

# 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



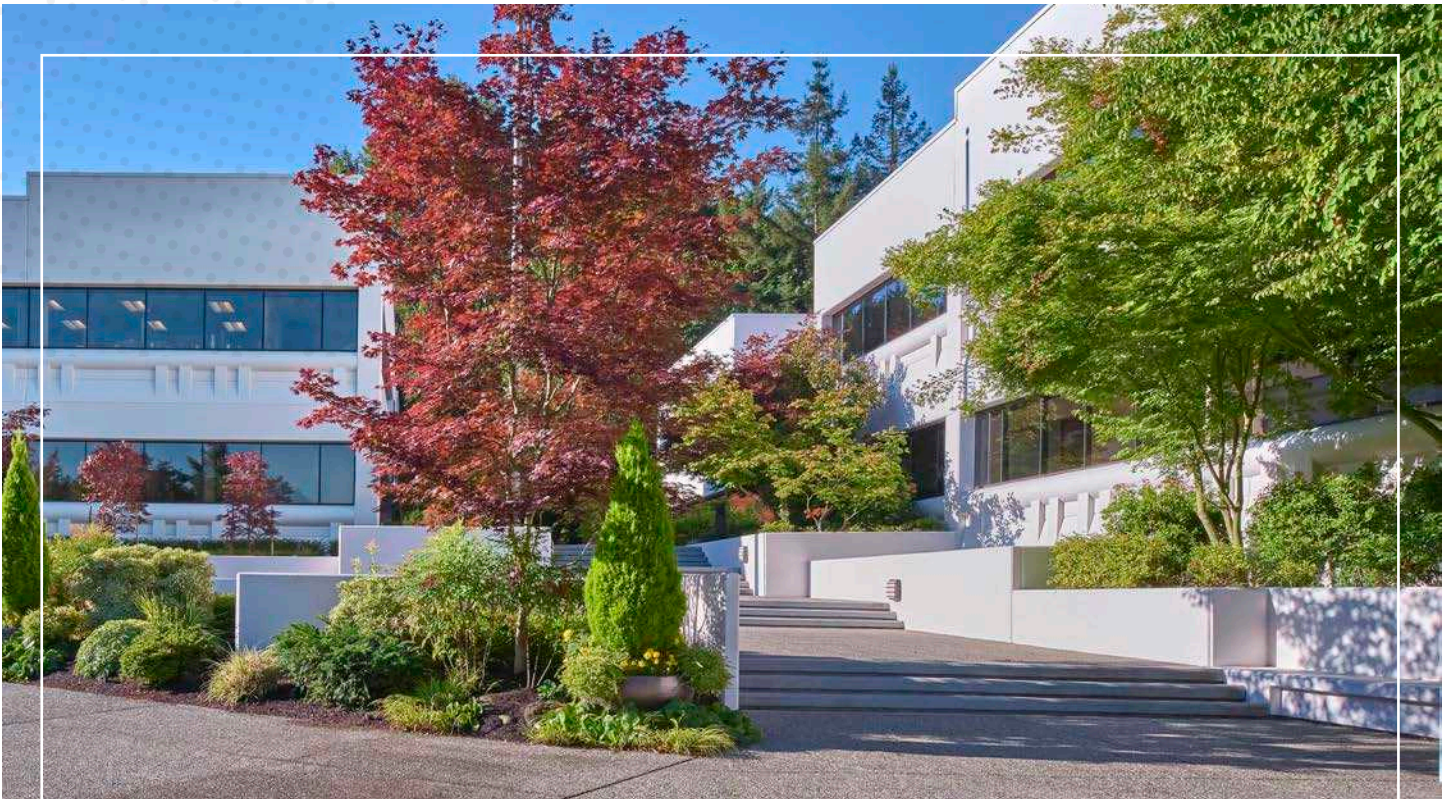
» Secure bike storage on site

## 2026 ESTIMATED OPERATING EXPENSES

ALL BUILDINGS  
\$15.40/SF/YR

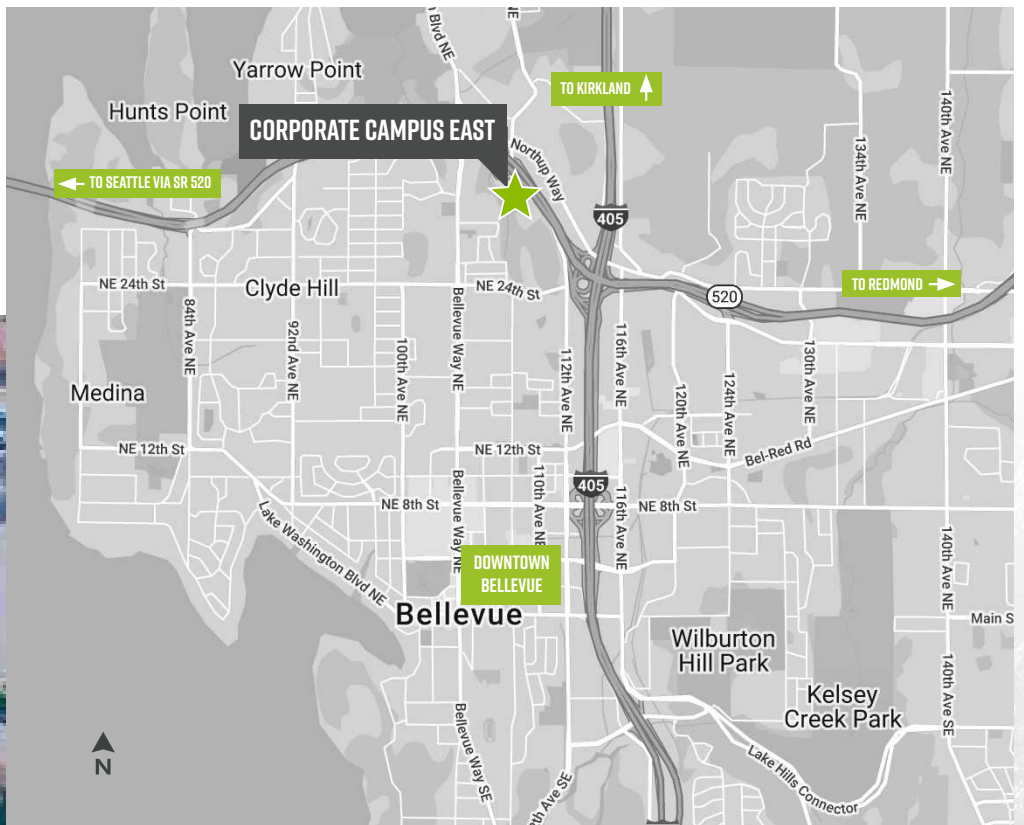
## AVAILABLE SPACE

| BUILDING | SUITE | ±RSF  | AVAILABILITY     | NOTES                 |
|----------|-------|-------|------------------|-----------------------|
| 3025     | 105   | 1,903 | Now              | Market Ready          |
| 3025     | 120   | 3,750 | February 1, 2027 | Private Office Layout |
| 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

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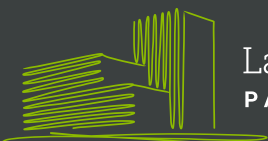
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# CORPORATE CAMPUS EAST

## BUILDING 3025 / SUITE 105

±1,903 RSF | MARKET READY



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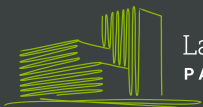
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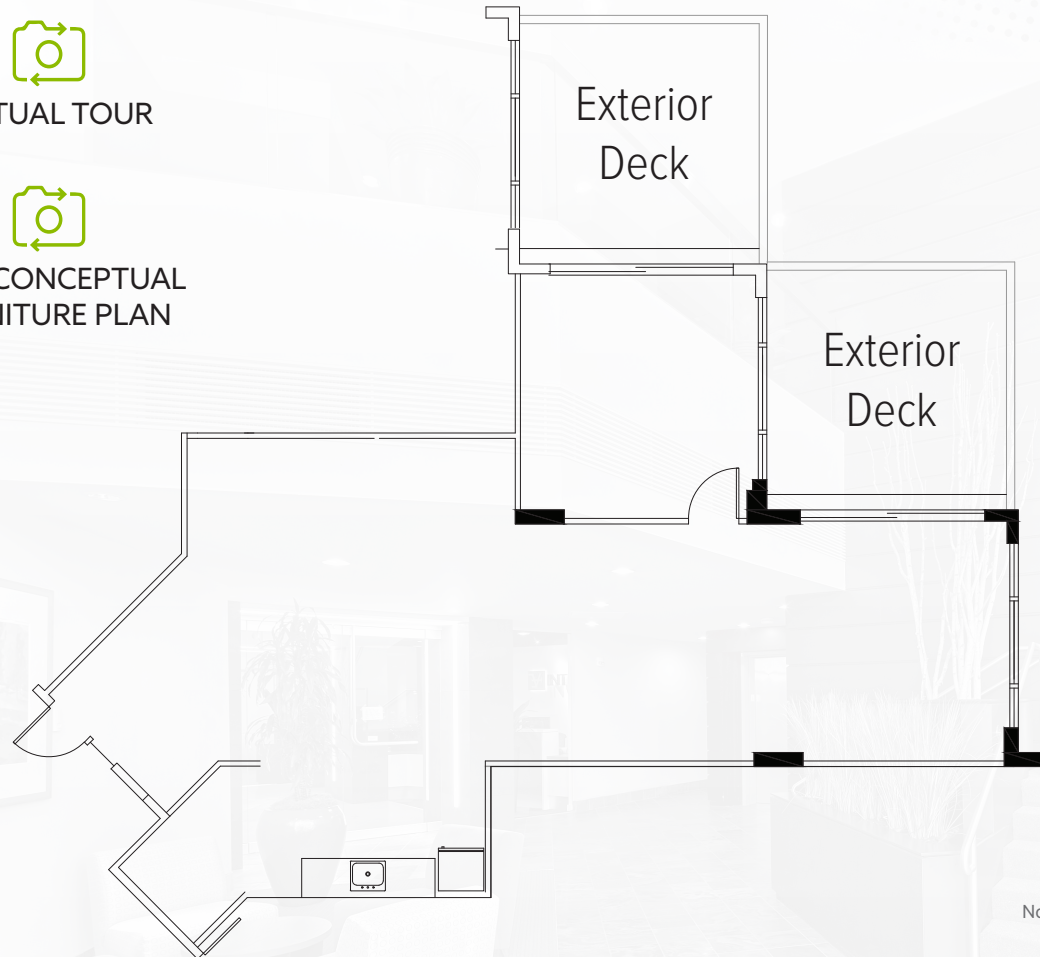
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VIRTUAL TOUR



VIEW CONCEPTUAL  
FURNITURE PLAN



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# CORPORATE CAMPUS EAST

## BUILDING 3025 / SUITE 105

±1,903 RSF | CONCEPTUAL FURNITURE PLAN



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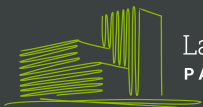
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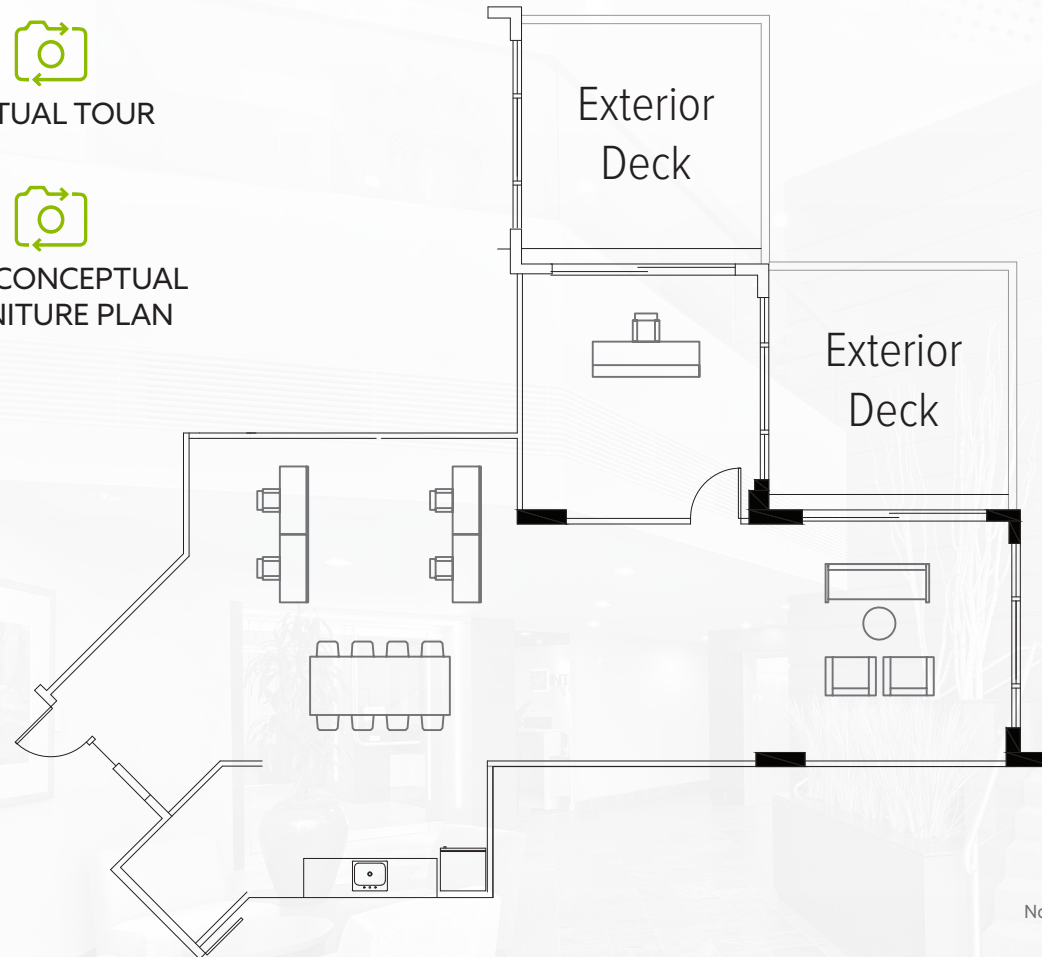
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VIRTUAL TOUR



VIEW CONCEPTUAL  
FURNITURE PLAN



Not to Scale



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# CORPORATE CAMPUS EAST

## BUILDING 3025 / SUITE 120

±3,750 RSF | AVAILABLE FEBRUARY 1, 2027



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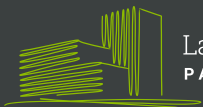
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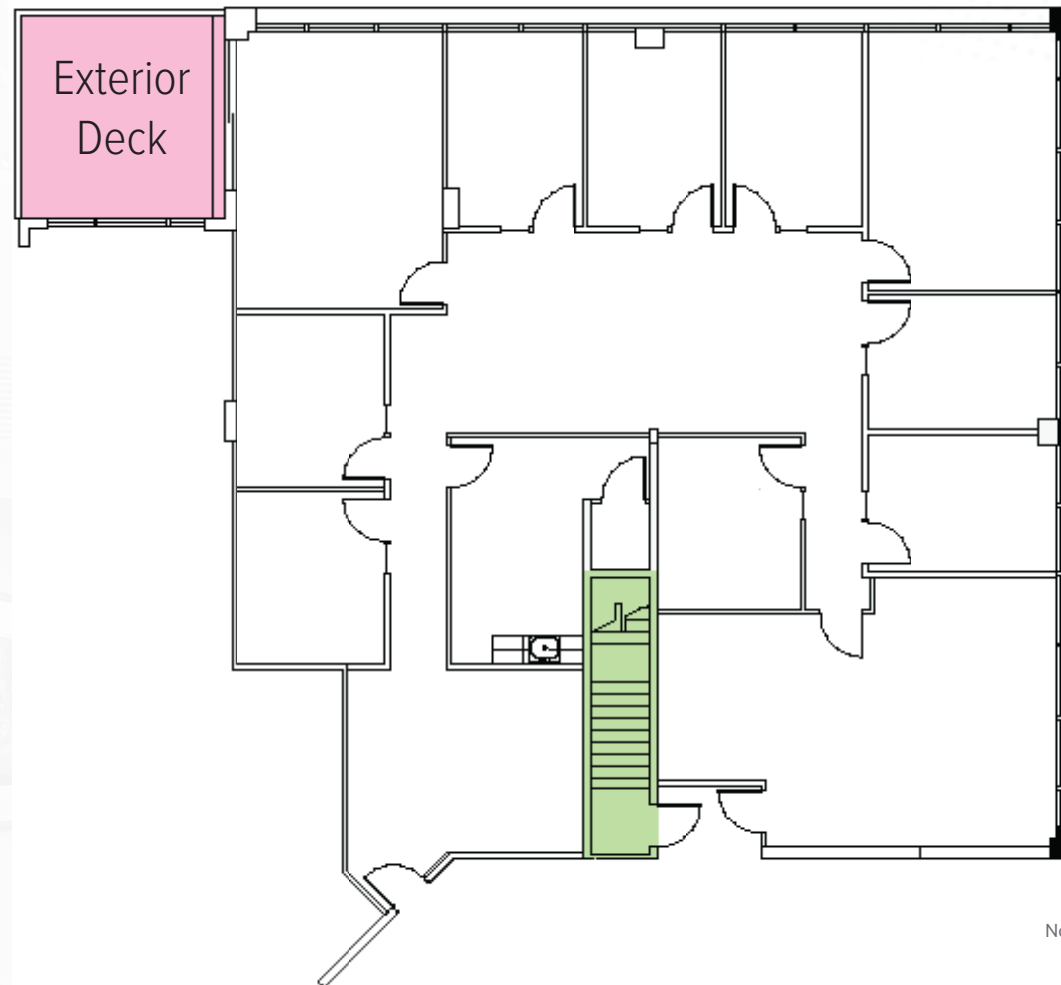
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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 110

±2,088 RSF | AVAILABLE NOW



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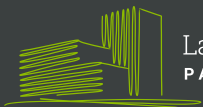
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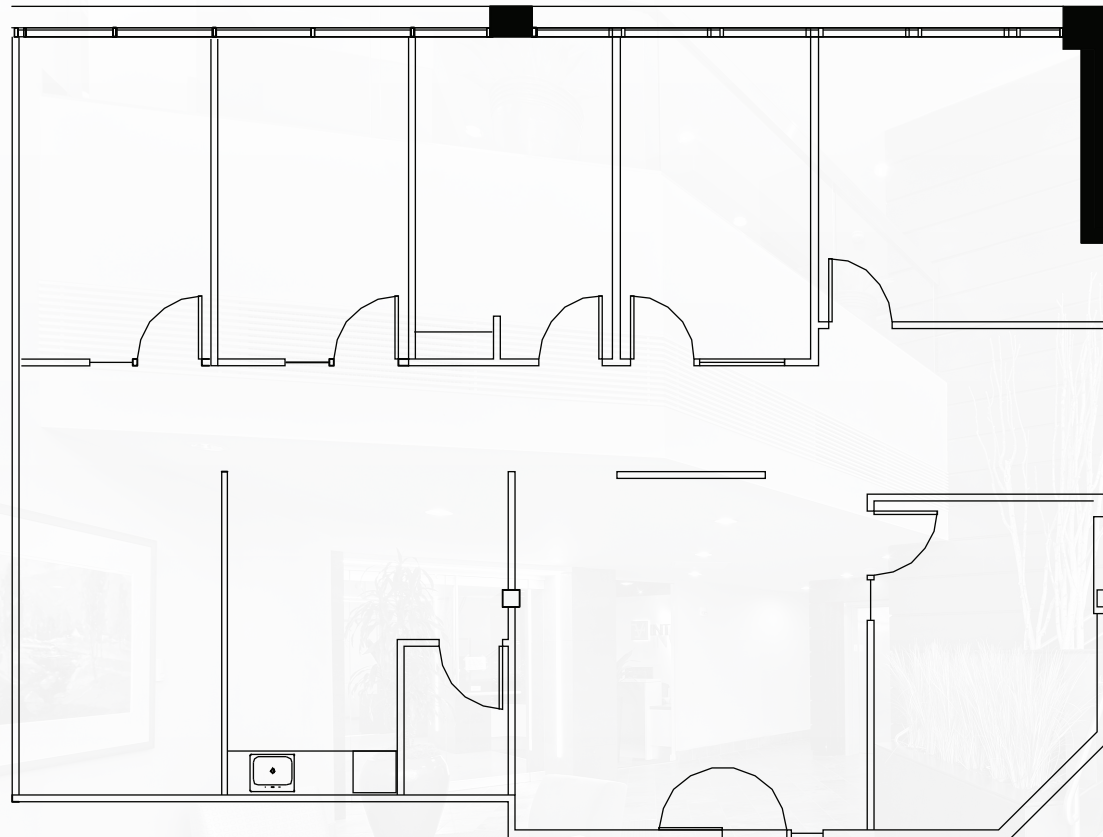
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VIRTUAL TOUR



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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 120

±1,107 RSF | AVAILABLE NOVEMBER 1, 2026



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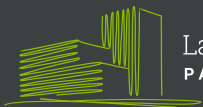
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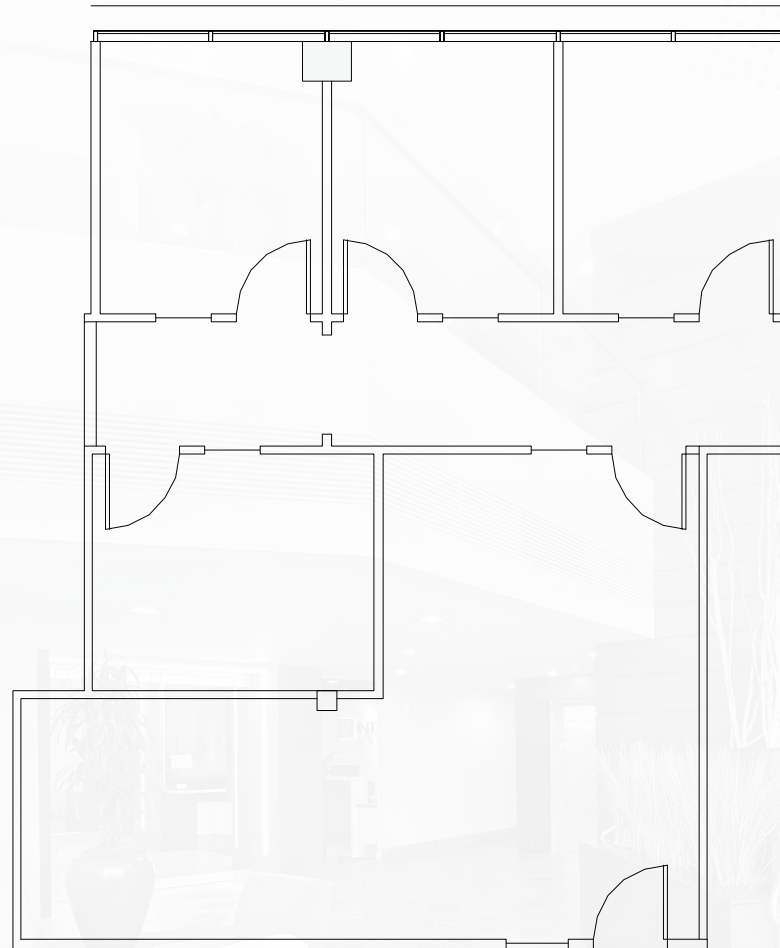
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# CORPORATE CAMPUS EAST

## BUILDING 3055 / SUITE 202

±2,796 RSF | AVAILABLE NOW



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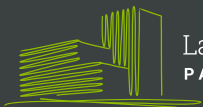
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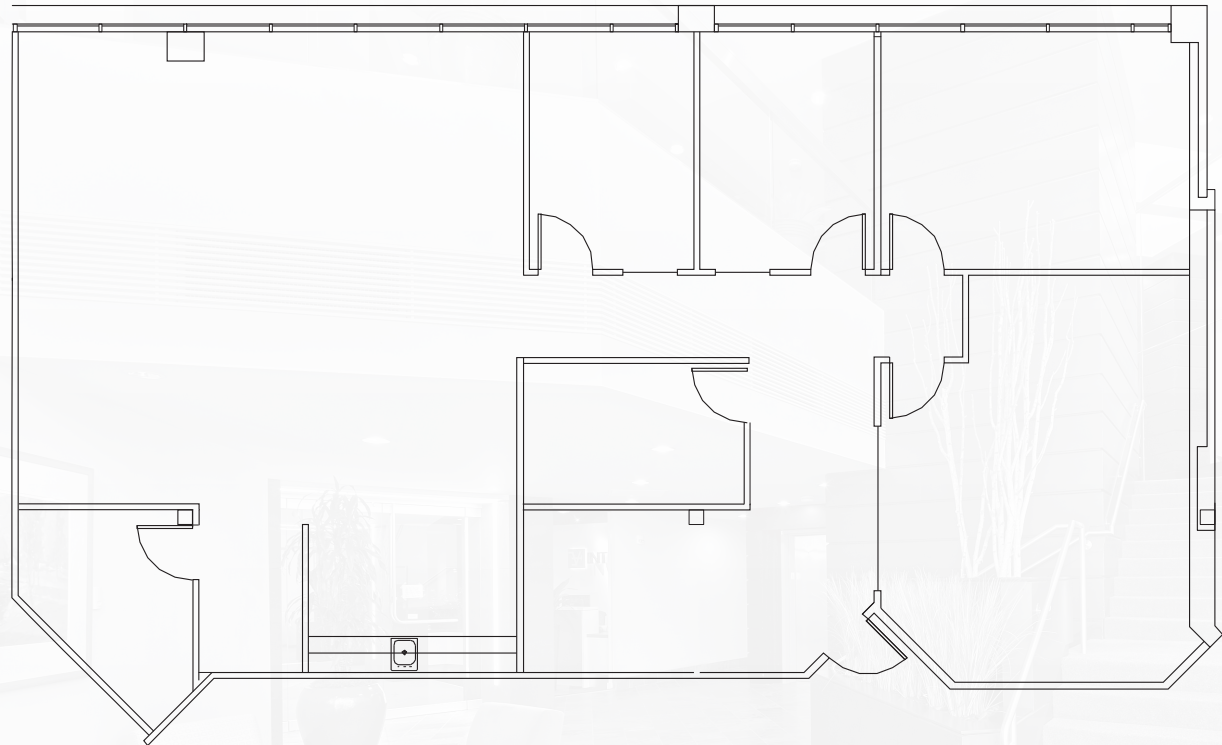
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