

FULL BUILDING OPPORTUNITY | UP TO 31,057 RSF AVAILABLE



BELLEFIELD

ALDERWOOD BUILDING



1601 114th Ave SE, Bellevue WA 98004

TALON
PRIVATE CAPITAL

CBRE

FULL BUILDING OPPORTUNITY



Available Date: March 1, 2023



Up to 31,057 RSF Available



Demised opportunities available down to $\pm 5,200$ SF



Exterior and interior improvements proposed



Covered parking on the ground floor



Proposed Improvements



Proposed Improvements



Proposed Improvements



Floor to ceiling glass throughout the building allowing for abundant natural light



Serene water views



Waterfront outdoor seating areas directly adjacent to the building



Highly visible top of building signage and building naming rights available to full building users



FULL FLOOR: 31,057 RSF

CONCEPTUAL PLAN



DEMISED OPTIONS

Demised options are approximate square footages

2 TENANT OPTION

- Suite A: $\pm 11,500$ SF
- Suite B: $\pm 14,200$ SF



3 TENANT OPTION

- Suite A: $\pm 11,500$ SF
- Suite B: $\pm 9,000$ SF
- Suite C: $\pm 5,200$ SF





7+

MILES OF
HIKING TRAILS



320

ACRE FRESHWATER
WETLAND ECOSYSTEM



Bicycle share
program



Kayak &
paddleboard rentals



Updated gym
& locker room



Daily food trucks
in two locations



Dilettante
Mocha Café



Expanded
outdoor deck,
bocce ball court



Training & conference
center facility



EV charging
stations



On-site auto
detail services



Dry cleaning
services



7+ Miles of
Walking trails



Year-round
tenant events
& activities

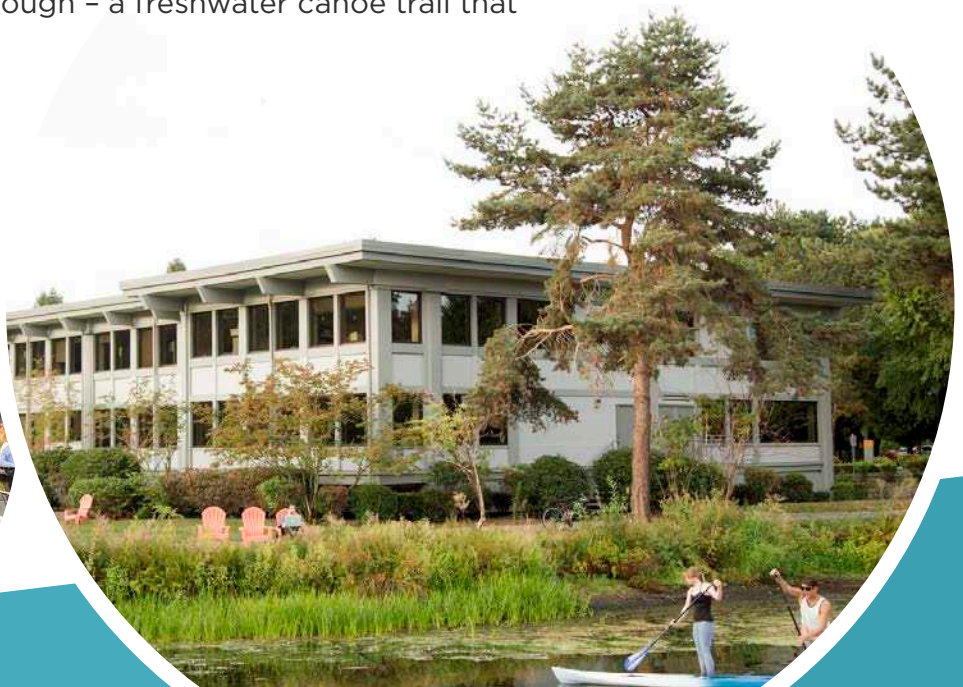
JUST 5 MINUTES FROM DOWNTOWN BELLEVUE,

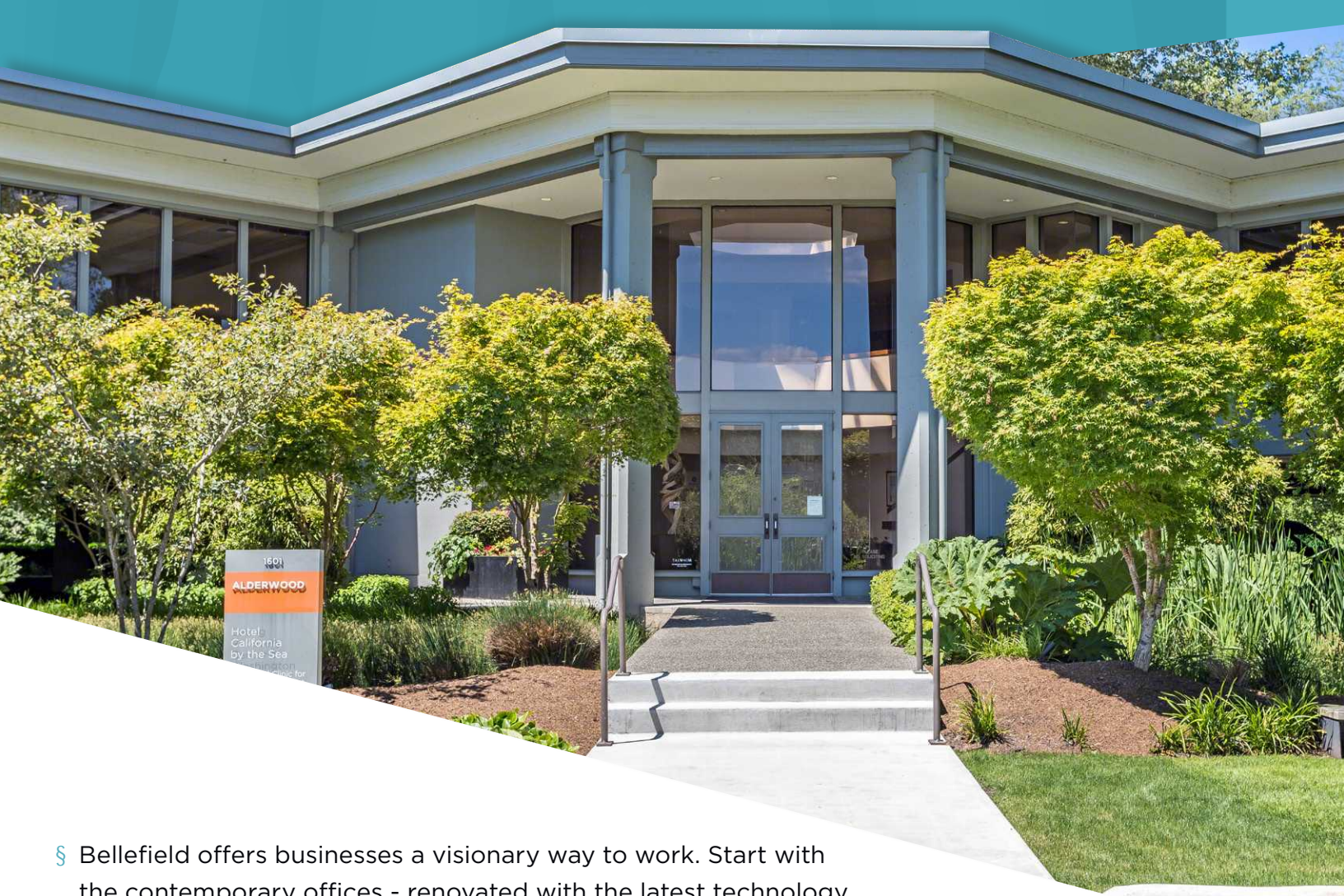
Bellefield is a reimagined office campus set on 65 beautifully wooded acres and encircled by the Mercer Slough - a freshwater canoe trail that leads into Lake Washington.



15

BUILDING
CAMPUS





§ Bellefield offers businesses a visionary way to work. Start with the contemporary offices - renovated with the latest technology and décor designed to inspire. Think a cafe, espresso nooks, room for foosball. The cool, out-of-the-ordinary amenities that make employees happy, and productivity more enjoyable.

§ Step out in nature and explore the walking trails. See how peace and quiet lifts the stress from the hustle and bustle. Our bike share, kayak rentals, and fitness program rounds out an offering that's so original, it inspires original thinking. Isn't that the way work should be?



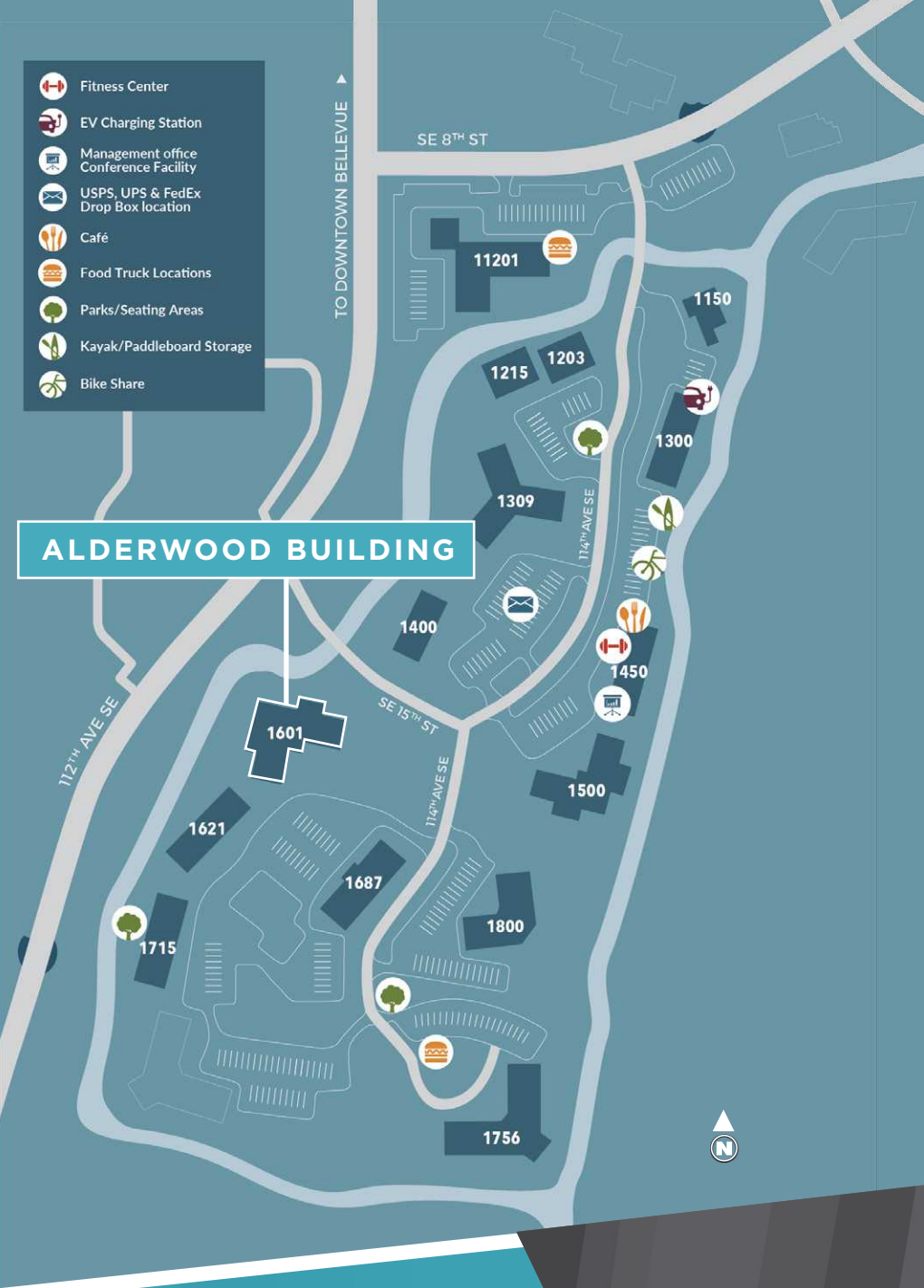


BELLEFIELD

CAMPUS MAP

- 1601 ALDERWOOD BUILDING**
1601 114th Avenue SE
- 1621 ARBOR BUILDING**
1621 114th Avenue SE
- 1800 ASPENWOOD BUILDING**
1800 114th Avenue SE
- 1150 CONFERENCE CENTER**
1150 114th Avenue SE
- 1400 CEDAR BUILDING**
1400 112th Avenue SE
- 1450 CONIFER BUILDING**
PROPERTY MANAGEMENT OFFICE
1450 114th Avenue SE
- 1309 COURTHOUSE BUILDING**
1309 114th Avenue SE
- 1756 EDIFECs BUILDING**
1756 114th Avenue SE
- 11201 GATEWAY 112 BUILDING**
11201 SE 8th Street
- 1500 GLU BUILDING**
1500 114th Avenue SE
- 1215 GOLDSMITH BUILDING**
1215 114th Avenue SE
- 1300 MADRONA BUILDING**
1300 114th Avenue SE
- 1687 MAPLEWOOD BUILDING**
1687 114th Avenue SE
- 1203 MASTEC BUILDING**
1203 114th Avenue SE
- 1715 WOODRIDGE BUILDING**
1715 114th Avenue SE

- Fitness Center
- EV Charging Station
- Management office Conference Facility
- USPS, UPS & FedEx Drop Box location
- Café
- Food Truck Locations
- Parks/Seating Areas
- Kayak/Paddleboard Storage
- Bike Share



FOR MORE INFORMATION PLEASE CONTACT:

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