



TIMBER RIDGE

AT BELLEVUE

3005 112TH AVE NE | BELLEVUE, WA



For More Information Contact

NEWMARK

AMERICAN
ASSETS
TRUST 

Joe Lynch
Executive Managing Director
425.591.6256
joe.lynch@nrmk.com

Dan Harden
Senior Managing Director
425.766.2807
dan.harden@nrmk.com

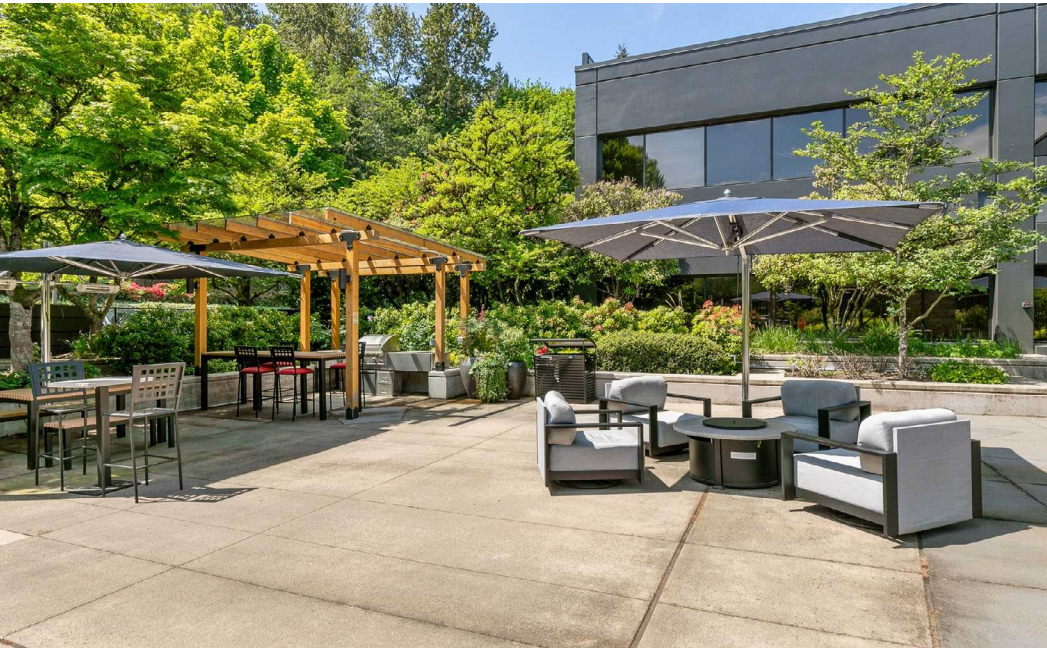
Building Information



Building SF	Four Buildings: 3001: 32,775 SF • 3005: 29,113 SF • 3009: 45,849 SF • 3015: 52,773 SF
Project SF	160,510 SF
Parking	3.25/1000 RSF including 1/1000 RSF covered reserved parking charged at \$75.00/stall/month
Security	Card reader access at main entry points. Security patrol 7 days per week
Communication	Varies by Building: Frontier, Verizon, Level 3, Zayos, Comcast and Century Link (Fiber Available)
Electrical	Pad mounted transformers which provide 277/480, three phase power
Building Hours	7:00 am to 6:00 pm Monday–Friday (24/7 access)
Fitness Center	Brand new state of the art fitness facility with showers and locker facilities.
Location	Prime Bellevue location with easy access to Seattle, downtown Bellevue and Redmond via SR520
Ownership	American Assets Trust

Communal Courtyard

Discover our communal courtyard, complete with essential amenities for your pleasure. Unwind at the BBQ area, engage in friendly ping pong matches, or seek solace in our meeting spaces. Plus, enjoy convenient access to breakfast and lunch options at our on-site full-service deli, operated by Poppinjay's Cafe.

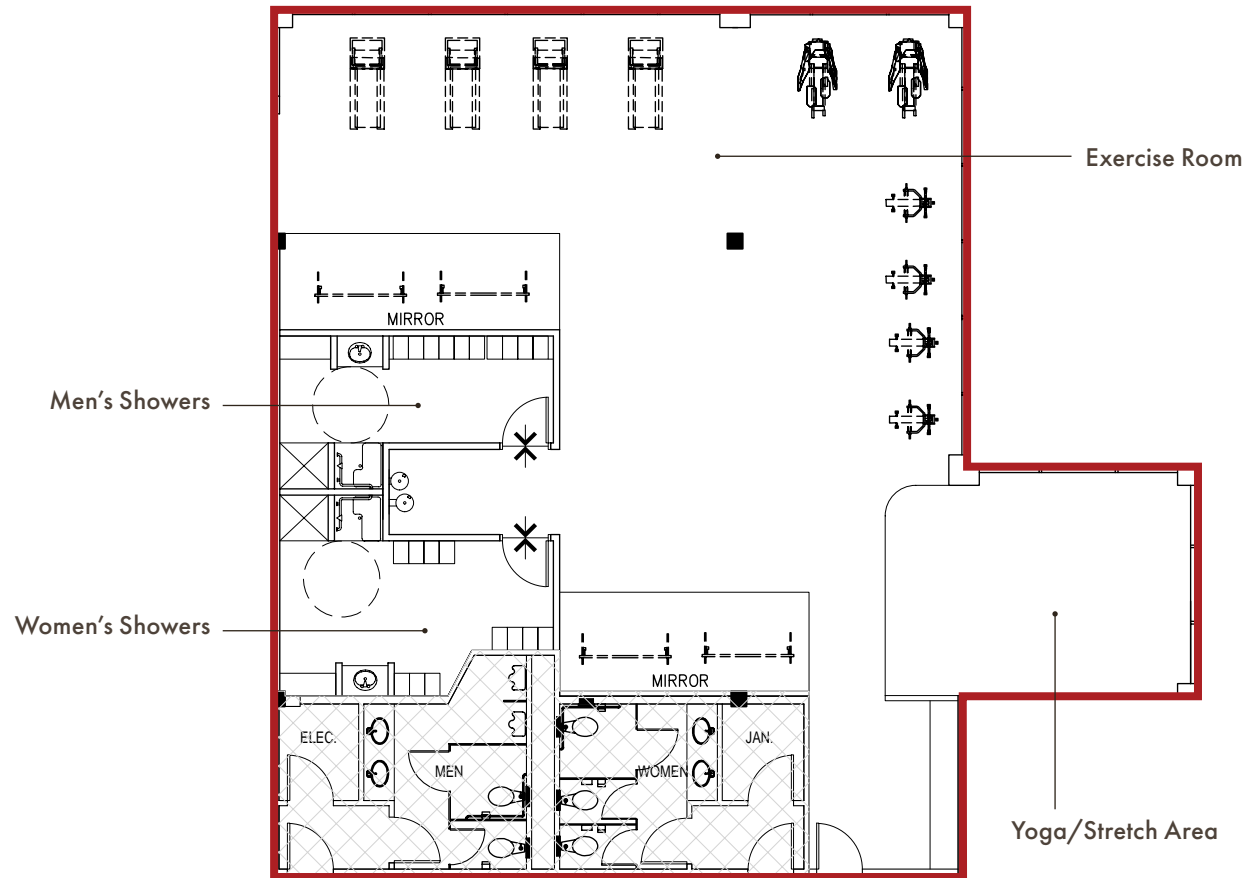


Fitness Center

State of the art, brand new fitness center opened Summer 2025, located in the 3005 Building

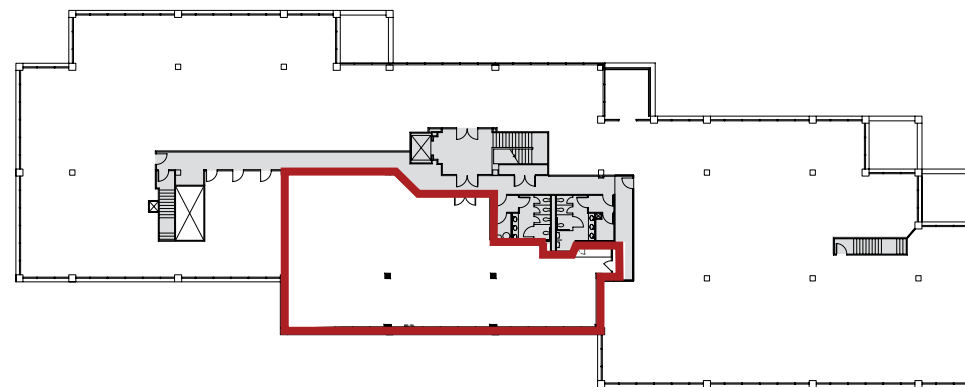


 VIRTUAL TOUR FITNESS

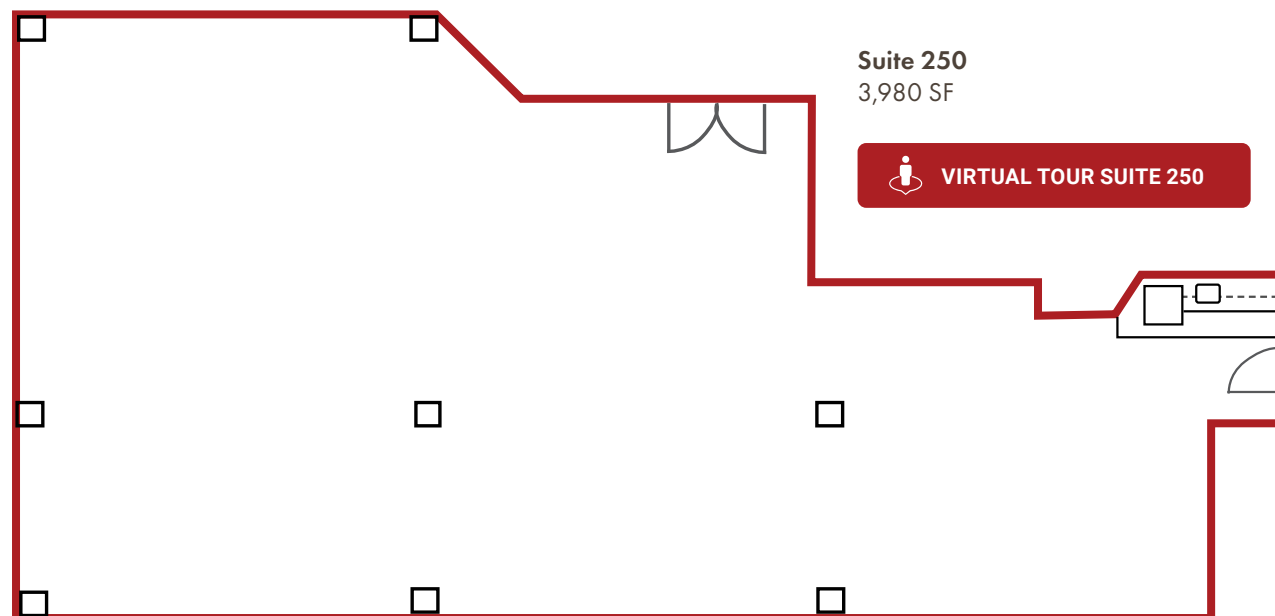


Building 3009

Suite 250
3,980 SF
Available Now



AS-BUILT PLAN

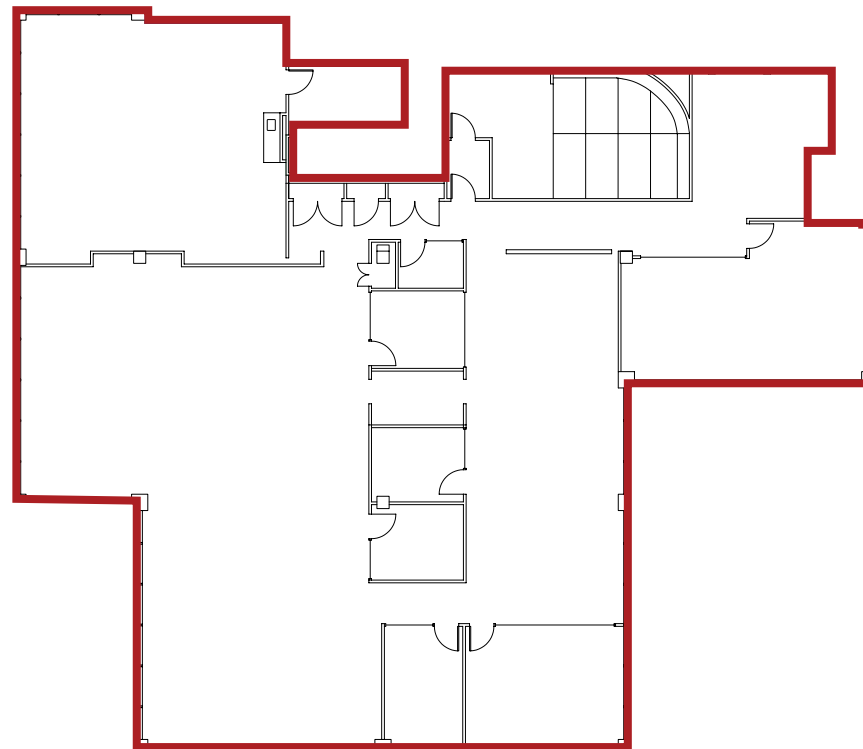
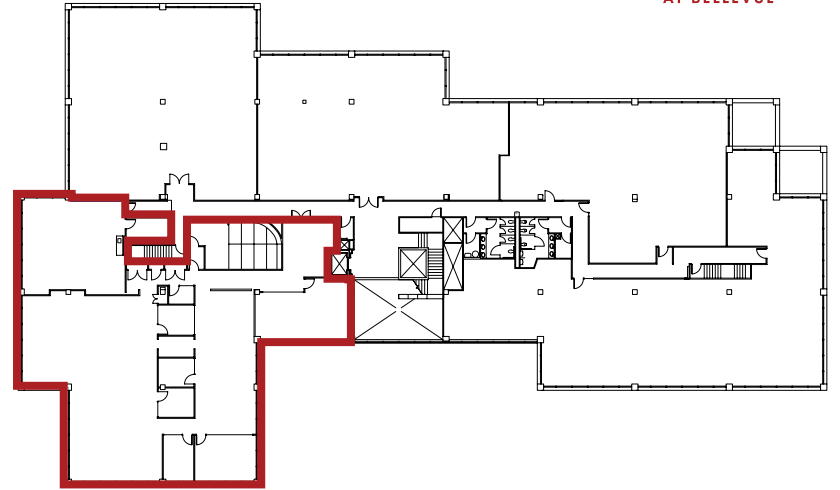


Building 3015

Suite 200
8,431 SF
Available March 2027

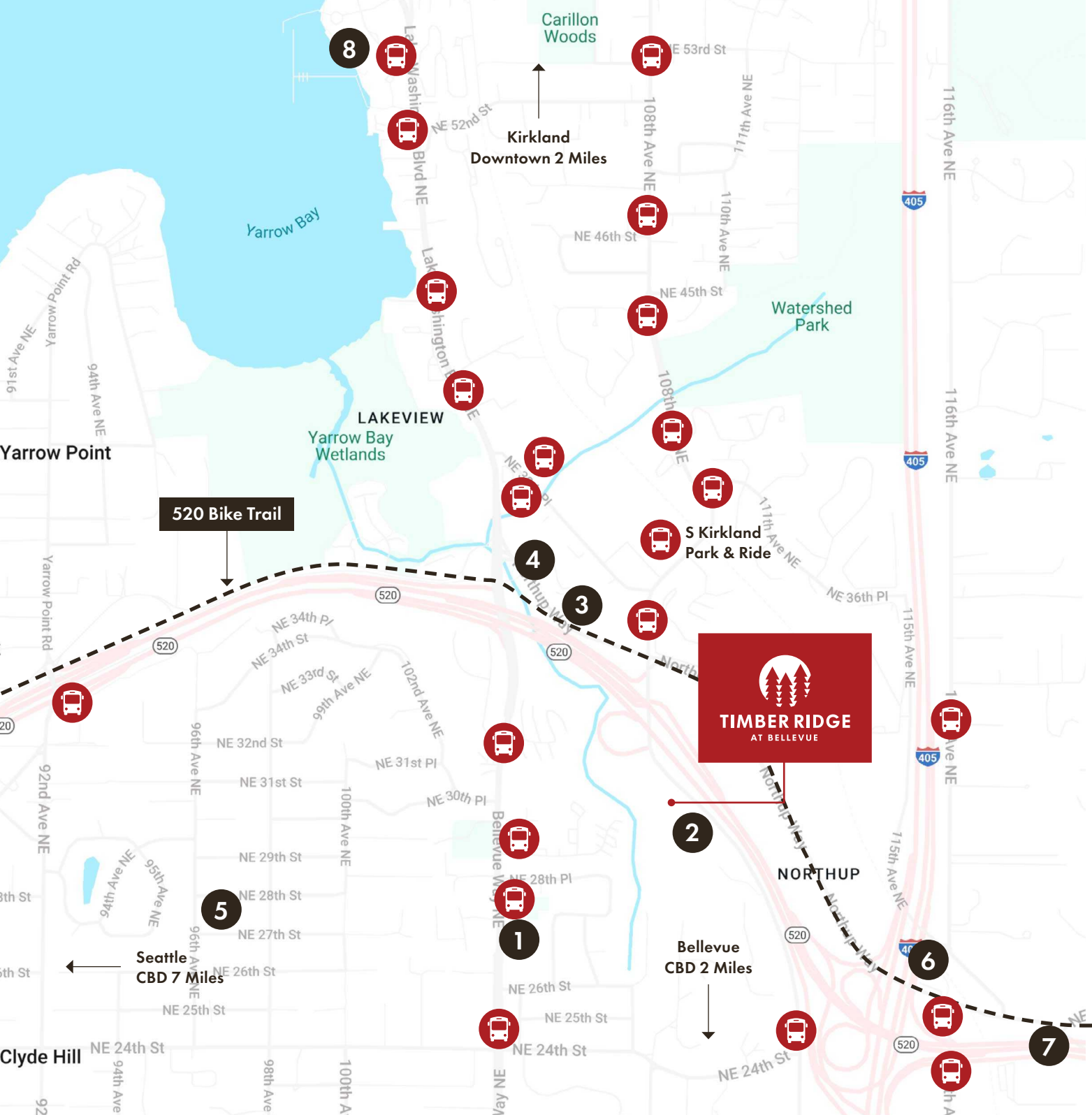


TIMBER RIDGE
AT BELLEVUE



Suite 200
8,431 SF





Restaurants

1. Starbucks
- Sushi in Joy
- Tuscan Stone Pizza
2. Poppinjay's - A Cafe
3. Burgermaster
4. Kitchen + Market
5. Courage House
6. Dixie's BBQ
7. Mercury Coffee
8. Como
- El Encanto
- Le Grand Bistro Americain
- Starbucks



Transit



TIMBER RIDGE

AT BELLEVUE

Joe Lynch

Executive Managing Director
425.591.6256
joe.lynch@nrmk.com

Dan Harden

Senior Managing Director
425.766.2807
dan.harden@nrmk.com

NEWMARK

AMERICAN
ASSETS
TRUST 

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 8321616039 • 01/2026