



BRODERICK
• GROUP •

EASTGATE

OFFICE PARK

BELLEVUE, WASHINGTON



EASTGATE OFFICE PARK

BELLEVUE, WASHINGTON

BUILDING I: 15325 SE 30TH PLACE | BUILDING II: 15355 SE 30TH PLACE

BUILDING III: 15375 SE 30TH PLACE | BUILDING IV: 15395 SE 30TH PLACE BELLEVUE, WA 98007



Beautiful Grounds with Trails and a Pond

KENNEDY WILSON

LEASING INFORMATION

PAUL SWEENEY

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425.646.5225

JASON FURR

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425.646.5220

TONY ULACIA

ulacia@broderickgroup.com

425.646.5244

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Two-Story Entrance Lobbies



Tenants' Athletic Facility includes a Basketball Court

A 4-building complex in a unique, natural setting with ponds, water features, and a full athletic facility

EASTGATE OFFICE PARK

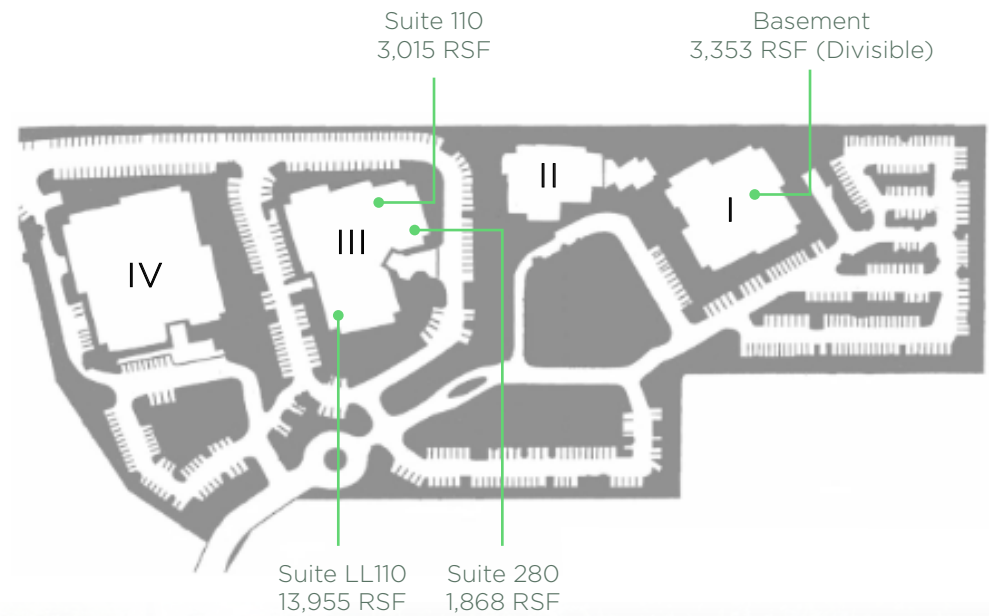
BELLEVUE, WASHINGTON

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CLICK ON SUITE #
TO VIEW FLOOR PLAN



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 I – 15325 SE 30th Place, Bellevue, WA 98007

Suite	RSF Available	Avail. Date	Rental Rate	Comments (See Floor Plans Enclosed)
BSMT	3,353 RSF, Divisible	Now	Rate flexible, depending on use	Improved space ideal for an office tenant who needs extra convenient storage, lab space, lunchroom, or other specialized use.

Building II – 15355 SE 30th Place, Bellevue, WA 98007

100% LEASED

Building III – 15375 SE 30th Place, Bellevue, WA 98007

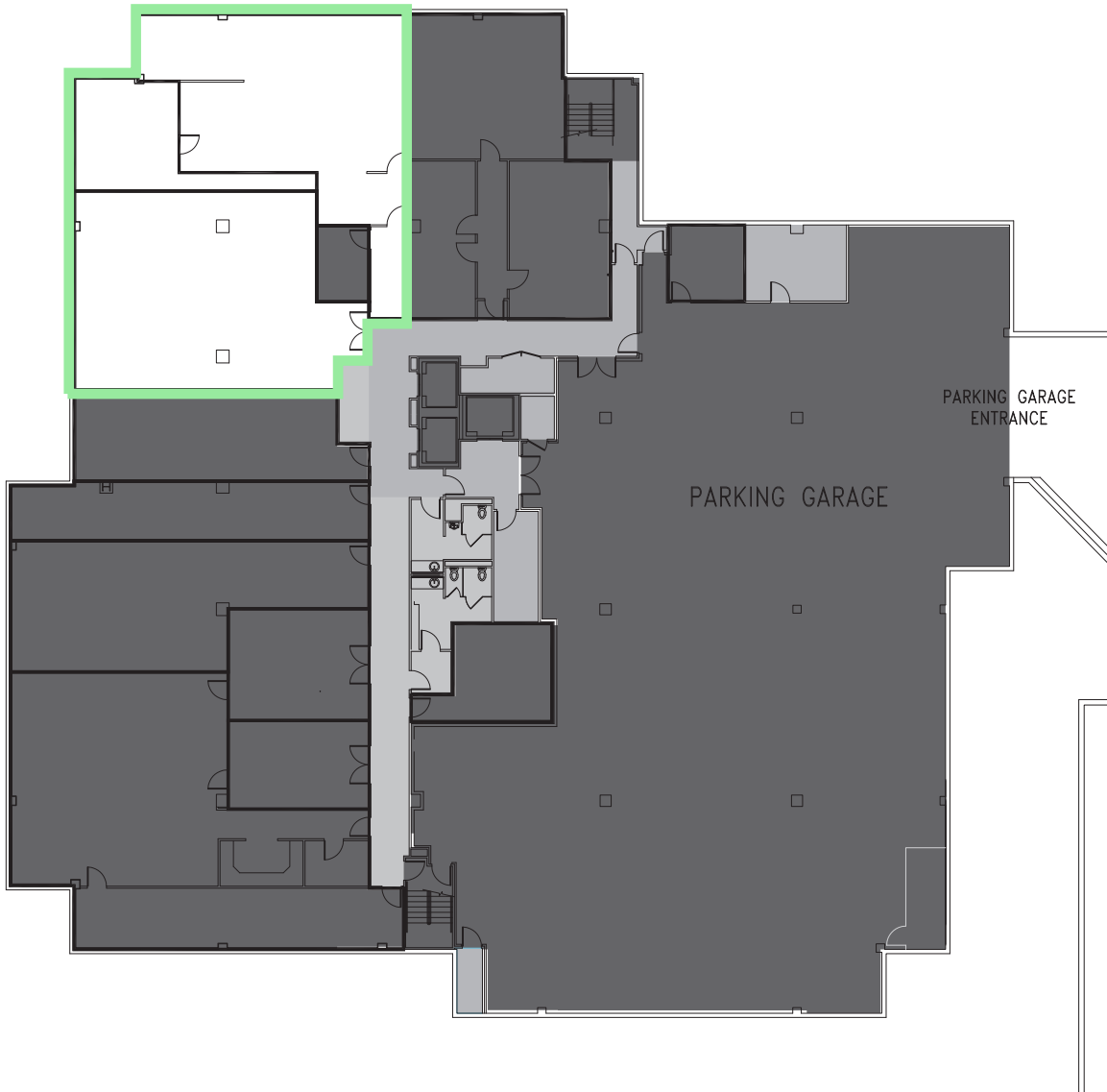
Suite	RSF Available	Avail. Date	Rental Rate	Comments (See Floor Plans Enclosed)
110	3,015 RSF	Now	\$25.50-\$27/RSF, NNN	First floor double-door lobby exposure; private offices, conference room, plus open space for cubicles.
 <i>Virtual Tour available at https://bit.ly/2Klw916</i>				
280	1,868 RSF	2/1/19	\$25.50-\$27/RSF, NNN	Rare small space with conference room, 5 private offices and open space for cubicles.
LL110	13,955 RSF	Now	\$22-\$24/RSF, NNN	Unique offering of newer space that was built out for a gaming company. Exposed ceiling, conference rooms, lunch area and large open area. Fully furnished per <u>space plan</u> , cabled, in new condition and can be occupied immediately.

Building IV – 15395 SE 30th Place, Bellevue, WA 98007

100% LEASED

FACT SHEET

Year Built:	1985	
Square Footage:	15325 SE 30th Place/Eastgate I	65,217 SF
	15355 SE 30th Place/Eastgate II	14,426 SF
	15375 SE 30th Place/Eastgate III	85,845 SF
	15395 SE 30th Place/Eastgate IV	116,425 SF
	Total Square Footage	281,913 SF
Rental Rate:	\$22.00-\$27.00 per rentable square foot, NNN	
Operating Expenses:	2018 Estimated Operating Expenses: \$11.75/RSF	
Load Factors:	Per 1996 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:	Fitness center with indoor basketball, squash and racquetball courts	
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: Kennedy Wilson	
	Property Management: Urban Renaissance Property Company LLC	
Leasing:	Broderick Group, Inc. (425) 646-3444 - Paul Sweeney/Jason Furr/Tony Ulacia	



BUILDING I- BASEMENT

- » BSMT - 3,353 RSF
- » Divisible
- » Available Now
- » Improved space ideal for an office tenant who needs extra convenient storage, lab space, lunchroom, or other specialized use

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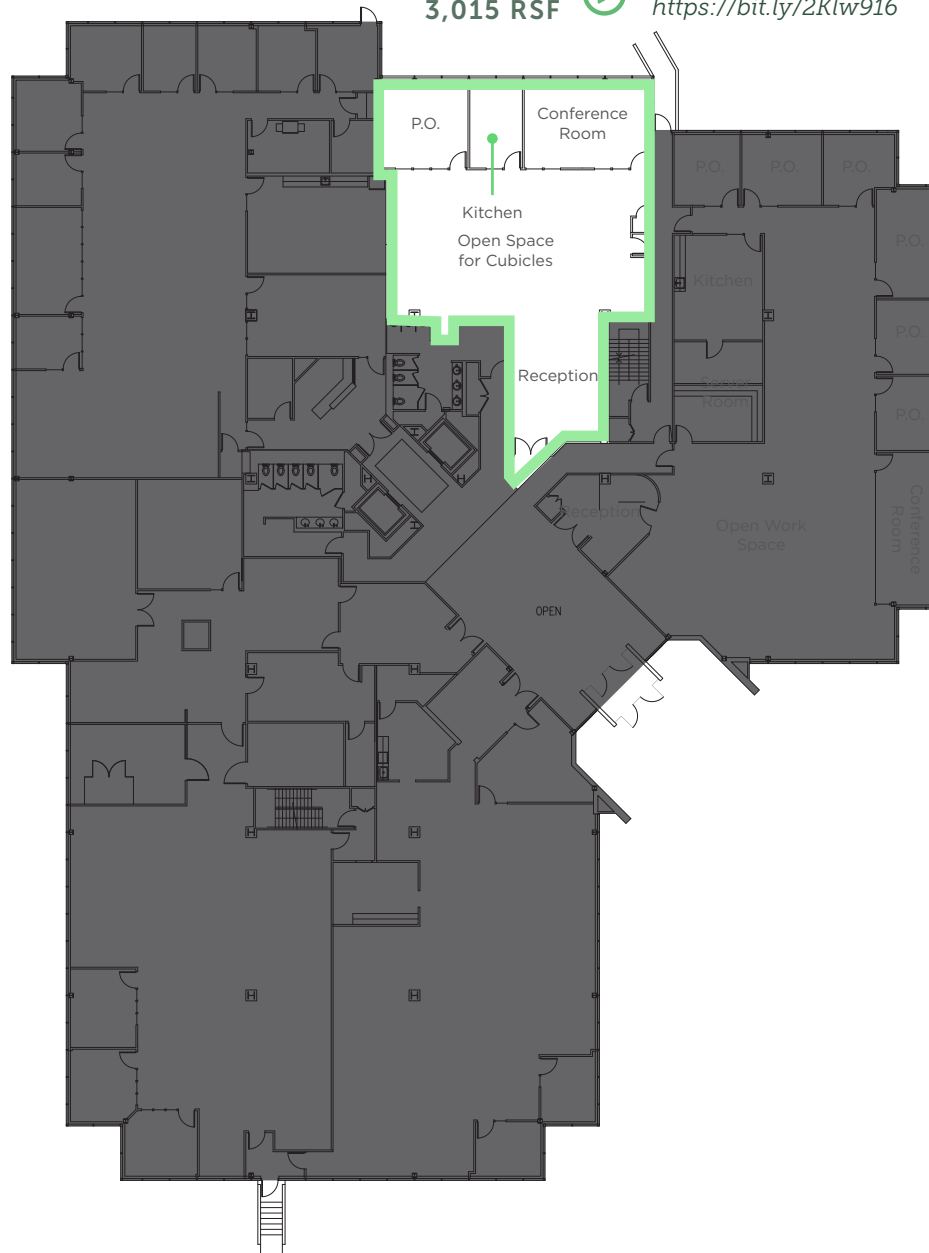
TONY ULACIA

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SUITE 110
3,015 RSF



Virtual Tour available at
<https://bit.ly/2Klw916>



BUILDING III- FLOOR 1

- » Suite 110 - 3,015 RSF
- » Available Now

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PAUL SWEENEY

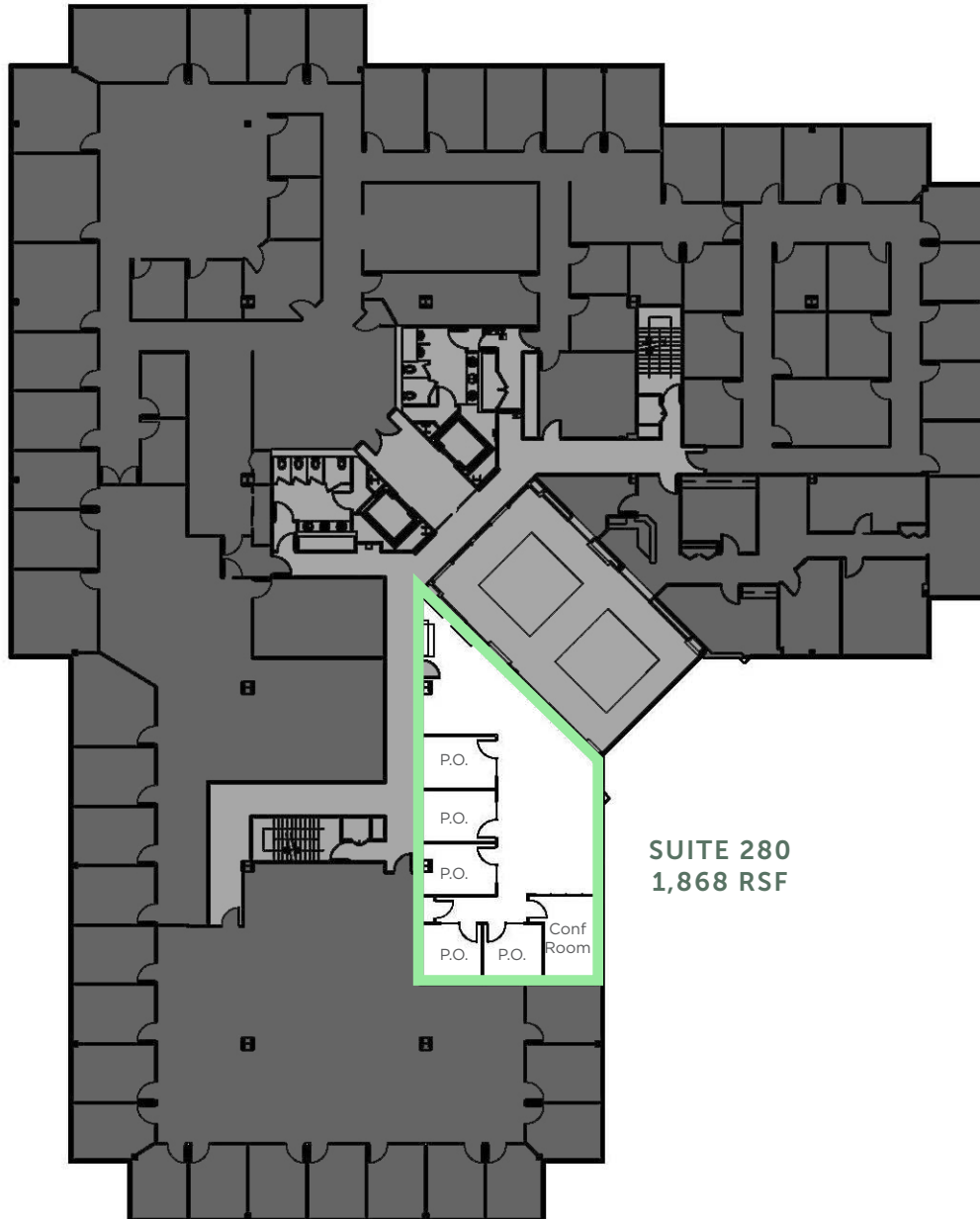
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SUITE 280
1,868 RSF

BUILDING III- FLOOR 2

- » Suite 280 - 1,868 RSF
- » Available 2/1/2019

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BUILDING III- LOWER LEVEL

- » Suite LL110 - 13,955 RSF
- » Available Now
- » Unique offering of newer space that was built out for a gaming company. Exposed ceiling, conference rooms, lunch area and large open area. Fully furnished per space plan, cabled, in new condition and can be occupied immediately.

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