



Eastridge Corporate Center
The Morelli Family LLC



11811 & 11911 NE 1st St
Bellevue, WA 98005

EASTRIDGE
CORPORATE
CENTER



EASTRIDGE CORPORATE CENTER

BUILDING HIGHLIGHTS

MANAGEMENT / OWNERSHIP:

Locally owned and managed by
Eastridge Partners

LOAD FACTOR:

14%

PARKING:

3.8/1,000 RSF

Free Unreserved Surface

1.0/1,000 RSF

Paid Covered Garage Available
(Current rate is \$75.00 per stall
plus tax)

2025 EST. OPEX:

\$12.75 per RSF

INTERNET PROVIDERS:

Comcast and Lumen
(Fiber available for both)



EASTRIDGE CORPORATE CENTER

AVAILABILITIES

SUITE	SF	AVAILABLE
A102	1,172	Now
A201	3,006	Now
A306	2,407	July 2025
A311	2,905	Now
B202	2,550	Dec 2025
B205	1,895	Jan 2026
B206	5,688	Jan 2026
B207	644	Now
B305	1,804	Now

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.

EASTRIDGE CORPORATE CENTER

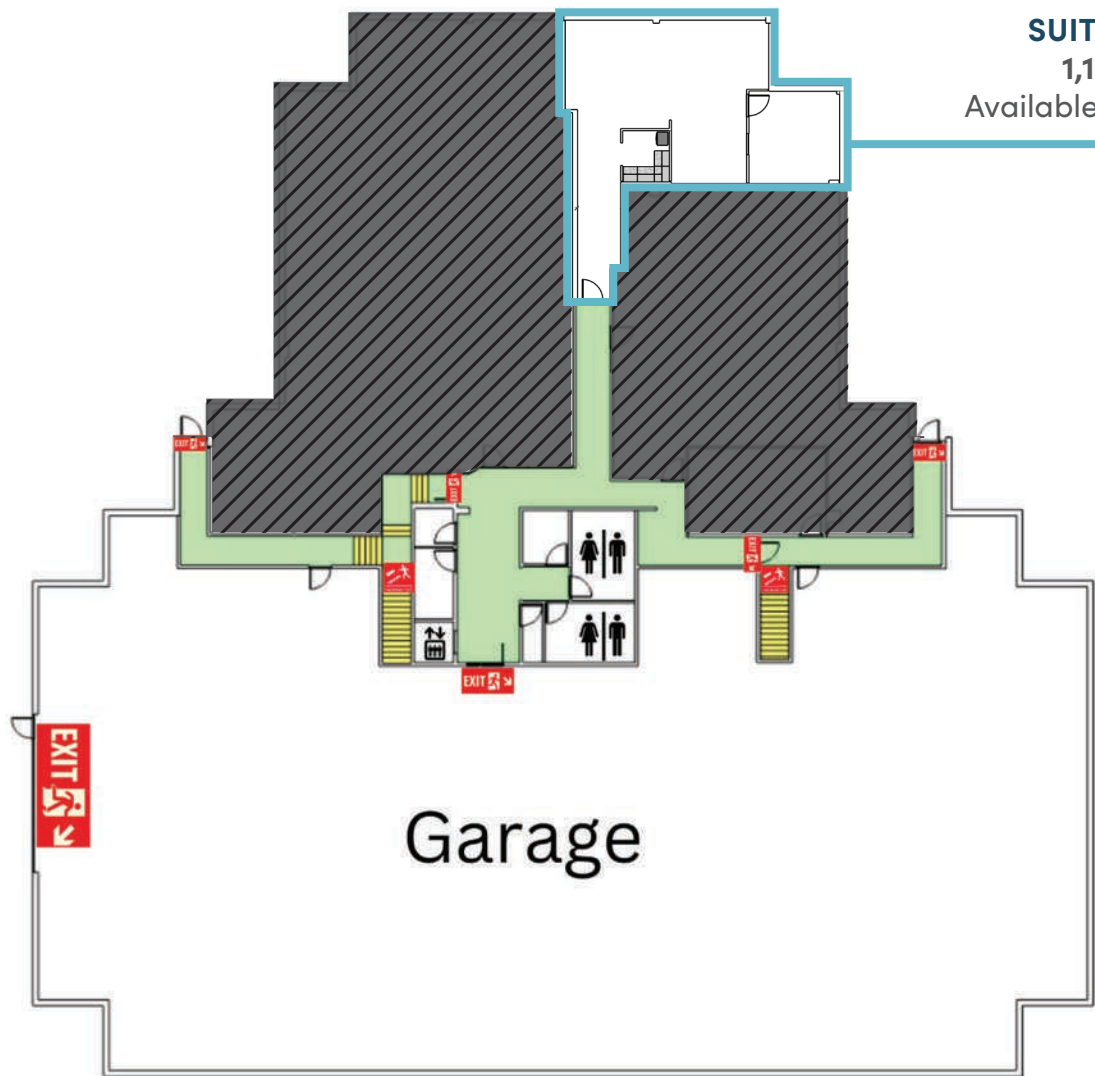
BUILDING A
11811 NE 1st St
Bellevue, WA 98005

COLIN TANIGAWA
425.274.4283
tanigawa@broderickgroup.com

BRODERICK
• GROUP •

BUILDING A FLOOR 1

SUITE 102
1,172 SF
Available Now



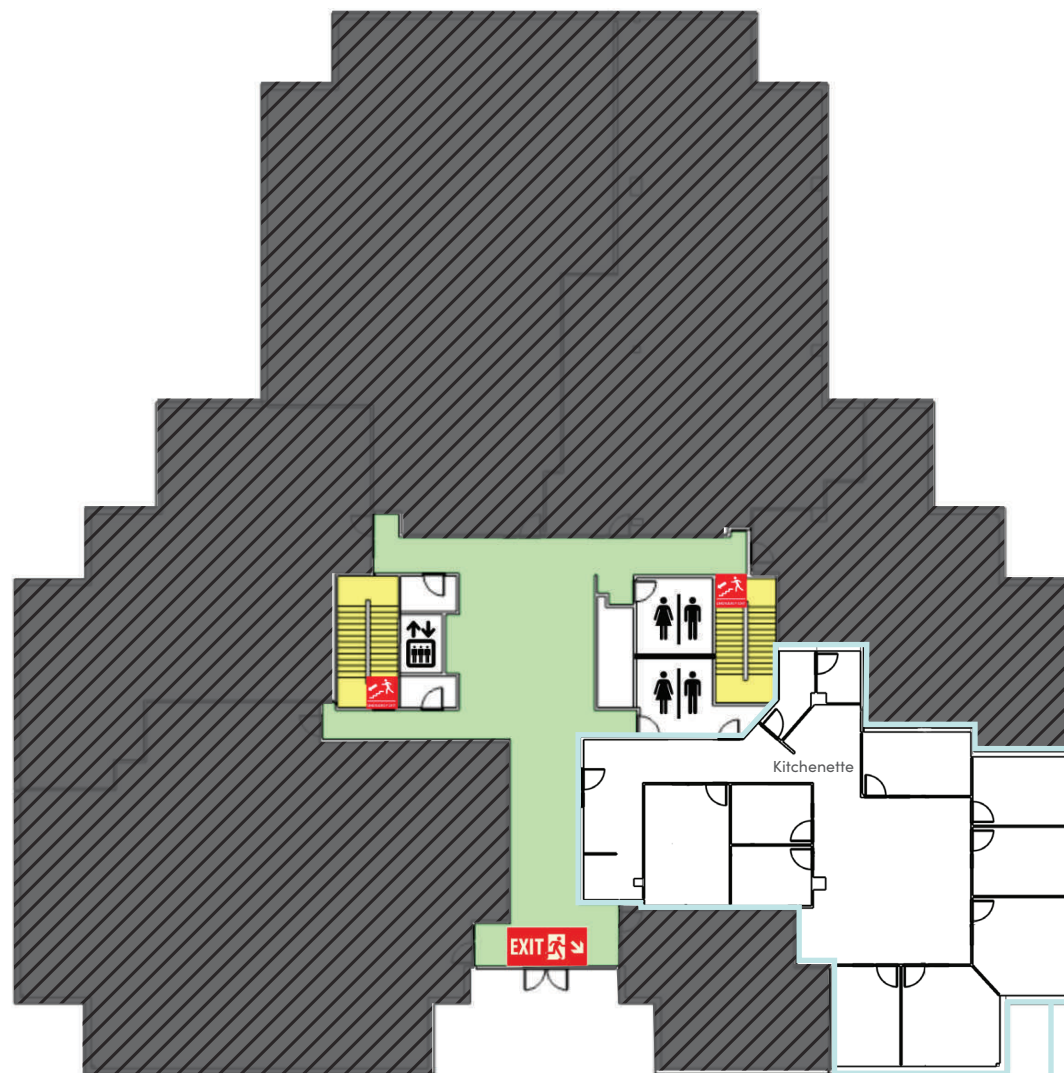
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BUILDING A FLOOR 2



SUITE 201
3,006 SF
Available Now



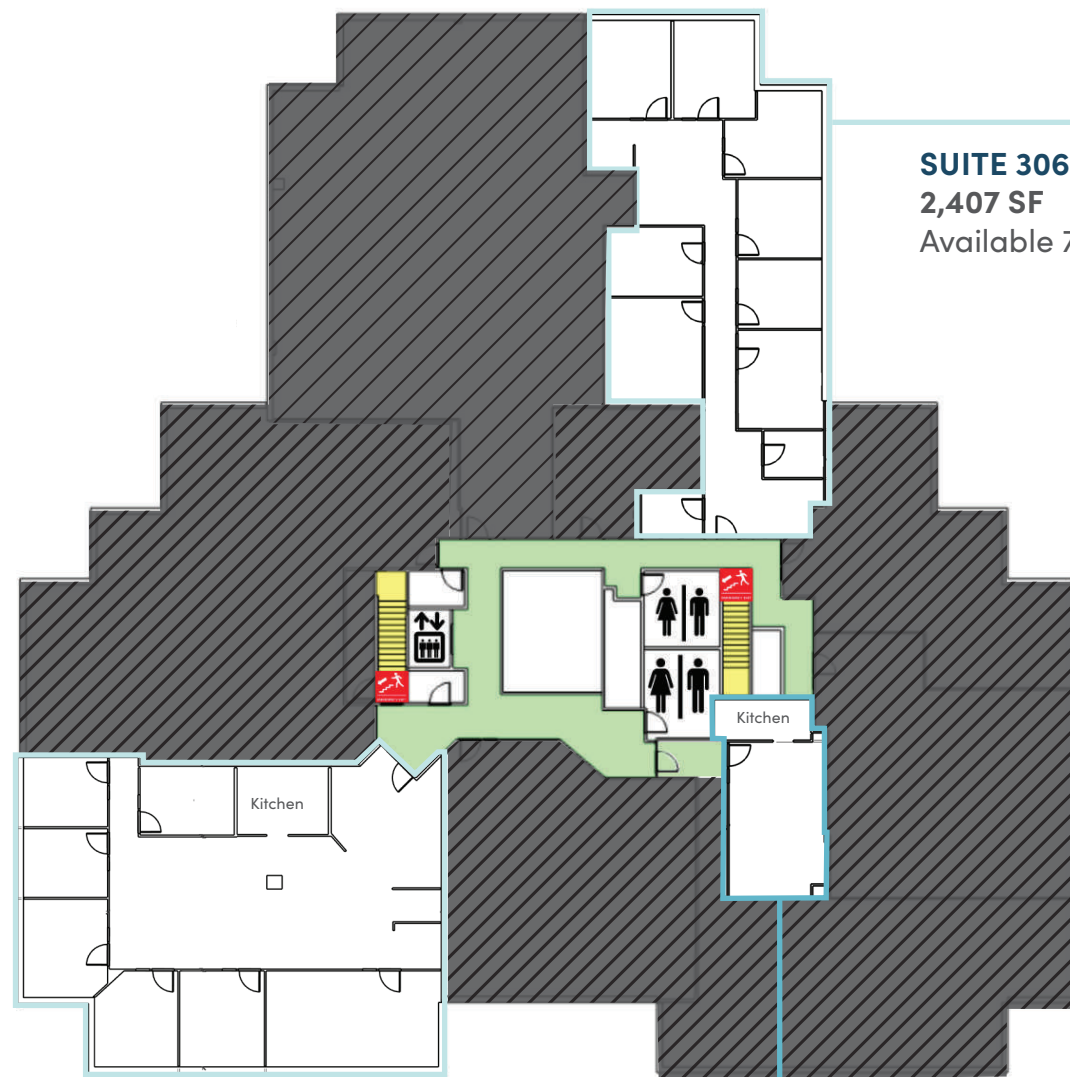
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BUILDING A
11811 NE 1st St
Bellevue, WA 98005

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BUILDING A FLOOR 3



SUITE 306
2,407 SF
Available 7/1/2025

SUITE 311
2,905 SF
Available Now

**PROJECT
CONFERENCE
ROOM**



EASTRIDGE CORPORATE CENTER

BUILDING B
11911 NE 1st St
Bellevue, WA 98005

COLIN TANIGAWA
425.274.4283
tanigawa@broderickgroup.com



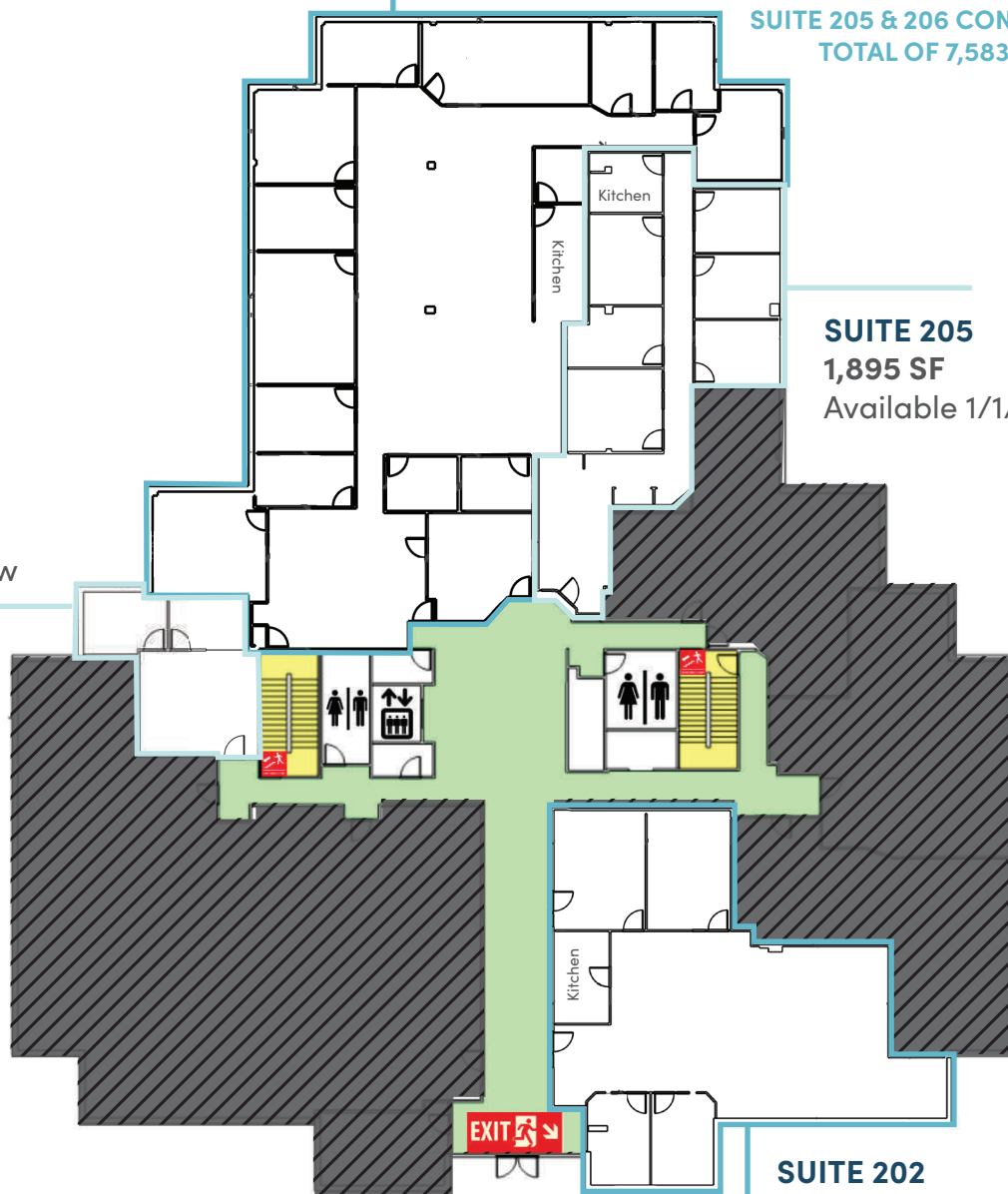
BUILDING B FLOOR 2

SUITE 206
5,688 SF
Available 1/1/2026

SUITE 205 & 206 CONTIGUOUS
TOTAL OF 7,583 RSF

SUITE 205
1,895 SF
Available 1/1/2026

SUITE 207
644 SF
Available Now



SUITE 202
2,550 SF
Available 12/1/2025

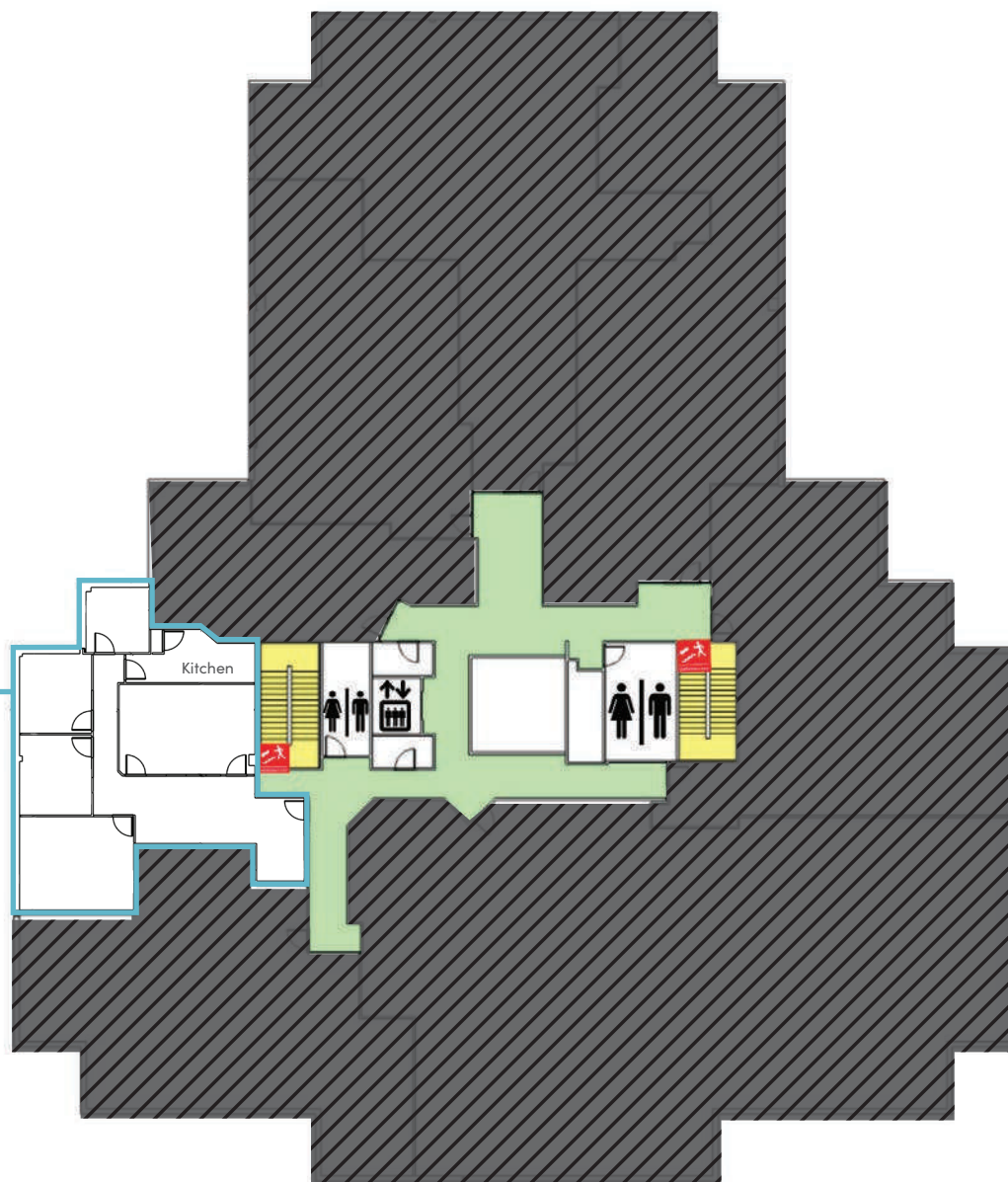


EASTRIDGE CORPORATE CENTER

BUILDING B
11911 NE 1st St
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BUILDING B FLOOR 3

SUITE 305
1,804 SF
Available Now



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NEARBY AMENITIES

1. Bellevue Botanical Garden
2. Starbucks
3. Kura Sushi
4. PCC Community Markets
5. Trader Joe's
6. Starbucks
7. Taco Del Mar
8. Paik's Noddle
9. Uwajimaya
10. Whole Foods

5 MINUTES
TO DOWNTOWN BELLEVUE

5 MINUTES
TO I-405 NORTH & SOUTH

**3 LIGHT RAIL
STOPS**
WITHIN 1/2 MILE



SERVICEABLE BY THE BELLHOP
[CLICK TO VIEW HOURS](#)

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