

# KENYON CENTER

BRODERICK  
· GROUP ·

3326 160TH AVE SE | BELLEVUE, WA

FLEXIBLE LEASE TERMS  
OF 1-5 YEARS AVAILABLE

CLASS "A" I-90 OFFICE SPACE AVAILABLE FOR LEASE

# KENYON CENTER

3326 160TH AVE SE | BELLEVUE, WA

FLOOR / SUITE	SIZE	AVAIL. DATE	COMMENTS
<a href="#"><u>1 / 160</u></a>	1,543	Now	<ul style="list-style-type: none"> <li>• Directly off the main lobby of the building</li> <li>• Efficient small suite with open office and two private offices or huddle rooms</li> <li>• Flexible lease terms available</li> </ul>
<a href="#"><u>2 / 200</u></a>	15,167	Now	<ul style="list-style-type: none"> <li>• <b>Can be leased with Suite 300 for a cumulative 29,990 RSF</b></li> <li>• Reception off of elevator lobby, two large training rooms, mix of open space, private offices, conference rooms and kitchenette</li> </ul>
<a href="#"><u>2 / 210</u></a>	1,623	Now	<ul style="list-style-type: none"> <li>• Four private offices, open work space, reception and kitchenette</li> </ul>
<a href="#"><u>2 / 215</u></a>	2,688	30 Days' Notice	<ul style="list-style-type: none"> <li>• <b>Can be leased with Suite 220 for a cumulative 5,764 RSF</b></li> <li>• Heavily built out suite with reception, 6 private offices, IT closet and kitchenette</li> </ul>
<a href="#"><u>2 / 220</u></a>	3,076	60 Days' Notice	<ul style="list-style-type: none"> <li>• <b>Can be leased with Suite 215 for a cumulative 5,764 RSF</b></li> <li>• Efficient mix of open work space and offices with three conference rooms and kitchenette</li> </ul>
<a href="#"><u>3 / 300</u></a>	14,823	Now	<ul style="list-style-type: none"> <li>• <b>Can be leased with Suite 200 for a cumulative 29,990 RSF</b></li> <li>• Reception off of elevator lobby</li> <li>• Perimeter private offices and conference rooms with interior open work space</li> <li>• Refreshed kitchenette and break area</li> <li>• Large training room</li> </ul>
<a href="#"><u>3 / 305</u></a>	4,257	Now	<ul style="list-style-type: none"> <li>• <b>Can be leased with Suite 300 for a cumulative 19,080 RSF</b></li> <li>• Mix of open work area, one large conference room, two small huddle rooms, three interior private offices and kitchenette</li> <li>• Plentiful natural light along the window line</li> <li>• <a href="#"><u>Click here to view Virtual Tour</u></a></li> </ul>

## PROPERTY HIGHLIGHTS



Abundant parking (4.41/1,000 USF), including covered stalls



Building signage available facing I-90



Unmatched I-90 freeway visibility and access



New HVAC system



Efficient operating expenses



EAST TO  
ISSAQUAH

WEST TO  
SEATTLE

KENYON CENTER

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## VIRTUAL TOURS

▶ BUILDING LOBBY

▶ BUILDING CONFERENCE

▶ MEN'S LOCKER ROOM

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*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 INFORMATION

<b>Location:</b>	3326 160 <sup>th</sup> Avenue SE, Bellevue, Washington 98008
<b>Building Square Footage:</b>	± 90,000 RSF (4 floors)
<b>Year Built:</b>	1986
<b>Rental Rate:</b>	Inquire with Broker
<b>Operating Expenses:</b>	\$10.50/RSF (est. for 2025)
<b>Load Factor:</b>	9.7% - single-tenant floor; 13.5% - multi-tenant floor
<b>Freeway Access:</b>	<ul style="list-style-type: none"><li>• Kenyon Center offers the most convenient I-90 access possible</li><li>• Immediate access outside the entrance to the project through three-way interchange at 161<sup>st</sup> Avenue SE</li><li>• Additionally, the 156<sup>th</sup> Avenue NE and 148<sup>th</sup> Avenue NE interchanges can also be utilized to access I-90/Kenyon Center</li></ul>
<b>Drive Times:</b>	Downtown Bellevue: 6 minutes Downtown Seattle: 12 minutes Downtown Issaquah: 7 minutes Sea-Tac Airport: 19 minutes
<b>Parking:</b>	<ul style="list-style-type: none"><li>• 4.41 stalls per 1,000 USF Total</li><li>• 0.6/1,000 USF covered and secured</li></ul>
<b>Views:</b>	Yes - Cascade Mountain and Lake Sammamish views
<b>Area Amenities:</b>	Jogging/walking trails throughout area, park across the street, two retail complexes and restaurants, Embassy Suites and athletic club nearby
<b>Fiber Optic Capability:</b>	Yes - multiple fiber providers on the street (160 <sup>th</sup> Avenue SE)
<b>Elevators:</b>	Three (3) elevators with direct access from parking garage to all four (4) floors
<b>Ownership/Management:</b>	Pilchuck Development LLC Broderick Group   broderickgroup.com
<b>Exclusive Leasing Agents:</b>	Paul Jerue - 425.646.5223 - jerue@broderickgroup.com Eric Haehl - 425.646.5266 - haehl@broderickgroup.com

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For more information or to  
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**PAUL JERUE**

425.646.5223

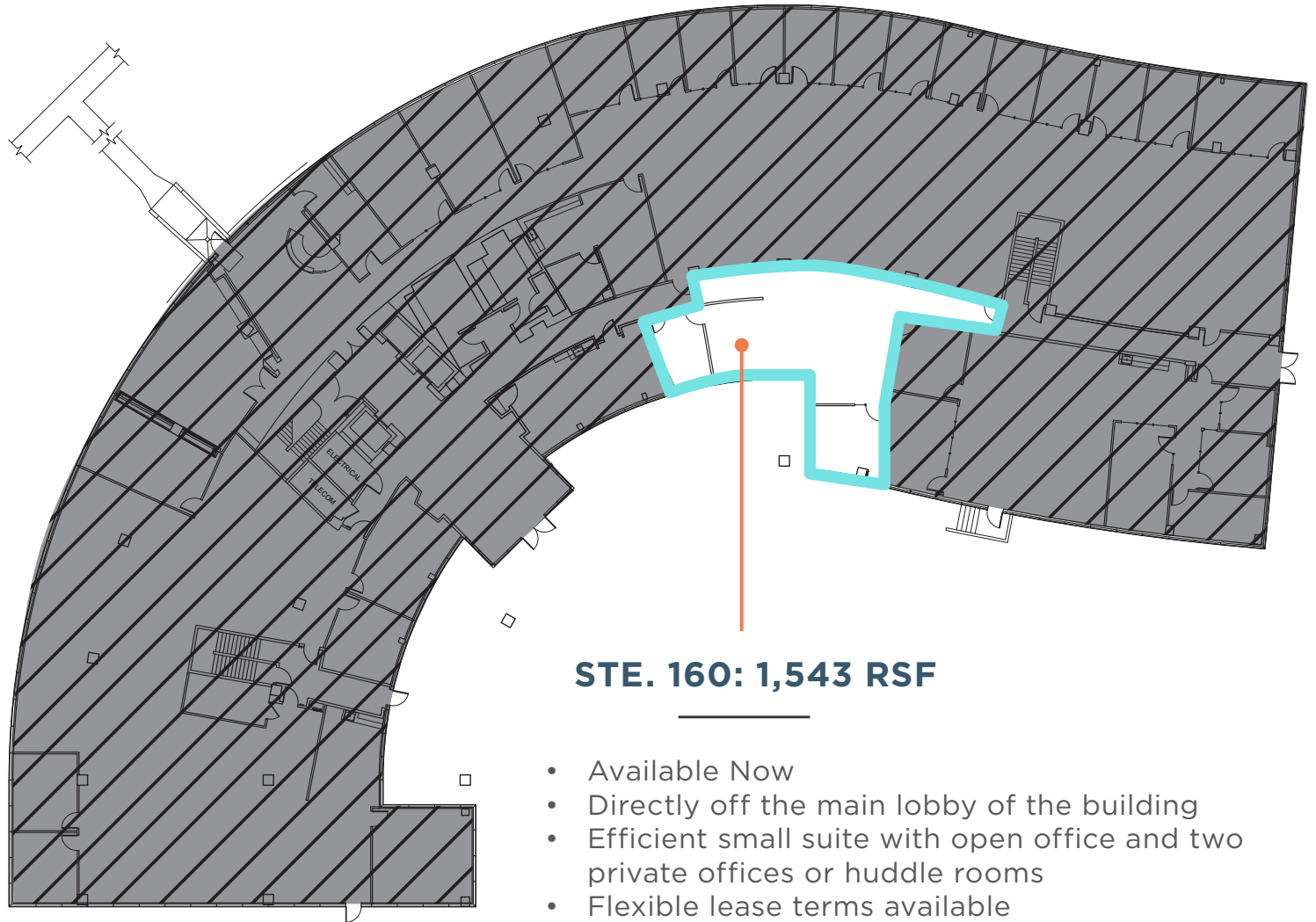
[jerue@broderickgroup.com](mailto:jerue@broderickgroup.com)

**ERIC HAEHL**

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[haehl@broderickgroup.com](mailto:haehl@broderickgroup.com)

## 1ST FLOOR



### STE. 160: 1,543 RSF

- Available Now
- Directly off the main lobby of the building
- Efficient small suite with open office and two private offices or huddle rooms
- Flexible lease terms available

**BACK TO AVAILABLE SPACES**

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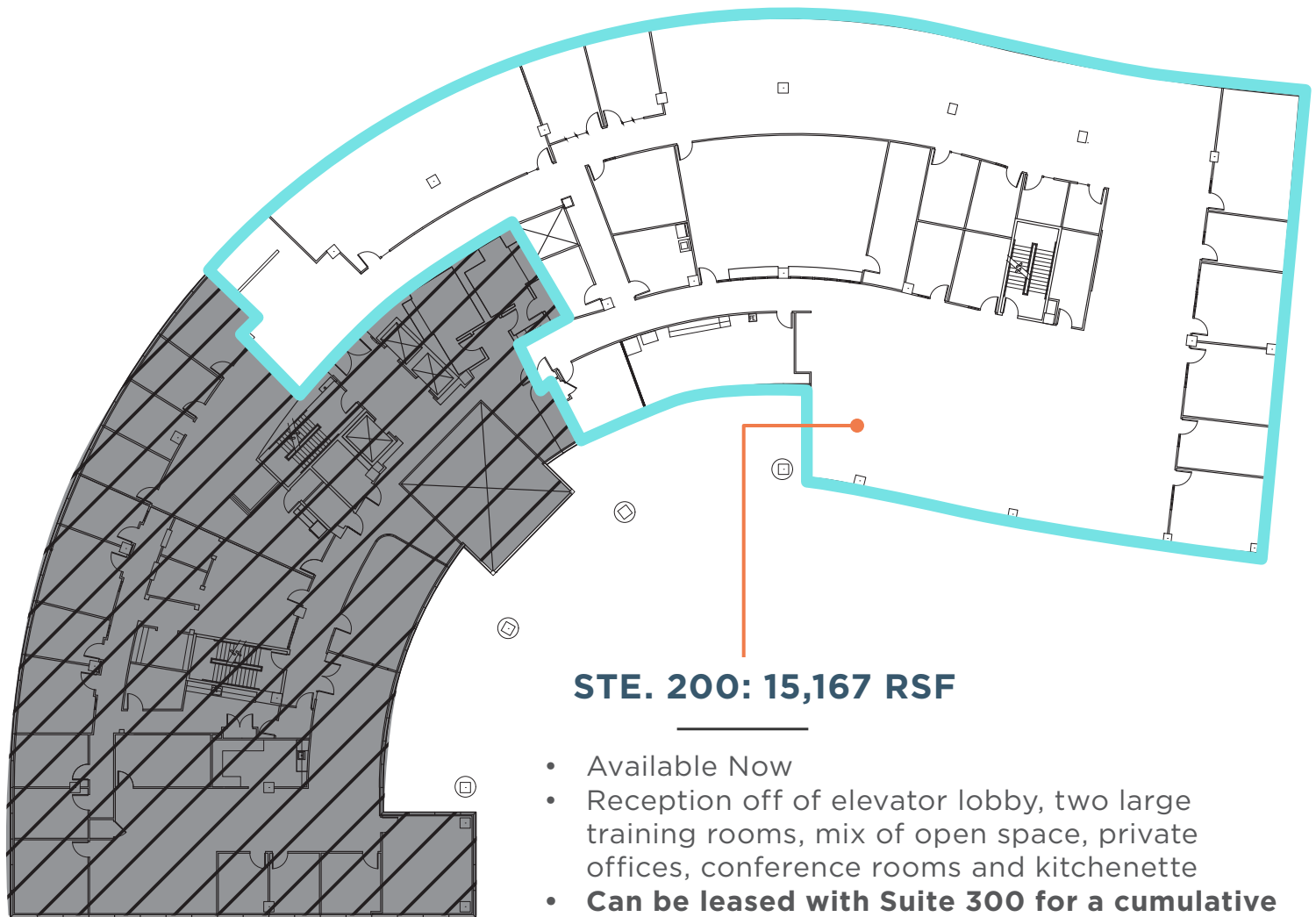
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## 2ND FLOOR



### STE. 200: 15,167 RSF

- Available Now
- Reception off of elevator lobby, two large training rooms, mix of open space, private offices, conference rooms and kitchenette
- **Can be leased with Suite 300 for a cumulative 29,990 RSF**

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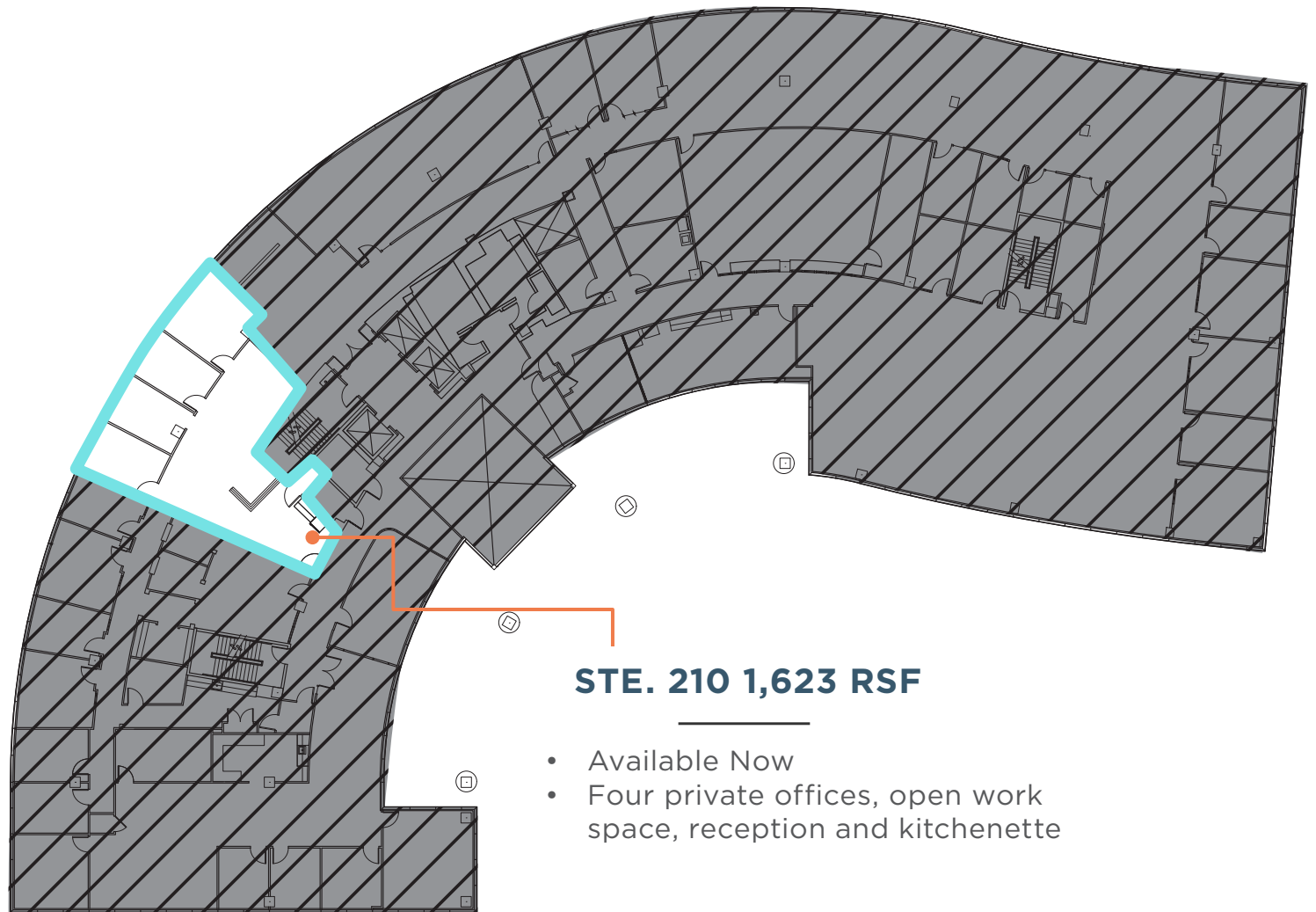
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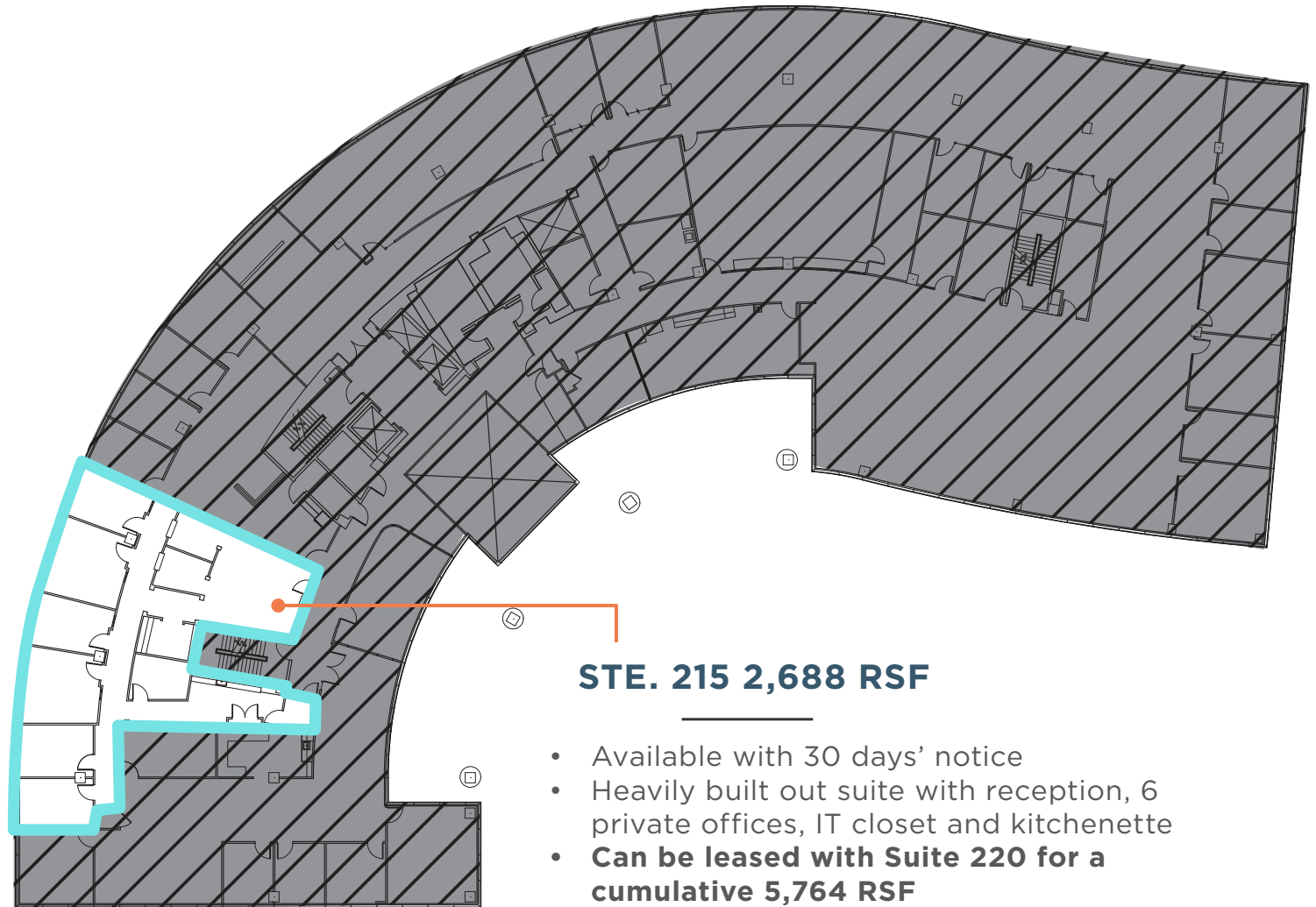
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## 2ND FLOOR



### STE. 215 2,688 RSF

- Available with 30 days' notice
- Heavily built out suite with reception, 6 private offices, IT closet and kitchenette
- **Can be leased with Suite 220 for a cumulative 5,764 RSF**

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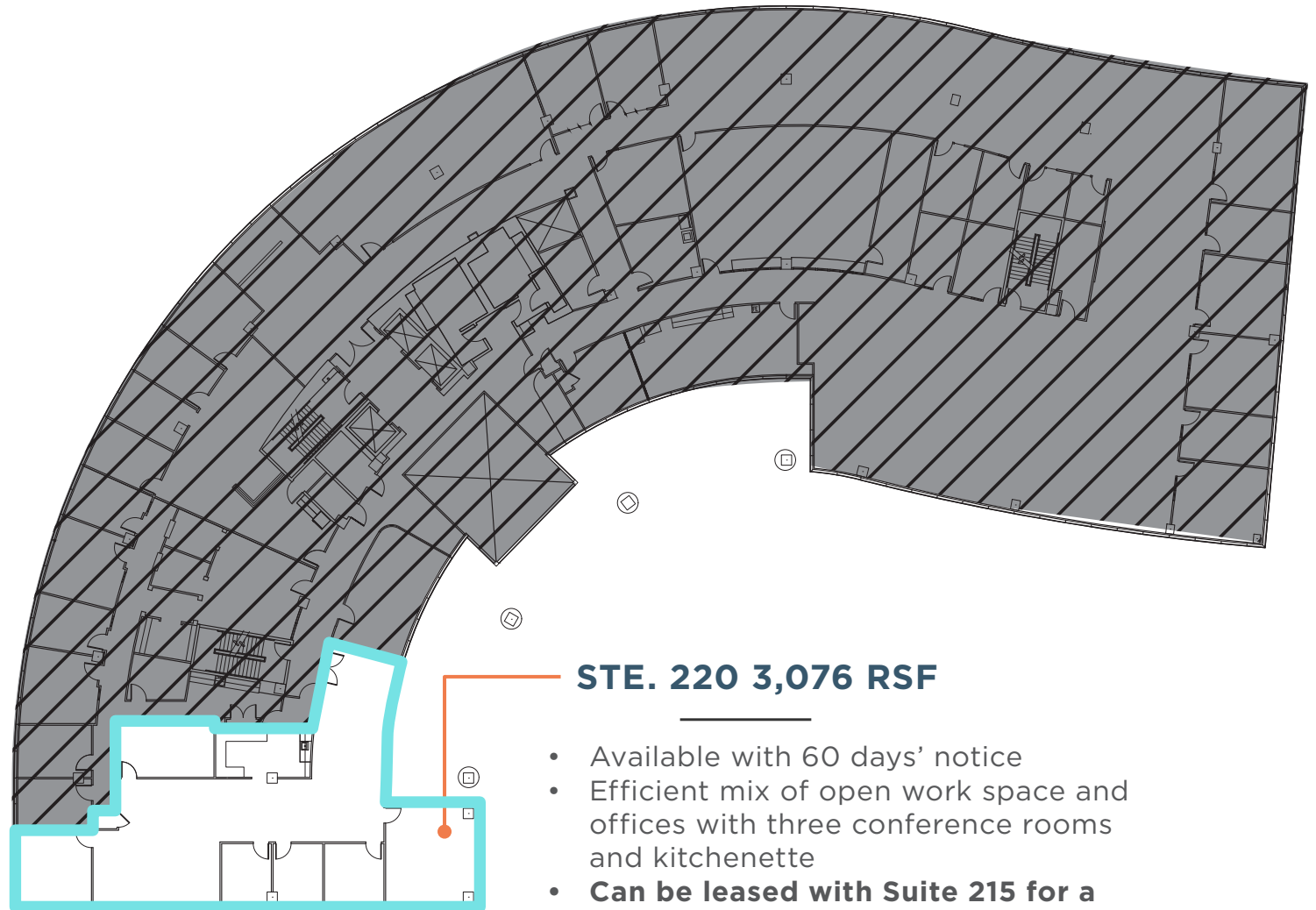
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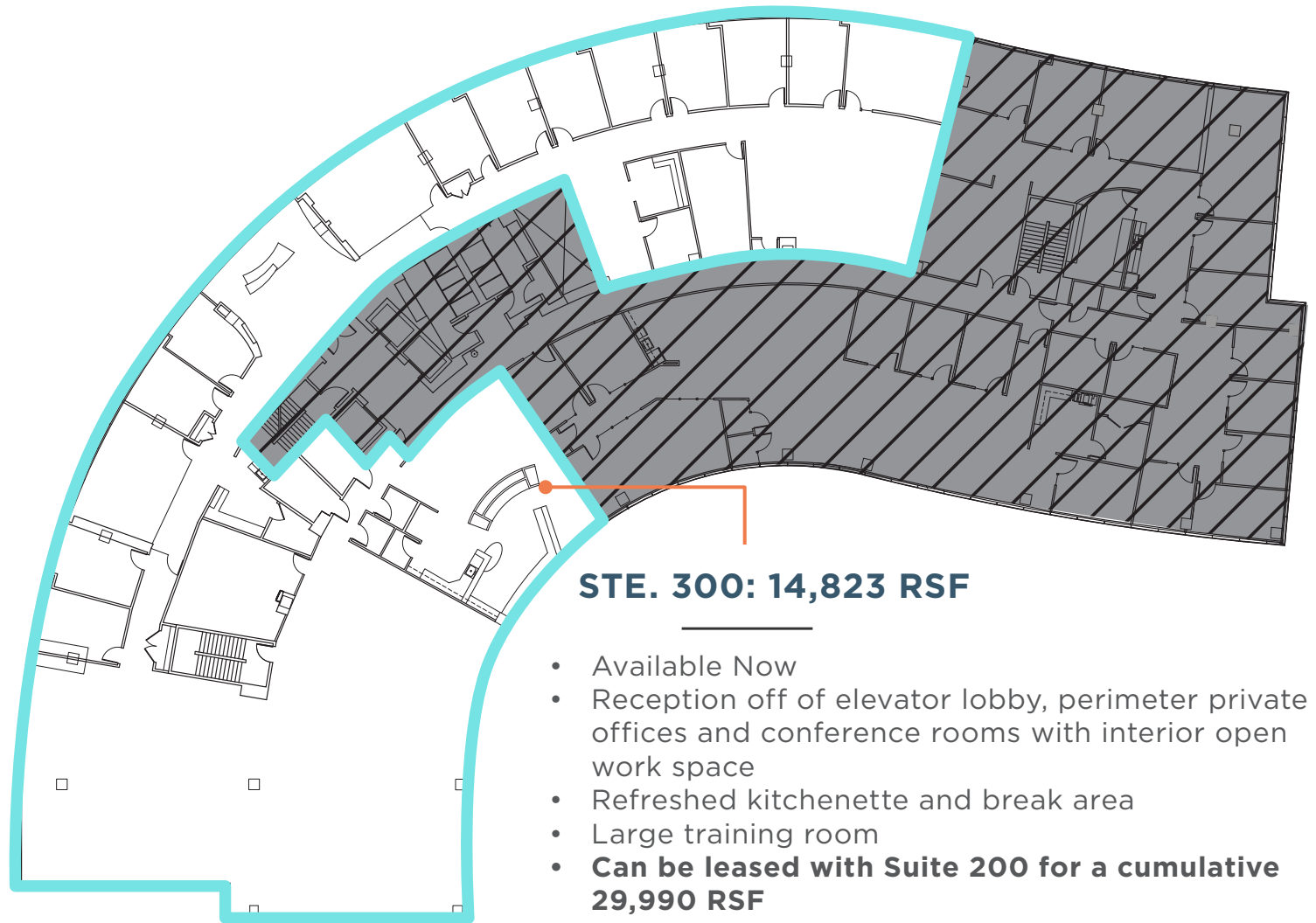
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## 3RD FLOOR



### STE. 300: 14,823 RSF

- Available Now
- Reception off of elevator lobby, perimeter private offices and conference rooms with interior open work space
- Refreshed kitchenette and break area
- Large training room
- **Can be leased with Suite 200 for a cumulative 29,990 RSF**
- **Can be leased with Suite 305 for a cumulative 19,080 RSF**

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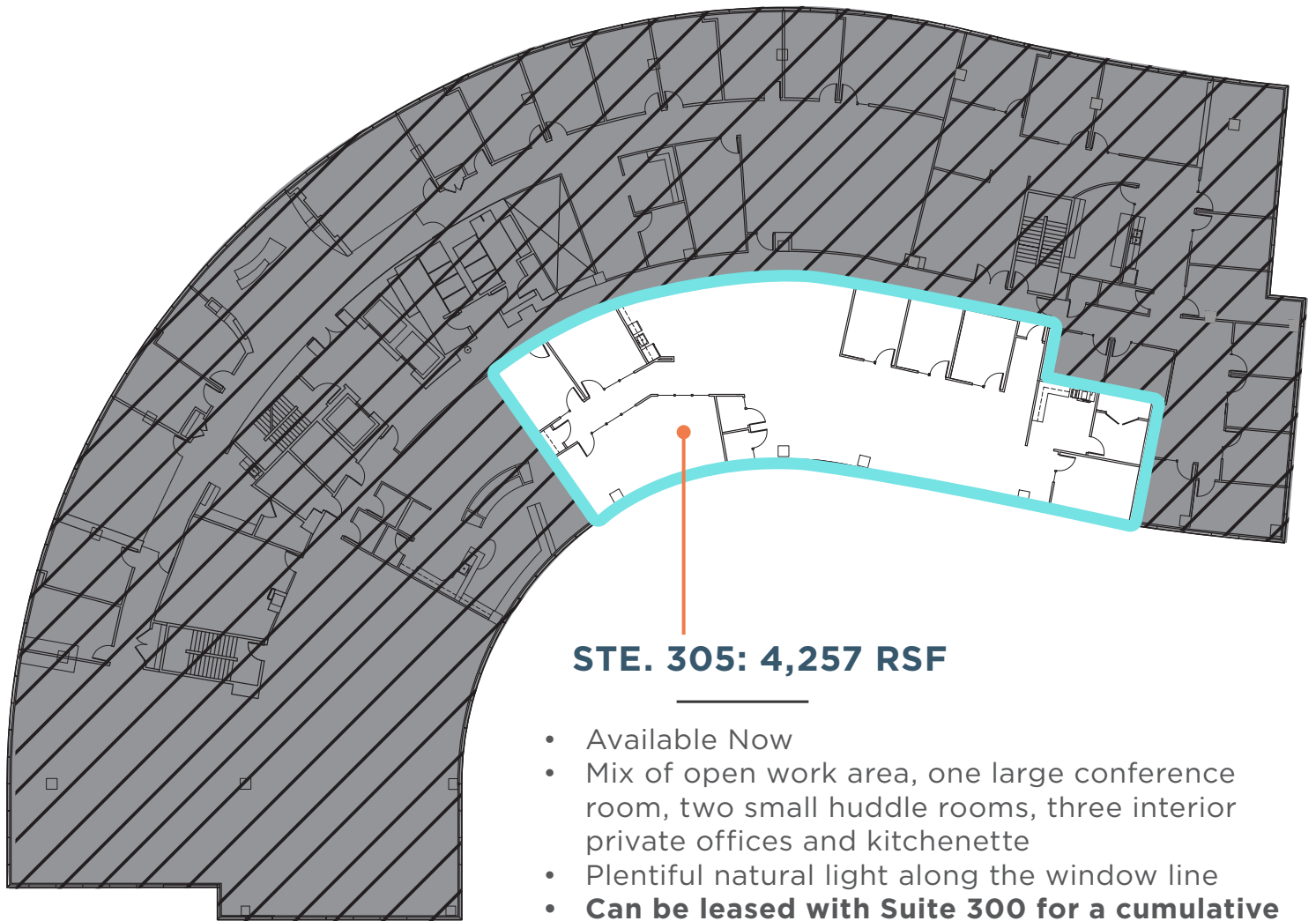
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 VIRTUAL TOUR

3RD FLOOR



## STE. 305: 4,257 RSF

- Available Now
- Mix of open work area, one large conference room, two small huddle rooms, three interior private offices and kitchenette
- Plentiful natural light along the window line
- **Can be leased with Suite 300 for a cumulative 19,080 RSF**

[BACK TO AVAILABLE SPACES](#)