For Sale

Highly Visible Office Building Along I-90 Corridor

3600 136th Place NE • Bellevue, WA 98006

Owner-User / Investment Opportunity with In-Place Cash Flow

- Building Size: 86,524 RSF total across four floors
  - 23,663 RSF contiguous available for immediate occupancy on 1st Floor
  - 3,439 RSF available for immediate occupancy on 2nd Floor
  - 15,855 RSF available 6/1/2026 for occupancy on the 3rd Floor
  - 9,711 RSF available 6/1/2026 for occupancy on 4th Floor
- Situated on 4.96 acres of land
  - 283 total surface parking stalls including covered (3.33/1,000 SF)
- Highly accessible location near major freeways
- Visually impressive building with striking architecture providing abundant light and territorial views.

Asking Price: $30,000,000

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THE OFFERING

Colliers International is pleased to present the opportunity to acquire an 86,524 SF office building ideally located in Bellevue, Washington. Situated in the vibrant I-90 Corridor submarket, the property offers exceptional accessibility to major transportation routes, including I-90 and I-405. It is directly adjacent to the Eastgate Park & Ride, providing superior public transit options to enhance commuter flexibility and convenience.

This asset is just 10 minutes from downtown Bellevue and 15 minutes from downtown Seattle, ensuring excellent regional connectivity for employees and visitors alike. The property is also within walking distance of the Marketplace at Factoria, which offers a diverse mix of shopping, dining, entertainment, and essential services.

The combination of outstanding location, strong transit infrastructure, and proximity to abundant neighborhood amenities makes this an ideal opportunity for both owner-users and investors seeking a well-positioned office asset in a highly desirable Eastside submarket.

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Key Featurers:

Abundant Natural Light: Large windows flood the space with daylight for a bright, energizing atmosphere.

Secure Bike Storage: Commuter-friendly with peace of mind for cyclists.

Full Locker Rooms: Men's and women's showers and lockers to support active lifestyles.

Rooftop Deck Areas: Enjoy fresh air, views, and informal gatherings in outdoor spaces designed for relaxation or collaboration.

Controlled Access on Every Floor: Ensuring maximum security and privacy for all tenants.

Creative, Tech-Focused Workspaces: Designed for collaboration, innovation, and productivity.

PROPERTY DETAILS	
ADDRESS:	3600 136TH Pl. SE, Bellevue, WA 98006
PARCEL #:	102405-9131 - King County
LOT SIZE:	Approximately 4.96 acres (216,058 SF)
EXISTING BUILDING:	**Office Building**: 86,524 RSF total across four floors Built in 1986.
CONSTRUCTION TYPE:	Reinforced concrete
ZONING:	Office and Limited Business 2 (OLB2): City of Bellevue
PARKING:	283 total surface stalls
HVAC:	Three (3) roof mounted air conditioning units
ELEVATOR:	Yes

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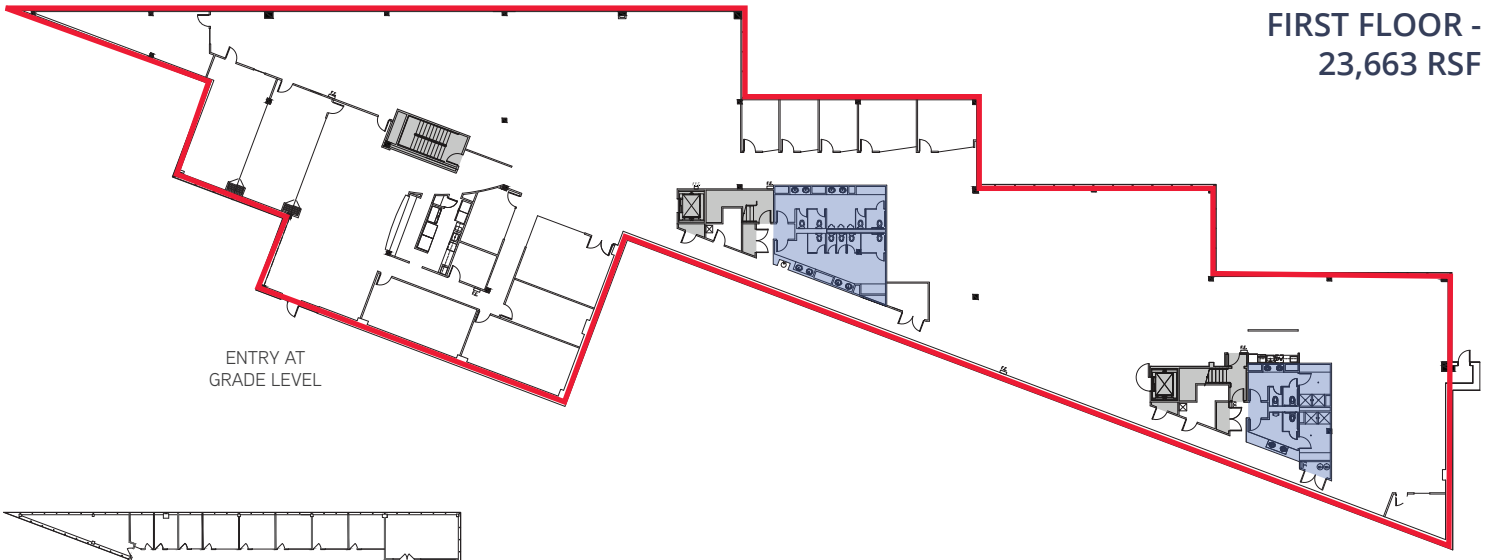
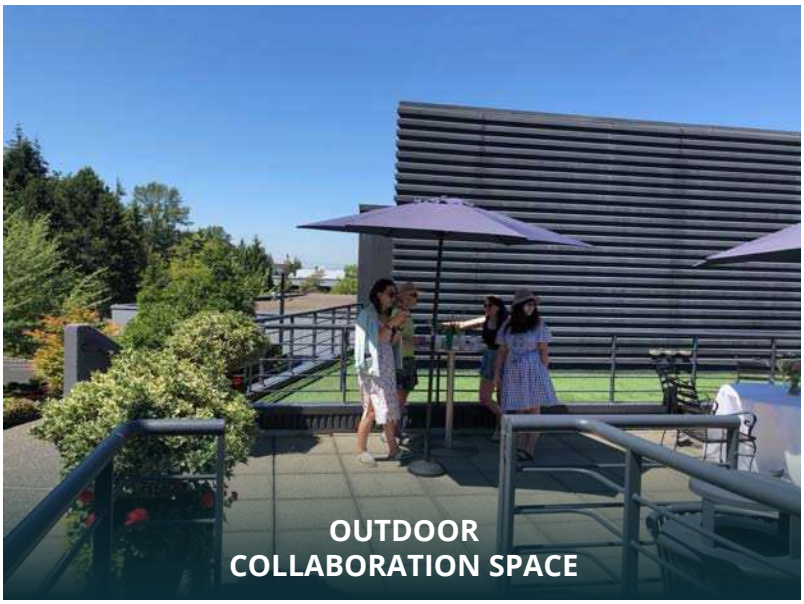


FIRST FLOOR - 23,663 RSF

SECOND FLOOR - 37,295 RSF



Suite #	Lease Expiration
100	Vacant - 23,663 RSF
200/210/230	06/30/2030
220	Vacant - 3,439 RSF
250	04/30/2028
270	02/28/2030

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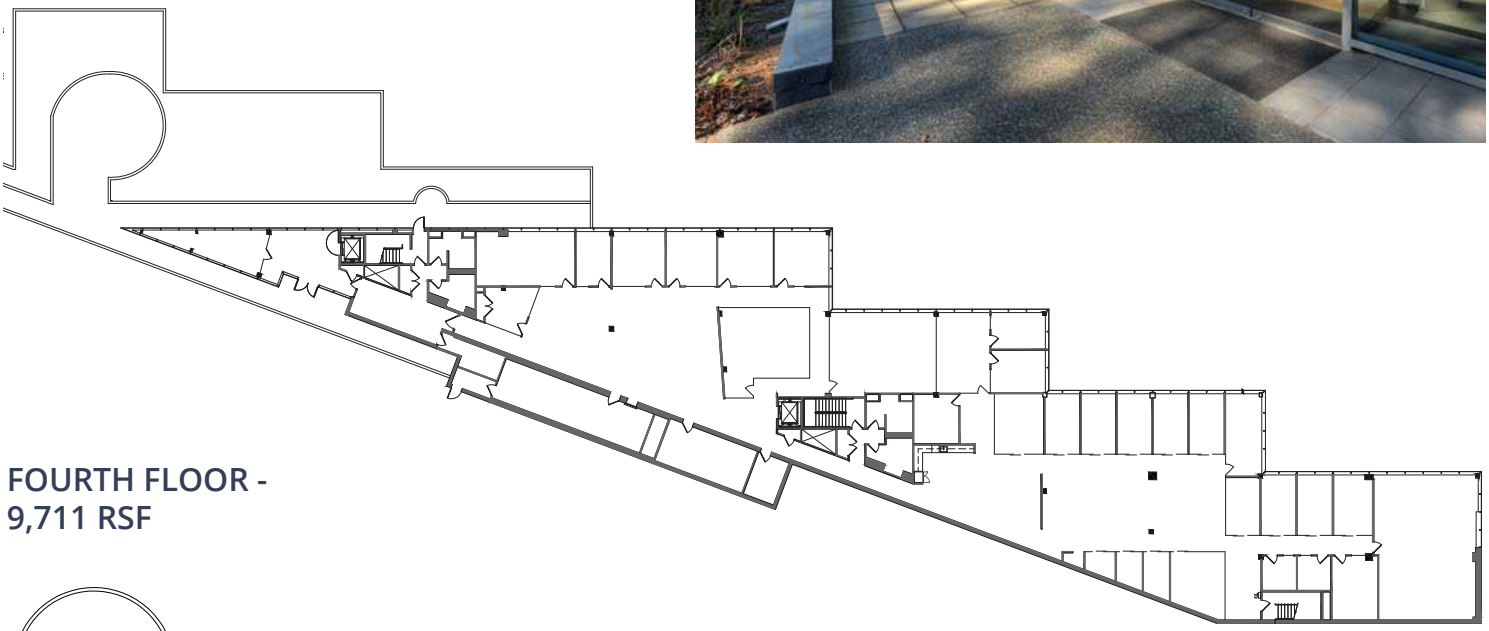
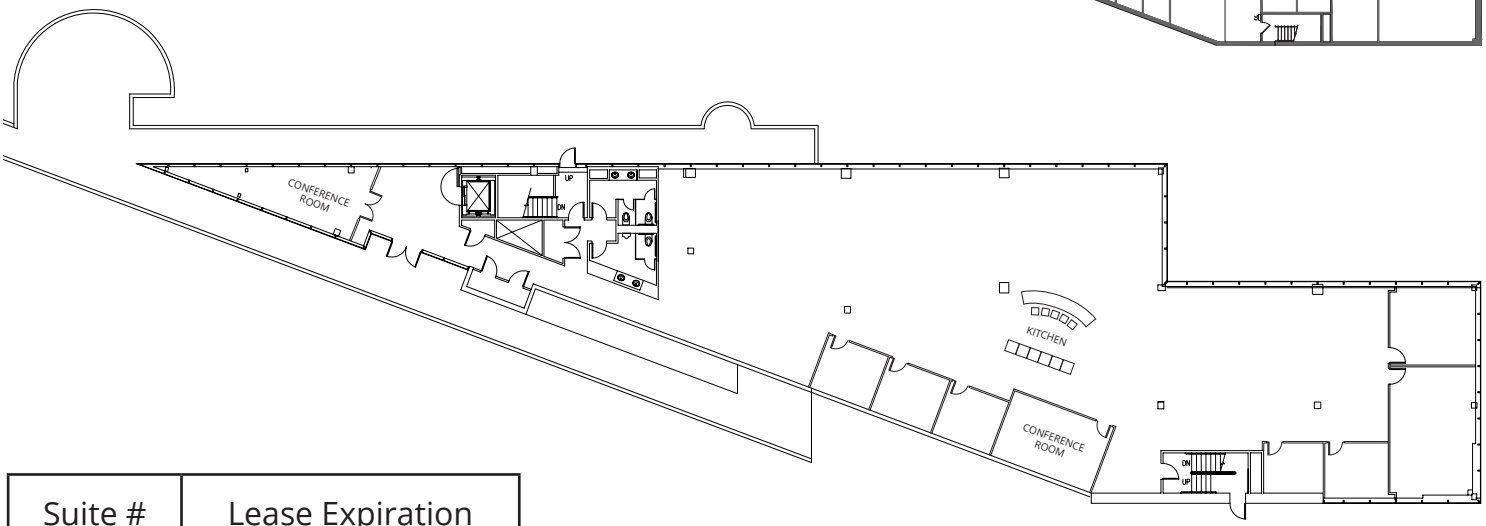
THIRD FLOOR - 15,855 RSF



FOURTH FLOOR - 9,711 RSF



Suite #	Lease Expiration
300	05/31/2026
400	05/31/2026

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