

# ROOT Sports Building

3626 156TH AVE SE  
BELLEVUE / WA



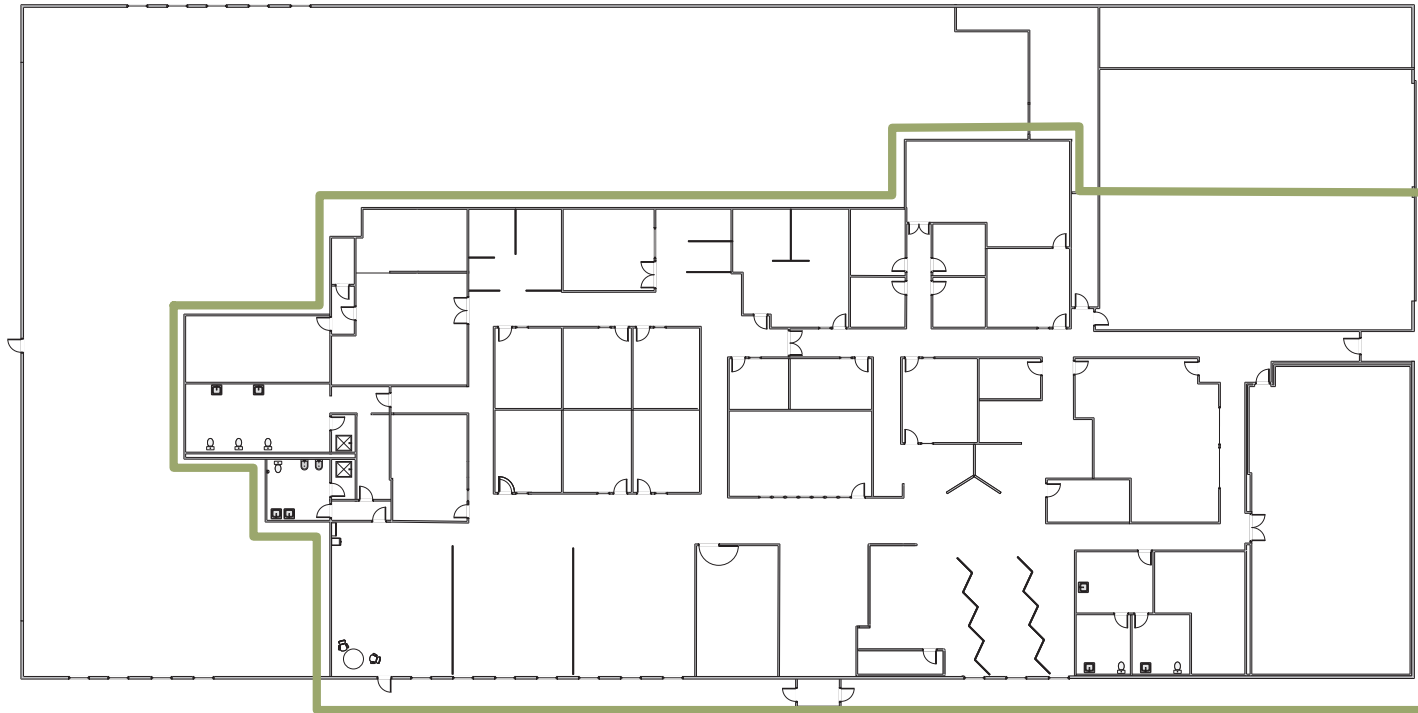
**19,621 RSF Office/Flex Space Available Immediately**  
**Prime signage opportunity along I-90**



**CBRE**

# Floor Plan

19,621 RSF



## Space Details:

- Aggressive rental rate, call broker for details
- Available Immediately
- 2026 OPEX Estimate: \$10.61/SF/YR
- Former Root Sports Building with existing broadcast studio, control room, production area and audio booth
- Office build out includes 11 private offices, engineering office, storage rooms and private lounge, and lunchroom
- Grade level loading dock and warehouse area with appx. 14' 9" clear height
- Private restrooms with men's and women's showers
- Prime signage opportunity with prominent freeway visibility
- 47 parking stalls, free of charge
- Power: On-site Taylor 80kva generator and Eaton 80kva UPS
- Fiber Lit (Lumen, Comcast & AT&T)

# Aerial



**Downtown Seattle**  
11 miles / 20 minutes



**Downtown Bellevue**  
5 miles / 10 minutes



**Downtown Kirkland**  
10 miles / 19 minutes

**Downtown Redmond**  
12 miles / 20 minutes



**ROOT Sports Building**





# ROOT Sports Building

## 19,621 RSF Office/Flex Space Available

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