

FOR LEASE 10940 & 11000 NE 33rd PL | Bellevue, WA

EVERGREEN OFFICE PARK



NEWMARK

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LOCATION

DOWNTOWN BELLEVUE

EVERGREEN OFFICE PARK

520



AVAILABLE SPACE



360 DEGREE VIEW OF COURTYARD

Building I - 10940 NE 33rd Place

Suite	Available SF	Rental Rate	Comments
202*	8,090 SF	Call For Rate	Available Now
204*	5,217 SF	Call For Rate	Available Now

*Suites can be combined for 13,307 SF

Building II - 11000 NE 33rd Place

Suite	Available SF	Rental Rate	Comments
200*	22,254 SF	Call For Rate	Available June 2026
320	1,847 SF	Call For Rate	Available Now

*Divisible



FACT SHEET

Property Addresses	Building I: 10940 NE 33rd Place, Bellevue, WA Building II: 11000 NE 33rd Place, Bellevue, WA
Floors	Building I: Two (2) Stories Building II: Three (3) Stories
Parking	3.6/1,000 SF (Free surface parking, covered parking available at market rates)
Freeway Access	Centrally located at the interchange of SR520 and I-405
Amenities and Renovation	New common area plaza with BBQ, gaming area, and outdoor seating. All new renovations completed in 2022.
Internet/Telecom Providers	Comcast TW Telecom Frontier
Electrical System	Power provided through vault-mounted transformers. Each building's main distribution panel consists of a 1,000 Amp, 277/480 Volt, 3-phase, 4 wire, 4 section main distribution panels
Building Hours	24 hour access, 365 days per year security hours for front doors: 7:30am - 6:00pm. HVAC hours (M - F): 7:30am – 6:00pm. After hours HVAC available on demand

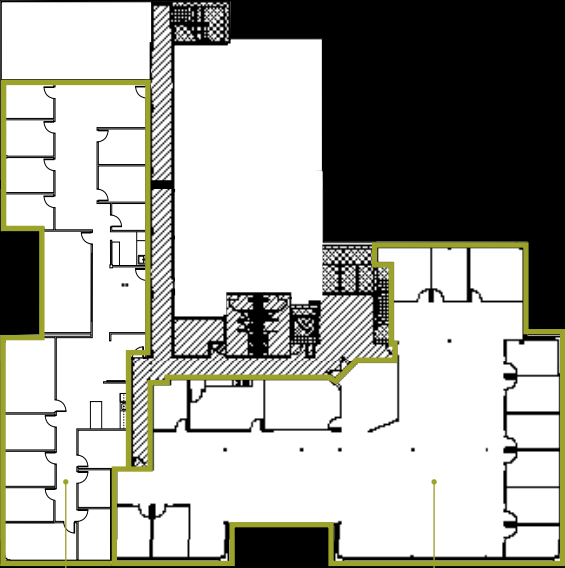


BUILDING I
SECOND FLOOR OFFICE

AVAILABLE

SUITE 202
8,090 SF
AVAILABLE NOW

SUITE 202
8,090 SF



SUITE 204

SUITE 202

ENTRANCE



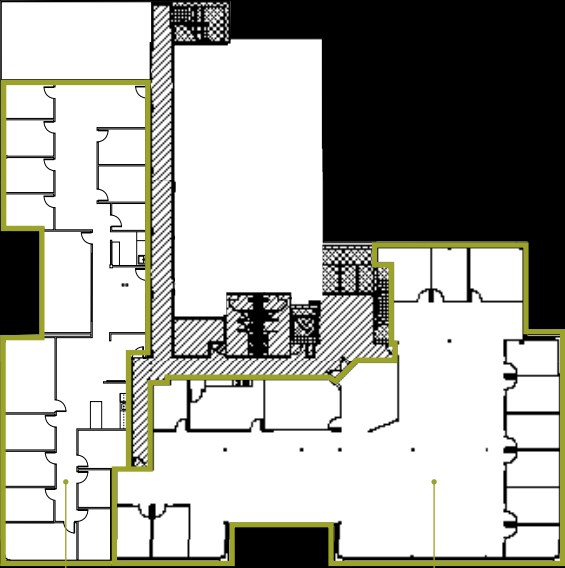
*CAN BE COMBINED WITH SUITE 204 FOR 13,307 SF

BUILDING I
SECOND FLOOR OFFICE

AVAILABLE

SUITE 204
5,217 SF
AVAILABLE NOW

SUITE 204
5,217 SF



ENTRANCE

SUITE 204

SUITE 202



*CAN BE COMBINED WITH SUITE 202 FOR 13,307 SF

BUILDING II

SECOND FLOOR OFFICE

AVAILABLE

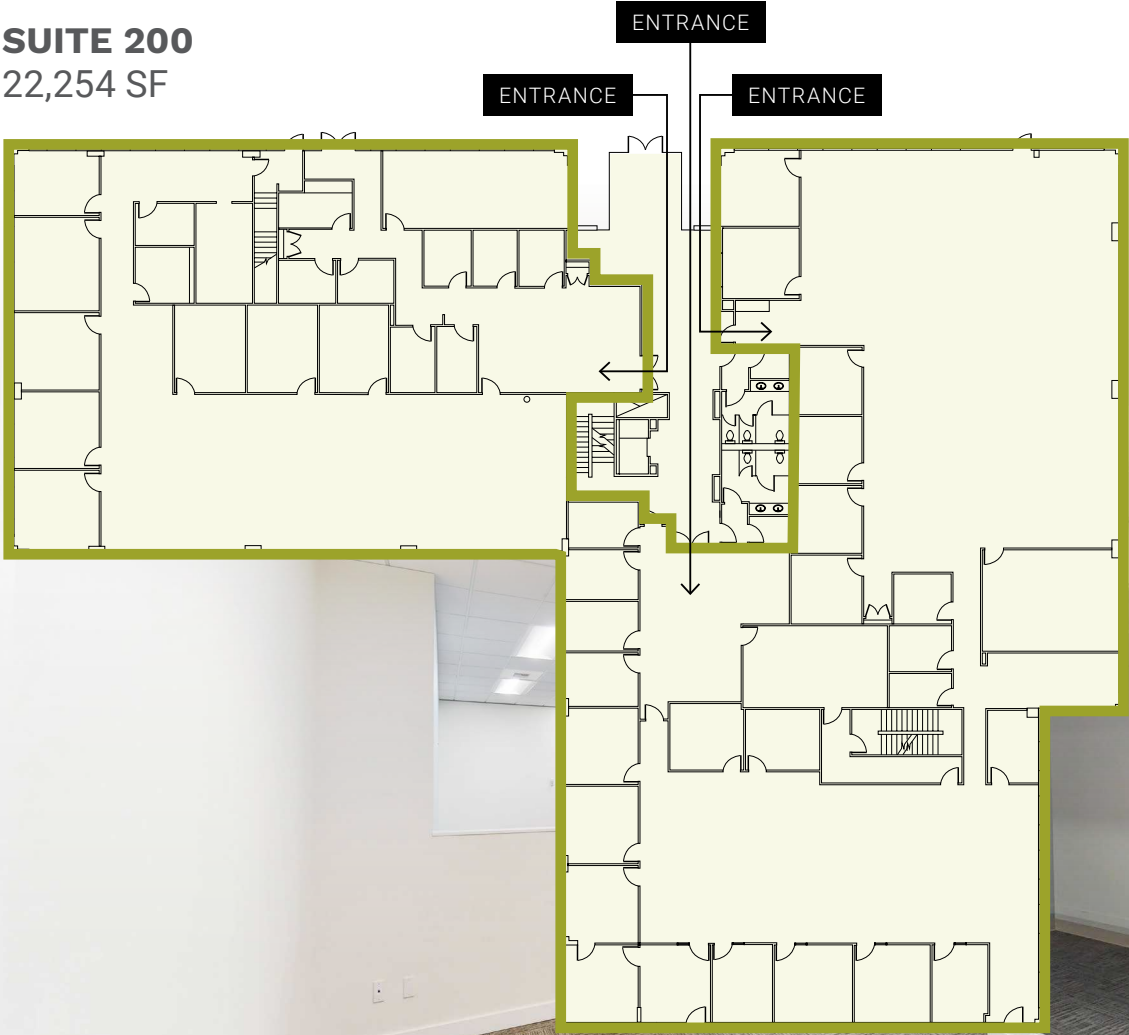
SUITE 200
22,254 SF
AVAILABLE JUNE 2026

SUITE 210
6,700 SF

SUITE 220
7,949 SF

SUITE 200
7,605 SF

SUITE 200
22,254 SF

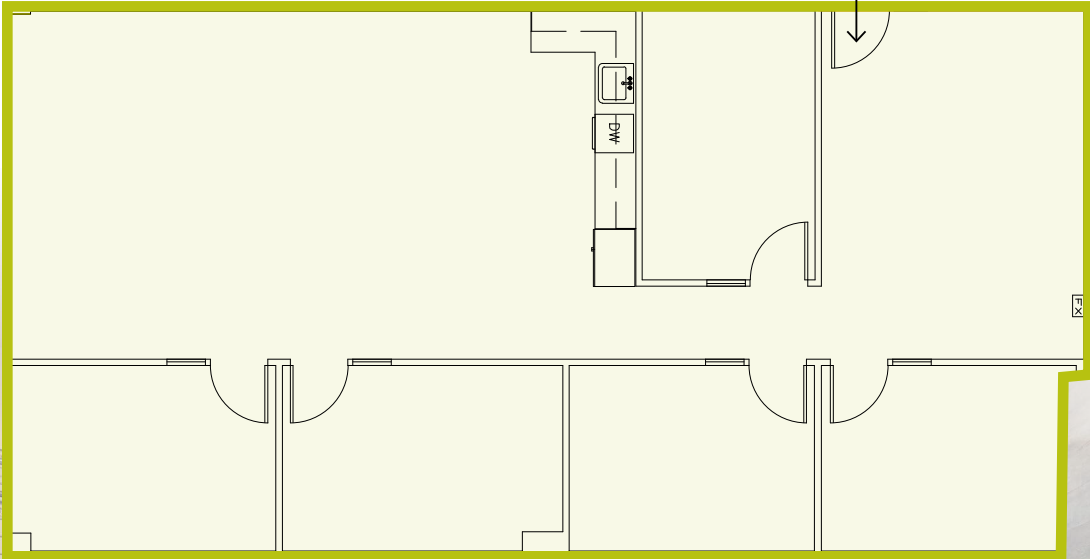


BUILDING II
THIRD FLOOR OFFICE

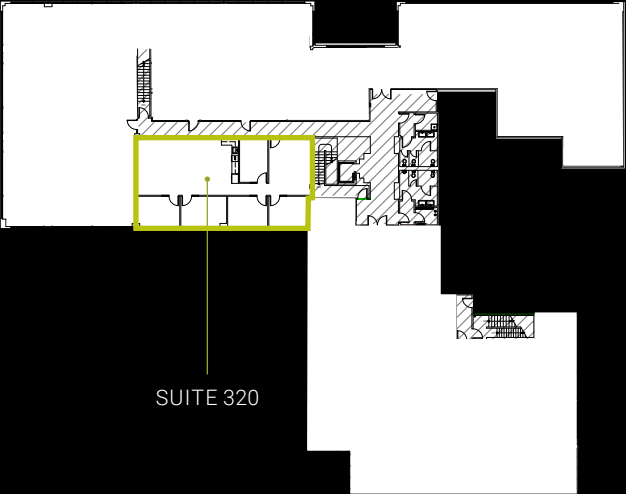
AVAILABLE

SUITE 320
1,847 SF

ENTRANCE



SUITE 320
1,847 SF
AVAILABLE NOW



LOCAL AMENITIES

1. Starbucks
2. Brief Encounter
3. Sushi in Joy
4. Tuscan Stone Pizza
5. Burgermaster
6. Gourmondo
7. Courage House
8. Dixie's BBQ
9. Beijing Duck Palace
10. Subway
11. Carillon Kitchen
12. Como
13. El Encanto
14. Le Grand
15. Starbucks



Transit

