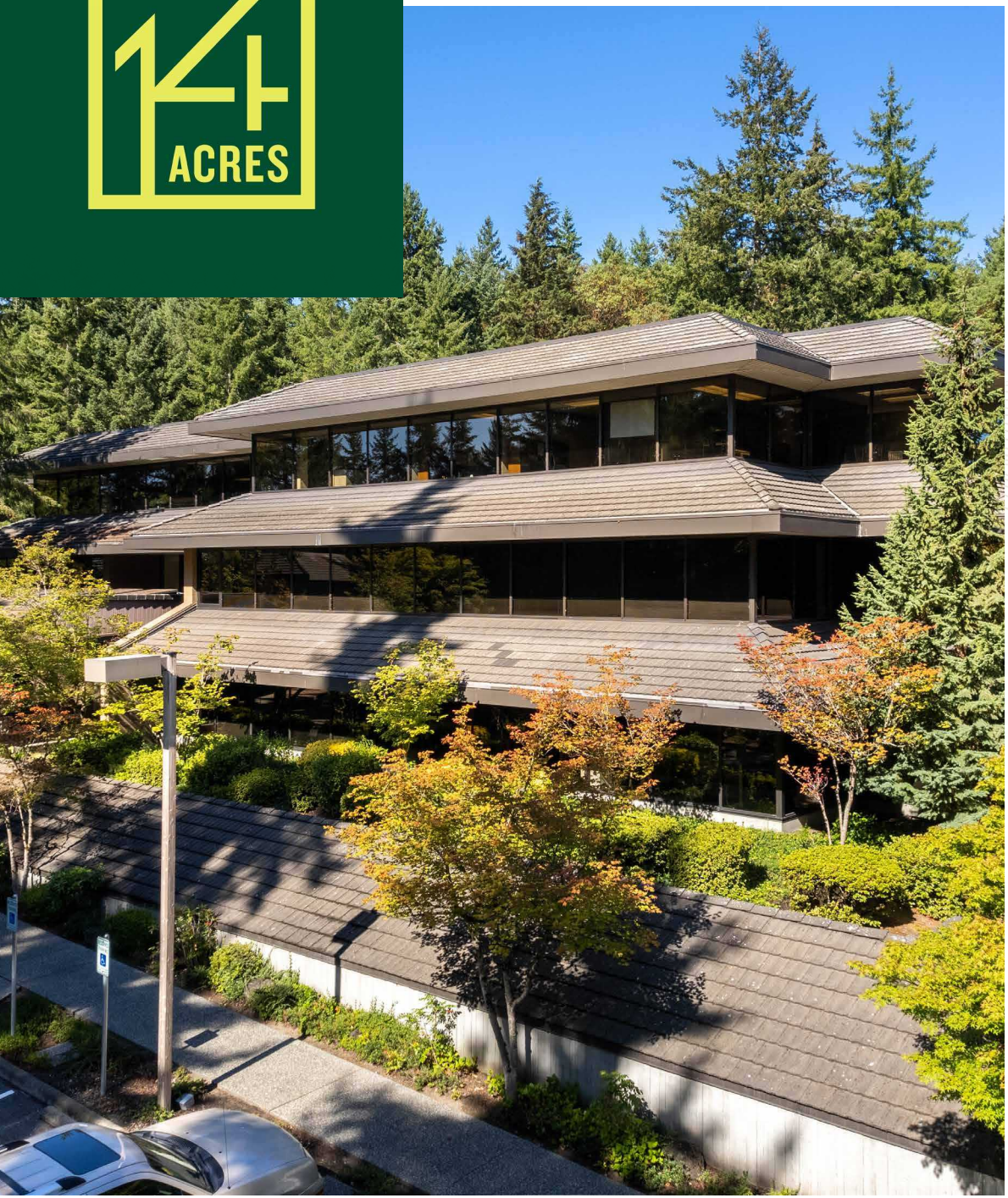
14
ACRES
BELLEVUE



Part inspiration, part exploration.

14ACRES is **the freshest Class-A office ecosystem** in all of Bellevue. It strikes the **perfect balance between business-friendly and people-pleasing.** Wooded pathways link LEED Silver buildings to Robinswood Community Park, to nearby retail and food and drink options, and to Bellevue's expansive trail network. This is a setting that encourages companies to be **productive, to thrive, and to enjoy the experience of nature—day in and day out.**

Trailside tranquility. Connected to the energy of the city.

Fast-growing, fun-filled, and family-friendly, **Bellevue represents the very best of Pacific Northwest living**—with connections to both city culture and natural beauty.

A green getaway. Just off I-90.

Fresh, vibrant, and connected, 14ACRES offers immediate access to I-90. It's just ten minutes from downtown Bellevue and 20 minutes from downtown Seattle. With almost 900 parking spaces and retail within walking distance, this place creates ultimate convenience.

Nearby Restaurants

1. Sister's Deli
2. Cascades Grille
3. Starbucks
4. Jack In The Box
5. 7 Eleven
6. McDonald's
7. Shibuya Sushi Bar & Grill
8. Dairy Queen
9. Lil John's Restaurant
10. Teriyaki & More
11. India Gate
12. Cypress Coffee Company
13. Subway

Walking Path to Retail

Major Project Upgrades Completed

▲ New Exterior Entrance

▲ Lobby Upgrades

New Exterior Entrance ▼

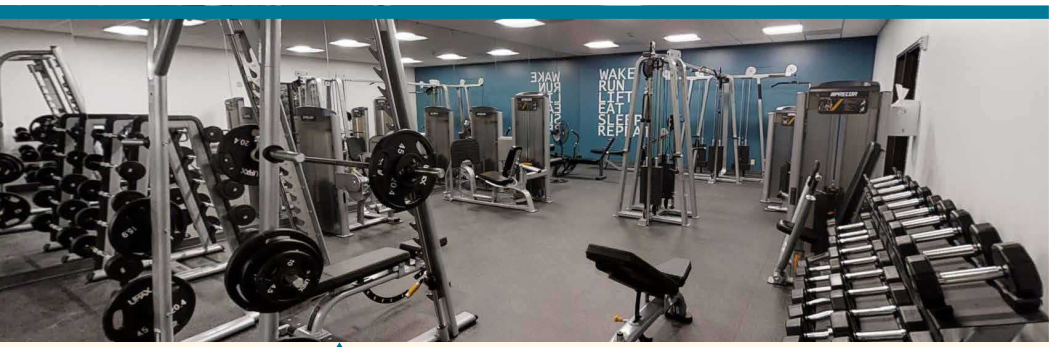
Secured Bike Storage ▼

State of the Art Amenities Pavilion

14 ACRES

Amenities Pavilion

- Indoor basketball court pickleball court
- State-of-the-art cardio and strength-training equipment
- Outdoor gathering and dining patio with BBQ
- Racquetball and squash courts
- Secured, indoor bike storage
- Renovated showers and lockers
- Large conference room and board room
- Sister's Deli, a full-service café, and walking path to retail
- Natural setting with a pond and water features
- Trails with access to the 10-acre Robinswood Park



Fitness Center Virtual Tour

Basketball Court Virtual Tour

Space Availabilities

BUILDING I
15325 SE 30TH PLACE, BELLEVUE, WA 98007

Floor	Suite	RSF	Available	Rental Rate
1	100	4,676	NOW	$33-$34/SF, NNN

BUILDING II
15355 SE 30TH PLACE, BELLEVUE, WA 98007

100% LEASED

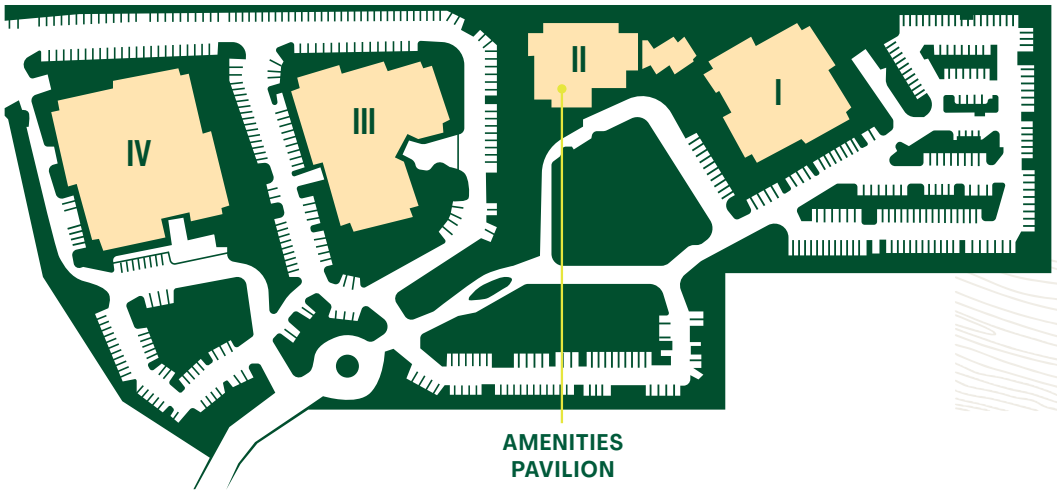
BUILDING III
15375 SE 30TH PLACE, BELLEVUE, WA 98007

Floor	Suite	RSF	Available	Rental Rate
2	290	2,160	NOW	$33-$34/SF, NNN
2	240	3,716	NOW	$33-$34/SF, NNN
1	120	3,015	NOW	$33-$34/SF, NNN
1	110	4,302	NOW	$33-$34/SF, NNN
LOWER LEVEL	B110	14,136	NOW	Inquire with Broker

BUILDING IV
15395 SE 30TH PLACE, BELLEVUE, WA 98007

Floor	Suite	RSF	Available	Rental Rate
3	300	32,893	NOW	$33-$34/SF, NNN
2	210	15,231	NOW	$33-$34/SF, NNN
1	140	7,340	NOW	$33-$34/SF, NNN
1	100	12,232	NOW	$33-$34/SF, NNN
	Suites 100 and 140 contiguous for 19,572 RSF			
BSMNT	B-01	9,534	NOW	Inquire with Broker

Click on Suite # to View Floor Plan



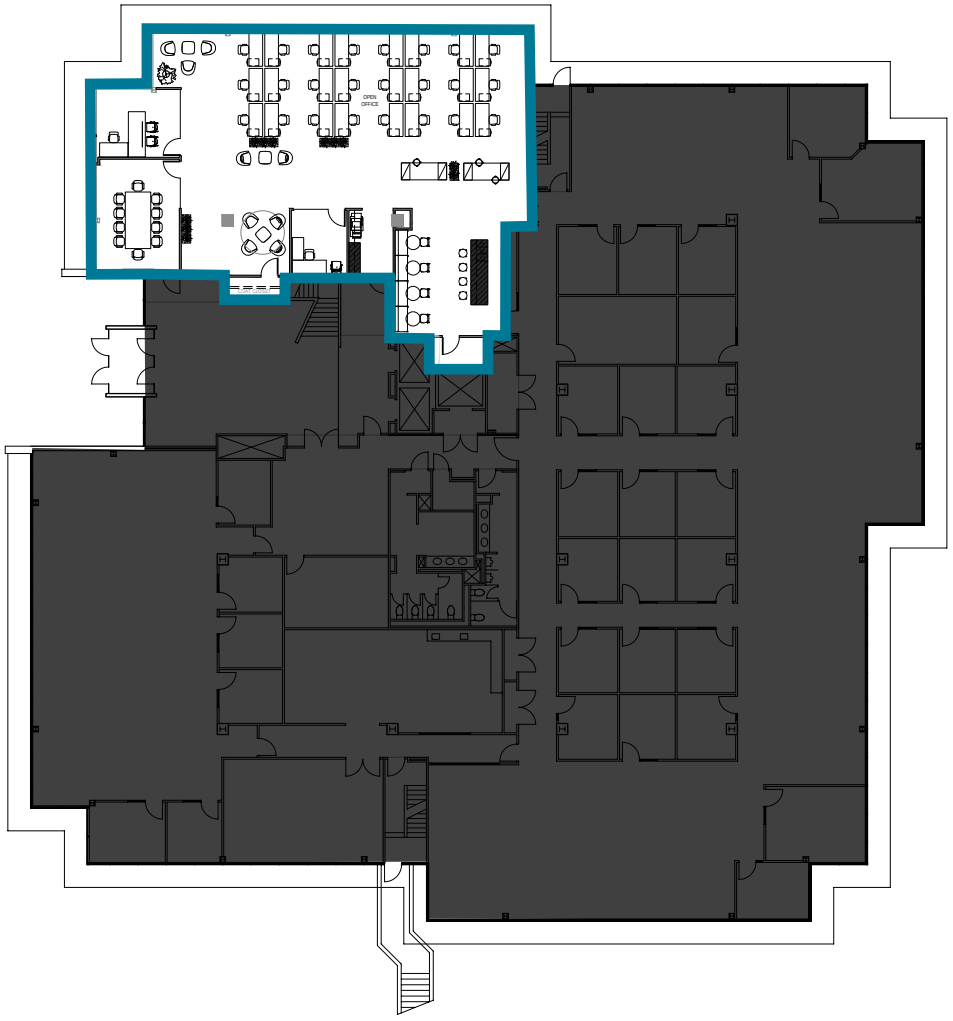
Building I - Floor 1

CLICK TO GO BACK
TO AVAILABLE SPACE

+ Suite 100 - 4,676 RSF

+ Available Now

+ Spec suite to be delivered - 4th Qtr 2026



BUILDING I
15325 SE 30TH PLACE

JASON FURR
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425.646.5220

TONY ULACIA
ulacia@broderickgroup.com
425.646.5244

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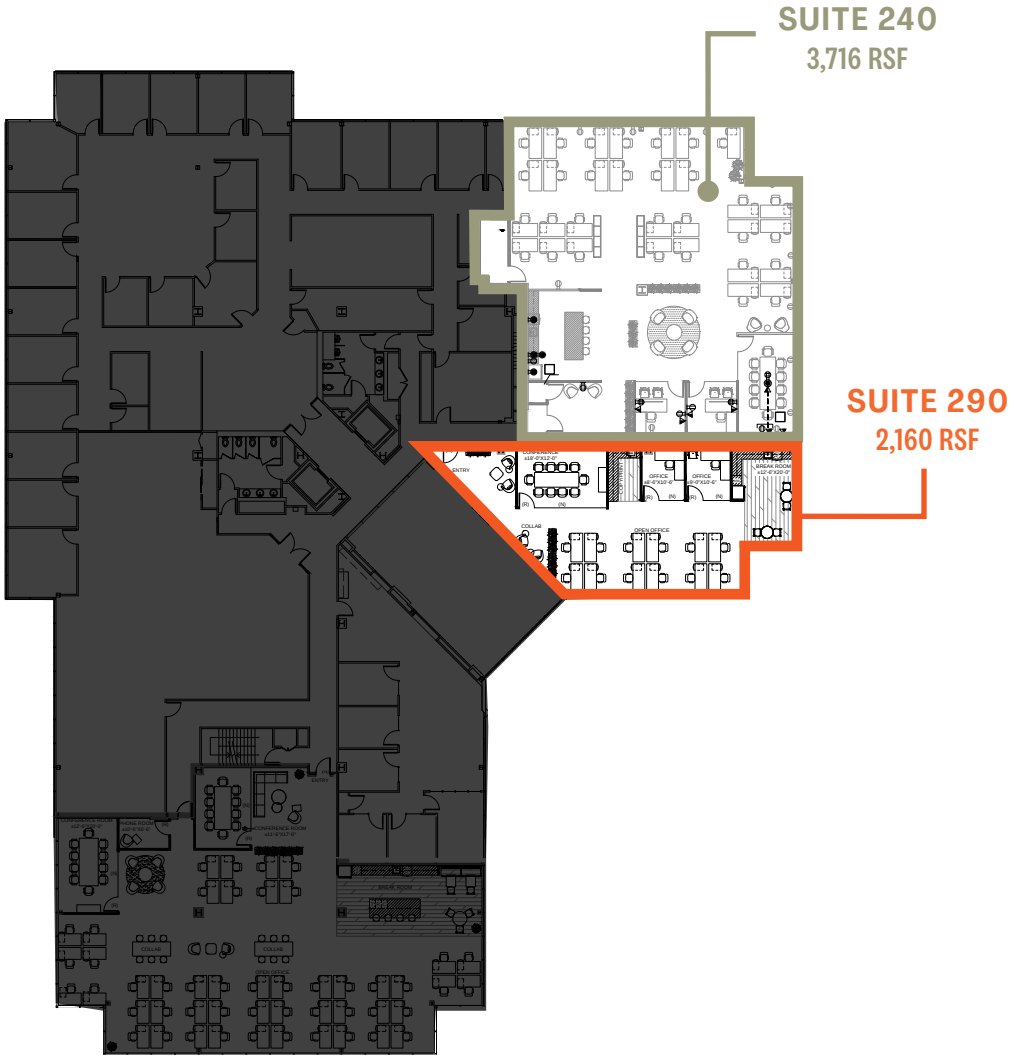
Building III - Floor 2

CLICK TO GO BACK
TO AVAILABLE SPACE

+ **Suite 240 - 3,716 RSF**
+ Available Now
+ **Spec suite to be delivered 4th Qtr 2026**

+ **Suite 290 - 2,160 RSF**
+ Available Now
+ **Spec suite completed**



BUILDING III
15375 SE 30TH PLACE

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Building III - Floor 1

CLICK TO GO BACK
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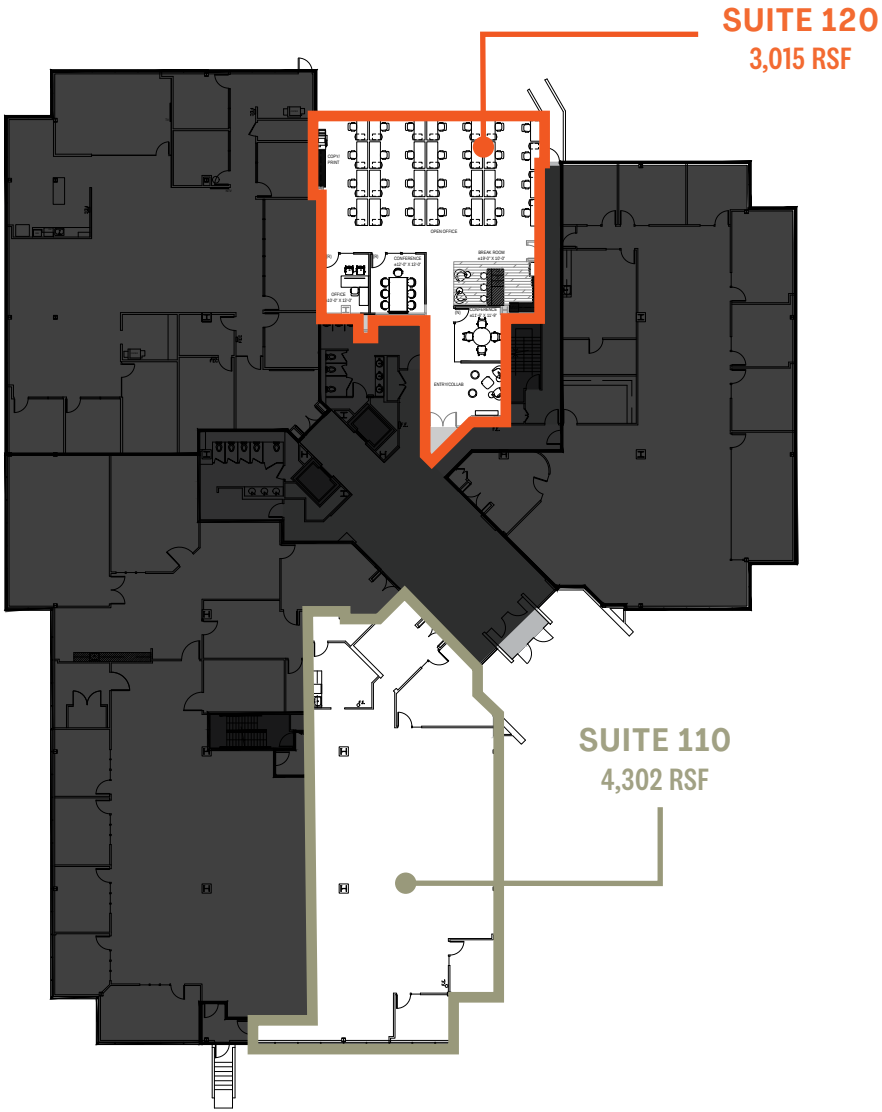
+ **Suite 110 - 4,302 RSF**

+ Available Now

+ **Suite 120 - 3,015 RSF**

+ Available Now

+ **Spec suite to be delivered**



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Building III - Lower Level

CLICK TO GO BACK
TO AVAILABLE SPACE

+ **Suite B110 - 14,136 RSF**

+ Available Now
+ Unique lower level space with high end tech finishes, open ceiling, private exterior entrance, and **FULLY FURNISHED**

BUILDING I: 15325 SE 30TH PLACE
BUILDING II: 15355 SE 30TH PLACE
BUILDING III: 15375 SE 30TH PLACE
BUILDING IV: 15395 SE 30TH PLACE

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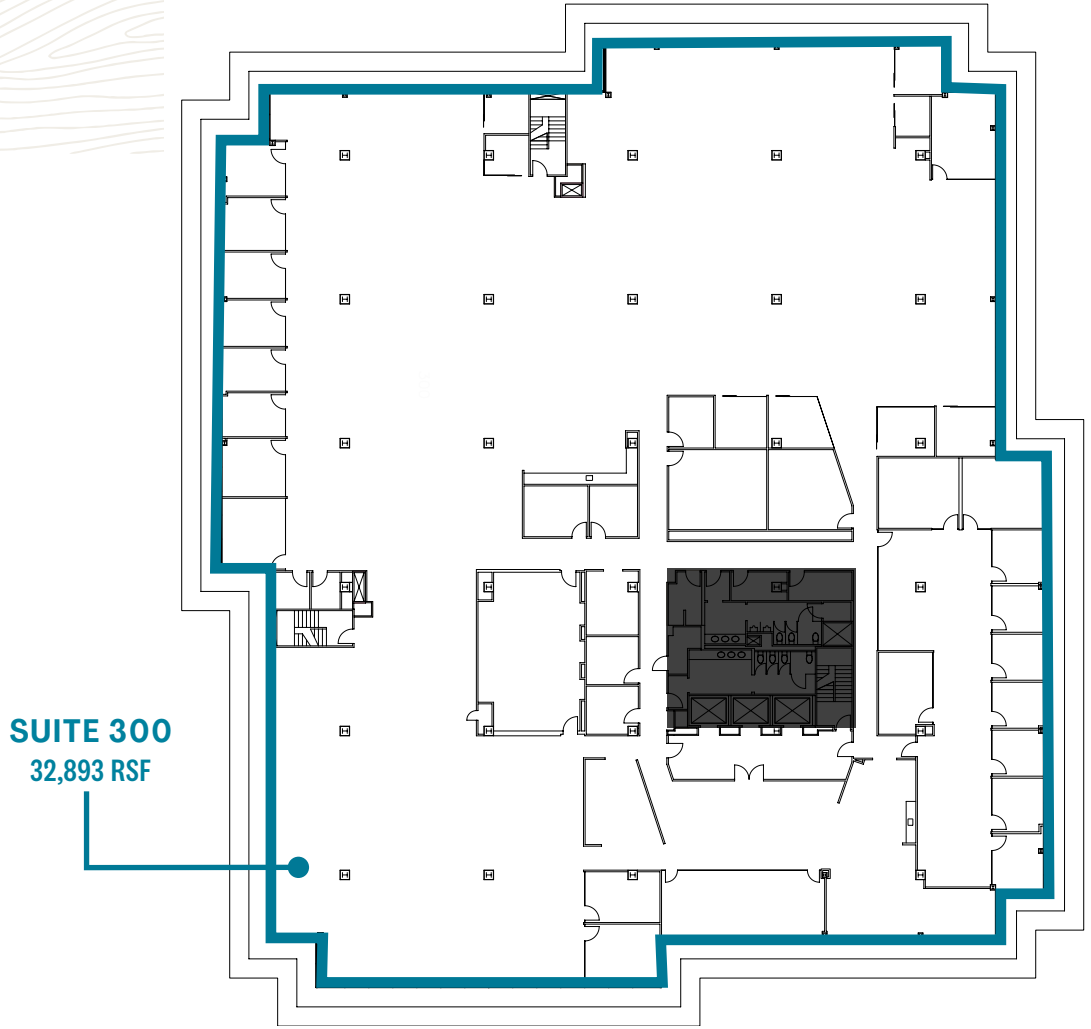
Building IV - Floor 3

CLICK TO GO BACK
TO AVAILABLE SPACE

+ Full Floor Available: **32,893 RSF**

+ Furniture can be made available (currently exists)



BUILDING IV
15395 SE 30TH PLACE

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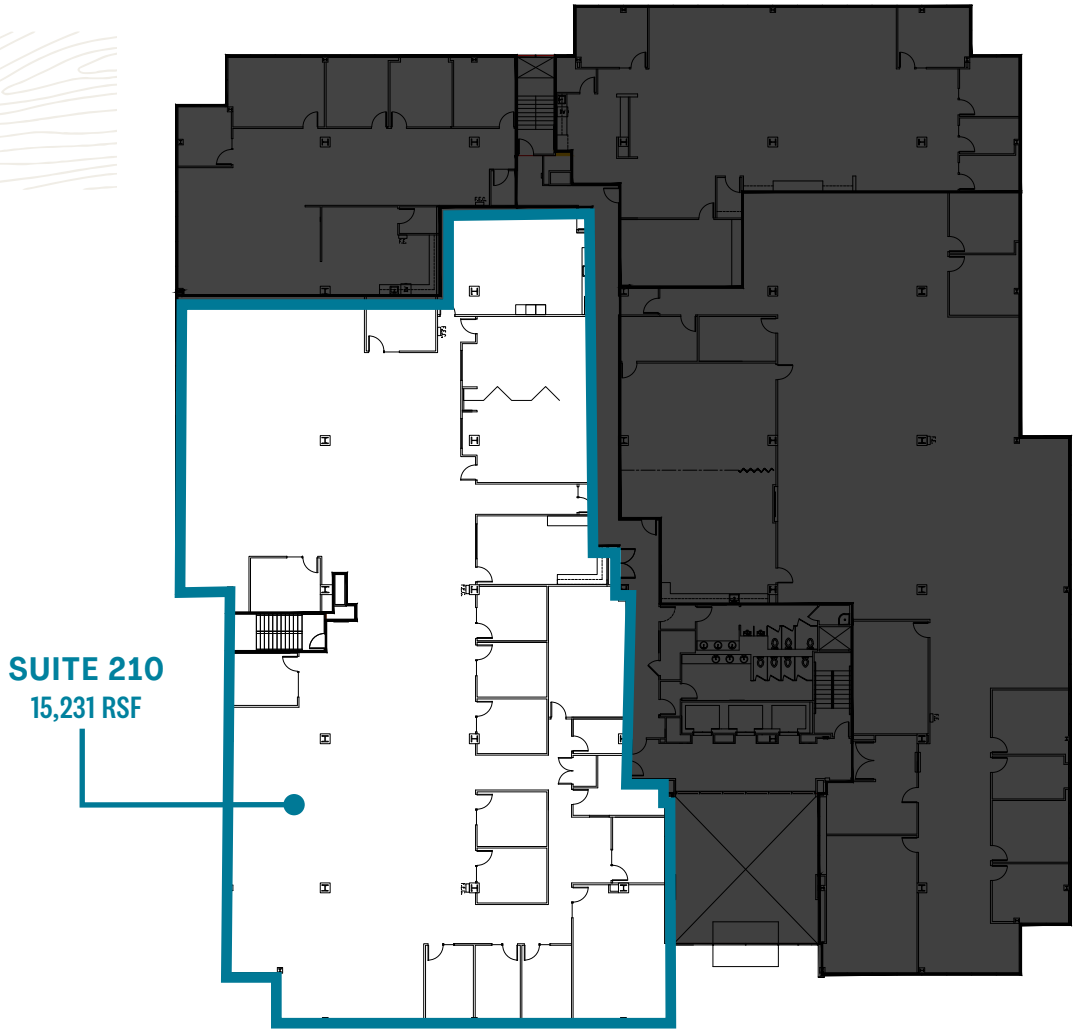
Building IV - Floor 2

CLICK TO GO BACK
TO AVAILABLE SPACE

+ **Suite 210 - 15,231 RSF**
+ Available Now



SUITE 210
VIRTUAL TOUR
CLICK PLAY

14 ACRES

BUILDING IV
15395 SE 30TH PLACE

AMERICAN ASSETS TRUST

BRODERICK · GROUP ·

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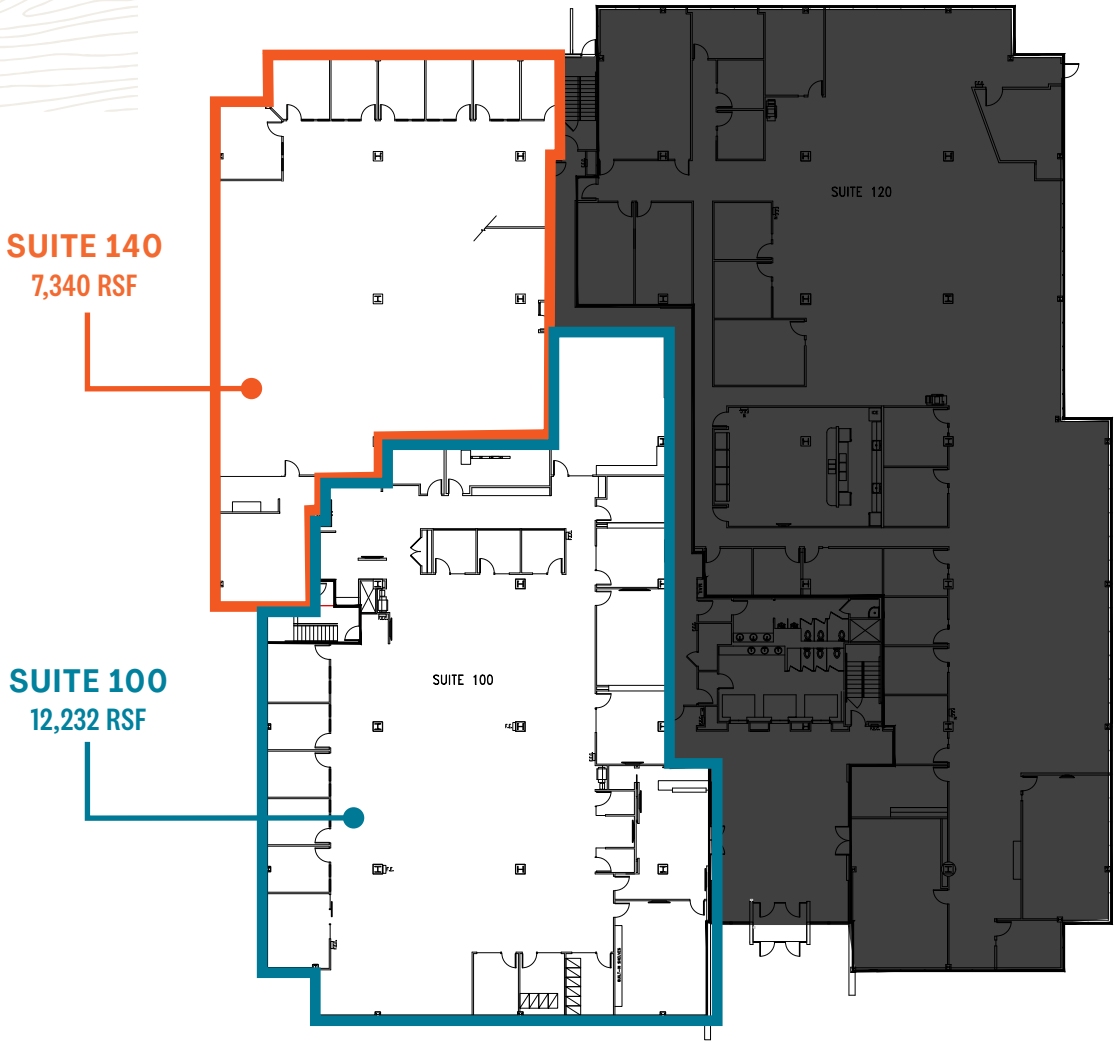
Building IV - Floor 1

CLICK TO GO BACK
TO AVAILABLE SPACE

+ **Suite 100 - 12,232 RSF**
+ Available Now
+ Double door lobby exposure with high end finishes

+ **Suite 140 - 7,340 RSF**
+ Available Now

+ **Suites 100 and 140 contiguous for 19,572 RSF**



SUITE 140
VIRTUAL TOUR
CLICK PLAY

BUILDING IV
15395 SE 30TH PLACE

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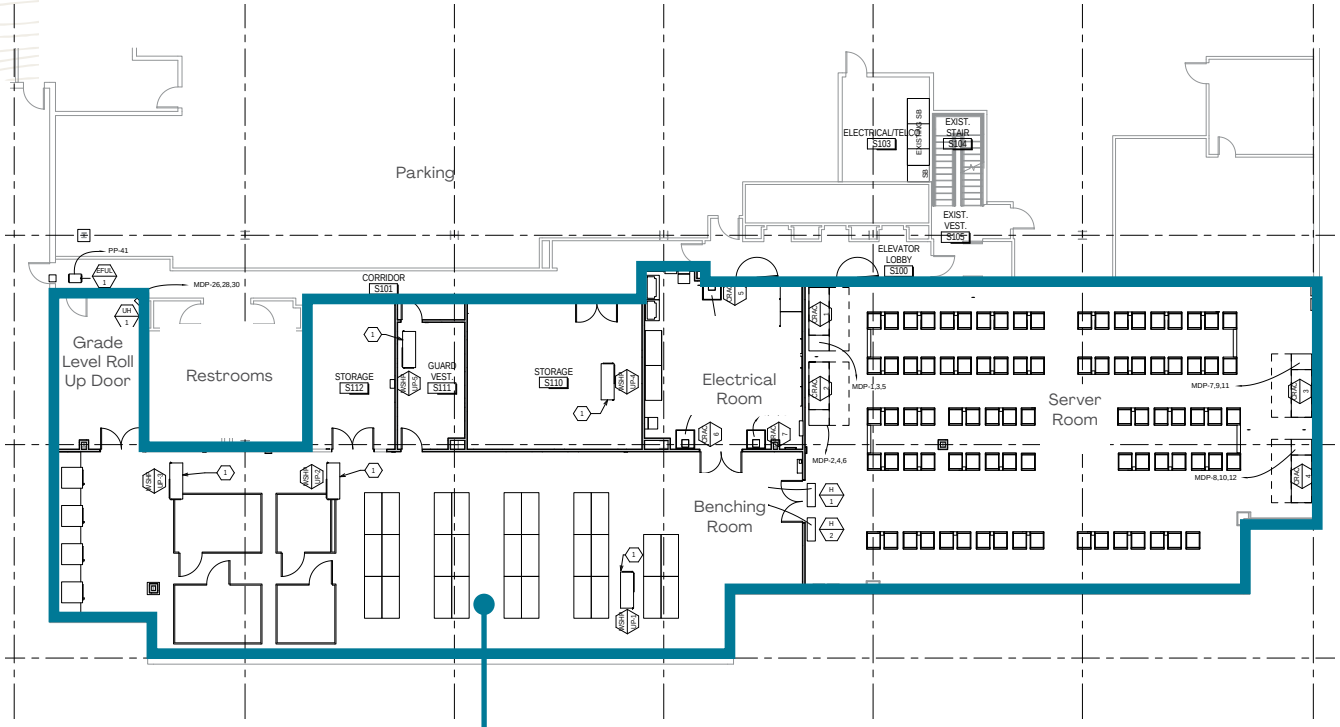
Building IV - Basement

CLICK TO GO BACK
TO AVAILABLE SPACE

+ **Suite B-01 - 9,534 RSF**
+ Available Now
+ Unique I-90 tech space
+ Grade-level roll up door



SUITE B-01
9,534 RSF

B-01
VIRTUAL TOUR
CLICK PLAY

BUILDING IV
15395 SE 30TH PLACE

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Fact Sheet

Year Built:	1985	
Building Square Footage:	15325 SE 30th Place/Bldg I	67,595 SF
	15375 SE 30th Place/Bldg III	91,538 SF
	15395 SE 30th Place/Bldg IV	114,139 SF
Project Square Footage:	276,061 SF	
Rental Rate:	Inquire with Broker	
Operating Expenses:	2026 Estimated Operating Expenses: $13.64/RSF	
Load Factors:	Per 2017 BOMA standards (varies)	
Parking/Rates:	Approximately 3.8 stalls for every 1,000 square feet of usable area. Surface is free, garage stalls currently $60.00 per stall per month plus tax (Bldg. I = 28 garage, Bldg. III = 41 garage, Bldg. IV = 172 garage).	
Exterior:	Eastgate Office Park consists of three mid-rise, three-story, class-A office buildings and one two-story amenity building with 281,913 SF on a 14-acre campus-style setting.	
Plaza:	The area features native plantings, outdoor walkways, water fountains, and seating areas that take full advantage of the natural beauty.	
Security:	The building has nightly manned security, roving security and a key card access system.	
HVAC:	The HVAC consists of a state-of-the-art energy management system for maximum comfort and efficiency.	
Restaurants/Food Service:	Deli/carry-out restaurant	
Athletic Facility:	Full fitness center with indoor basketball, squash and racquetball courts. Secure, indoor bike storage facility.	
Conference Facilities:	Multiple training/conference facilities	
Fiber Optics:	Providers of fiber optics include Century Link and TWTelecom.	
Green Initiatives:	Plumbing and Electrical Retrofits to reduce utility usage.	
	Replacing existing lighting fixtures when possible from 3 bulb (T-8) to 2 bulb indirect (T-8). Adding Lighting sensors in all customer spaces. Reducing the overall trash produced on the property by purchasing recycle/trash containers for the exterior of the building. Utilizing environmentally friendly products and practices for janitorial, pest control and landscaping services. Sustainable Purchasing - when possible using recycle/reclaimed material (like Trex boards) to replace current wood products, reducing the use of non sustainable products required for maintenance. Onsite locker rooms and showers for cyclists commuting to the property.	
Area Amenities:	The Eastgate area of Bellevue is sited in close proximity to two retail shopping centers, hotels and many restaurants and quick dining facilities.	
Location:	Conveniently located, the building is next to the 156th Avenue SE interchange nestled along Interstate 90 with quick access to downtown Bellevue (10 minutes away) and downtown Seattle (20 minutes away). Seattle-Tacoma International Airport is easily accessible via I-405, just minutes west on I-90.	
Ownership:	American Assets Trust	
Property Management:	American Assets Trust	
Leasing:	Broderick Group, Inc. (425) 646-3444 - Paul Sweeney/Jason Furr/Tony Ulacia	

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