

ISLAND
CORPORATE
C E N T E R



CLASS A OFFICE ON MERCER ISLAND



PROPERTY DETAILS

| | |
|--------------------------|--------------------|
| Building Size | 105,417 SF |
| Year Built / Renovated | 1987 / 2013 & 2014 |
| Stories | 6 |
| Typical Floor Plate Size | 18,000 SF |
| Parking Ratio | 3.3/1,000 RSF |
| Asking Rates | \$34.00/SF, NNN |
| 2024 Operating Expenses | \$13.84/SF |



CLASS A OFFICE

Exceptional Class A office building with recent upgrades and high-end finishes throughout



UNMATCHED TRANSPORTATION

Immediate access from I-90, nearby transit hub (Mercer Island P&R) & close to future EastLink Light Rail Station



PRIME LOCATION ON MERCER ISLAND

Convenient Mercer Island location with less than ten minute travel time to Seattle or Bellevue



ON-SITE & WALKABLE AMENITIES

On-site amenities include a fitness center, lockers with showers, & a state-of-the-art conference center.

Located in the Mercer Island Town Center and surrounded by a multitude of retail, restaurants and shops, all within walking distance.



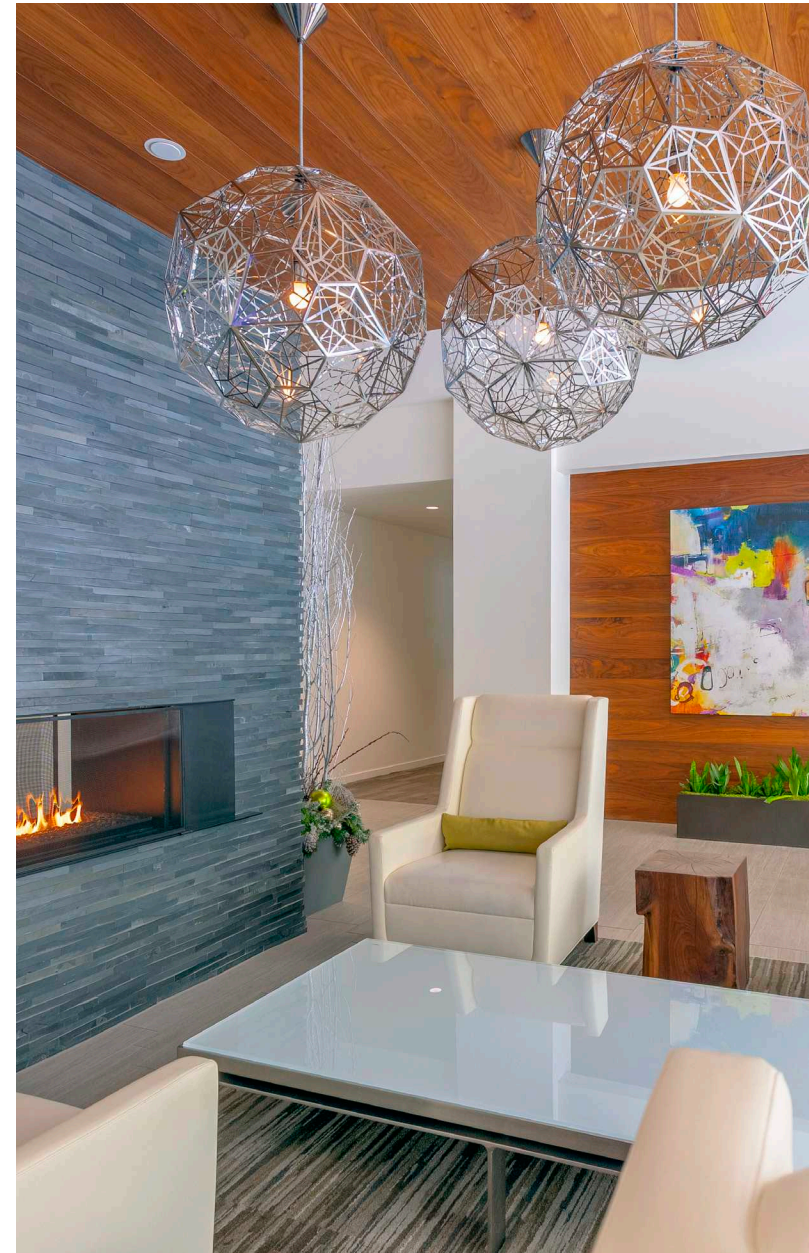
FLEXIBLE FLOOR PLATES

Flexible floor plates to configure the perfect office layout



ABOVE-MARKET PARKING

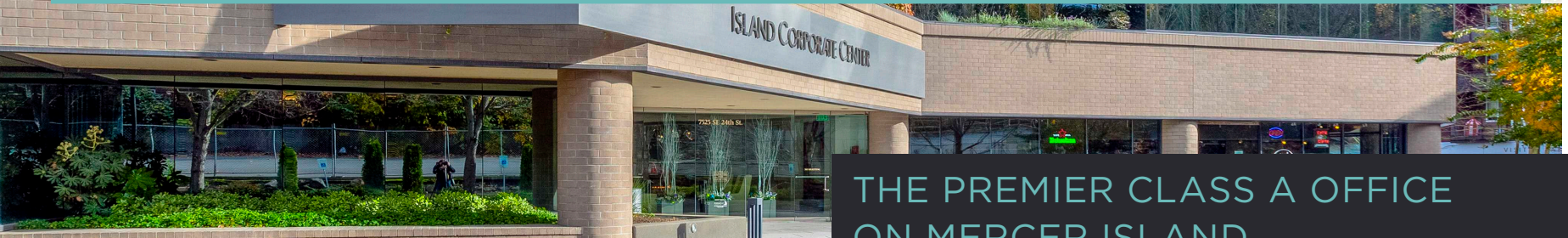
Secure two-level, subterranean parking garage



AVAILABLE SUITES

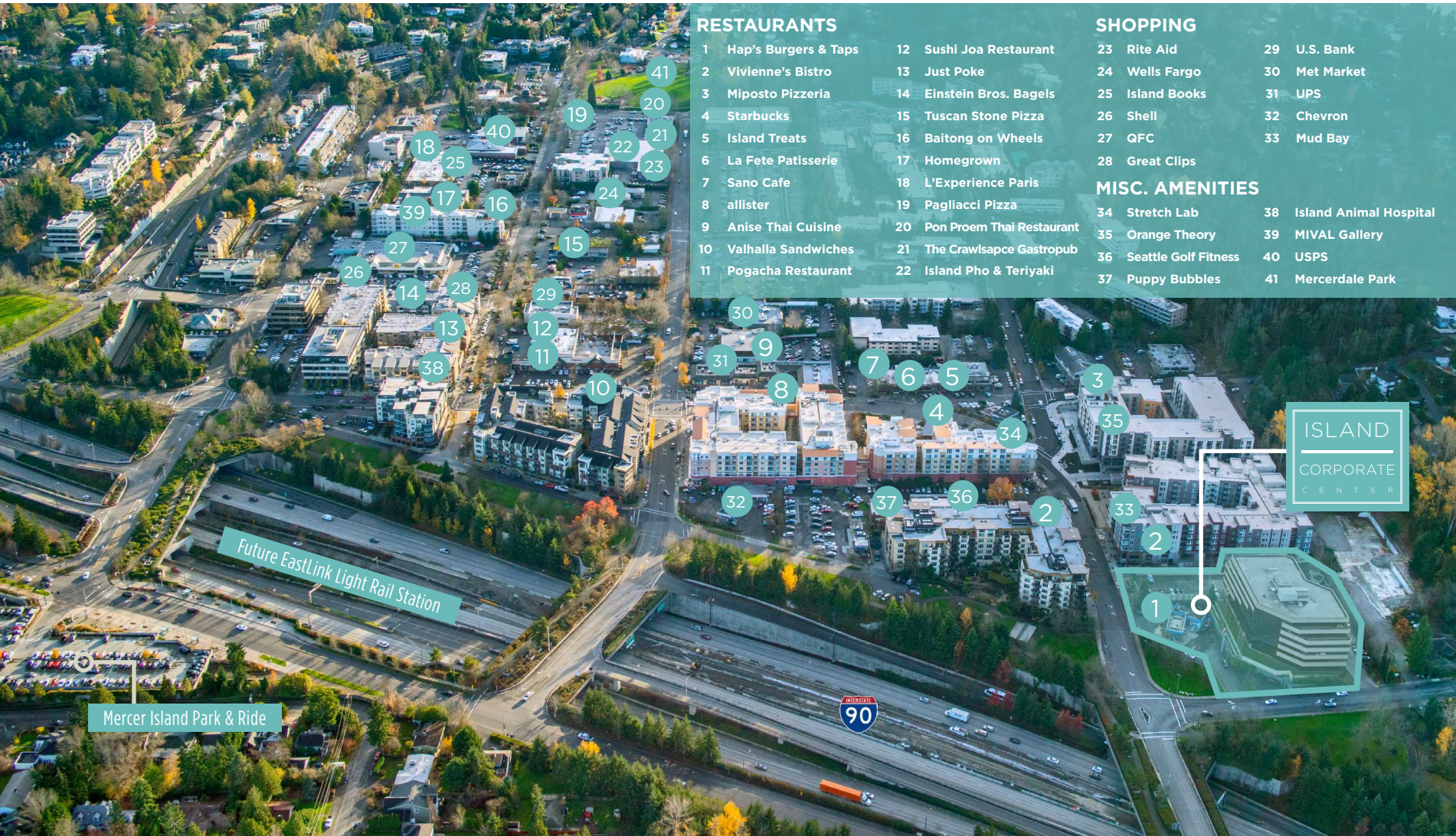
| Floor / Suite | Size | Availability | Comments |
|---------------|-----------|----------------------|---|
| <u>1/120</u> | 4,627 RSF | Now | Fully built out space with high ceiling, full height windows, and building lobby exposure. |
| <u>3/310</u> | 3,529 RSF | With 30 days' notice | Five (5) offices, kitchen and large open work area. Can be combined with Suite 350 for a total of 6,045 RSF. |
| <u>3/320</u> | 2,601 RSF | Now | Can be combined with Suite 325 and Suite 330 for a total of 6,530 RSF. |
| <u>3/325</u> | 2,286 RSF | With 30 days' notice | Five (5) private offices, open work area and kitchen / break room. Can be combined with Suite 330 for a total of 3,929 RSF. Can be combined with Suite 320 and Suite 330 for a total of 6,530 RSF. |
| <u>3/330</u> | 1,643 RSF | Now | Three (3) private offices, conference room and kitchenette. Can be combined with Suite 325 for a total of 3,929 RSF. Can be combined with Suite 320 and Suite 325 for a total of 6,530 RSF. |
| <u>3/350</u> | 2,516 RSF | Now | Direct elevator lobby exposure with efficient mix of perimeter private offices, open interior, kitchen and reception. Can be combined with Suite 310 for a total of 6,045 RSF. |
| <u>4/420</u> | 5,195 RSF | Now | As-is plan. Ability to demise per market ready plan. |
| <u>5/560</u> | 2,203 RSF | Now | Five (5) private offices, kitchen, work room, storage, open work area and reception area. |

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



THE PREMIER CLASS A OFFICE
ON MERCER ISLAND

WALKABLE AMENITIES & NEARBY TRANSIT OPTIONS



RESTAURANTS

- 1 Hap's Burgers & Taps
- 2 Vivienne's Bistro
- 3 Miposto Pizzeria
- 4 Starbucks
- 5 Island Treats
- 6 La Fete Patisserie
- 7 Sano Cafe
- 8 allister
- 9 Anise Thai Cuisine
- 10 Valhalla Sandwiches
- 11 Pogacha Restaurant
- 12 Sushi Joa Restaurant
- 13 Just Poke
- 14 Einstein Bros. Bagels
- 15 Tuscan Stone Pizza
- 16 Baitong on Wheels
- 17 Homegrown
- 18 L'Experience Paris
- 19 Pagliacci Pizza
- 20 Pon Proem Thai Restaurant
- 21 The Crawlspace Gastropub
- 22 Island Pho & Teriyaki

SHOPPING

- 23 Rite Aid
- 24 Wells Fargo
- 25 Island Books
- 26 Shell
- 27 QFC
- 28 Great Clips
- 29 U.S. Bank
- 30 Met Market
- 31 UPS
- 32 Chevron
- 33 Mud Bay

MISC. AMENITIES

- 34 Stretch Lab
- 35 Orange Theory
- 36 Seattle Golf Fitness
- 37 Puppy Bubbles
- 38 Island Animal Hospital
- 39 MIVAL Gallery
- 40 USPS
- 41 Mercerdale Park

ISLAND
CORPORATE
CENTER

Future EastLink Light Rail Station

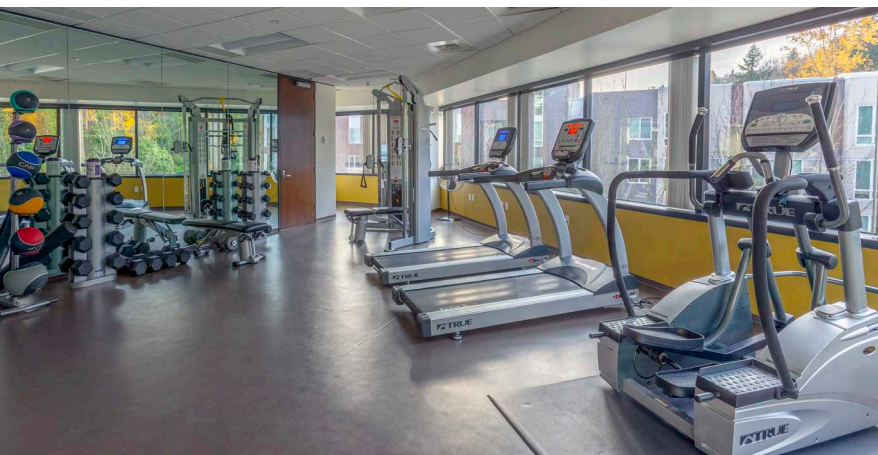
Mercer Island Park & Ride



Located within Mercer Island's Town Center, the largest commercial hub on the island, Island Corporate Center is surrounded by a large mix of restaurants, shops, galleries, fitness studios, grocery stores, and many more superior retailers.

Island Corporate Center on-site amenities include:

- Conference room
- Fitness center with showers
- Bike storage
- Private balconies
- Stunning views

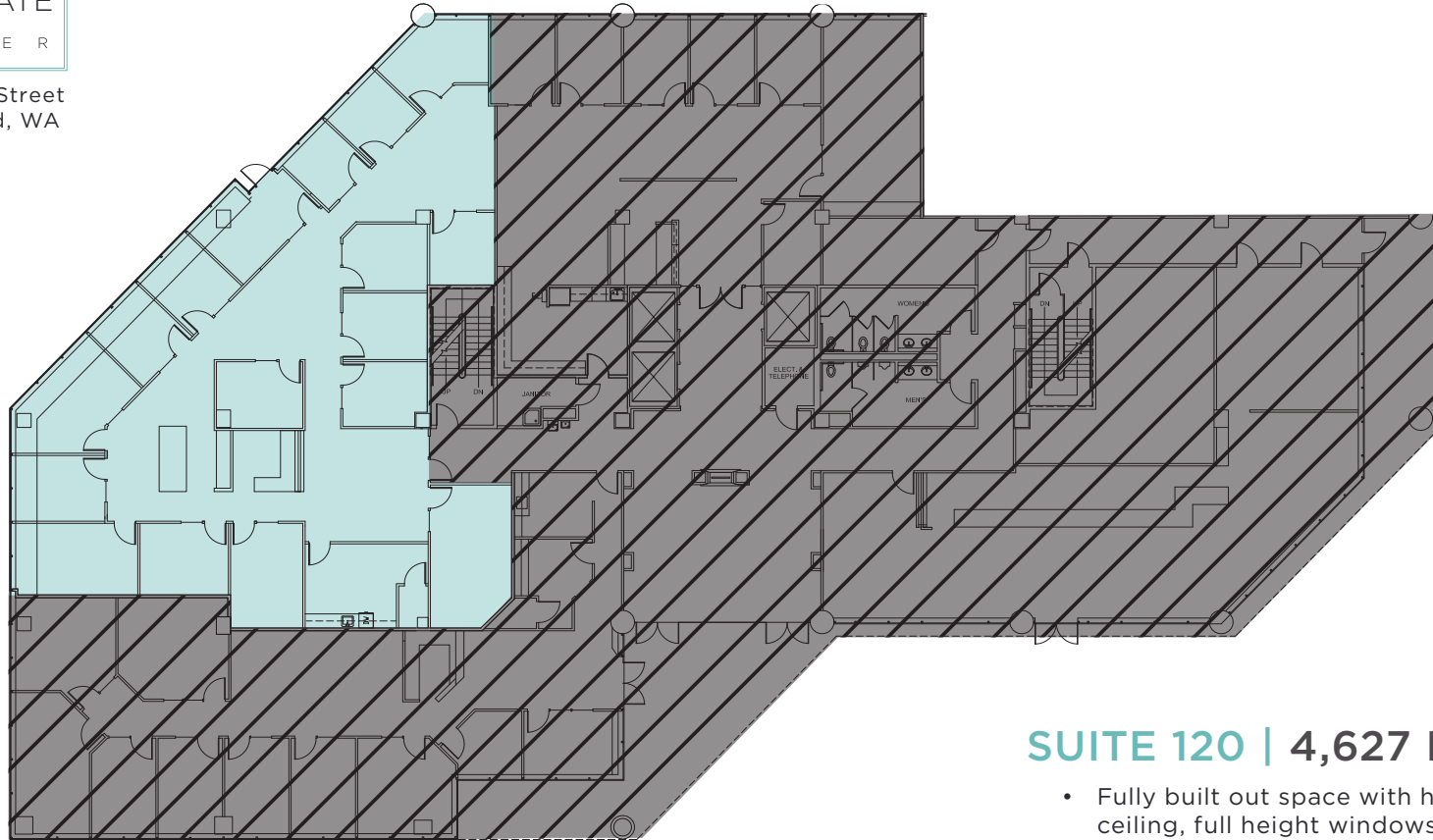


ISLAND

CORPORATE

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7525 SE 24th Street
Mercer Island, WA



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SUITE 120 | 4,627 RSF

- Fully built out space with high ceiling, full height windows, and building lobby exposure
- Sixteen (16) private offices
- Conference room
- Kitchen
- Reception area
- Available now

GRANT YERKE

(425) 646-5264

yerke@broderickgroup.com

COLIN TANIGAWA

(425) 274-4283

tanigawa@broderickgroup.com

SRO[®]

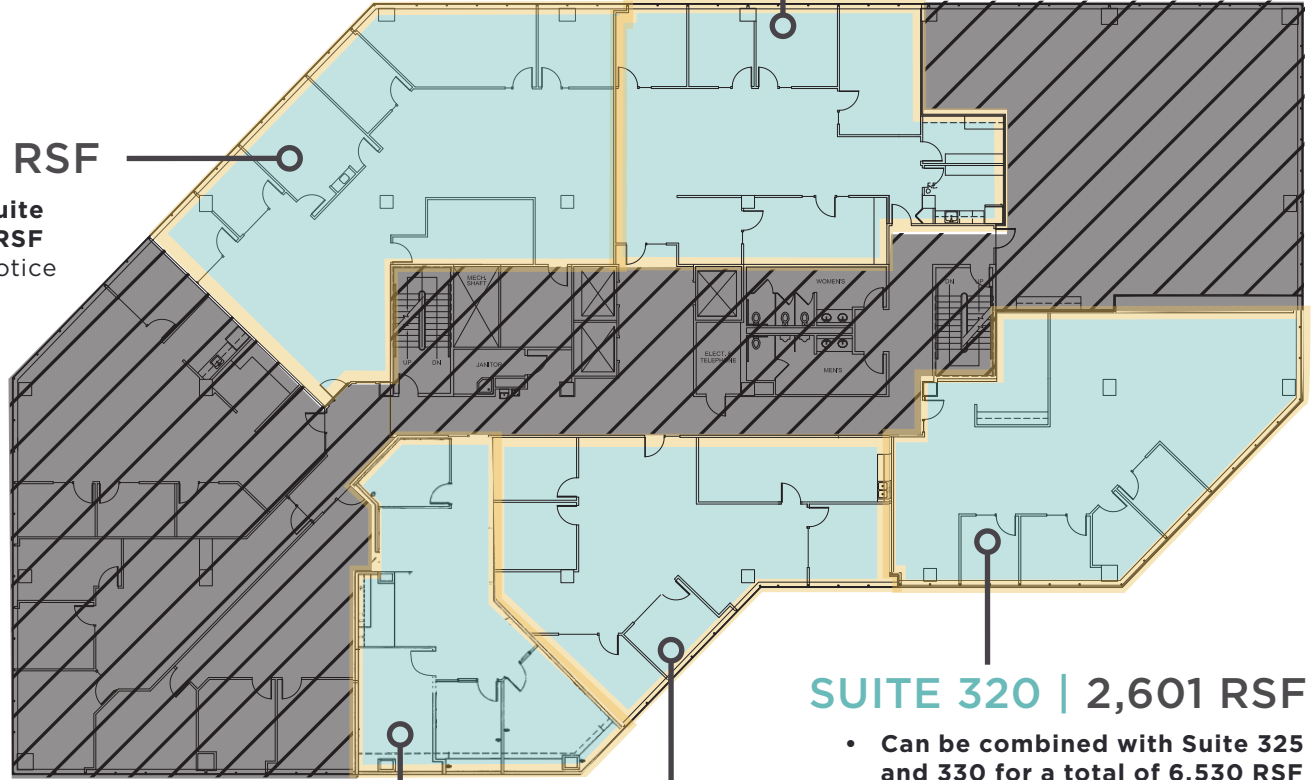
BRODERICK
GROUP

SUITE 350 | 2,516 RSF

- Can be combined with Suite 310 for a total of 6,045 RSF
- Available Now

SUITE 310 | 3,529 RSF

- Can be combined with Suite 350 for a total of 6,045 RSF
- Available with 30 days' notice



SUITE 320 | 2,601 RSF

- Can be combined with Suite 325 and 330 for a total of 6,530 RSF
- Available Now

SUITE 330 | 1,643 RSF

- Can be combined with Suite 325 for a total of 3,929 RSF
- Available Now

SUITE 325 | 2,286 RSF

- Can be combined with Suite 330 for a total of 3,929 RSF
- Available with 30 days' notice

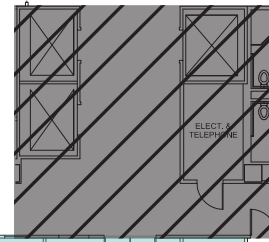
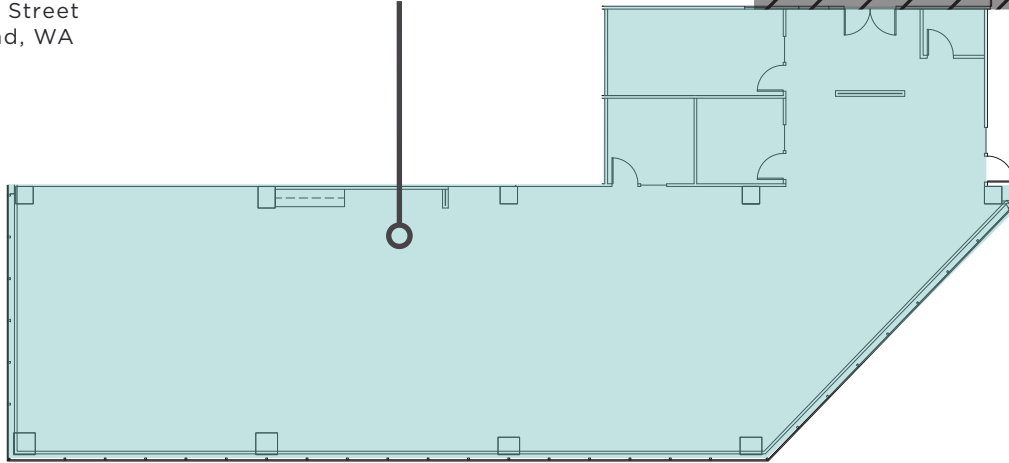
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ISLAND
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CENTER

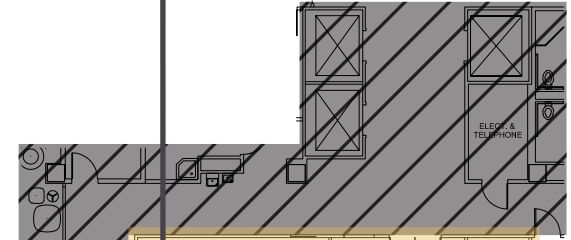
7525 SE 24th Street
Mercer Island, WA

SUITE 420 | 5,195 RSF

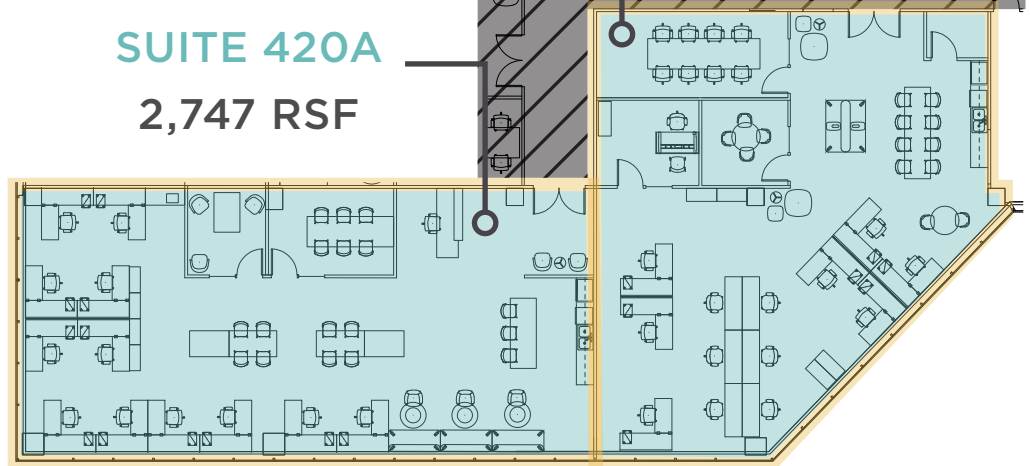
- As-is plan
- Ability to demise per below market ready plan
- Available Now



SUITE 420B
2,448 RSF



SUITE 420A
2,747 RSF



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**MARKET
READY PLAN**

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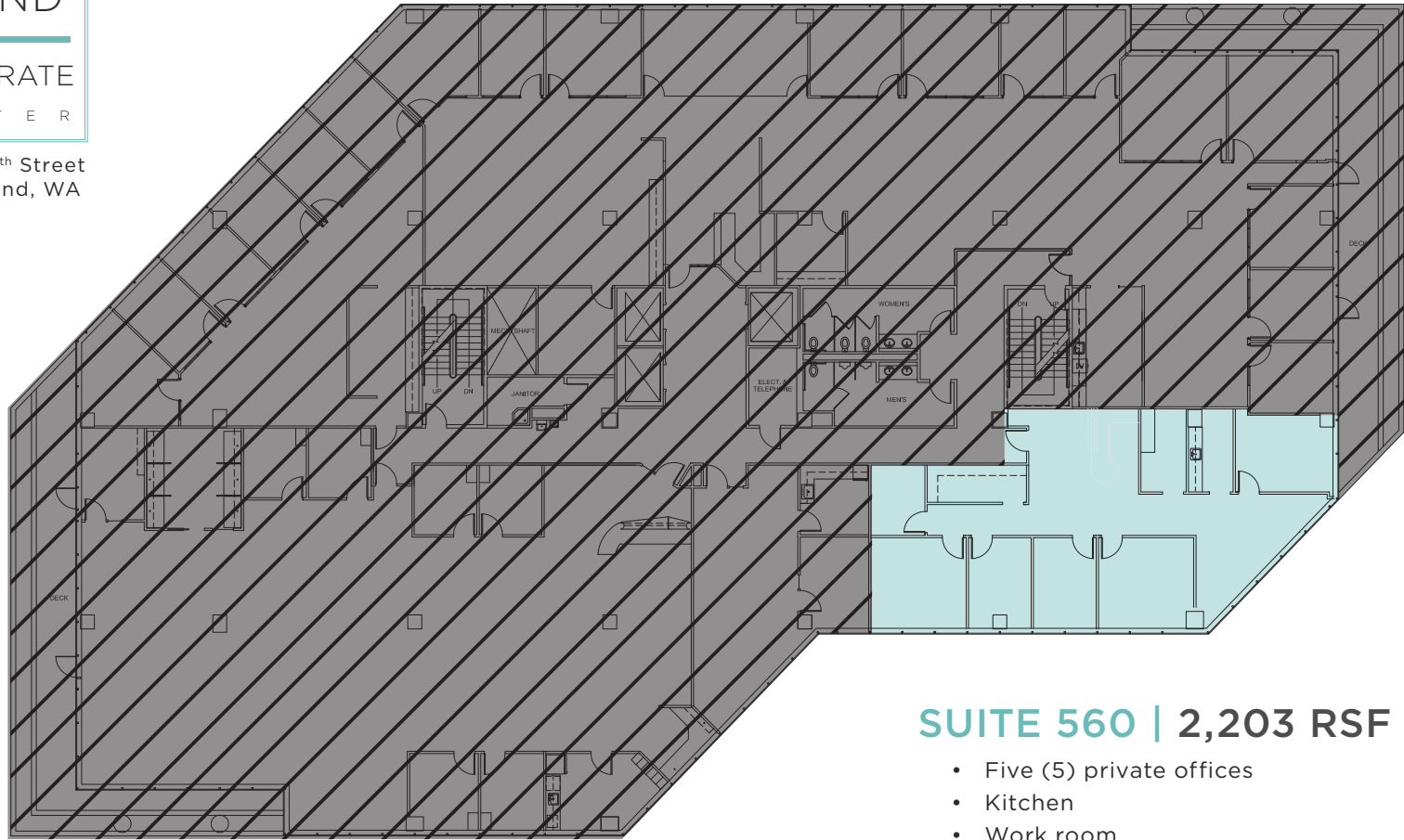
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ISLAND

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7525 SE 24th Street
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SUITE 560 | 2,203 RSF

- Five (5) private offices
- Kitchen
- Work room
- Storage
- Open work area
- Reception area
- Available Now

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