

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

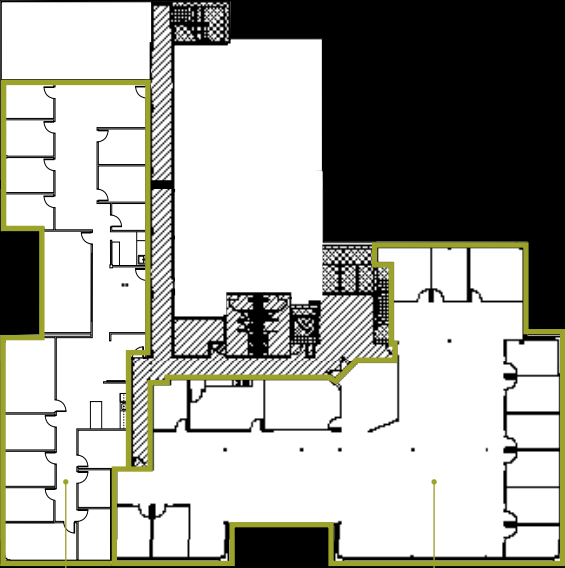


**BUILDING I**  
**SECOND FLOOR OFFICE**

AVAILABLE

SUITE 202  
8,090 SF  
AVAILABLE NOW

**SUITE 202**  
8,090 SF



SUITE 204

SUITE 202

ENTRANCE



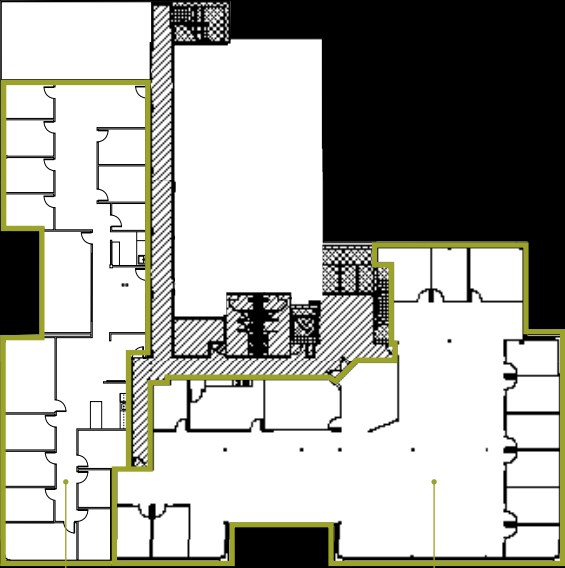
\*CAN BE COMBINED WITH SUITE 204 FOR 13,307 SF

**BUILDING I**  
**SECOND FLOOR OFFICE**

AVAILABLE

SUITE 204  
5,217 SF  
AVAILABLE NOW

**SUITE 204**  
5,217 SF



SUITE 204

SUITE 202



ENTRANCE

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

# BUILDING II

## SECOND FLOOR OFFICE

AVAILABLE

SUITE 200

22,254 SF

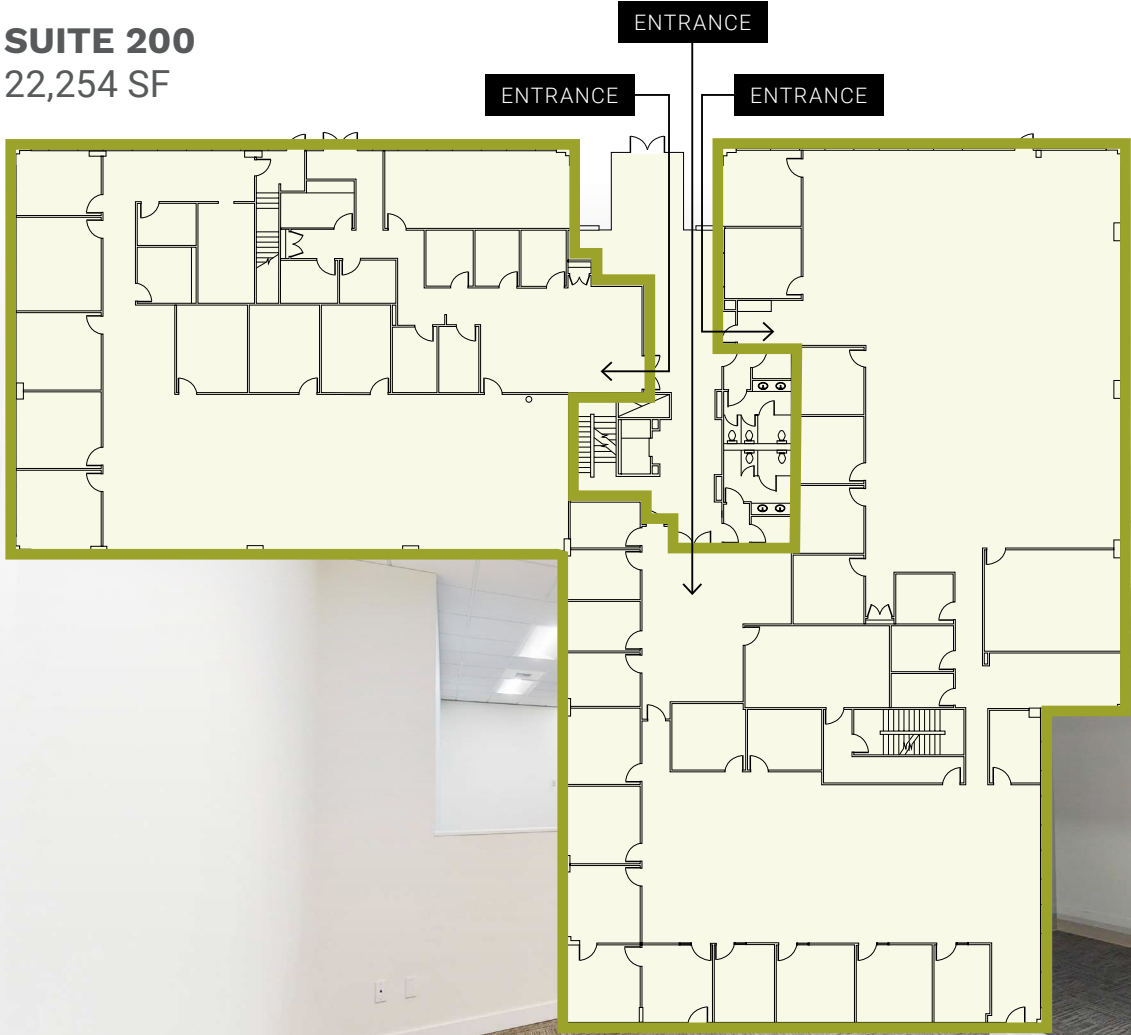
AVAILABLE JUNE 2026

SUITE 210  
6,700 SF

SUITE 220  
7,949 SF

SUITE 200  
7,605 SF

SUITE 200  
22,254 SF

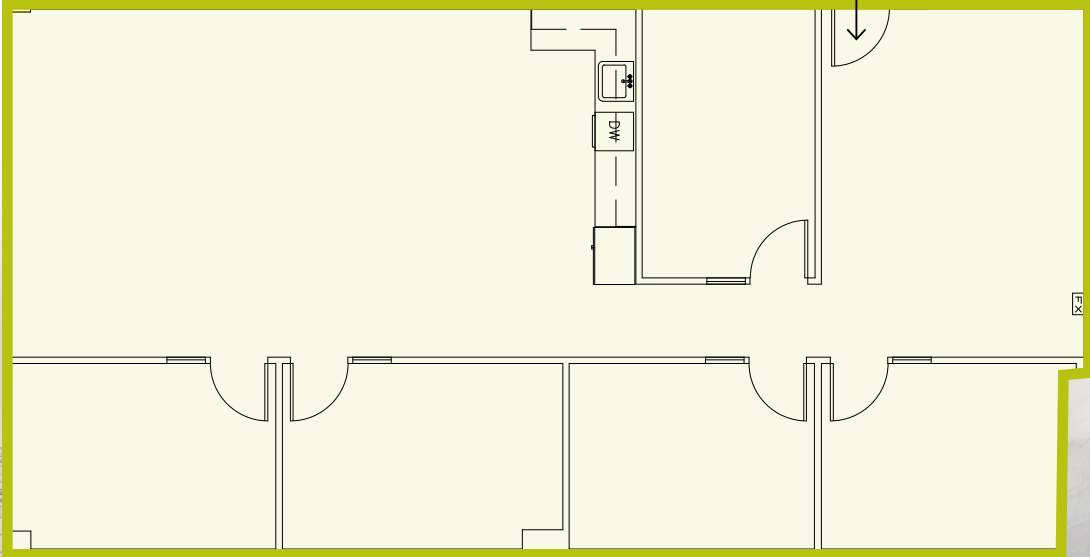


**BUILDING II**  
**THIRD FLOOR OFFICE**

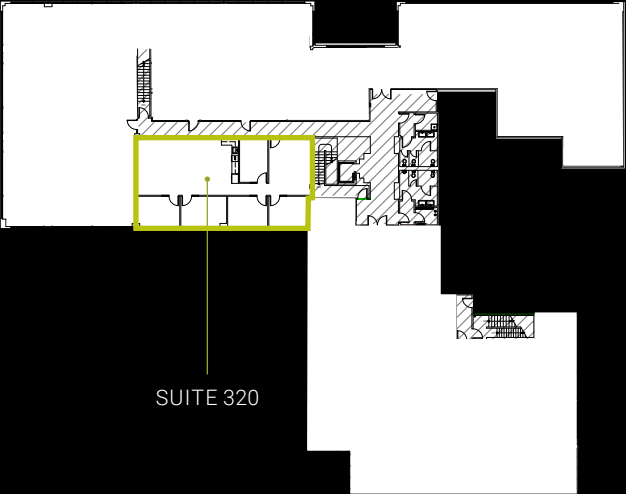
AVAILABLE

**SUITE 320**  
1,847 SF

ENTRANCE



SUITE 320  
1,847 SF  
AVAILABLE NOW



# LOCAL AMENITIES

1. Starbucks
- Brief Encounter
- Sushi in Joy
- Tuscan Stone Pizza
2. Poppinjay's - A Cafe
3. Burgermaster
4. Gourmondo
5. Courage House
6. Dixie's BBQ
7. Beijing Duck Palace
- Subway
8. Carillon Kitchen
- Como
- El Encanto
- Le Grand
- Starbucks



Transit

