



TIMBER RIDGE

AT BELLEVUE

3005 112TH AVE NE | BELLEVUE, WA



NEWMARK

AMERICAN
ASSETS
TRUST 

For More Information Contact

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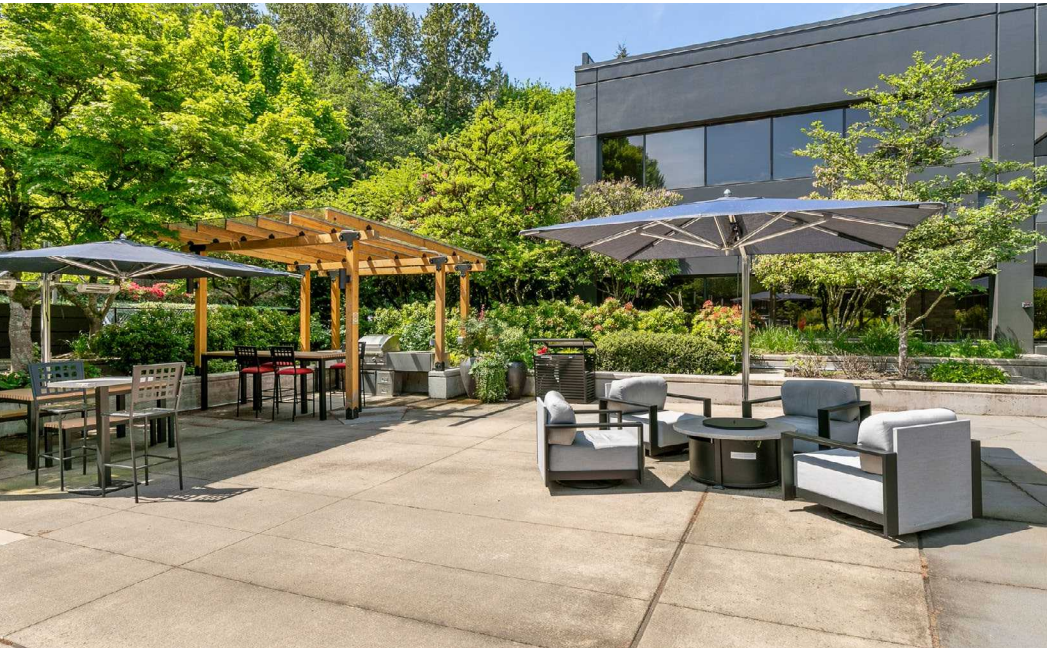
Dan Harden
Senior Managing Director
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dan.harden@nmrk.com

Building Information

Building SF	Four Buildings: 3001: 32,775 SF • 3005: 29,113 SF • 3009: 45,849 SF • 3015: 52,773 SF
Project SF	160,510 SF
Parking	3.25/1000 RSF including 1/1000 RSF covered reserved parking charged at \$75.00/stall/month
Security	Card reader access at main entry points. Security patrol 7 days per week
Communication	Varies by Building: Frontier, Verizon, Level 3, Zayos, Comcast and Century Link (Fiber Available)
Electrical	Pad mounted transformers which provide 277/480, three phase power
Building Hours	7:00 am to 6:00 pm Monday–Friday (24/7 access)
Fitness Center	Brand new state of the art fitness facility with showers and locker facilities.
Location	Prime Bellevue location with easy access to Seattle, downtown Bellevue and Redmond via SR520
Ownership	American Assets Trust

Communal Courtyard

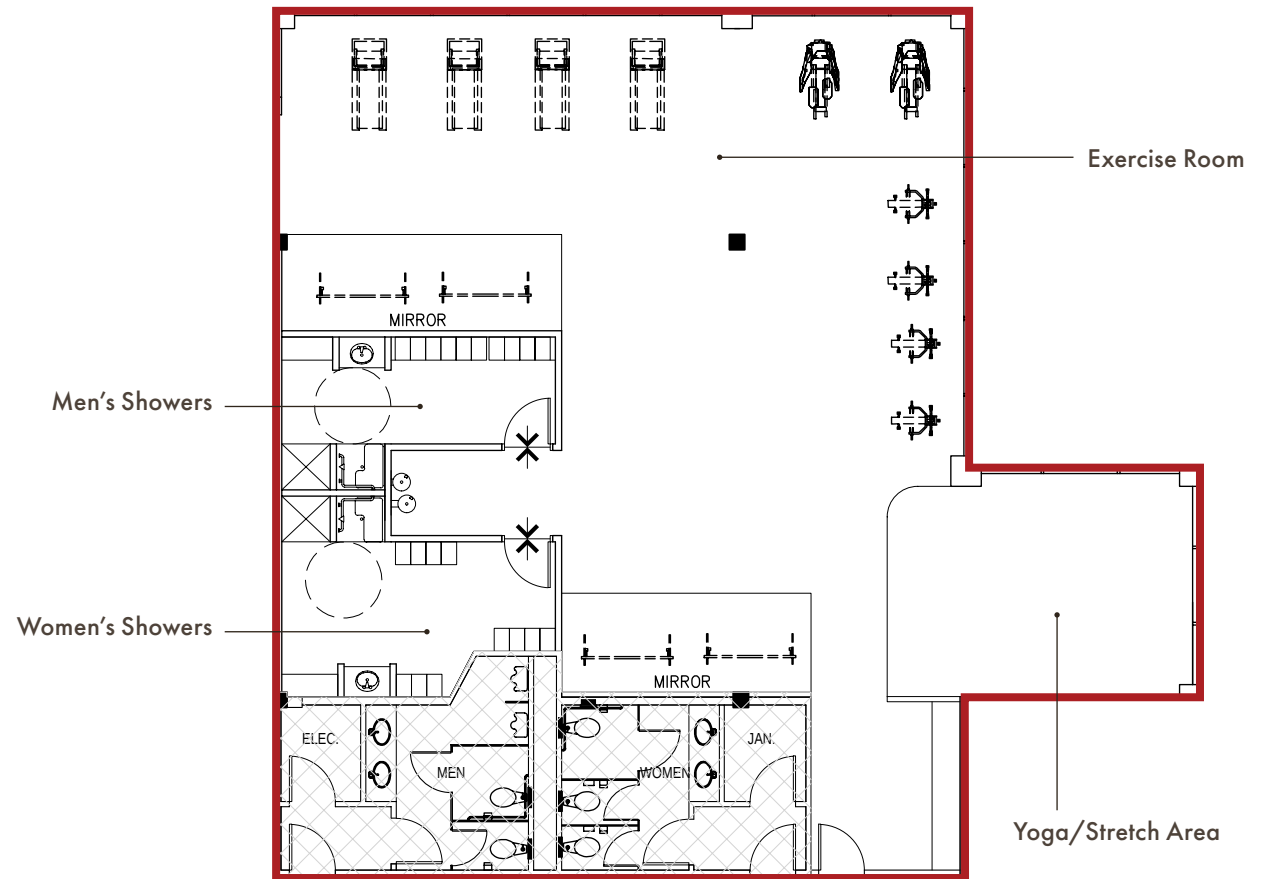
Discover our communal courtyard, complete with essential amenities for your pleasure. Unwind at the BBQ area, engage in friendly ping pong matches, or seek solace in our meeting spaces. Plus, enjoy convenient access to breakfast and lunch options at our on-site full-service deli, operated by Poppinjay's Cafe.



Fitness Center

State of the art, brand new fitness center opened Summer 2025, located in the 3005 Building

 **VIRTUAL TOUR FITNESS**



Building 3001

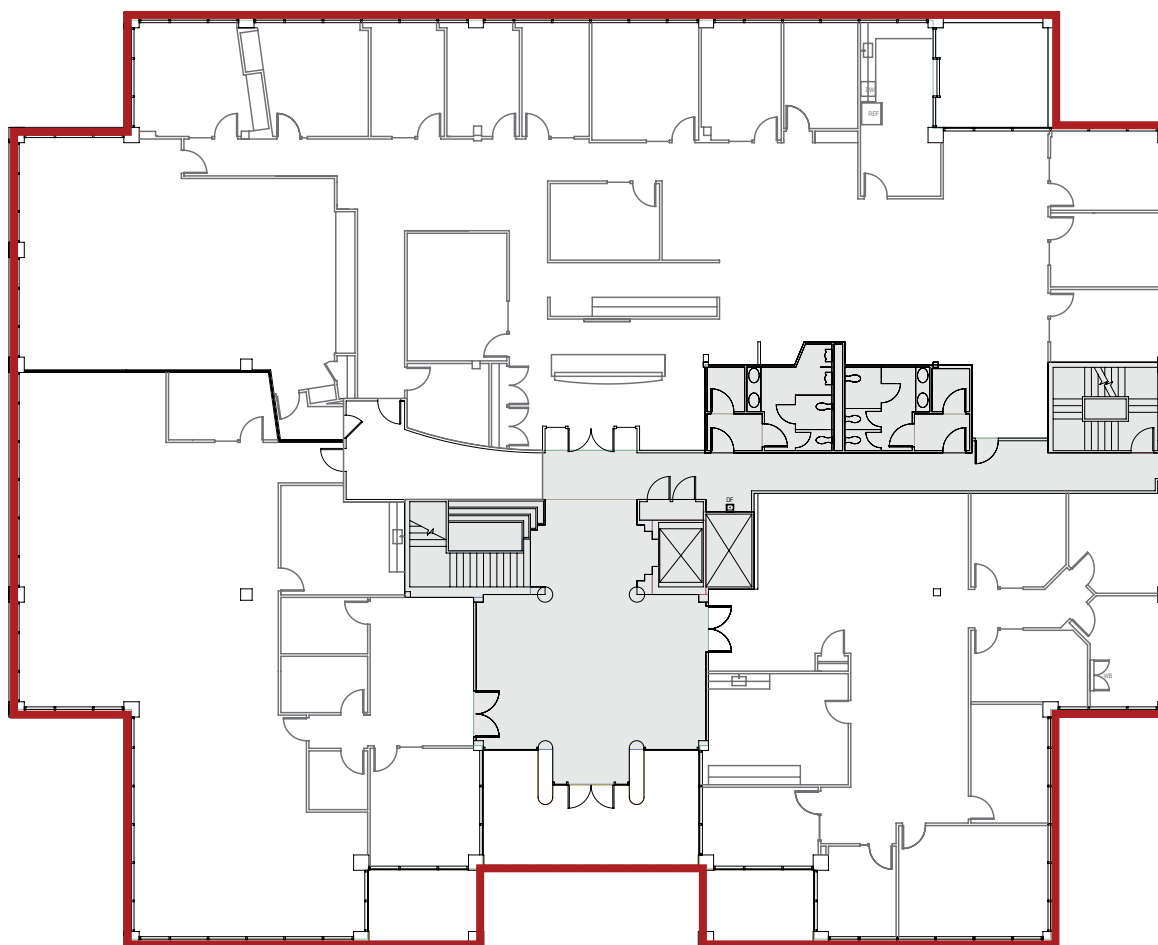
Full Building Available

Floor 1: 15,752 SF

Floor 2: 16,450 SF

Available November 2027

FIRST FLOOR: 15,752 SF



Building 3001

Full Building Available

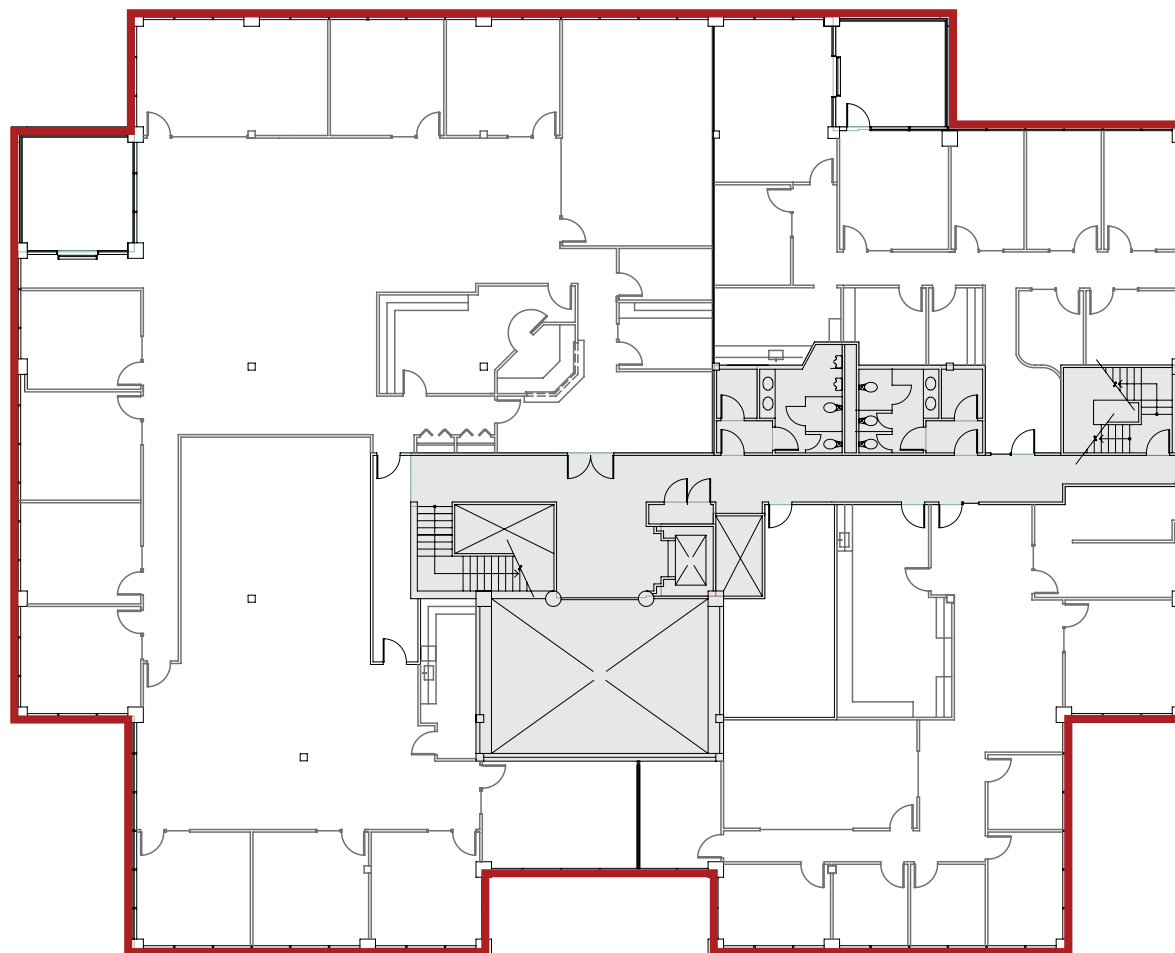
Floor 1: 15,752 SF

Floor 2: 16,450 SF

Available November 2027

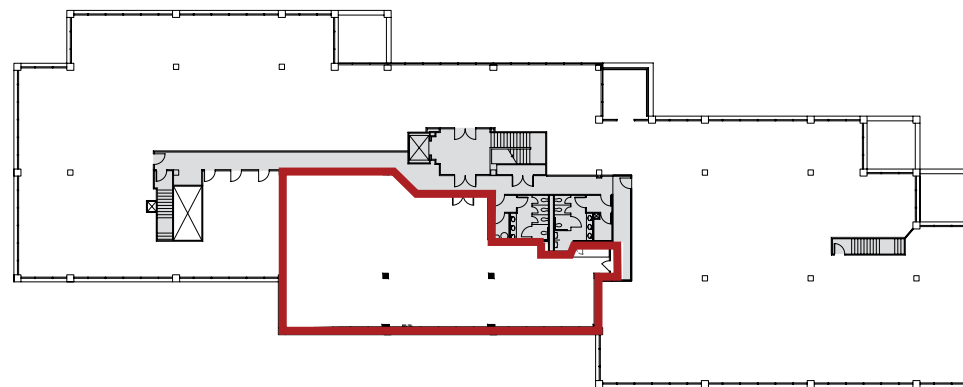


SECOND FLOOR: 16,450 SF

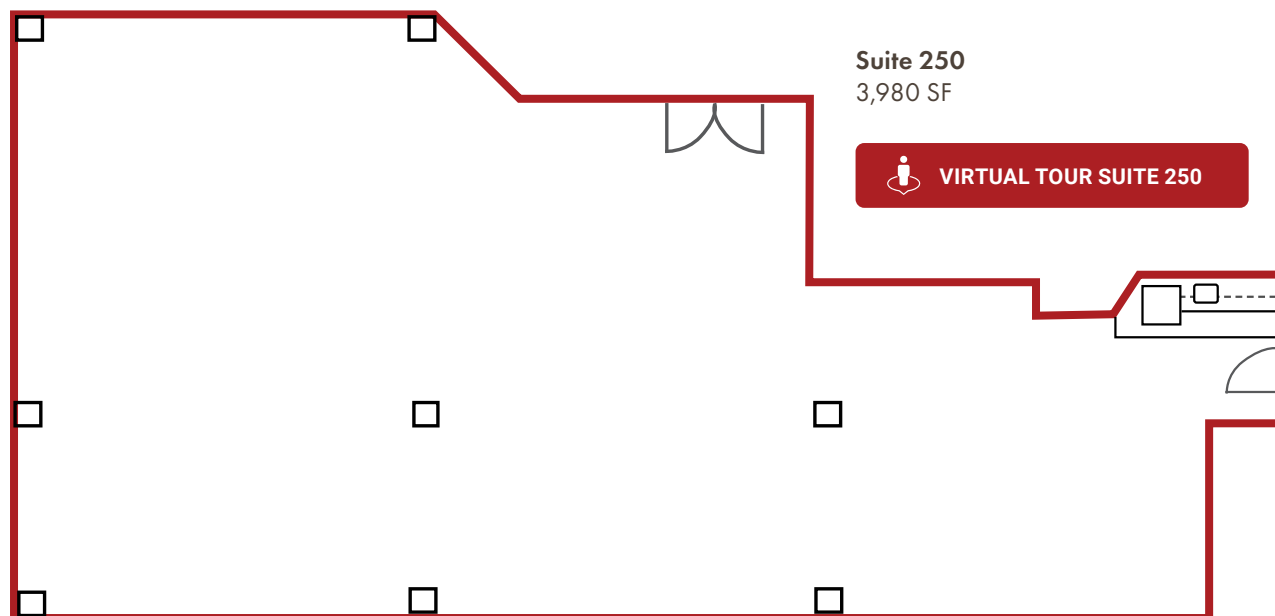


Building 3009

Suite 250
3,980 SF
Available Now

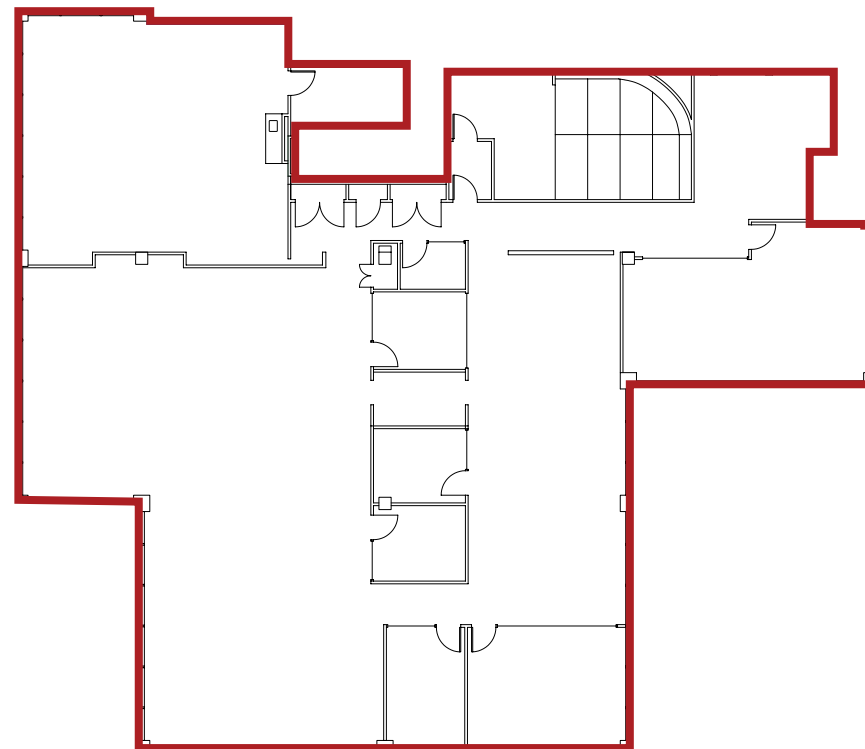
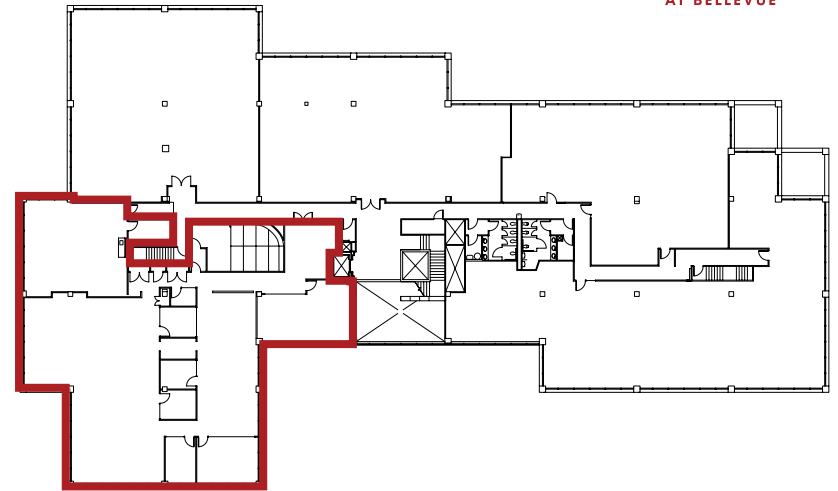


AS-BUILT PLAN

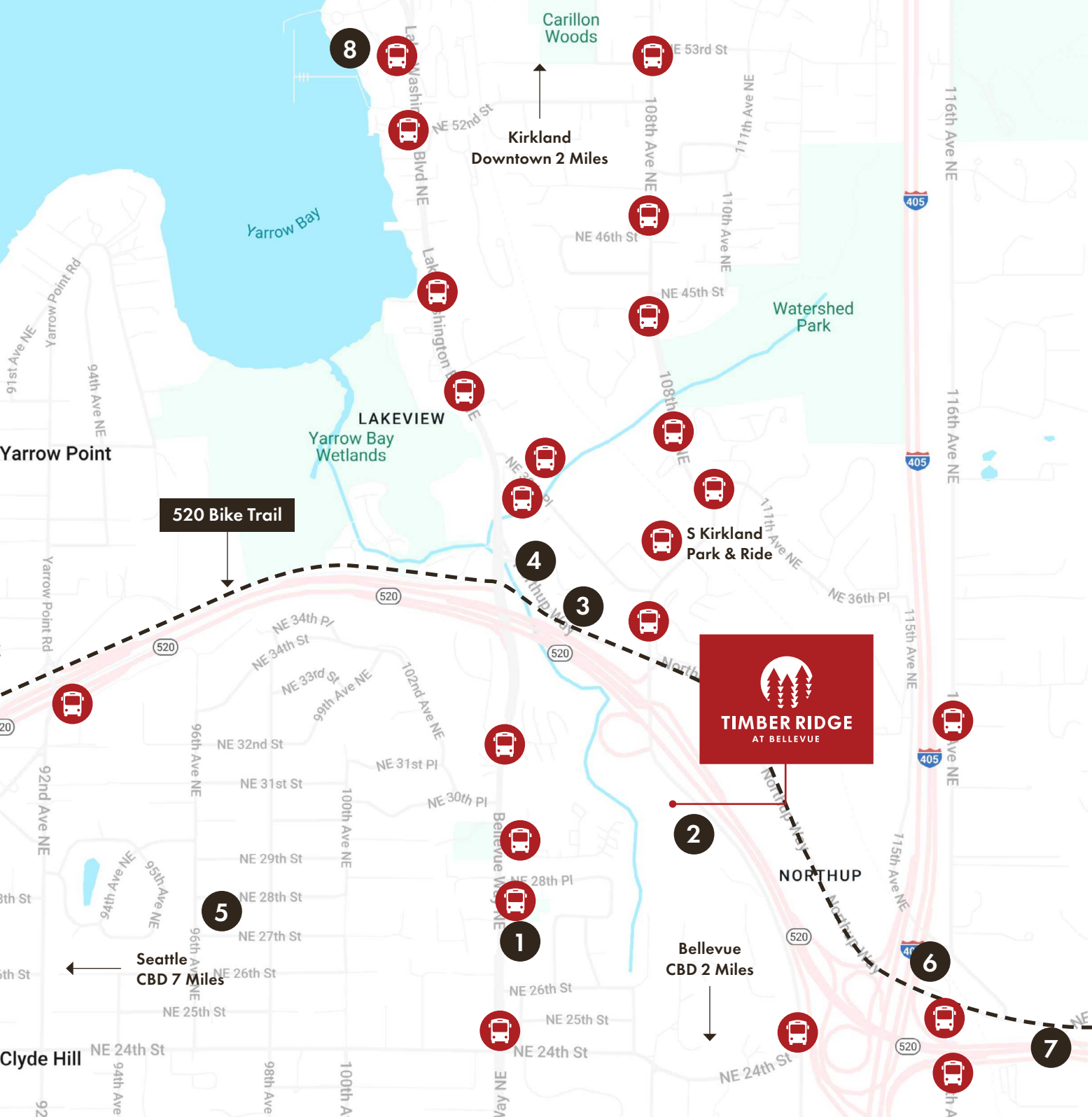


Building 3015

Suite 200
8,431 SF
Available March 2027



Suite 200
8,431 SF



Restaurants

1. Starbucks
Sushi in Joy
Tuscan Stone Pizza
2. Poppinjay's - A Cafe
3. Burgermaster
4. Kitchen + Market
5. Courage House
6. Dixie's BBQ
7. Mercury Coffee
8. Como
El Encanto
Le Grand Bistro Americain
Starbucks



Transit



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