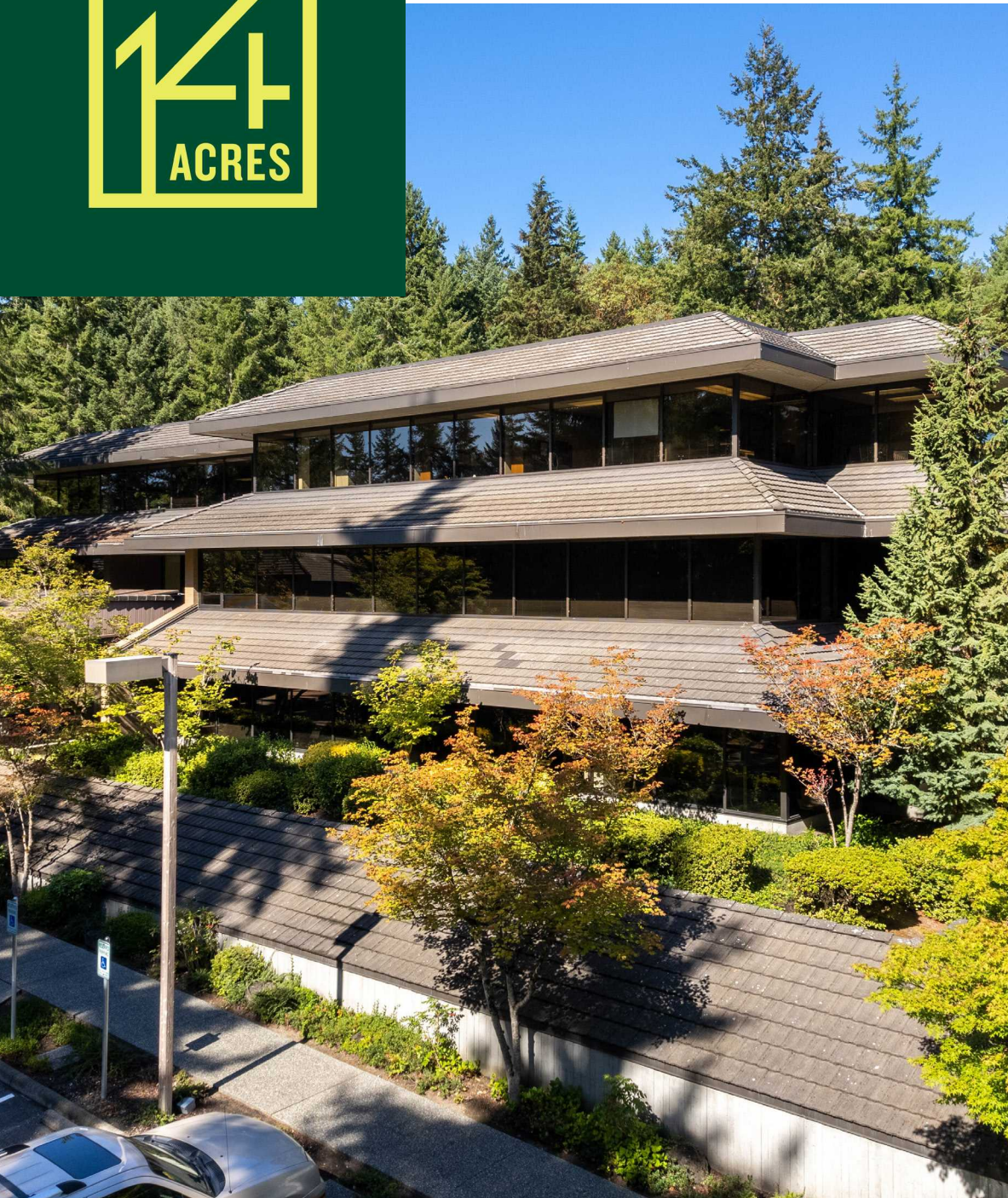




B E L L E V U E



Part inspiration, part exploration.

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



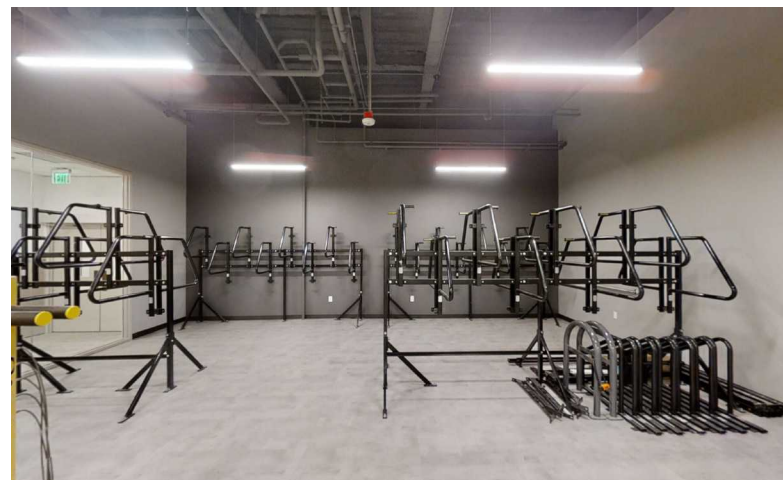
▲ New Exterior Entrance



New Exterior Entrance ▼



▲ Lobby Upgrades



Secured Bike Storage ▼

State of the Art Amenities Pavilion

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

Major Project Upgrades Throughout



Amenities Pavilion



Indoor basketball court
pickleball court



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



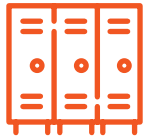
Outdoor gathering and dining patio with BBQ



Racquetball and squash courts



Secured, indoor bike storage



Newly renovated showers and lockers



Large conference room and board room



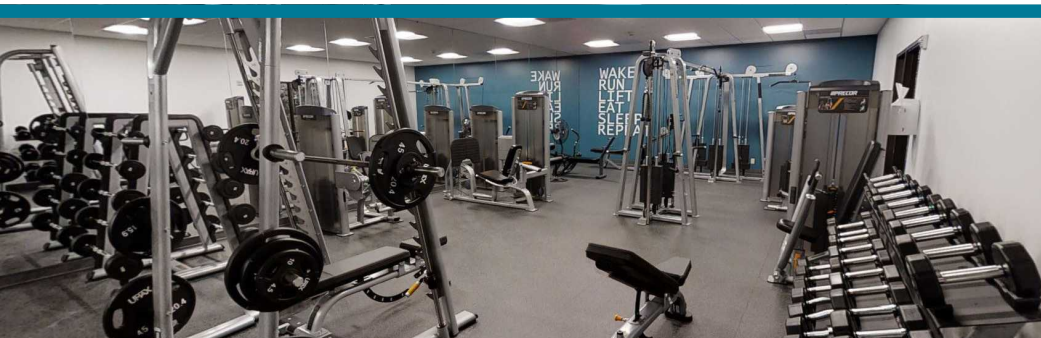
Sister's Deli, a full-service café, and walking path to retail



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 | 320 | 10,046 | NOW | Inquire with Broker |
| 1 | 100 | 23,029 | NOW | 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

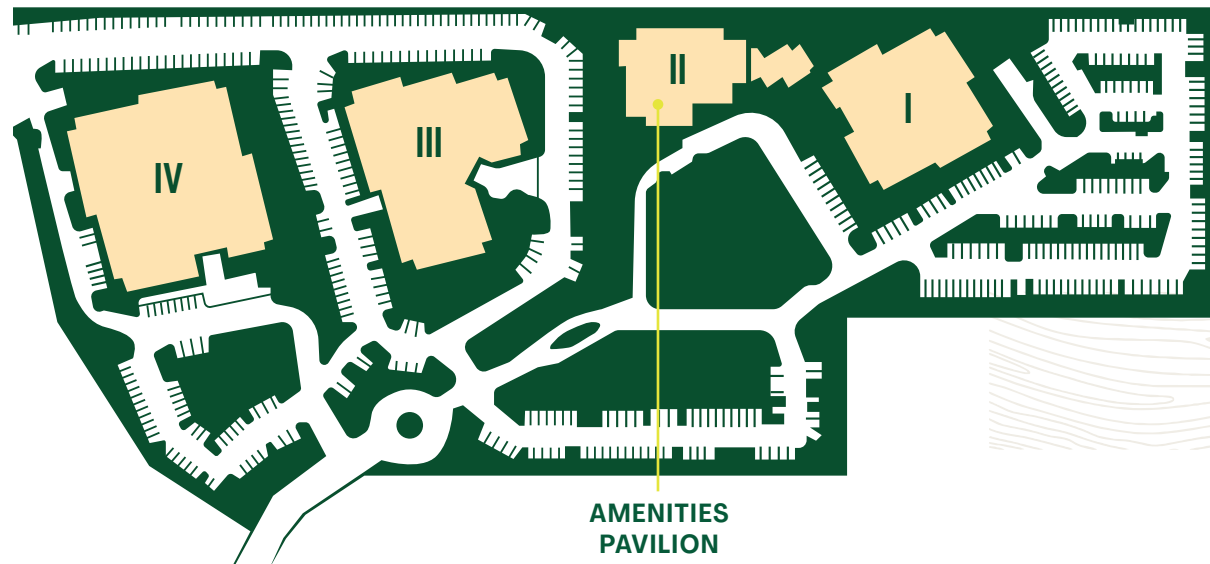
| Floor | Suite | RSF | Available | Rental Rate |
|---|---------------------|-------|-----------|---------------------|
| 2 | 290 | 2,160 | NOW | Inquire with Broker |
| 2 | 270 | 5,221 | NOW | Inquire with Broker |
| 1 | 150 | 7,850 | NOW | Inquire with Broker |
| 1 | 130 | 6,416 | NOW | Inquire with Broker |
| Can combine Suites 150 & 130 for 14,266 RSF | | | | |
| 1 | 100 | 6,040 | NOW | Inquire with Broker |

BUILDING IV

15395 SE 30TH PLACE, BELLEVUE, WA 98007

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

BLDG IV - 65,719 RSF CONTIGUOUS





Building I - Floor 3

+ Suite 320 - 10,046 RSF

+ Available Now

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

BUILDING I
15325 SE 30TH PLACE



JASON FURR

furr@broderickgroup.com

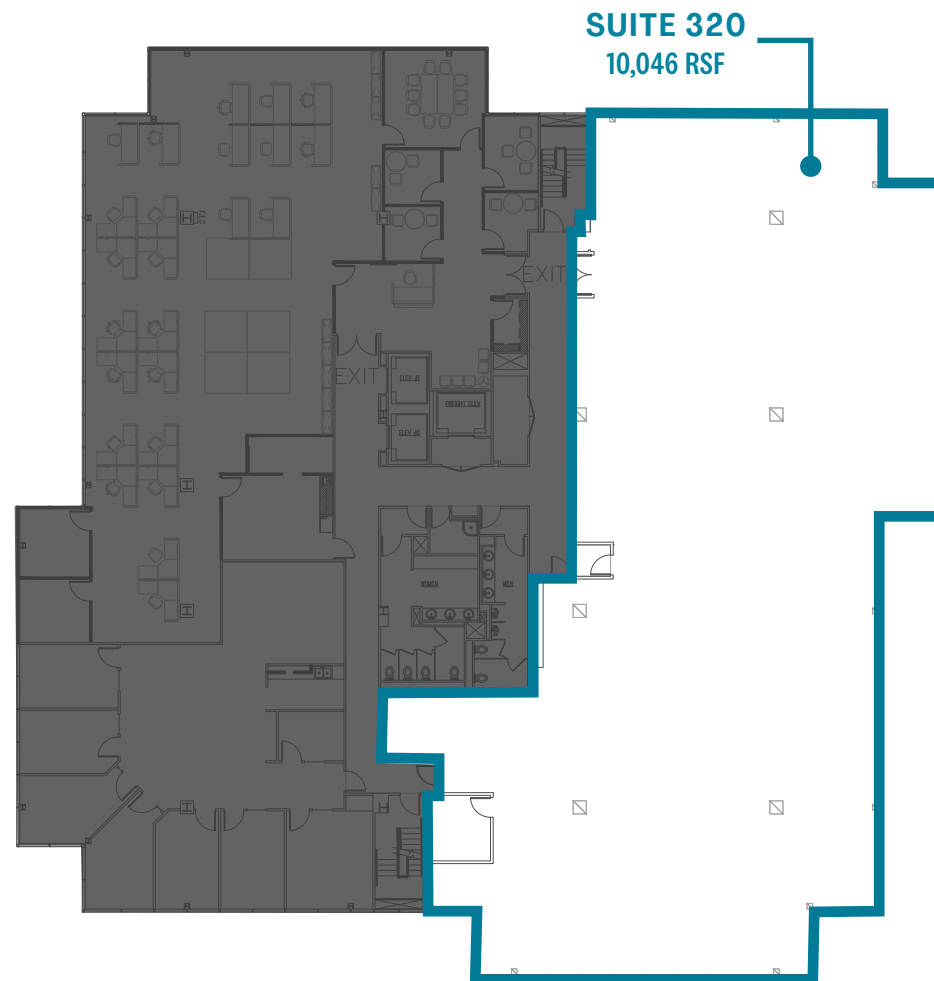
425.646.5220

TONY ULACIA

ulacia@broderickgroup.com

425.646.5244

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.





Building I - Floor 3

+ Suite 320 - 10,046 RSF

+ Space Plan - Option 1

CLICK TO GO BACK
TO AVAILABLE SPACE

BUILDING I
15325 SE 30TH PLACE



JASON FURR

furr@broderickgroup.com

425.646.5220

TONY ULACIA

ulacia@broderickgroup.com

425.646.5244



SPACE PROGRAMMING

| | |
|-------------------------|-----------|
| PRIVATE OFFICES | 2 |
| WORKSTATION 6' x 2' 6" | 54 |
| RECEPTIONIST | 1 |
| TOTAL SEAT COUNT | 57 |

| | |
|-------------------|---|
| 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

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.



BUILDING I
15325 SE 30TH PLACE



JASON FURR

furr@broderickgroup.com

425.646.5220

TONY ULACIA

ulacia@broderickgroup.com

425.646.5244

Building I - Floor 3

+ Suite 320 - 10,046 RSF

+ Space Plan - Option 2



CLICK TO GO BACK
TO AVAILABLE SPACE

SUITE A SPACE PROGRAMMING

| | |
|-------------------------|-----------|
| PRIVATE OFFICES | 3 |
| PRIVATE OFFICE/FOCUS | 1 |
| WORKSTATION 6' x 2' 6" | 10 |
| RECEPTIONIST | 1 |
| TOTAL SEAT COUNT | 15 |

| | |
|-----------------|---|
| 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 |
| TOTAL SEAT COUNT | 31 |

| | |
|-------------------|---|
| 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

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.



BUILDING I
15325 SE 30TH PLACE



JASON FURR
furr@broderickgroup.com
425.646.5220

TONY ULACIA
ulacia@broderickgroup.com
425.646.5244

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.

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 |
| TOTAL SEAT COUNT | 35 |

| | |
|--------------|---|
| 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 |
| TOTAL SEAT COUNT | 21 |

| | |
|------------------|---|
| 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 TO AVAILABLE SPACE](#)

+ Suite 100 - 23,029 RSF

+ Available Now

+ 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



JASON FURR

furr@broderickgroup.com

425.646.5220

TONY ULACIA

ulacia@broderickgroup.com

425.646.5244

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.



BUILDING III
15375 SE 30TH PLACE



JASON FURR

furr@broderickgroup.com

425.646.5220

TONY ULACIA

ulacia@broderickgroup.com

425.646.5244

Building III - Floor 2

+ Suite 270 - 5,221 RSF

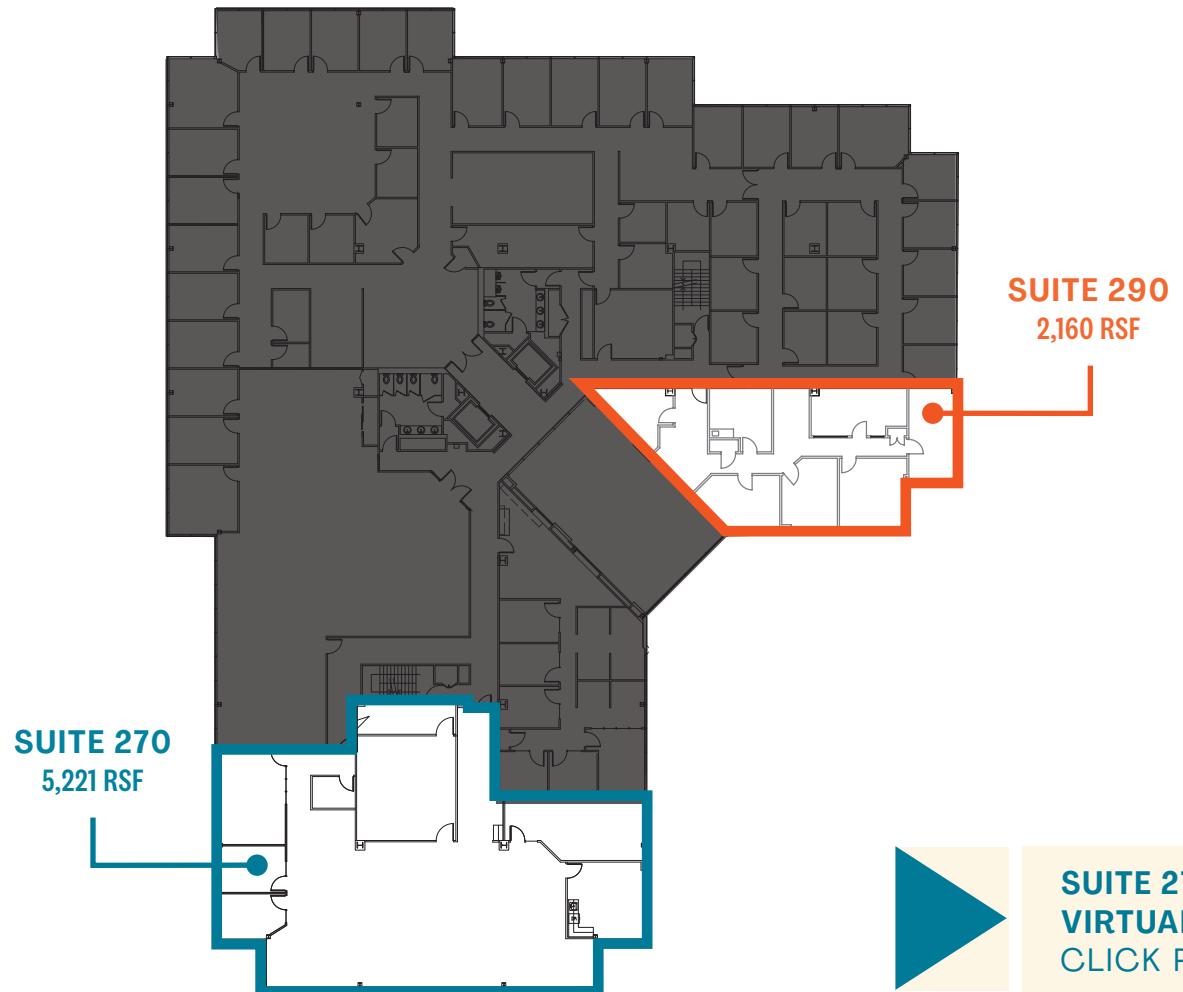
+ Available Now

+ 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

CLICK TO GO BACK
TO AVAILABLE SPACE



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.



BUILDING III
15375 SE 30TH PLACE



JASON FURR

furr@broderickgroup.com

425.646.5220

TONY ULACIA

ulacia@broderickgroup.com

425.646.5244

Building III - Floor 1

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

+ 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

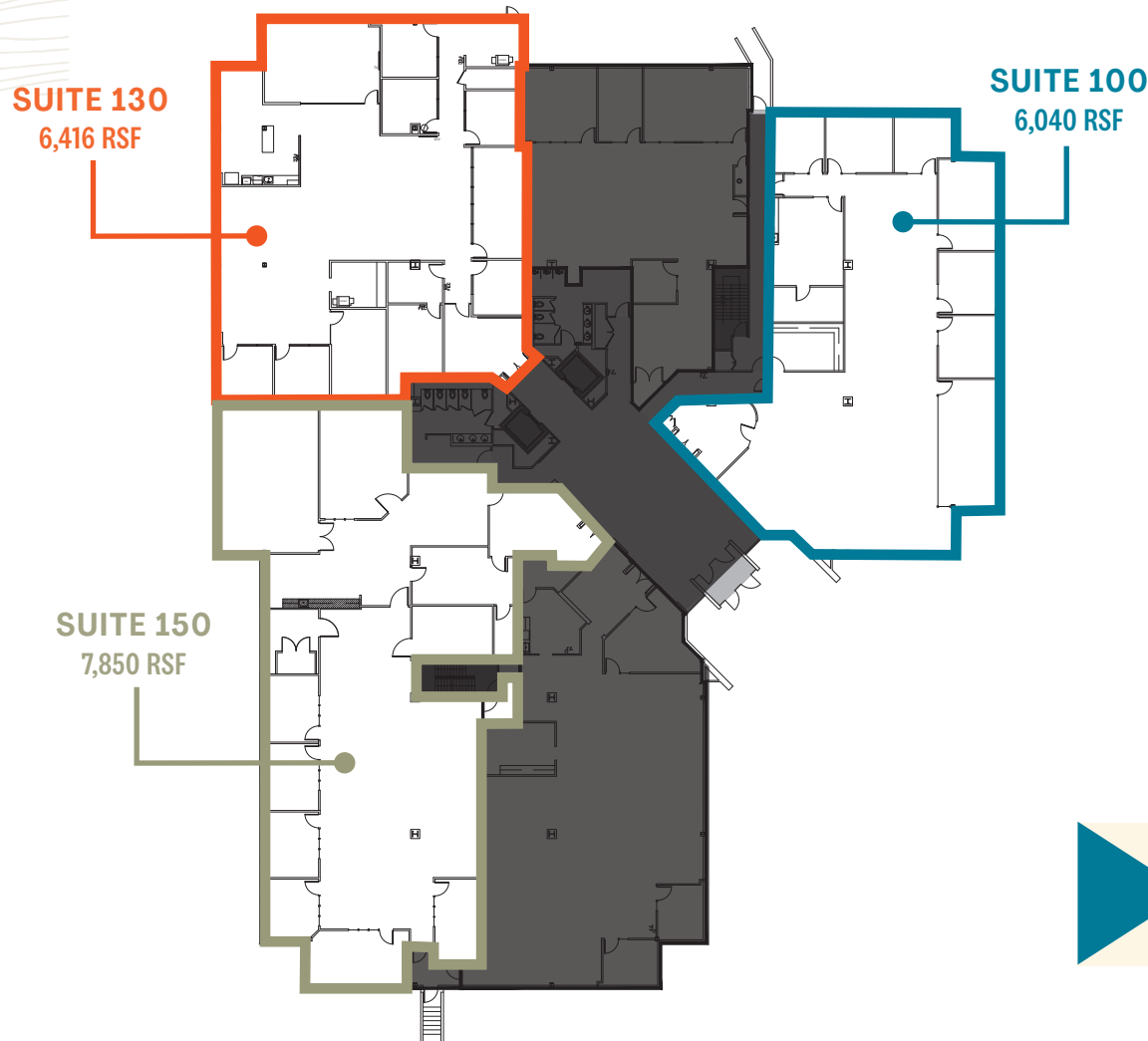
+ Suite 100 - 6,040 RSF

+ 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**



SUITE 100
VIRTUAL TOUR
CLICK PLAY

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.



BUILDING IV
15395 SE 30TH PLACE



JASON FURR

furr@broderickgroup.com

425.646.5220

TONY ULACIA

ulacia@broderickgroup.com

425.646.5244

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.

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



JASON FURR

furr@broderickgroup.com

425.646.5220

TONY ULACIA

ulacia@broderickgroup.com

425.646.5244

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.

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





BUILDING IV
15395 SE 30TH PLACE



JASON FURR

furr@broderickgroup.com

425.646.5220

TONY ULACIA

ulacia@broderickgroup.com

425.646.5244

Building IV - Basement

CLICK TO GO BACK
TO AVAILABLE SPACE

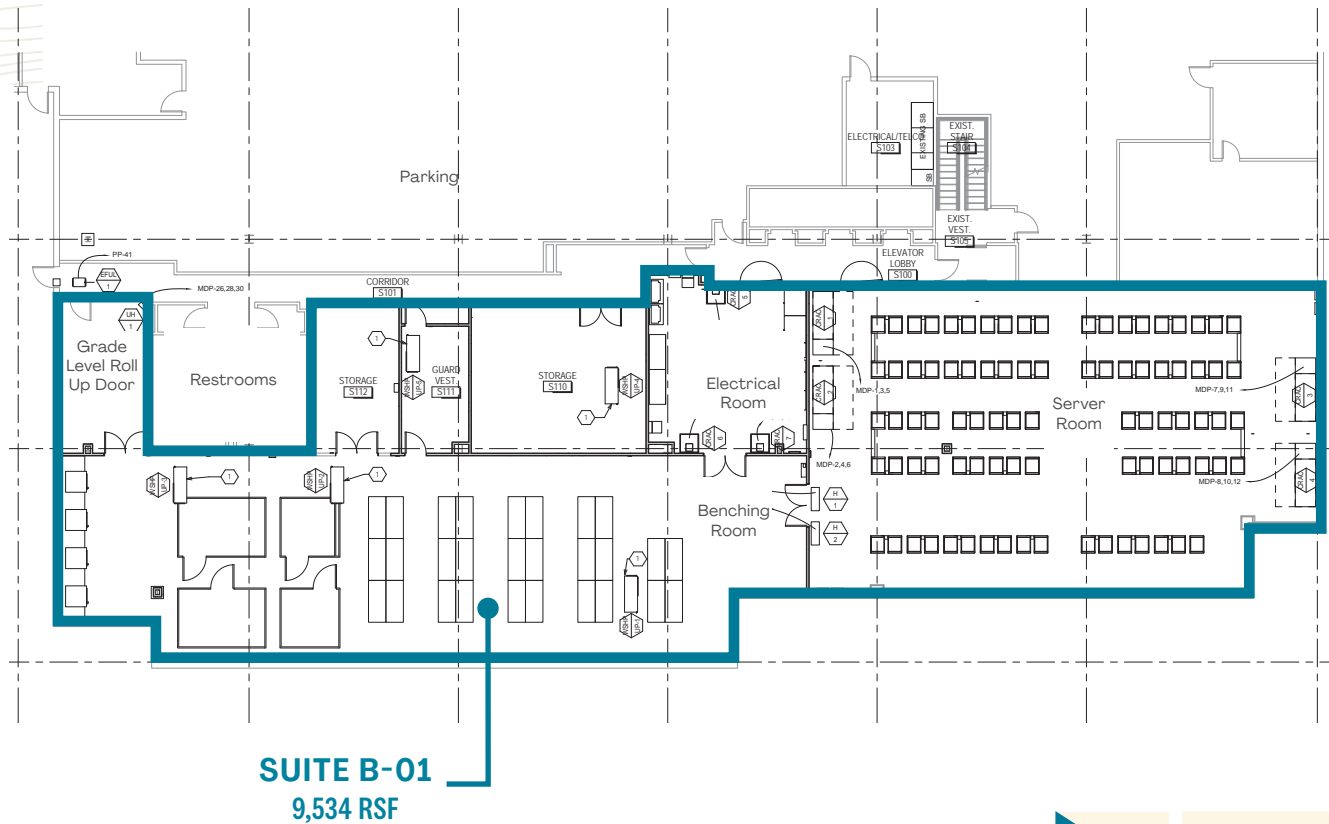
+ Suite B-01 - 9,534 RSF

+ 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



B-01
VIRTUAL TOUR
CLICK PLAY

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.

Fact Sheet



| | | |
|----------------------------------|--|------------|
| Year Built: | 1985 | |
| Building Square Footage: | 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 |
| Project Square Footage: | 276,061 SF | |
| Rental Rate: | Inquire with Broker | |
| Operating Expenses: | 2024 Estimated Operating Expenses: \$12.94/RSF | |
| Load Factors: | Per 2017 BOMA standards (varies) | |
| Parking/Rates: | 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). | |
| Exterior: | 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. | |
| Plaza: | The area features native plantings, outdoor walkways, water fountains, and seating areas that take full advantage of the natural beauty. | |
| Security: | The building has nightly manned security, roving security and a key card access system. | |
| HVAC: | The HVAC consists of a state-of-the-art energy management system for maximum comfort and efficiency. | |
| Restaurants/Food Service: | Deli/carry-out restaurant | |
| Athletic Facility: | Full fitness center with indoor basketball, squash and racquetball courts. Secure, indoor bike storage facility. | |
| Conference Facilities: | Multiple training/conference facilities | |
| Fiber Optics: | Providers of fiber optics include Century Link and TWTelecom. | |
| Green Initiatives: | 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. | |
| Area Amenities: | The Eastgate area of Bellevue is sited in close proximity to two retail shopping centers, hotels and many restaurants and quick dining facilities. | |
| Location: | 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. | |
| Ownership: | American Assets Trust | |
| Property Management: | American Assets Trust | |
| Leasing: | Broderick Group, Inc. (425) 646-3444 - Paul Sweeney/Jason Furr/Tony Ulacia | |





JASON FURR

furr@broderickgroup.com
425.646.5220

TONY ULACIA

ulacia@broderickgroup.com
425.646.5244

