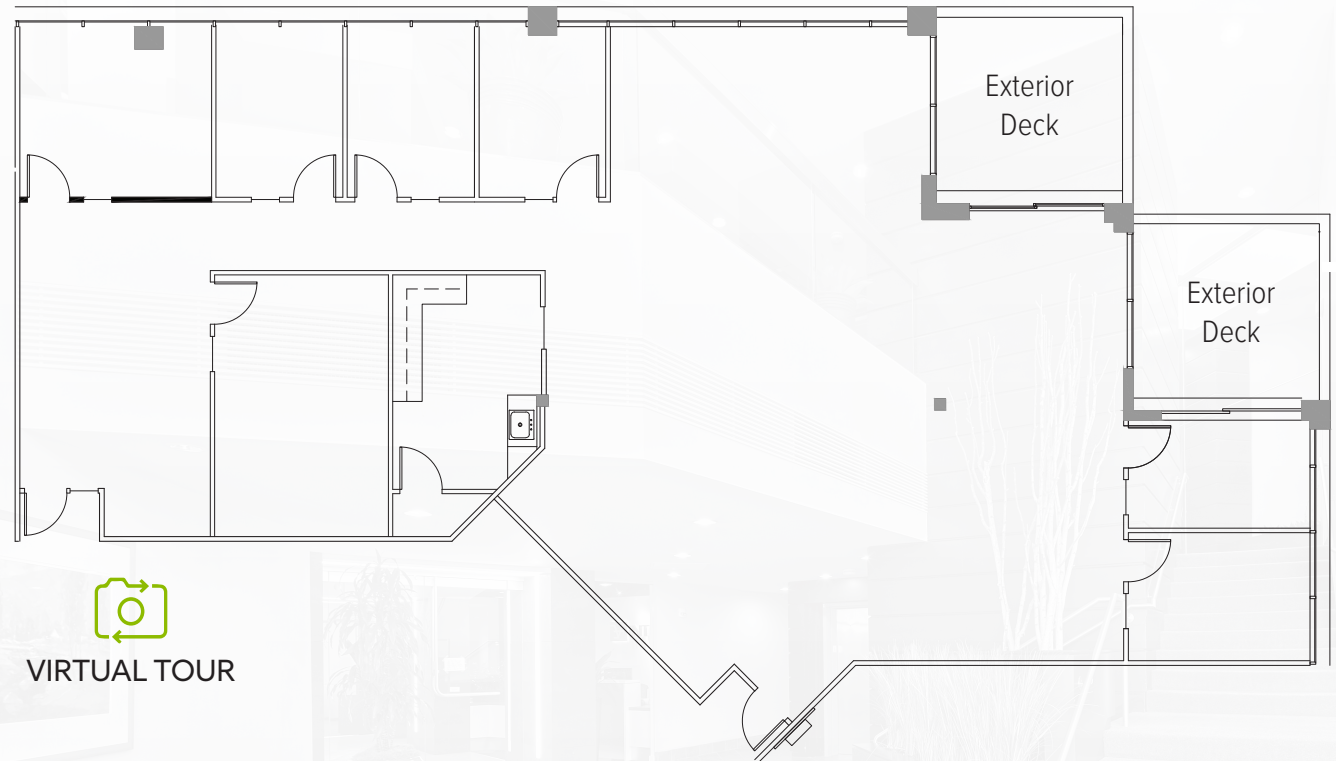
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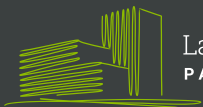
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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 210

±5,305 SF | MARKET READY



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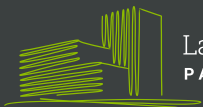
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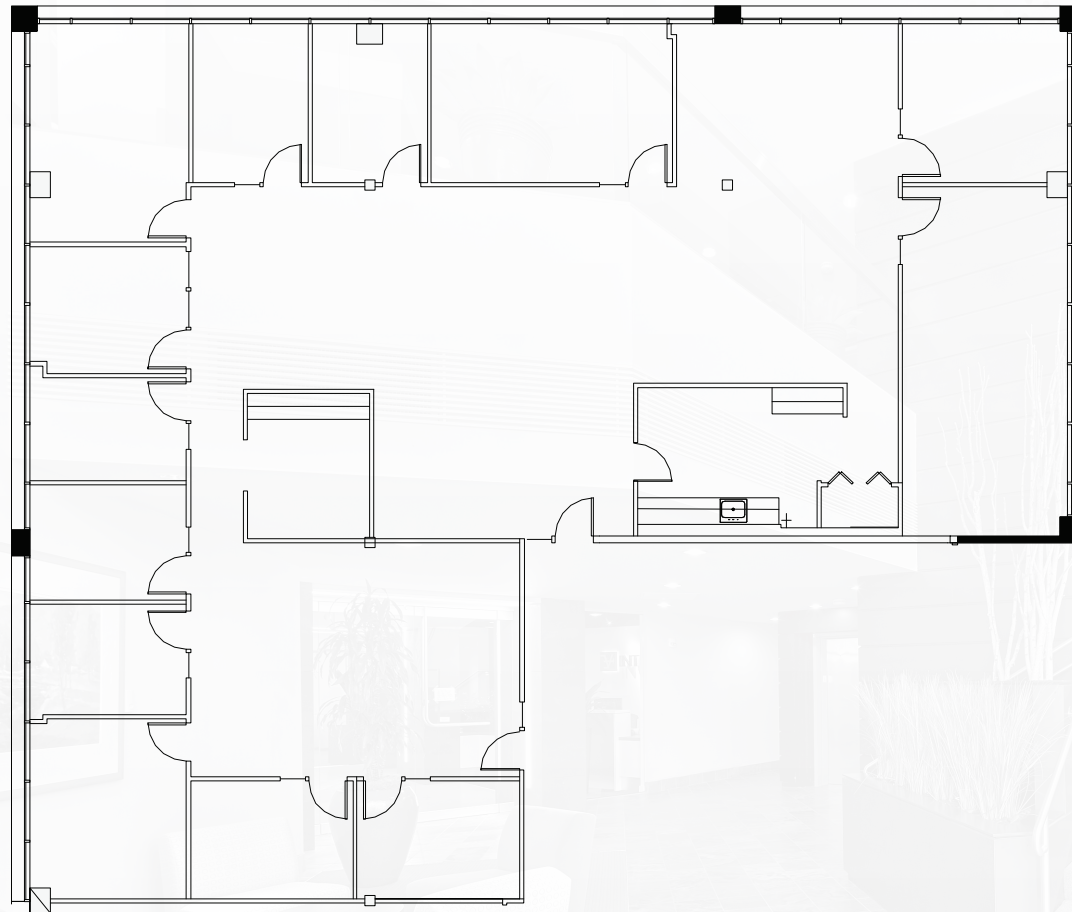
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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 210

±1,716-5,305 SF | AVAILABLE NOW



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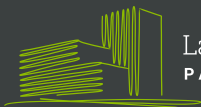
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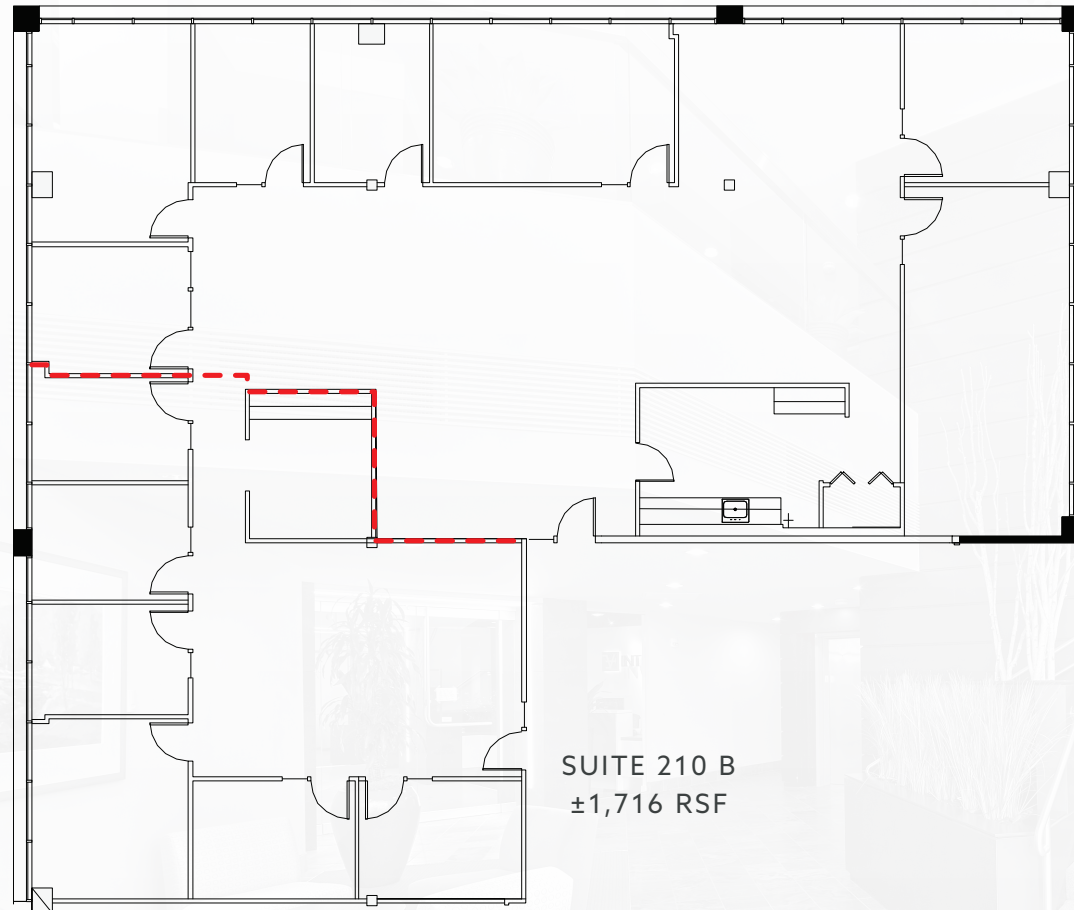
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SUITE 210 A
±3,589 RSF

SUITE 210 B
±1,716 RSF



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