

CORPORATE CAMPUS EAST

FOR LEASE



3025 - 3075 112TH AVENUE NE • BELLEVUE, WA 98004



Lake Washington
PARTNERS

CBRE



PROPERTY HIGHLIGHTS



» Class A office space



» 4/1,000 RSF parking ratio



» Great access to both SR-520 and I-405



» Minutes from downtown Kirkland and Bellevue



» Hotels and restaurants nearby



» Park-like setting



» Onsite deli within walking distance



» Showers and lockers available



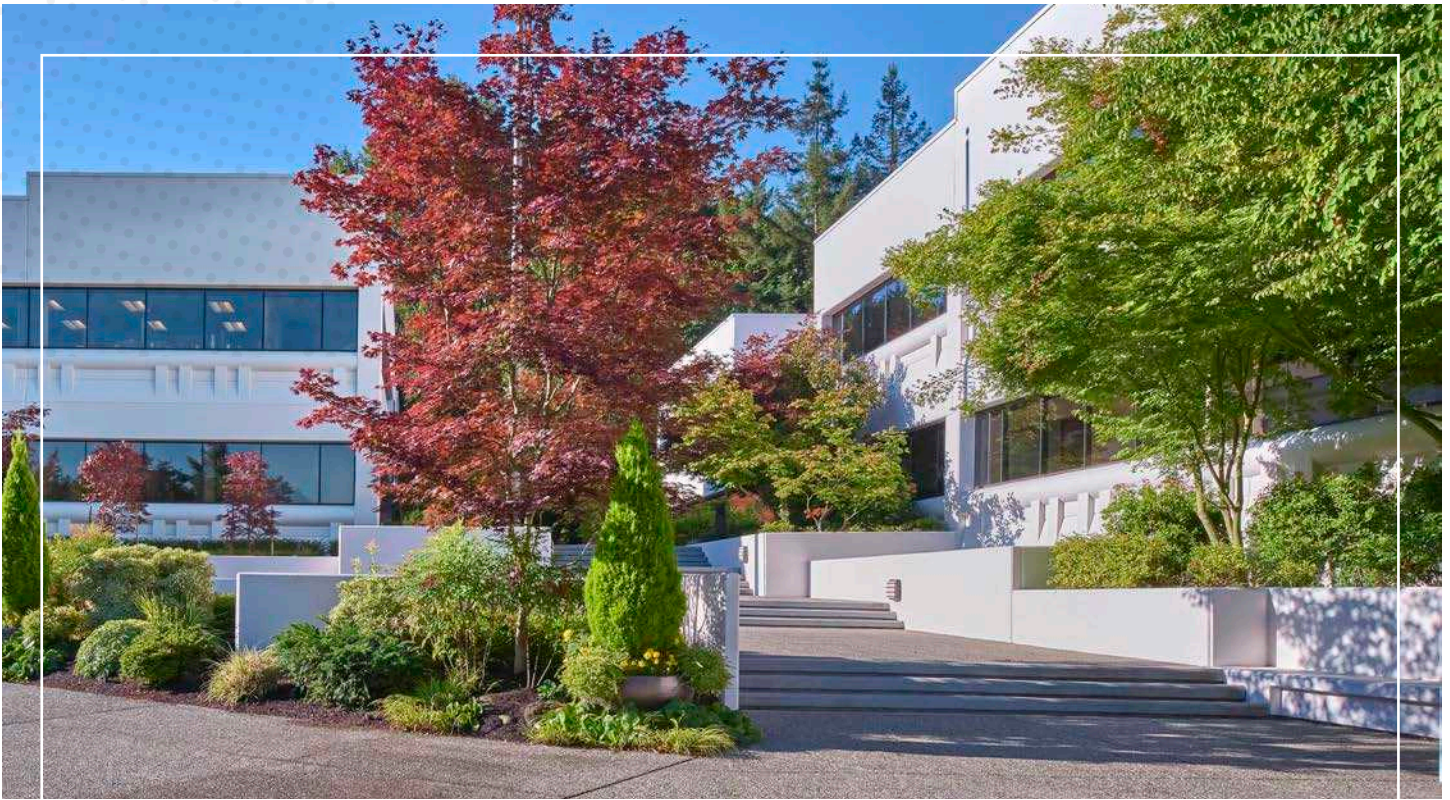
» Secure bike storage on site

2026 ESTIMATED OPERATING EXPENSES

ALL BUILDINGS
\$16.20/SF/YR

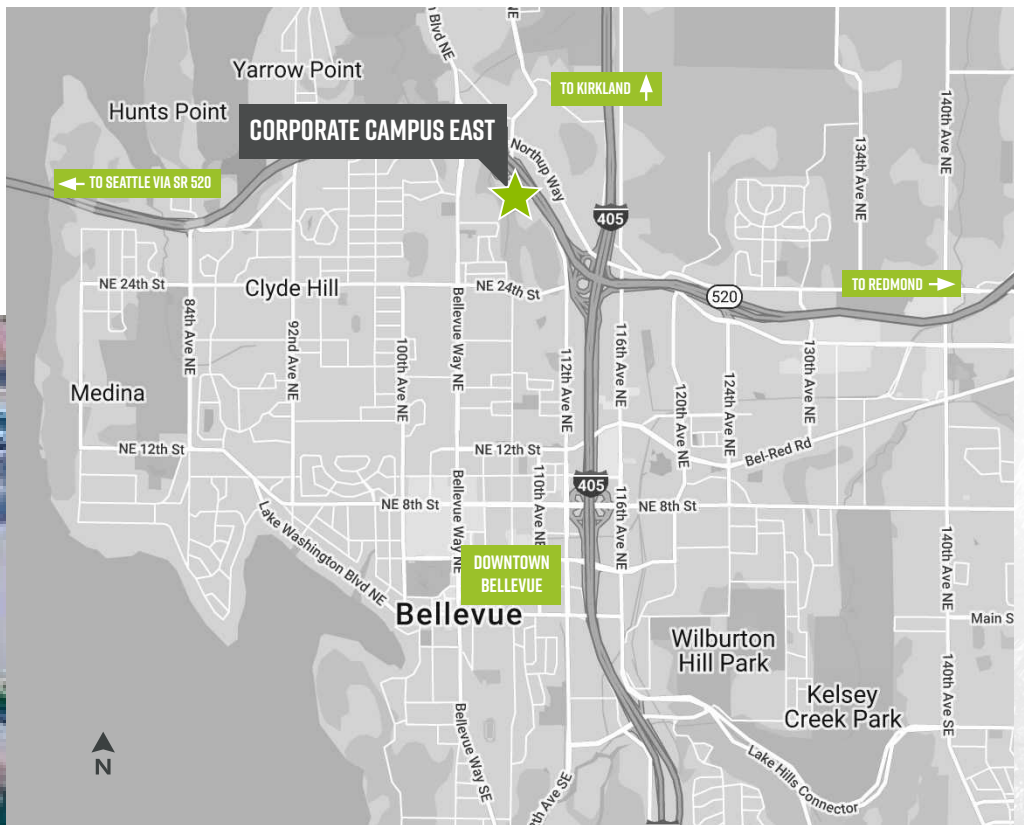
AVAILABLE SPACE

BUILDING	SUITE	±RSF	AVAILABILITY	NOTES
3025	105	1,902	Now	Market Ready
3025	120	3,750	February 1, 2027	Private Office Layout
3055	106	2,283	Now	Lease Pending
3055	110	2,088	Now	Market Ready
3055	120	1,107	November 1, 2026	Private office layout
3055	202	2,796	Now	Lease Pending



THE LOCATION





DRIVE TIMES & MILEAGE

TO DOWNTOWN BELLEVUE CBD

2.5 MILES / 9 MIN

TO SR-520

0.5 MILES / 3 MIN

TO I-405

0.5 MILES / 5 MIN

TO I-90

6 MILES / 11 MIN

TO DOWNTOWN SEATTLE

13 MILES / 22 MIN

Source: ESRI 2021

CORPORATE CAMPUS EAST



FOR MORE INFO PLEASE CONTACT

SCOTT DAVIS

EXECUTIVE VICE PRESIDENT

+1 425 941 7573

SCOTT.DAVIS@CBRE.COM

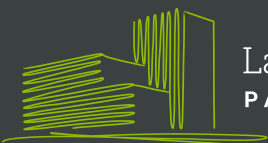
ROBERT BAKER

TRANSACTION SPECIALIST

+1 425 462 6974

ROBERT.BAKER@CBRE.COM

CBRE, INC. | 929 108TH AVE NE | SUITE 700 | BELLEVUE, WA 98004



Lake Washington
PARTNERS

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. BSO_05.06.26

CORPORATE CAMPUS EAST

BUILDING 3025 / SUITE 105

±1,902 RSF | MARKET READY



FOR MORE INFO
PLEASE CONTACT

SCOTT DAVIS

EXECUTIVE VICE PRESIDENT

+1 425 941 7573

SCOTT.DAVIS@CBRE.COM

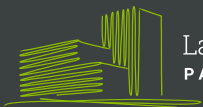
ROBERT BAKER

TRANSACTION SPECIALIST

+1 425 462 6974

ROBERT.BAKER@CBRE.COM

CBRE



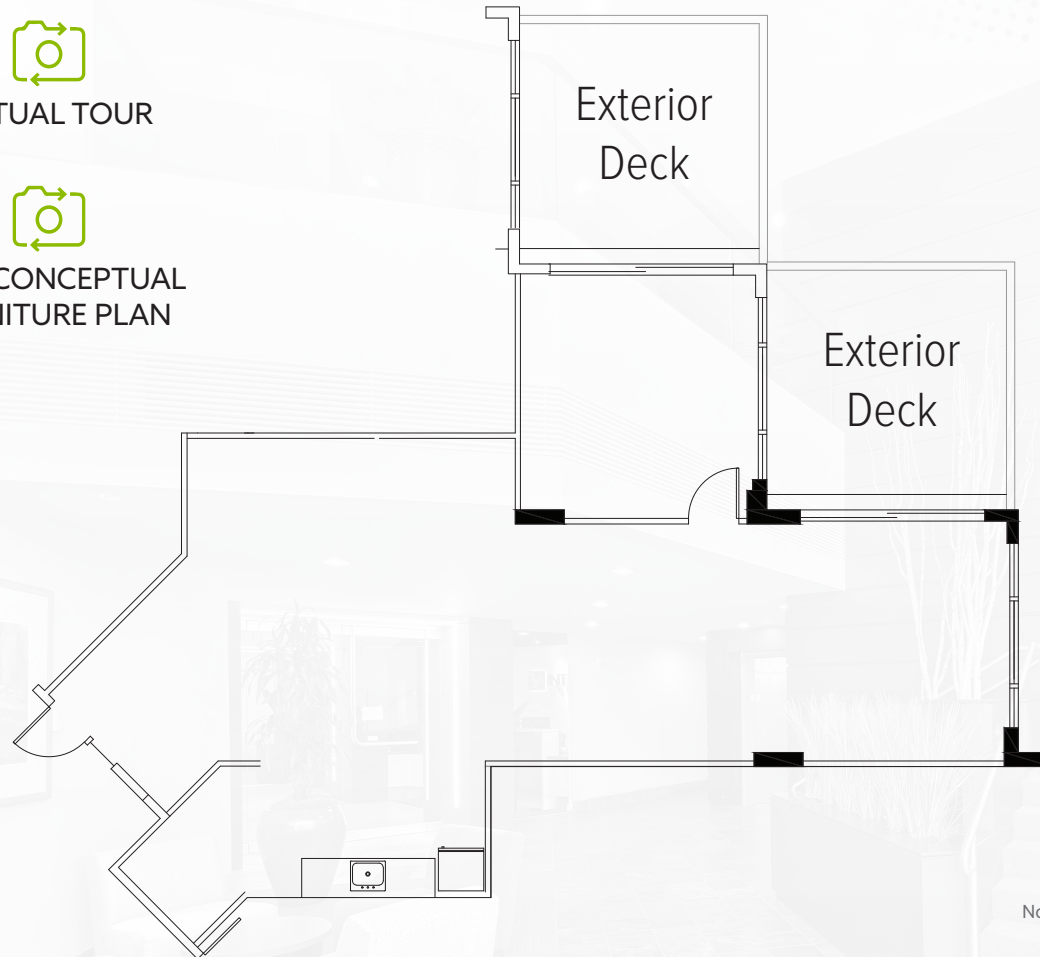
Lake Washington
PARTNERS



VIRTUAL TOUR



VIEW CONCEPTUAL
FURNITURE PLAN



Not to Scale



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. RB 1.8.2026

CORPORATE CAMPUS EAST

BUILDING 3025 / SUITE 105

±1,902 RSF | CONCEPTUAL FURNITURE PLAN



FOR MORE INFO
PLEASE CONTACT

SCOTT DAVIS

EXECUTIVE VICE PRESIDENT

+1 425 941 7573

SCOTT.DAVIS@CBRE.COM

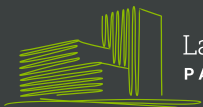
ROBERT BAKER

TRANSACTION SPECIALIST

+1 425 462 6974

ROBERT.BAKER@CBRE.COM

CBRE



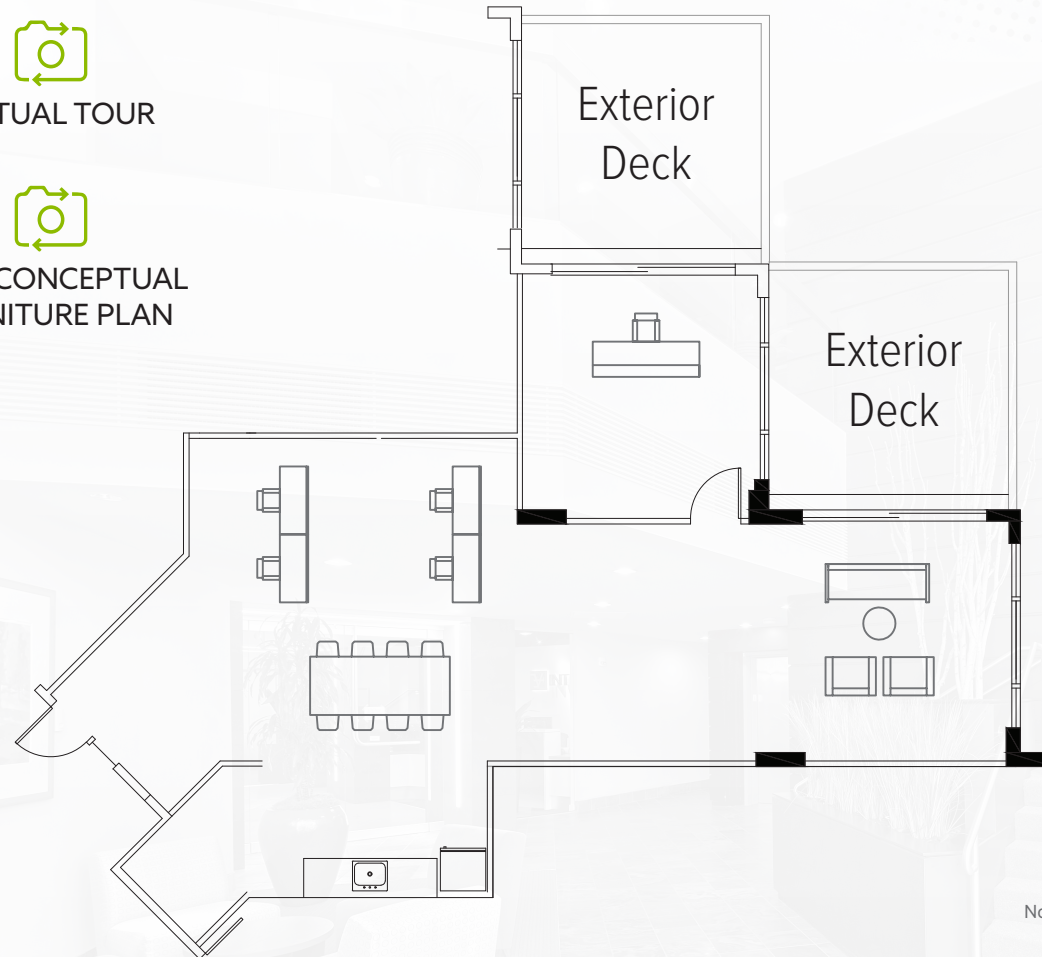
Lake Washington
PARTNERS



VIRTUAL TOUR



VIEW CONCEPTUAL
FURNITURE PLAN



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. RB 1.8.2026

CORPORATE CAMPUS EAST

BUILDING 3025 / SUITE 120

±3,750 RSF | AVAILABLE FEBRUARY 1, 2027



FOR MORE INFO
PLEASE CONTACT

SCOTT DAVIS

EXECUTIVE VICE PRESIDENT

+1 425 941 7573

SCOTT.DAVIS@CBRE.COM

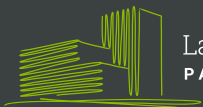
ROBERT BAKER

TRANSACTION SPECIALIST

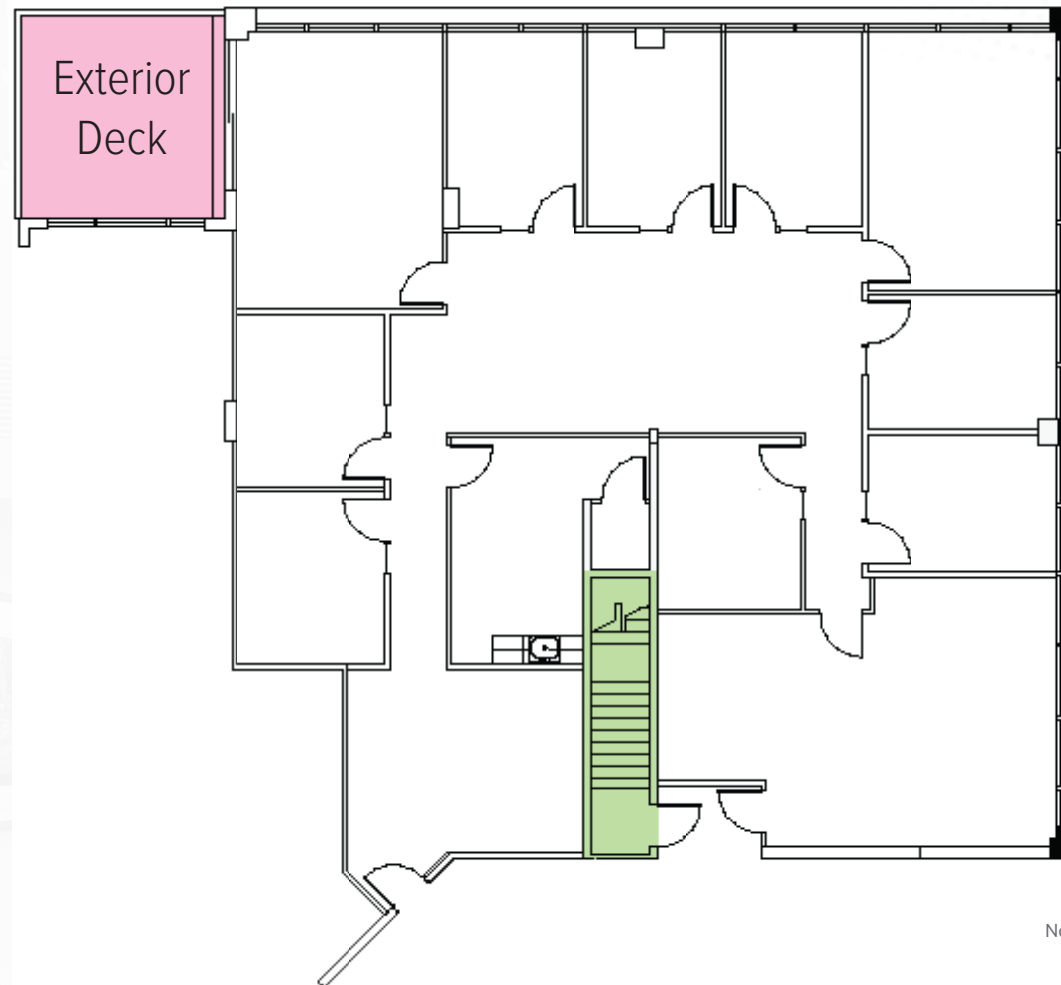
+1 425 462 6974

ROBERT.BAKER@CBRE.COM

CBRE



Lake Washington
PARTNERS



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. RB 1.8.2026

CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 106

±2,283 RSF | AVAILABLE NOW



FOR MORE INFO
PLEASE CONTACT

SCOTT DAVIS

EXECUTIVE VICE PRESIDENT

+1 425 941 7573

SCOTT.DAVIS@CBRE.COM

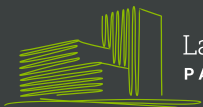
ROBERT BAKER

TRANSACTION SPECIALIST

+1 425 462 6974

ROBERT.BAKER@CBRE.COM

CBRE



Lake Washington
PARTNERS



Not to Scale

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. RB 3.10.2026

CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 110

±2,088 RSF | AVAILABLE NOW



FOR MORE INFO
PLEASE CONTACT

SCOTT DAVIS

EXECUTIVE VICE PRESIDENT

+1 425 941 7573

SCOTT.DAVIS@CBRE.COM

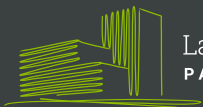
ROBERT BAKER

TRANSACTION SPECIALIST

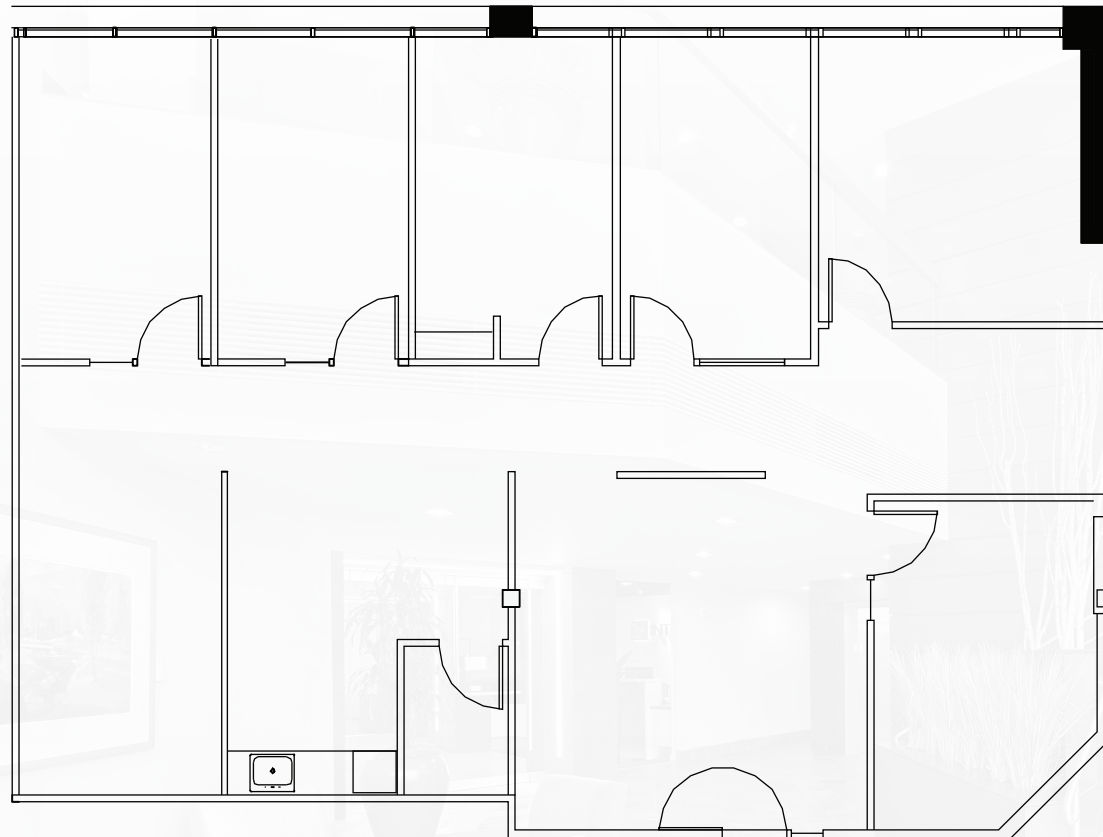
+1 425 462 6974

ROBERT.BAKER@CBRE.COM

CBRE



Lake Washington
PARTNERS



VIRTUAL TOUR



Not to Scale

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. RB 3.10.2026

CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 120

±1,107 RSF | AVAILABLE NOVEMBER 1, 2026



FOR MORE INFO
PLEASE CONTACT

SCOTT DAVIS

EXECUTIVE VICE PRESIDENT

+1 425 941 7573

SCOTT.DAVIS@CBRE.COM

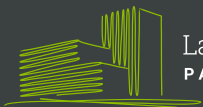
ROBERT BAKER

TRANSACTION SPECIALIST

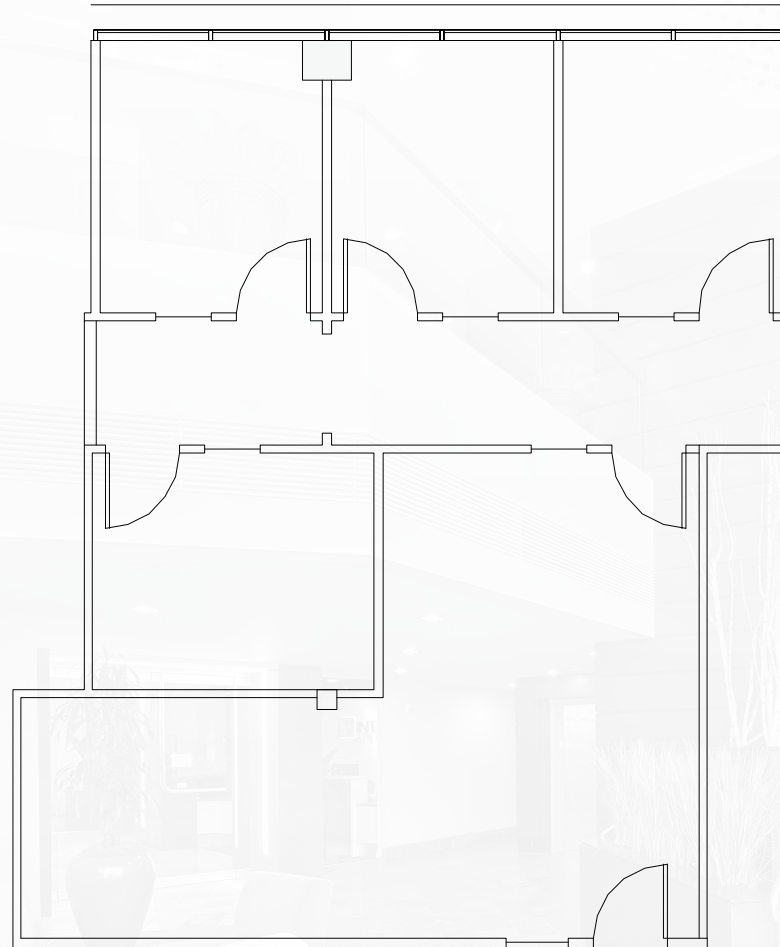
+1 425 462 6974

ROBERT.BAKER@CBRE.COM

CBRE



Lake Washington
PARTNERS



Not to Scale

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. RB 3.10.2026

CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 202

±2,796 RSF | AVAILABLE NOW



FOR MORE INFO
PLEASE CONTACT

SCOTT DAVIS

EXECUTIVE VICE PRESIDENT

+1 425 941 7573

SCOTT.DAVIS@CBRE.COM

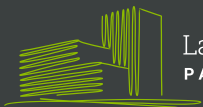
ROBERT BAKER

TRANSACTION SPECIALIST

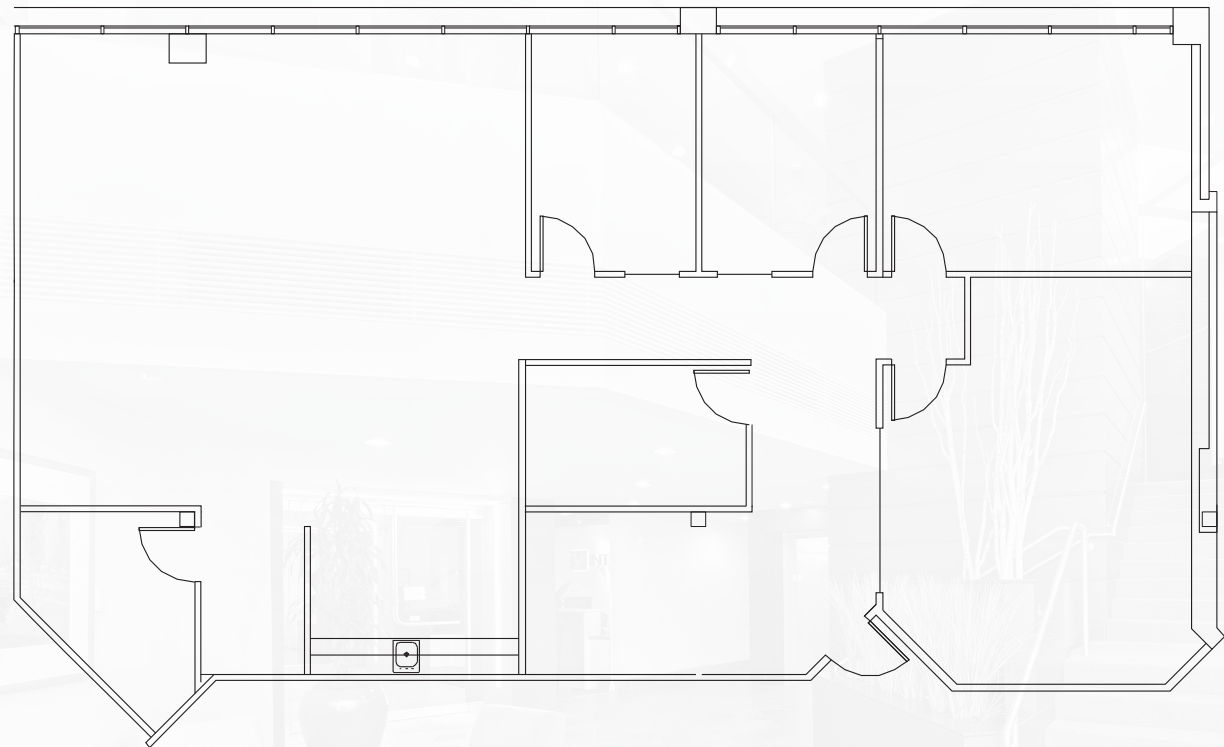
+1 425 462 6974

ROBERT.BAKER@CBRE.COM

CBRE



Lake Washington
PARTNERS



Not to Scale

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. RB 3.10.2026