



**Eastridge Corporate Center**  
**The Morelli Family LLC**



11811 & 11911 NE 1st St  
Bellevue, WA 98005

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# EASTRIDGE CORPORATE CENTER



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## BUILDING HIGHLIGHTS

### MANAGEMENT / OWNERSHIP:

Locally owned and managed by  
Eastridge Partners

### LOAD FACTOR:

14%

### ONSITE CONFERENCE ROOM:

Located in Building A

### PARKING:

3.8/1,000 RSF

Free Unreserved Surface

1.0/1,000 RSF

Paid Covered Garage Available  
(Current rate is \$75.00 per stall  
plus tax)

### 2026 EST. OPEX:

\$13.25 per RSF

### INTERNET PROVIDERS:

Comcast and Lumen  
(Fiber available for both)

**BRODERICK**  
• GROUP •



# EASTRIDGE CORPORATE CENTER

## AVAILABILITIES

SUITE	SF	AVAILABLE
A309	3,310	60 Days' Notice
B206	4,781	1/1/2027
B300	2,240	8/1/2026

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

# EASTRIDGE CORPORATE CENTER

**BUILDING A**  
11811 NE 1st St  
Bellevue, WA 98005

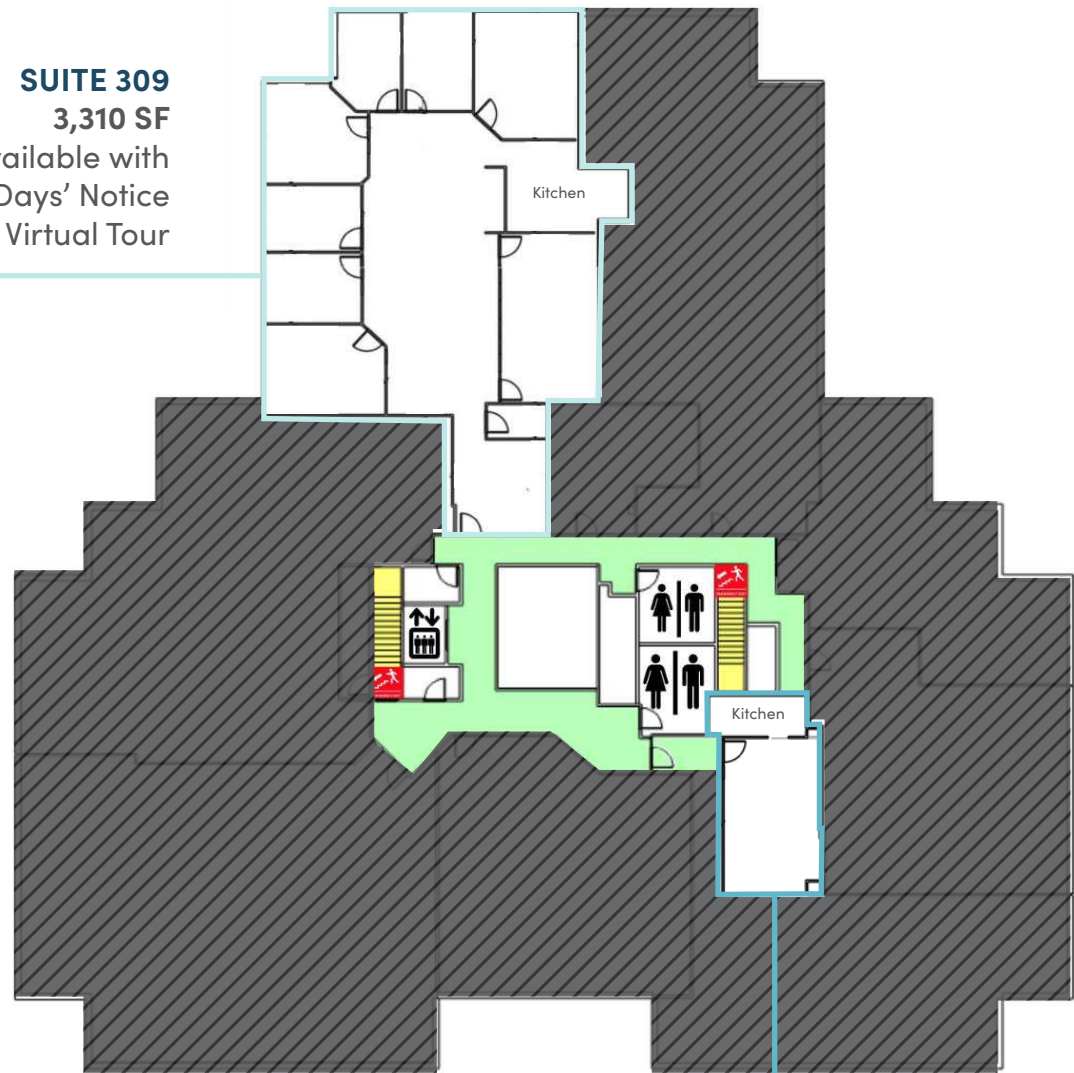
**COLIN TANIGAWA**  
425.274.4283  
tanigawa@broderickgroup.com

**TIM CANTRELL**  
425.274.4292  
cantrell@broderickgroup.com



## BUILDING A FLOOR 3

**SUITE 309**  
3,310 SF  
Available with  
60 Days' Notice  
[▶ View Virtual Tour](#)



**PROJECT  
CONFERENCE  
ROOM**



# EASTRIDGE CORPORATE CENTER

**BUILDING B**  
11911 NE 1st St  
Bellevue, WA 98005

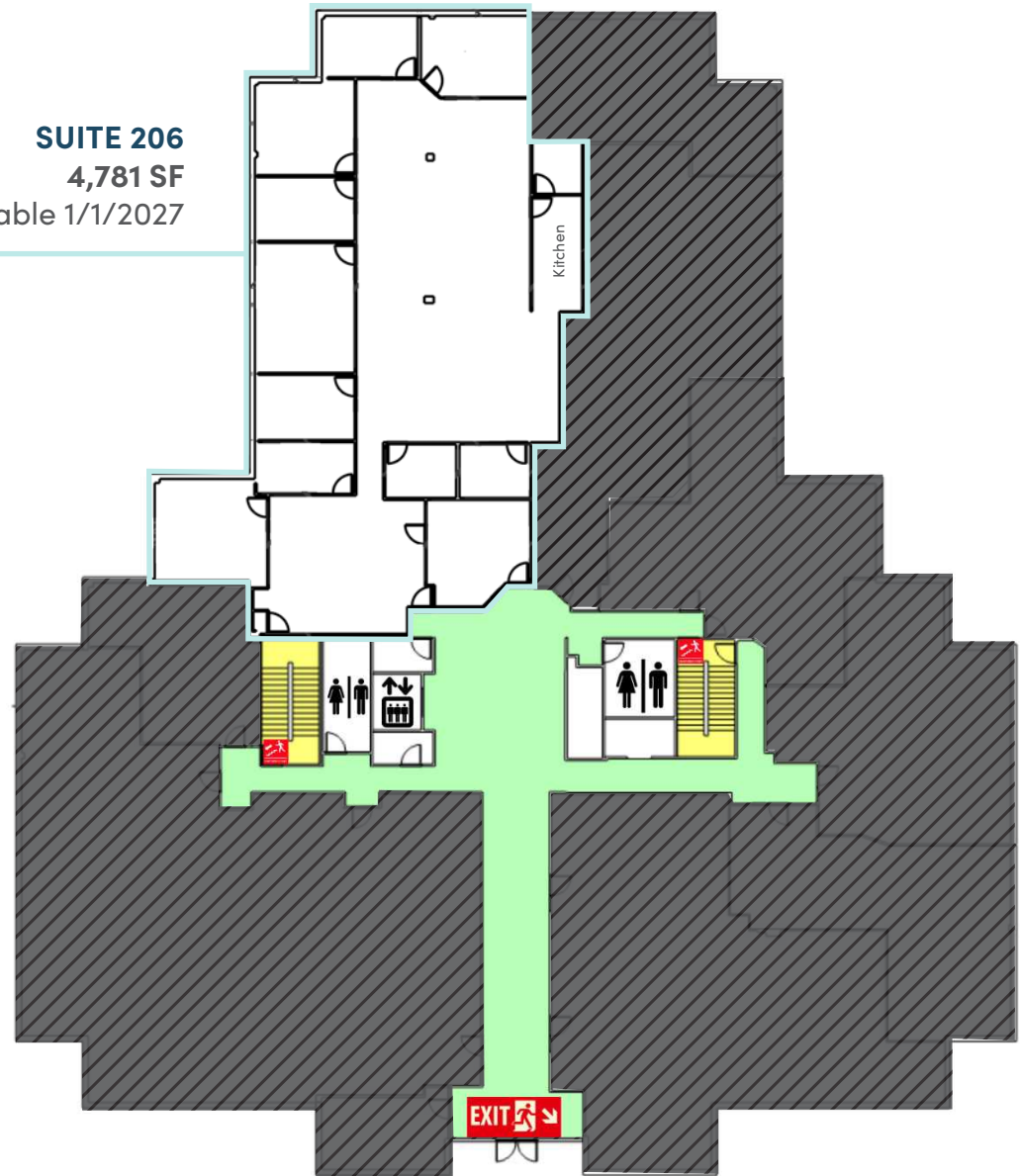
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**TIM CANTRELL**  
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## BUILDING B FLOOR 2

**SUITE 206**  
**4,781 SF**  
Available 1/1/2027



# EASTRIDGE CORPORATE CENTER

**BUILDING B**  
11911 NE 1st St  
Bellevue, WA 98005

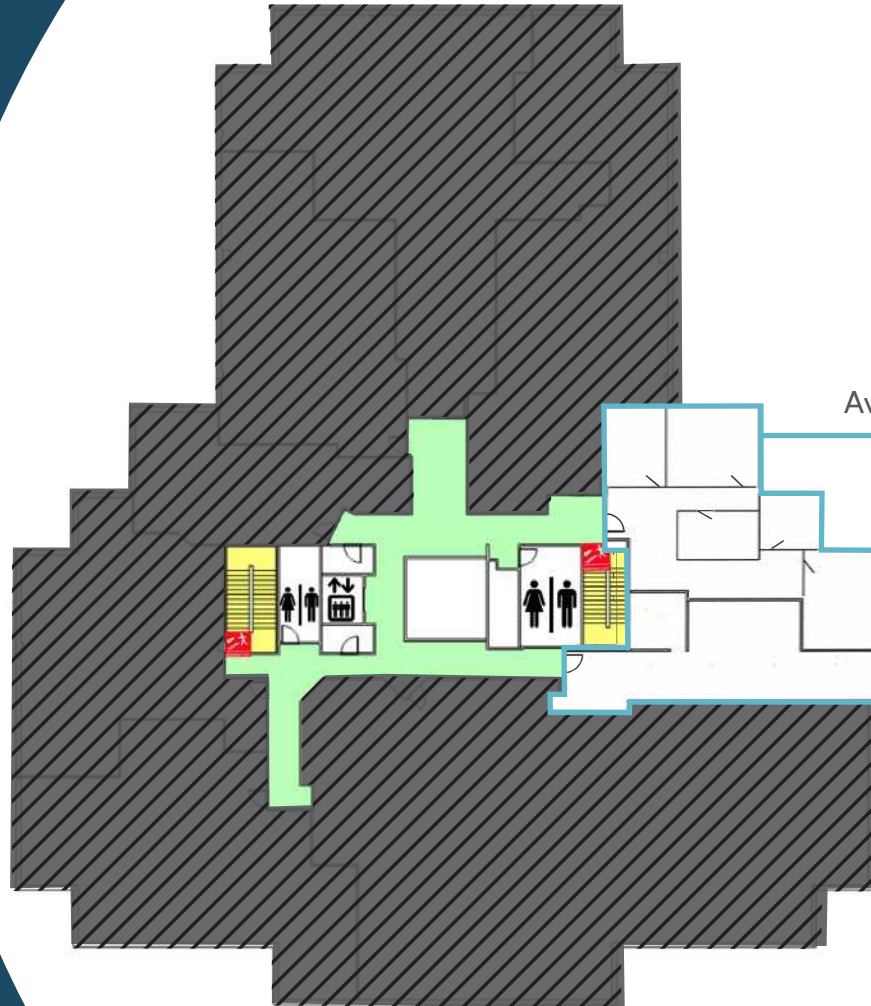
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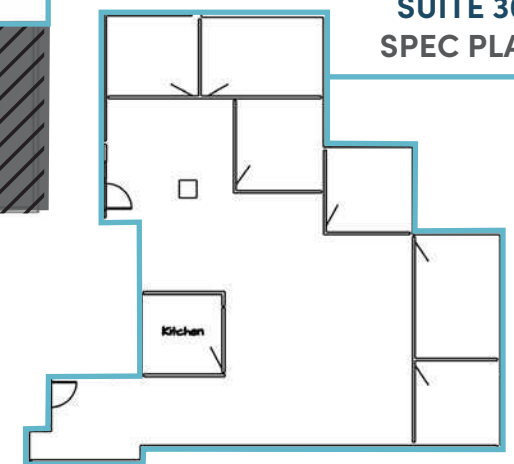


## BUILDING B FLOOR 3

**SUITE 300**  
AS-BUILT  
2,240 SF  
Available 8/1/2026



**SUITE 300**  
SPEC PLAN



# NEARBY AMENITIES

1. Bellevue Botanical Garden
2. Starbucks
3. Kura Sushi
4. PCC Community Markets
5. Trader Joe's
6. Starbucks
7. Taco Del Mar
8. Paik's Noddle
9. Uwajimaya
10. Whole Foods

**5 MINUTES**  
TO DOWNTOWN BELLEVUE

**5 MINUTES**  
TO I-405 NORTH & SOUTH

**3 LIGHT RAIL STOPS**  
WITHIN 1/2 MILE

**CIRCUIT**

SERVICEABLE BY THE BELLHOP  
[CLICK TO VIEW HOURS](#)

**BRODERICK**  
GROUP



**DOWNTOWN BELLEVUE  
LIGHT RAIL STATION**

10

**WILBURTON  
LIGHT RAIL STATION**



9

6

7

8

5

4

3

2



**EAST MAIN  
LIGHT RAIL STATION**

116TH AVE NE

4TH AVE SE

120TH AVE NE

MAIN ST

TO I-405 NORTH & SOUTH

NE 1ST ST

**EASTRIDGE  
CORPORATE  
CENTER**

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