

KENYON CENTER

BRODERICK
· GROUP ·

3326 160TH AVE SE | BELLEVUE, WA

FLEXIBLE LEASE TERMS
OF 1-5 YEARS AVAILABLE

CLASS "A" I-90 OFFICE SPACE AVAILABLE FOR LEASE

KENYON CENTER

3326 160TH AVE SE | BELLEVUE, WA

FLOOR / SUITE	SIZE	AVAIL. DATE	COMMENTS
<u>1 / 160</u>	1,543	Now	<ul style="list-style-type: none"> • Directly off the main lobby of the building • Efficient small suite with open office and two private offices or huddle rooms • Flexible lease terms available
<u>2 / 200</u>	15,167	Now	<ul style="list-style-type: none"> • Can be leased with Suite 300 for a cumulative 29,990 RSF • Reception off of elevator lobby, two large training rooms, mix of open space, private offices, conference rooms and kitchenette
<u>2 / 210</u>	1,623	Now	<ul style="list-style-type: none"> • Four private offices, open work space, reception and kitchenette
<u>2 / 215</u>	2,688	30 Days' Notice	<ul style="list-style-type: none"> • Heavily built out suite with reception, 6 private offices, IT closet and kitchenette
<u>3 / 300</u>	14,823	Now	<ul style="list-style-type: none"> • Can be leased with Suite 200 for a cumulative 29,990 RSF • Reception off of elevator lobby • Perimeter private offices and conference rooms with interior open work space • Refreshed kitchenette and break area • Large training room

PROPERTY HIGHLIGHTS



Abundant parking (4.41/1,000 USF), including covered stalls



Building signage available facing I-90



Unmatched I-90 freeway visibility and access



New HVAC system



Efficient operating expenses



KENYON CENTER

3326 160TH AVE SE
BELLEVUE, WA



VIRTUAL TOURS

▶ BUILDING LOBBY

▶ BUILDING CONFERENCE

▶ MEN'S LOCKER ROOM

BRODERICK
• GROUP •

The information contained herein has been given to us by the owner or sources that 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.

BUILDING INFORMATION

Location:	3326 160 th Avenue SE, Bellevue, Washington 98008
Building Square Footage:	± 90,000 RSF (4 floors)
Year Built:	1986
Rental Rate:	Inquire with Broker
Operating Expenses:	\$10.50/RSF (est. for 2026)
Load Factor:	9.7% - single-tenant floor; 13.5% - multi-tenant floor
Freeway Access:	<ul style="list-style-type: none">• Kenyon Center offers the most convenient I-90 access possible• Immediate access outside the entrance to the project through three-way interchange at 161st Avenue SE• Additionally, the 156th Avenue NE and 148th Avenue NE interchanges can also be utilized to access I-90/Kenyon Center
Drive Times:	Downtown Bellevue: 6 minutes Downtown Seattle: 12 minutes Downtown Issaquah: 7 minutes Sea-Tac Airport: 19 minutes
Parking:	<ul style="list-style-type: none">• 4.41 stalls per 1,000 USF Total• 0.6/1,000 USF covered and secured
Views:	Yes - Cascade Mountain and Lake Sammamish views
Area Amenities:	Jogging/walking trails throughout area, park across the street, two retail complexes and restaurants, Embassy Suites and athletic club nearby
Fiber Optic Capability:	Yes - multiple fiber providers on the street (160 th Avenue SE)
Elevators:	Three (3) elevators with direct access from parking garage to all four (4) floors
Ownership/Management:	Pilchuck Development LLC Broderick Group broderickgroup.com
Exclusive Leasing Agents:	Paul Jerue - 425.646.5223 - jerue@broderickgroup.com Eric Haehl - 425.646.5266 - haehl@broderickgroup.com

KENYON CENTER

3326 160TH AVE SE
BELLEVUE, WA

BRODERICK
· GROUP ·

For more information or to
schedule a tour, please contact:

PAUL JERUE

425.646.5223

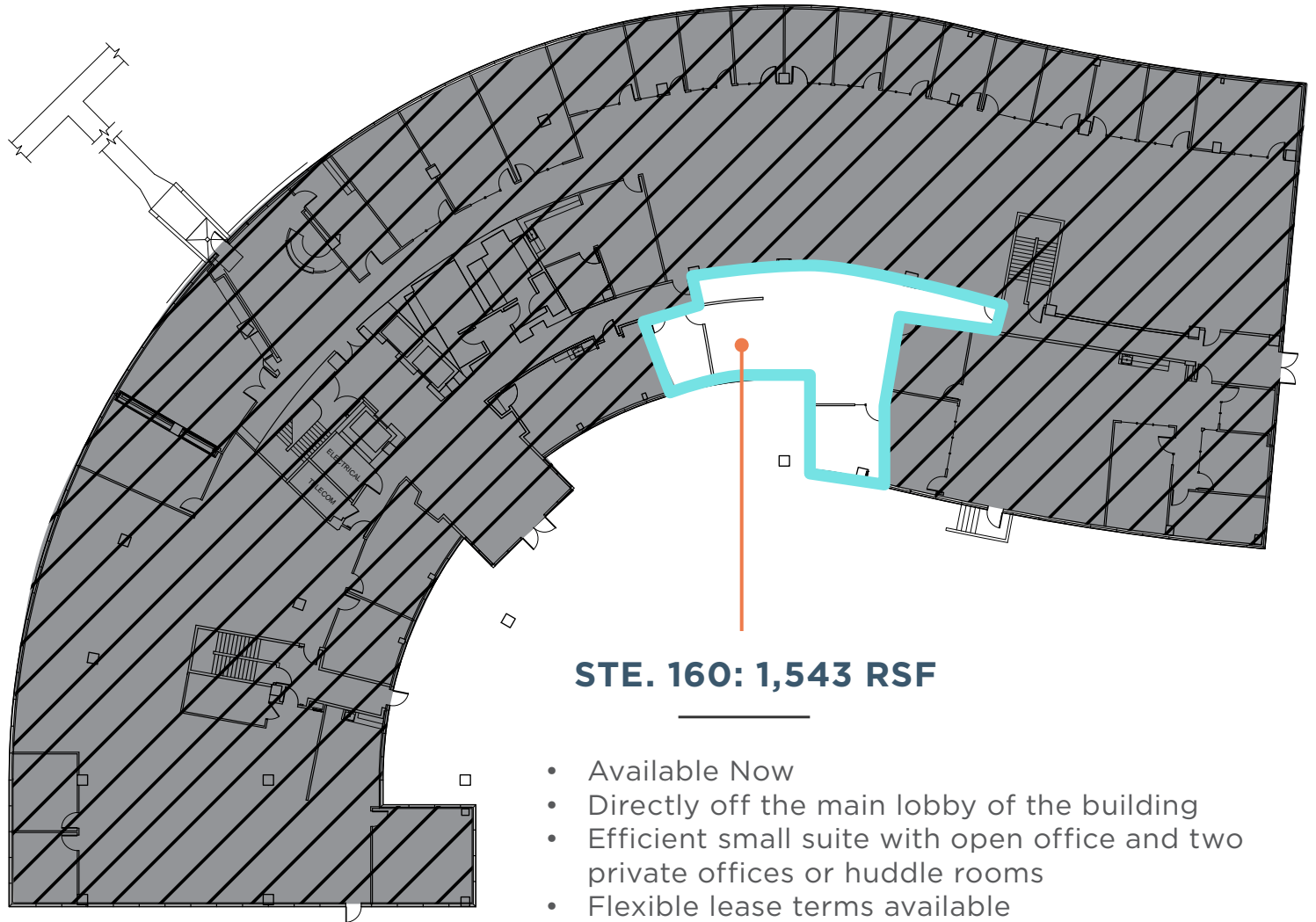
jerue@broderickgroup.com

ERIC HAEHL

425.646.5266

haehl@broderickgroup.com

1ST FLOOR



STE. 160: 1,543 RSF

- Available Now
- Directly off the main lobby of the building
- Efficient small suite with open office and two private offices or huddle rooms
- Flexible lease terms available

BACK TO AVAILABLE SPACES

KENYON CENTER

3326 160TH AVE SE
BELLEVUE, WA

BRODERICK
· GROUP ·

For more information or to
schedule a tour, please contact:

PAUL JERUE

425.646.5223

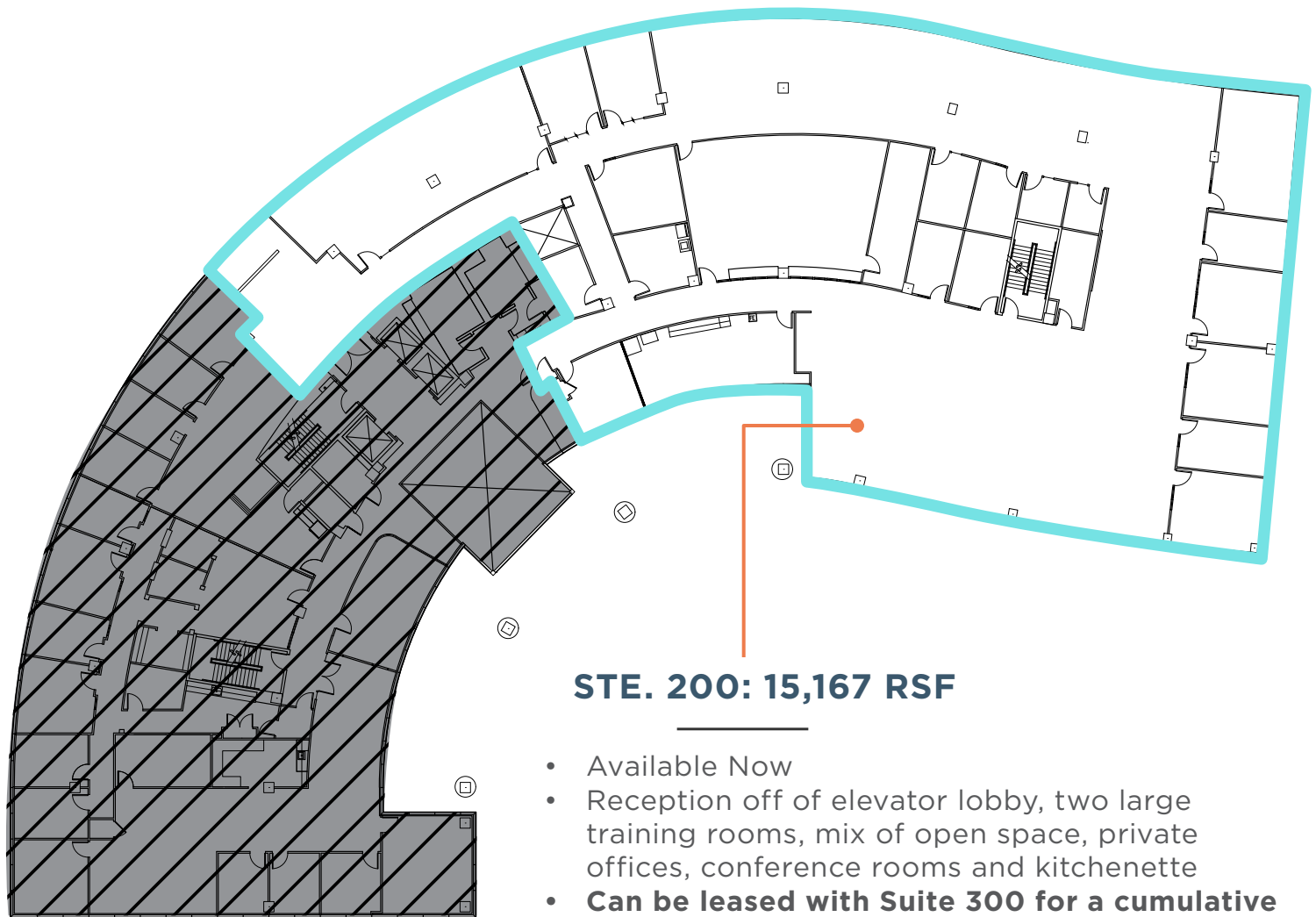
jerue@broderickgroup.com

ERIC HAEHL

425.646.5266

haehl@broderickgroup.com

2ND FLOOR



STE. 200: 15,167 RSF

- Available Now
- Reception off of elevator lobby, two large training rooms, mix of open space, private offices, conference rooms and kitchenette
- **Can be leased with Suite 300 for a cumulative 29,990 RSF**

BACK TO AVAILABLE SPACES

KENYON CENTER

3326 160TH AVE SE
BELLEVUE, WA

BRODERICK
· GROUP ·

For more information or to
schedule a tour, please contact:

PAUL JERUE

425.646.5223

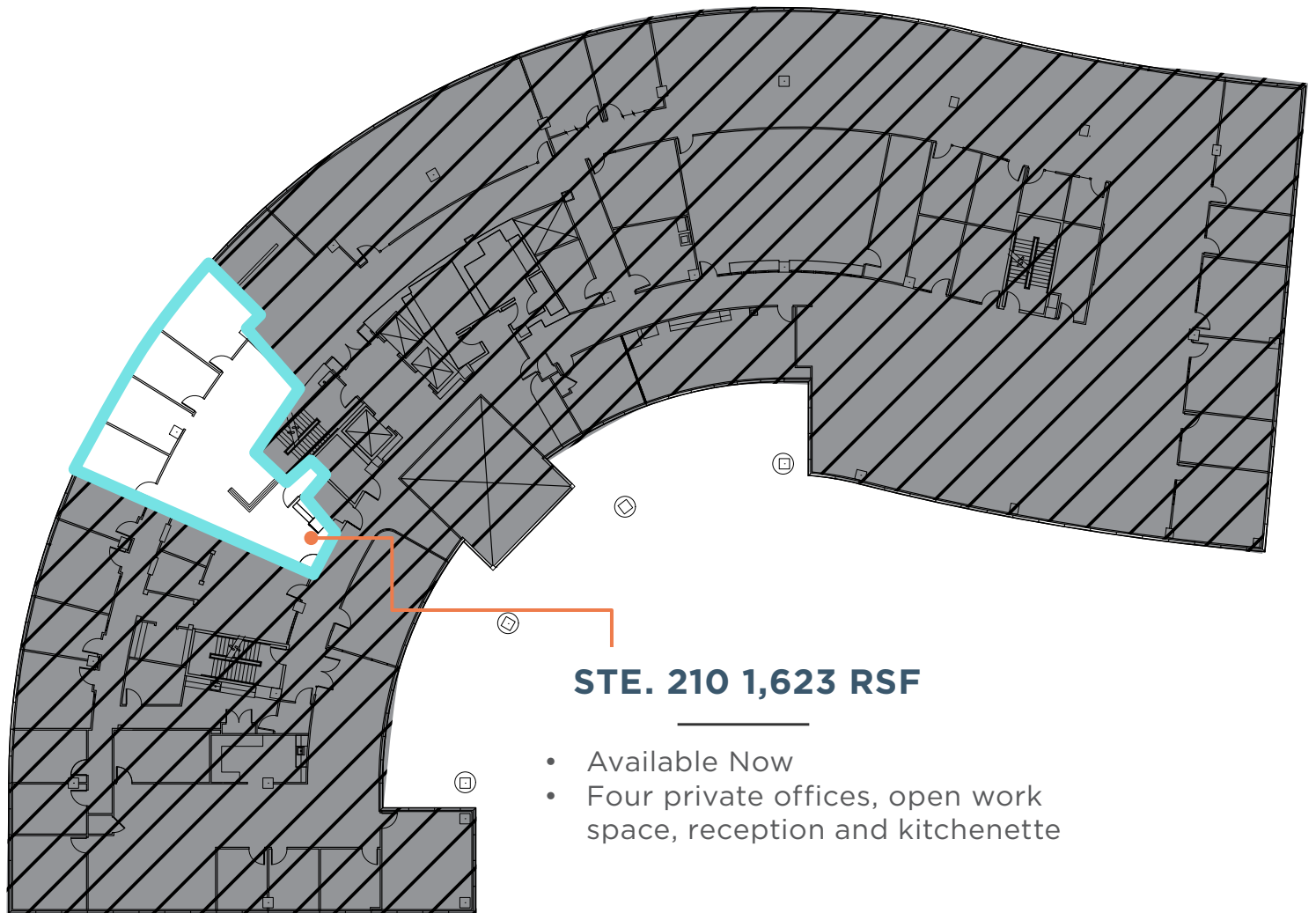
jerue@broderickgroup.com

ERIC HAEHL

425.646.5266

haehl@broderickgroup.com

2ND FLOOR



BACK TO AVAILABLE SPACES

KENYON CENTER

3326 160TH AVE SE
BELLEVUE, WA

BRODERICK
· GROUP ·

For more information or to
schedule a tour, please contact:

PAUL JERUE

425.646.5223

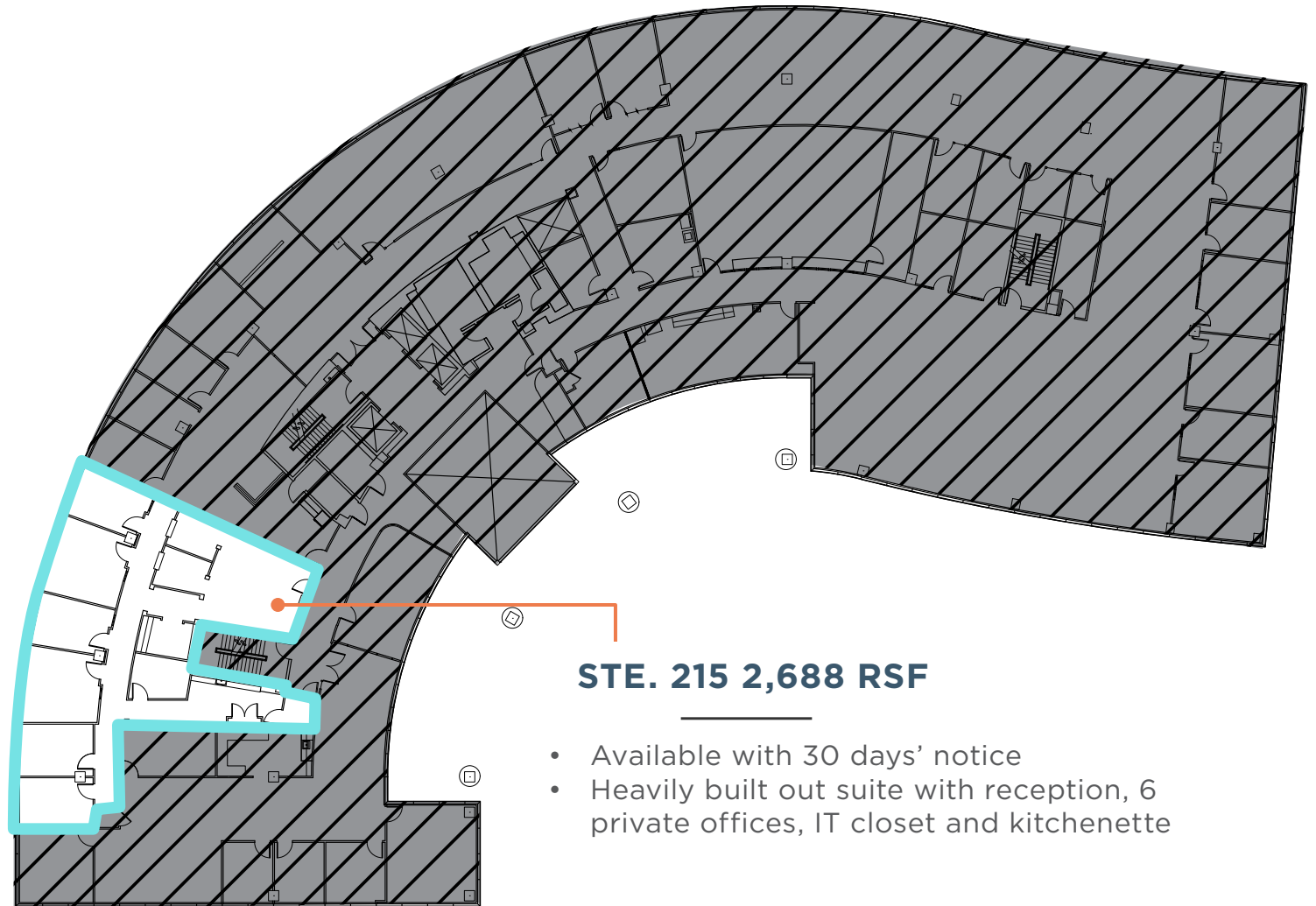
jerue@broderickgroup.com

ERIC HAEHL

425.646.5266

haehl@broderickgroup.com

2ND FLOOR



BACK TO AVAILABLE SPACES

KENYON CENTER

3326 160TH AVE SE
BELLEVUE, WA

BRODERICK
· GROUP ·

For more information or to
schedule a tour, please contact:

PAUL JERUE

425.646.5223

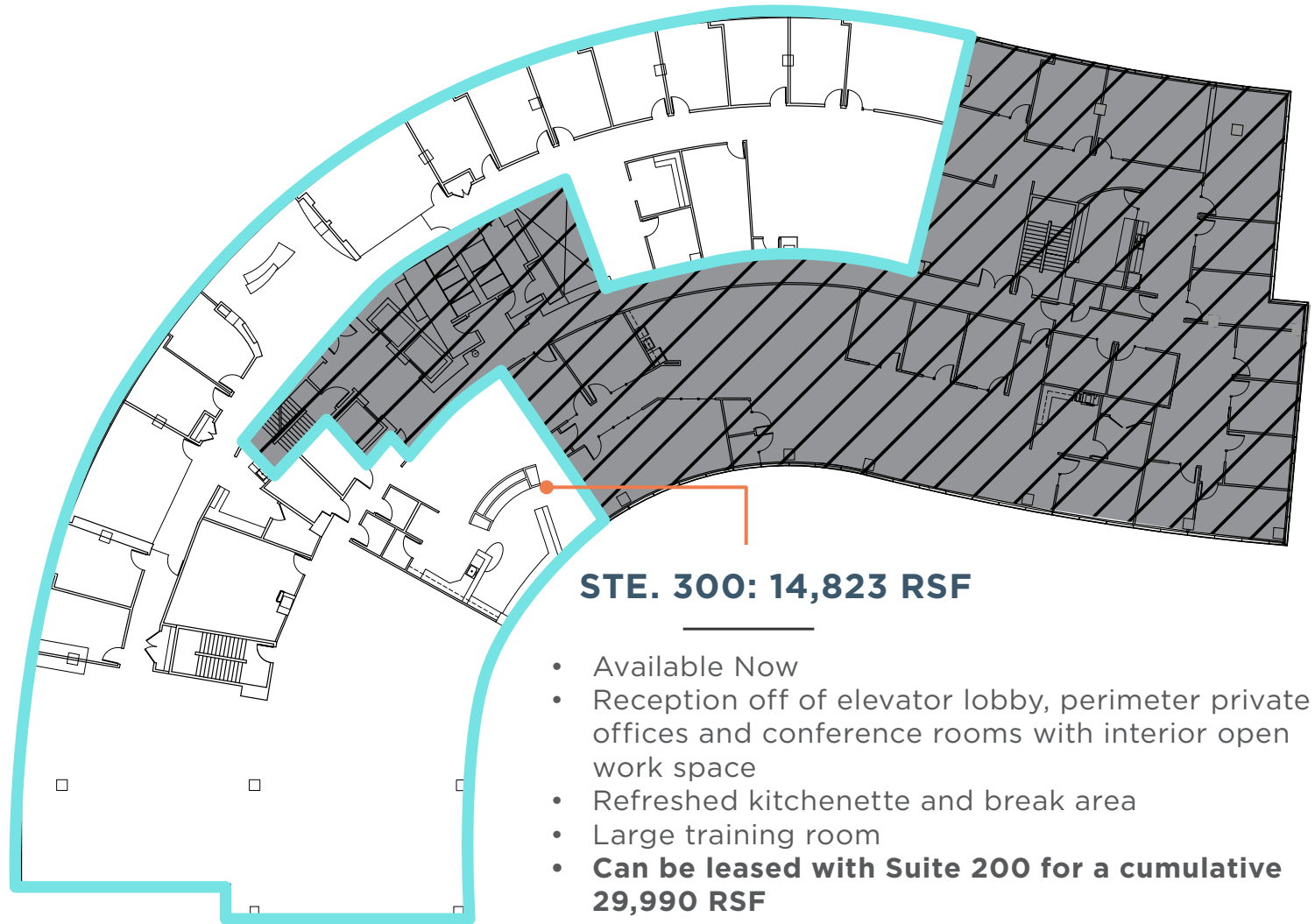
jerue@broderickgroup.com

ERIC HAEHL

425.646.5266

haehl@broderickgroup.com

3RD FLOOR



STE. 300: 14,823 RSF

- Available Now
- Reception off of elevator lobby, perimeter private offices and conference rooms with interior open work space
- Refreshed kitchenette and break area
- Large training room
- **Can be leased with Suite 200 for a cumulative 29,990 RSF**

BACK TO AVAILABLE SPACES