

FOR LEASE

CORPORATE
CAMPUS EAST



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



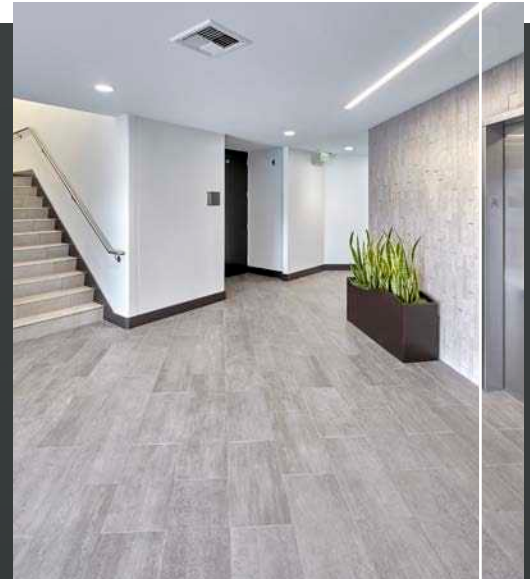
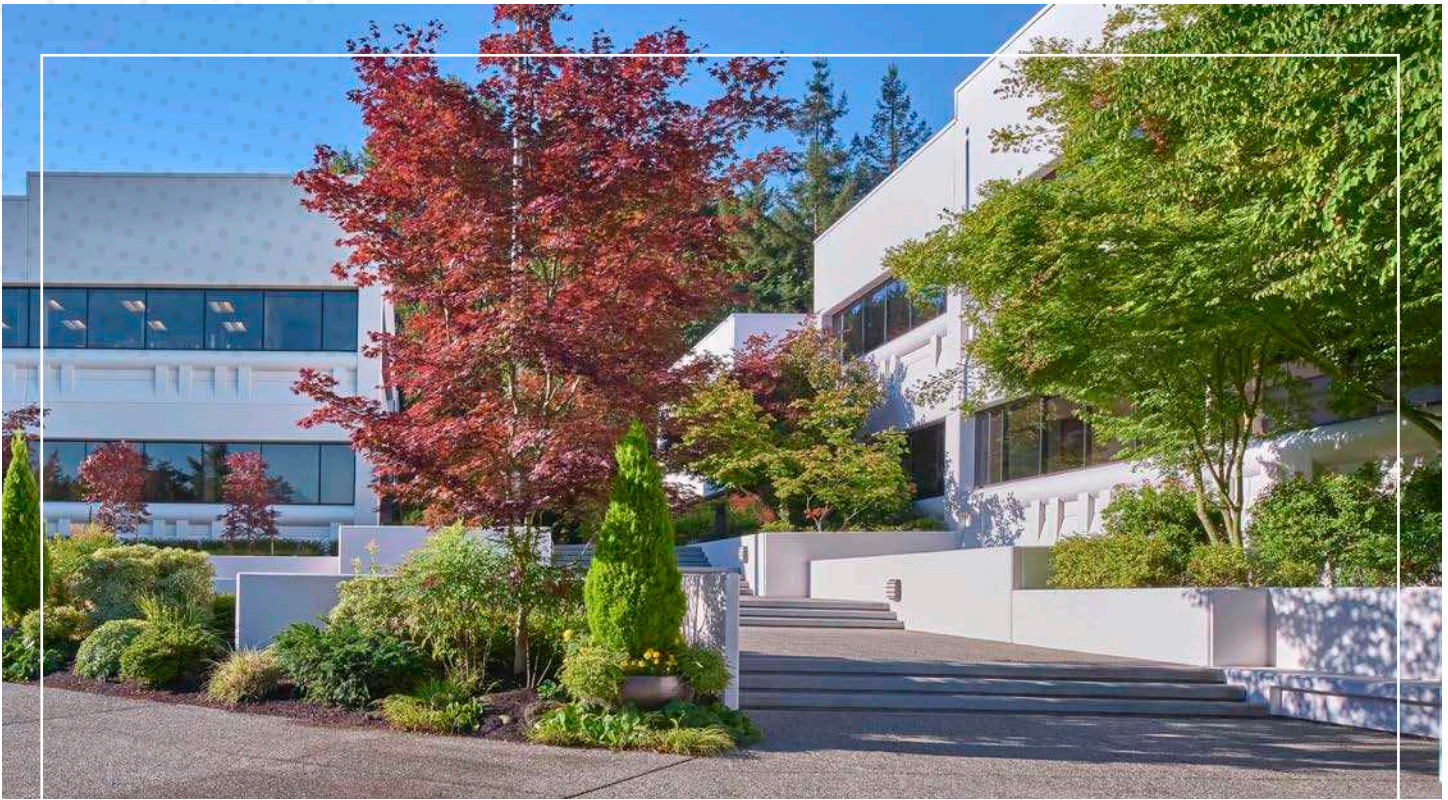
» Secure bike storage on site

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



Building A - 3025

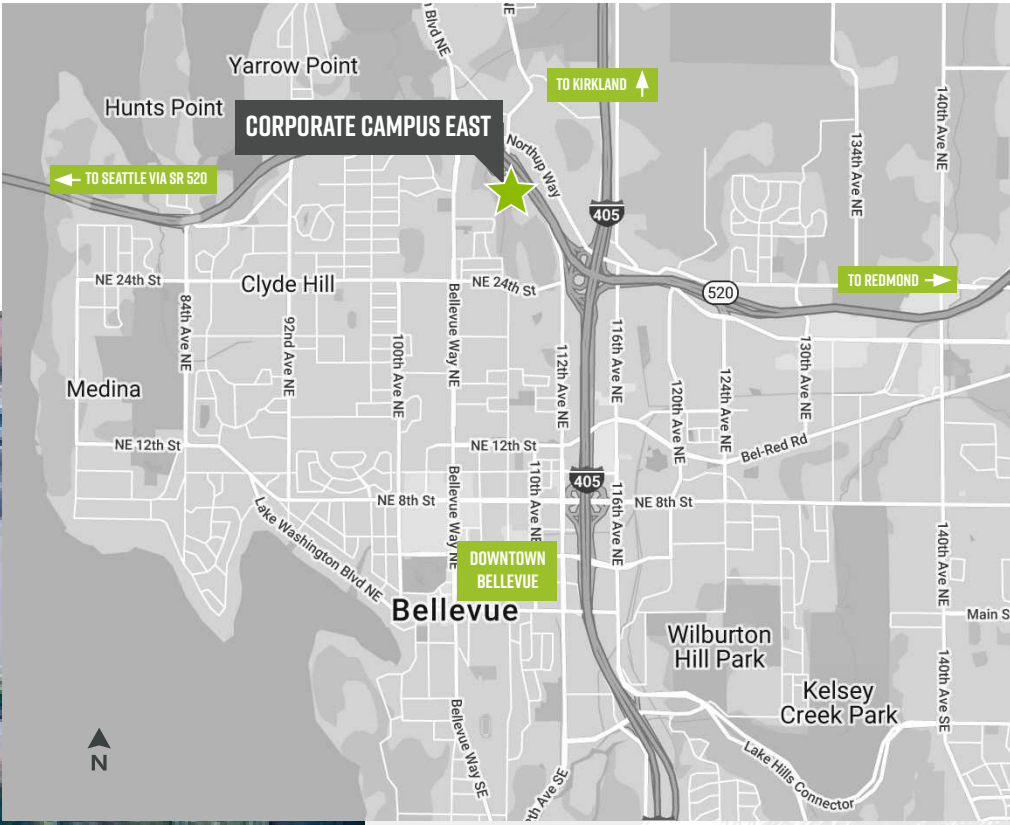
Building B - 3055

Building C - 3075

520

112TH AVENUE

N



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

C O R P O R A T E

C A M P U S E A S T



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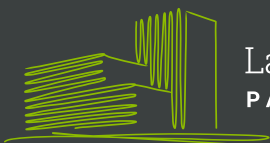
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CORPORATE CAMPUS EAST

BUILDING 3025 / SUITE 105

±1,903 RSF | MARKET READY



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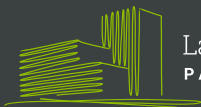
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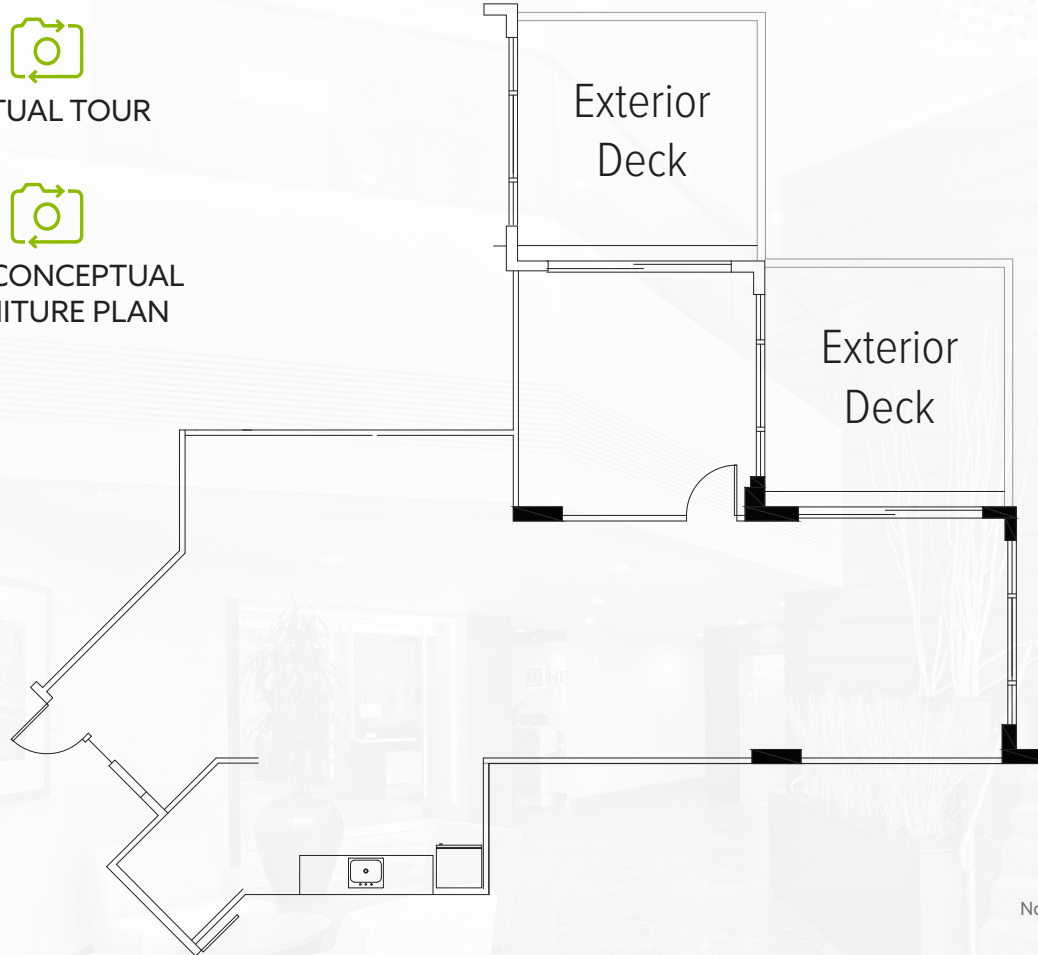
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VIRTUAL TOUR



VIEW CONCEPTUAL
FURNITURE PLAN



Not to Scale



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CORPORATE CAMPUS EAST

BUILDING 3025 / SUITE 105

±1,903 RSF | CONCEPTUAL FURNITURE PLAN



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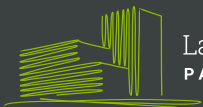
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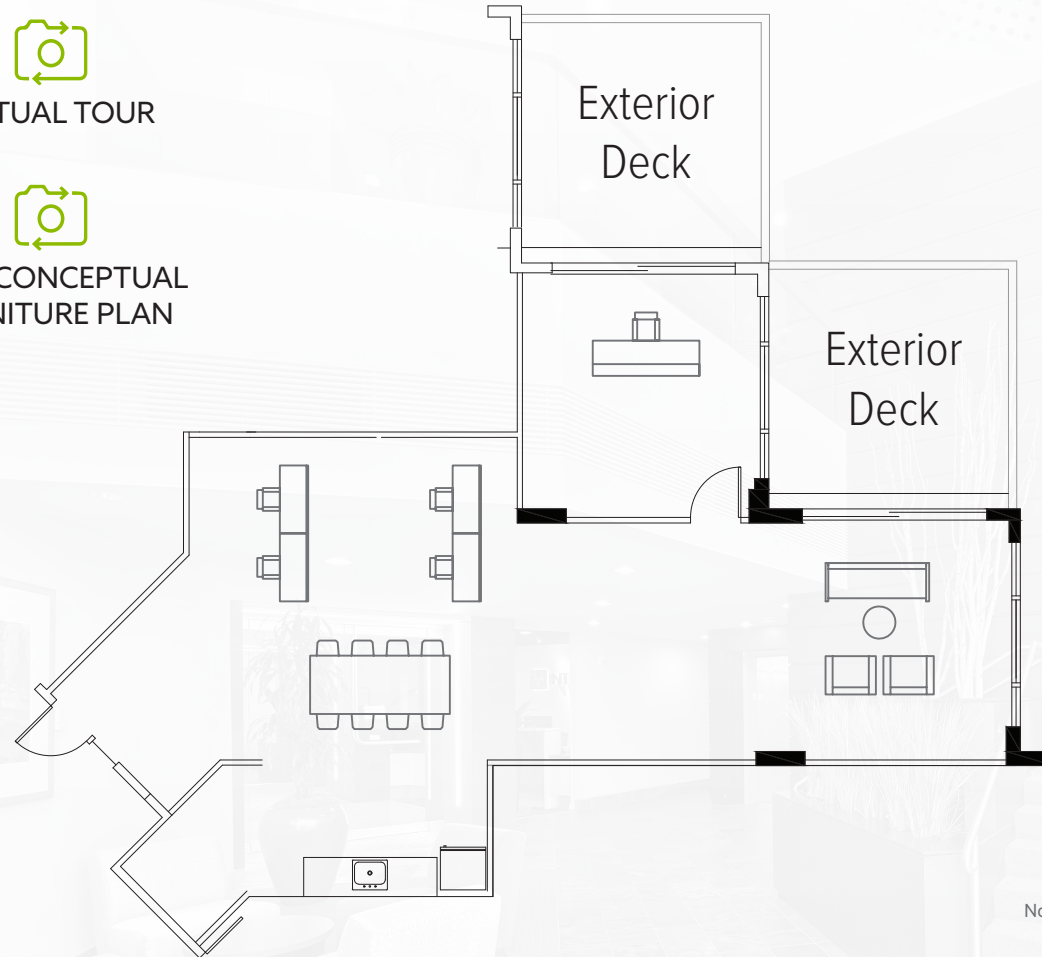
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CORPORATE CAMPUS EAST

BUILDING 3025 / SUITE 120

±3,750 RSF | AVAILABLE FEBRUARY 1, 2027



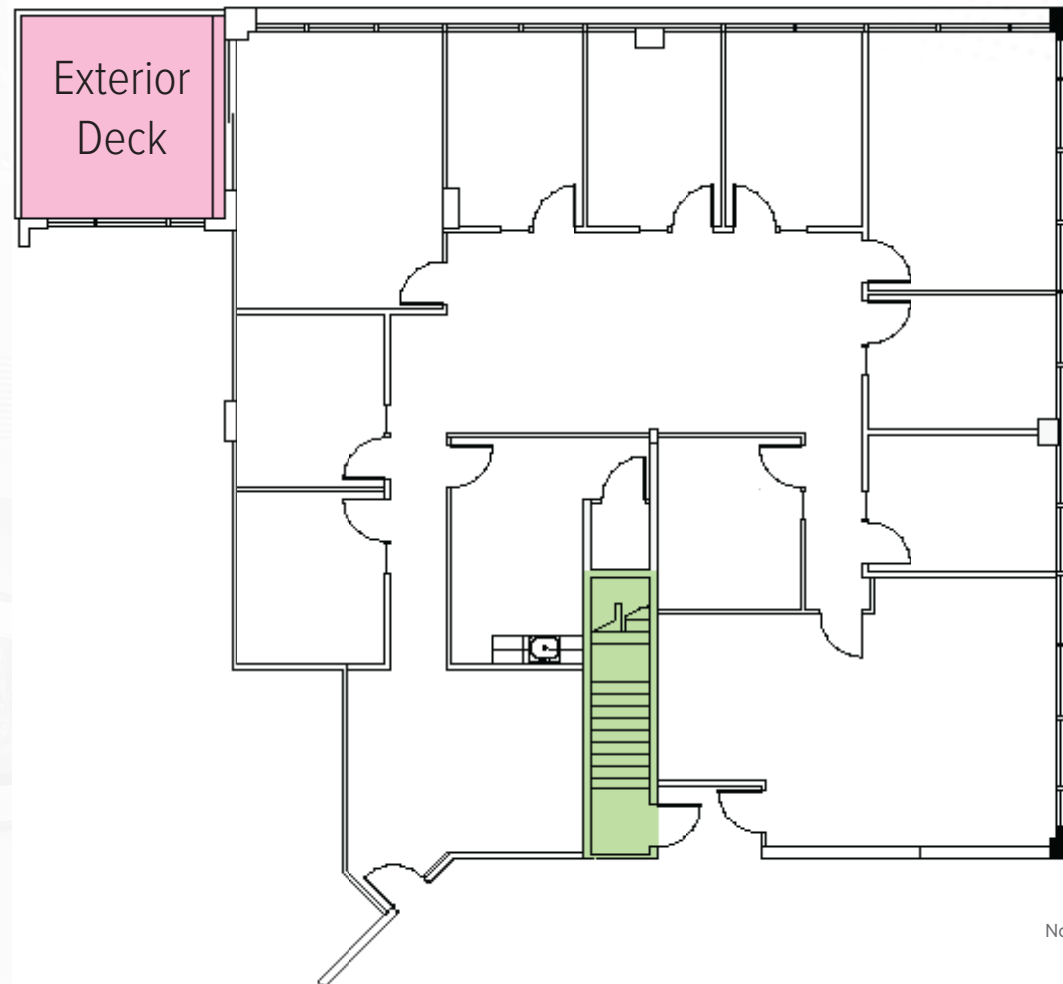
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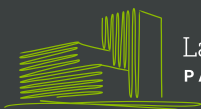
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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 110

±2,088 RSF | AVAILABLE NOW



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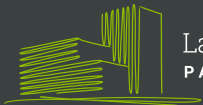
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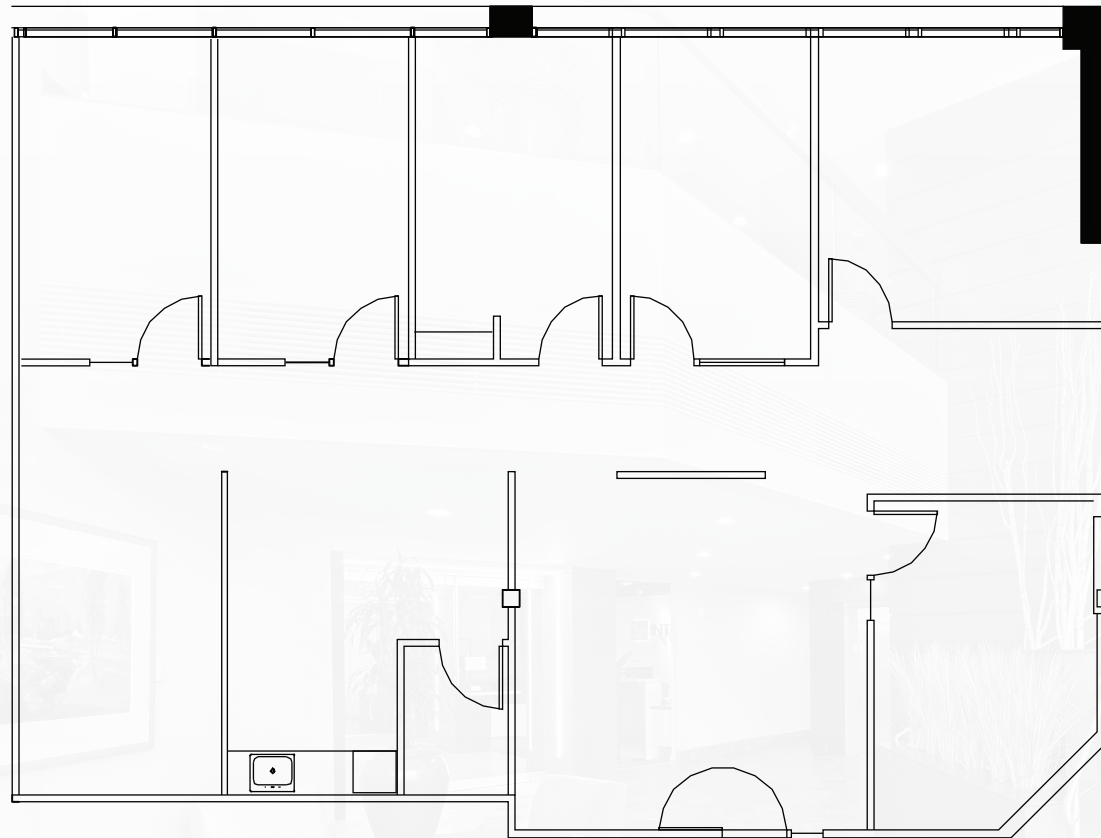
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VIRTUAL TOUR



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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 120

±1,107 RSF | AVAILABLE NOVEMBER 1, 2026



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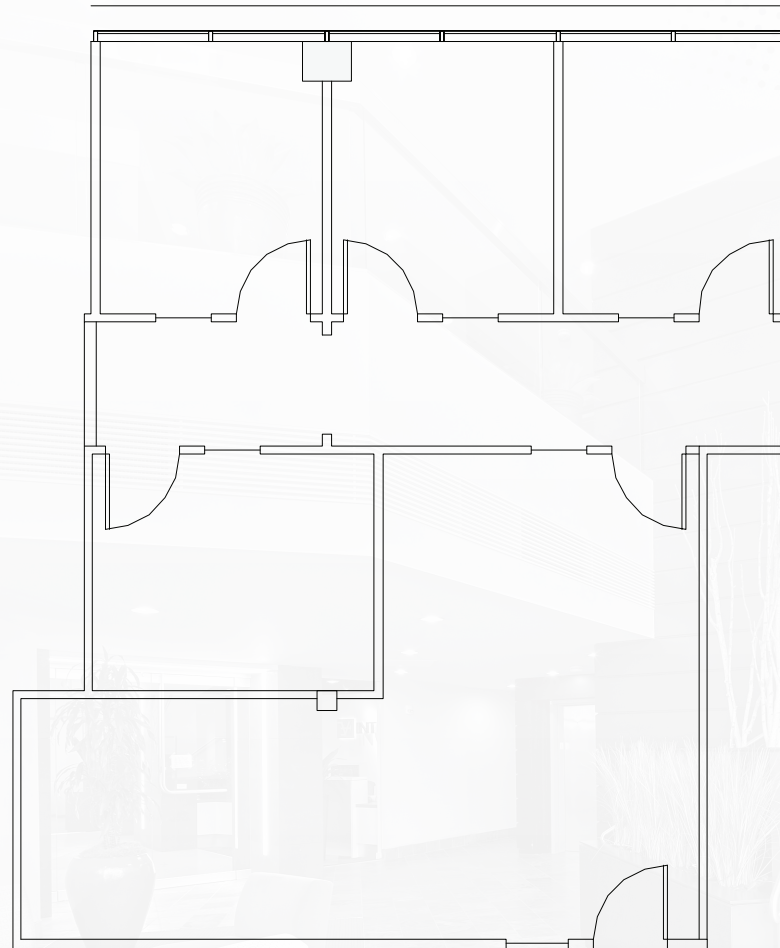
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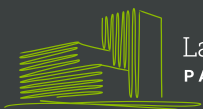
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CORPORATE CAMPUS EAST

BUILDING 3055 / SUITE 202

±2,796 RSF | AVAILABLE NOW



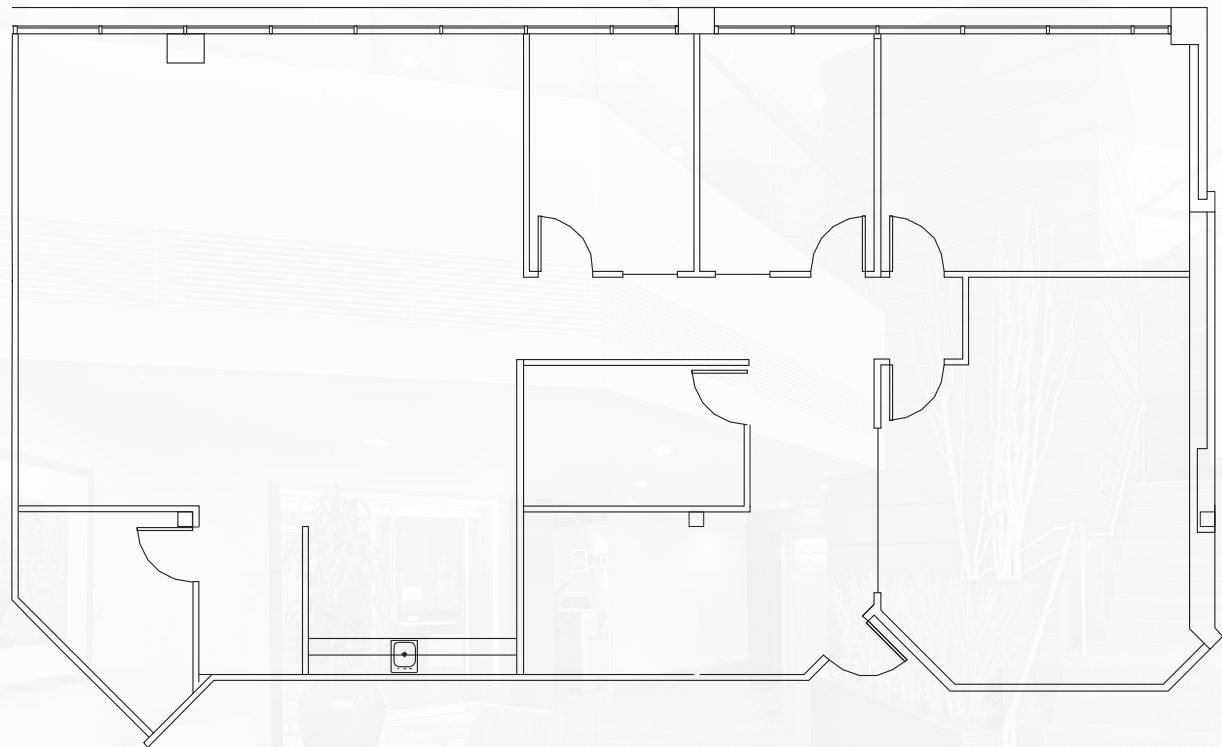
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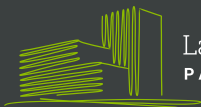
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