

CBA

20700 44th Ave. W Ste 550 Lynnwood, WA 98036 | 425-820-3348

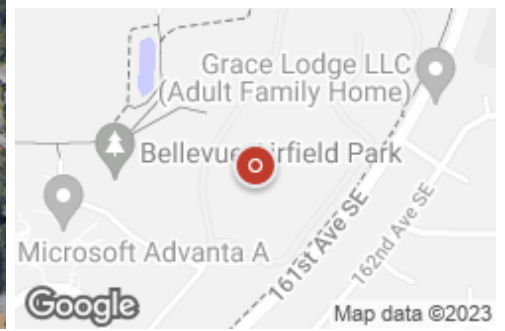
## Woodlands - Building 1

Office: General

2810 160th Ave SE, Bellevue, WA, 98008

Prepared on September 11, 2023

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### Property Features

#### Location Details

Address	<b>2810 160th Ave SE, Bellevue, WA 98008</b>
Zoning	<b>OLB</b>
Submarket	<b>CBA Suburban Bellevue</b>
County	<b>King</b>

Parcels	<b>1124059004</b>
Name	<b>Woodlands - Building 1</b>
Campus Name	<b>Woodlands at Bellevue</b>
Center/Park Name	<b>Woodlands at Bellevue</b>

#### Building Details

Sub Type	<b>General</b>
Building Status	<b>Existing</b>
Building Size	<b>113,865 SF</b>
Land Size	<b>8.3 Acres / 361,417 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>3</b>
Year Built	<b>1981</b>
Primary Constr. Type	<b>Steel</b>
Occupancy Type	<b>Multi-tenant</b>
Percent Occupied	<b>100%</b>

Building Class	<b>A</b>
Parking Spaces	<b>-</b>
Parking Ratio	<b>3.7/1000 Sf (2.5/1000 surface, 1.2/10...</b>
Elevators	<b>2</b>
Office Space	<b>111,297 SF</b>
Floor Size	<b>35,382 - 37,965 SF</b>
Floor Size (Avg)	<b>37,099 SF</b>
Rentable Space	<b>111,297 SF</b>
Air Conditioned	<b>Yes</b>

## Owner Contact Information

### Legal Owner

Egbw38r Owner Llc  
7121 Fairway Dr  
PALM BEACH GARDENS, FL 33418

### True Owner

Not Available

## Listings

3 Listings | 35,382 - 37,965 SF | Negotiable

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	-	Office	100	35,382 SF	Negotiable	7/01/2023
For Lease	-	Office	200	37,950 SF	Negotiable	7/01/2023
For Lease	-	Office	300	37,965 SF	Negotiable	7/01/2023

## Contact

Broderick Group, Inc.



### Tony Ulacia

425-646-3444

tony@broderickgroup.com



### Jason Furr

425-646-3444

furr@broderickgroup.com



### Paul Sweeney

425-646-3444

sweeney@broderickgroup.com

## Suite 100

2810 160th Ave SE, Bellevue, WA, 98008

Office: General For Lease

Prepared on September 11, 2023



### Listing Details | Office For Lease

Suite	<b>100</b>	Available Date	<b>7/01/2023</b>
Sublease	-	Days On Market	<b>378 days</b>
Total Available Space	<b>35,382 SF</b>	Date Listed	<b>8/29/2022</b>
Min Div/Max Contig	<b>Not present/35,382 SF</b>	Last Modified	<b>9/05/2023</b>
Asking Rate		Listing ID	<b>32136132</b>
Lease Type	<b>Other</b>	Entire Floor	<b>Yes</b>
Expenses	-	Parking Spaces	-
Vacant	<b>No</b>		

### Description

+ Newer condition space / can be occupied "as is"


### Property Details


Building Class	<b>A</b>	Floors	<b>3</b>
Elevators	<b>2</b>	Year Built	<b>1981</b>
Property Type	<b>Office</b>	Primary Construction	<b>Steel</b>
Sub Type	<b>General</b>	Occupancy Type	<b>Multi-tenant</b>
Zoning	<b>OLB</b>	Percent Occupied	<b>100%</b>
Building Status	<b>Existing</b>	Parcels	<b>1124059004</b>
Building Size	<b>113,865 SF</b>	Legal Owner	<b>Egbw38r Owner Llc</b>
Land Size	<b>8.3 Acres / 361,417 SF</b>	Submarket	<b>CBA Suburban Bellevue</b>
Number of Buildings	<b>1</b>	County	<b>King</b>

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## Suite 200

2810 160th Ave SE, Bellevue, WA, 98008

Office: General For Lease

Prepared on September 11, 2023



### Listing Details | Office For Lease

Suite	<b>200</b>	Available Date	<b>7/01/2023</b>
Sublease	-	Days On Market	<b>378 days</b>
Total Available Space	<b>37,950 SF</b>	Date Listed	<b>8/29/2022</b>
Min Div/Max Contig	<b>Not present/37,950 SF</b>	Last Modified	<b>9/05/2023</b>
Asking Rate		Listing ID	<b>32136191</b>
Lease Type	<b>Other</b>	Entire Floor	<b>Yes</b>
Expenses	-	Parking Spaces	-
Vacant	<b>No</b>		

### Description

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### Property Details

Building Class	<b>A</b>	Floors	<b>3</b>
Elevators	<b>2</b>	Year Built	<b>1981</b>
Property Type	<b>Office</b>	Primary Construction	<b>Steel</b>
Sub Type	<b>General</b>	Occupancy Type	<b>Multi-tenant</b>
Zoning	<b>OLB</b>	Percent Occupied	<b>100%</b>
Building Status	<b>Existing</b>	Parcels	<b>1124059004</b>
Building Size	<b>113,865 SF</b>	Legal Owner	<b>Egbw38r Owner Llc</b>
Land Size	<b>8.3 Acres / 361,417 SF</b>	Submarket	<b>CBA Suburban Bellevue</b>
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## Suite 300

2810 160th Ave SE, Bellevue, WA, 98008

Office: General For Lease

Prepared on September 11, 2023



### Listing Details | Office For Lease

Suite	<b>300</b>	Available Date	<b>7/01/2023</b>
Sublease	-	Days On Market	<b>378 days</b>
Total Available Space	<b>37,965 SF</b>	Date Listed	<b>8/29/2022</b>
Min Div/Max Contig	<b>Not present/37,965 SF</b>	Last Modified	<b>9/05/2023</b>
Asking Rate		Listing ID	<b>32136220</b>
Lease Type	<b>Other</b>	Entire Floor	<b>Yes</b>
Expenses	-	Parking Spaces	-
Vacant	<b>No</b>		

### Description

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### Property Details


Building Class	<b>A</b>	Floors	<b>3</b>
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# WOODLANDS

BELLEVUE

**±700K SF**  
Available Now

CLASS A OFFICE, ADVANCE  
MANUFACTURING, AND R&D

# Welcome to the new urban oasis.

Blending the best of city and nature, Woodlands offers a unique campus opportunity in one of the nation's most desirable tech-innovative neighborhoods. Connecting the space of the suburbs with the convenience of big-city amenities.

The six buildings, newly renovated and amenitized, offer a variety of size and space solutions to fit your company needs. Class A office, tech, advanced manufacturing or R&D space available now.

Woodlands has an extensive list of on-campus amenities housed in its new, one-of-a-kind amenities building, letting you take a break without having to get behind the wheel.



# The Details

±700K

SPACE AVAILABLE

45.15

ACRE CAMPUS

6

BUILDINGS

07/23

DELIVERY





AMENITY  
CENTER

BUILDING 2  
OFFICE/LAB  
213,800 RSF

BUILDING 1  
OFFICE  
111,297 RSF

BUILDING 4  
OFFICE  
114,207 RSF

BUILDING 5  
OFFICE  
114,207 RSF

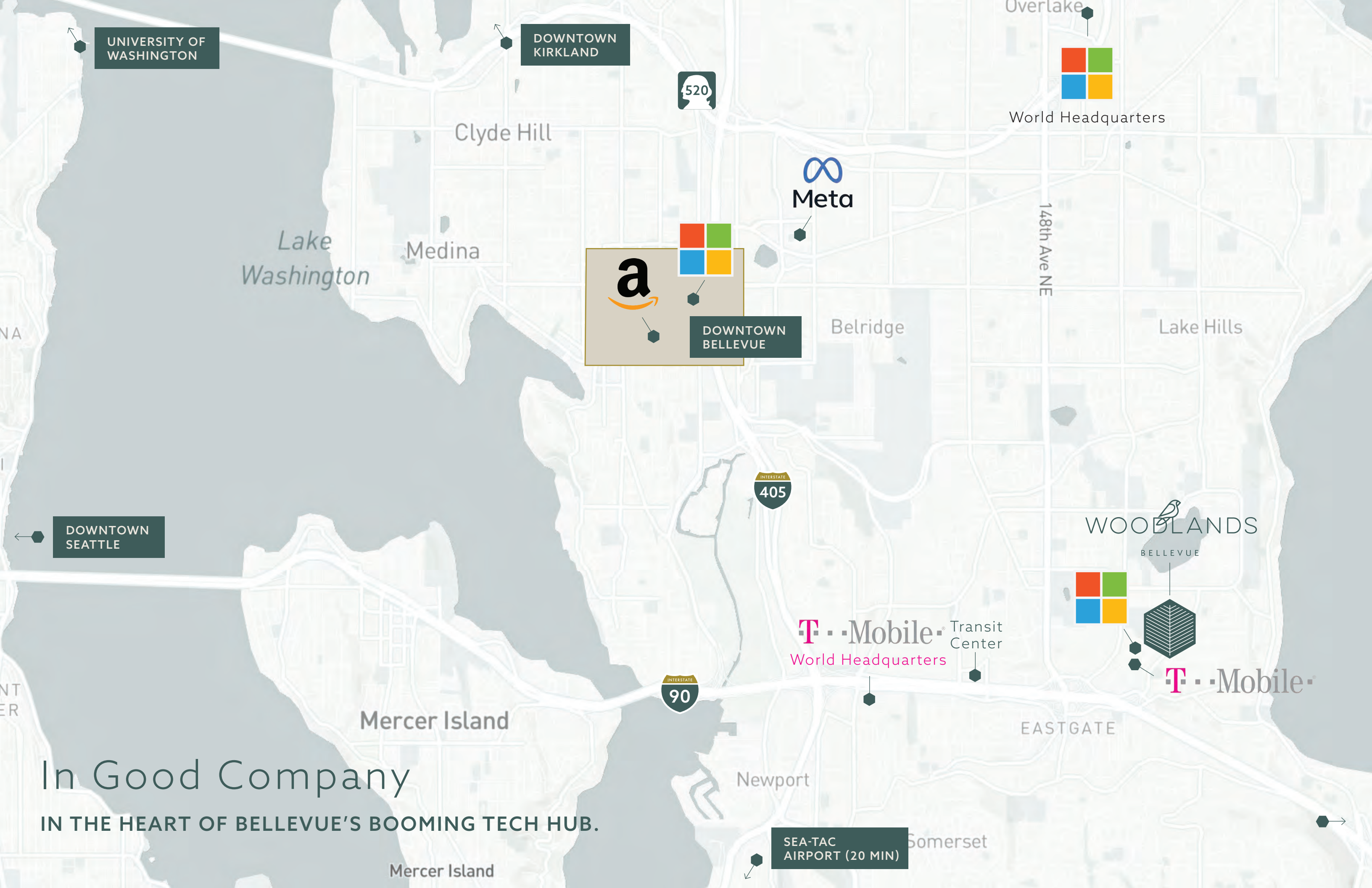
BUILDING 6  
OFFICE/LAB  
110,710 RSF

# Convenience of a Campus

6 NEWLY RENOVATED AND AMENITIZED BUILDINGS ON 45.15 ACRES.



Reimagined Outdoor Space  
THOUGHTFULLY REDESIGNED FOR THE MODERN WORKER.



UNIVERSITY OF WASHINGTON

DOWNTOWN KIRKLAND



World Headquarters



Clyde Hill

Meta

Lake Washington

Medina



DOWNTOWN BELLEVUE

Belridge

Lake Hills

148th Ave NE

DOWNTOWN SEATTLE



WOODLANDS BELLEVUE



T-Mobile World Headquarters

Transit Center

T-Mobile



Mercer Island

EASTGATE

In Good Company

IN THE HEART OF BELLEVUE'S BOOMING TECH HUB.

SEA-TAC AIRPORT (20 MIN)

Newport

Somerset

Mercer Island

# Surrounded by nature yet nearby it all.

Work-life balance has never been so easy. In a location connected by the region's best developed highway and transit infrastructure, you are minutes from downtown Bellevue's night-life yet adjacent to 7 miles of wooded trails, nearby lakes and close proximity to the mountains.





# Unrivaled Amenity Center

SHUTTLE DROP-OFF, INDOOR/OUTDOOR SEATING WITH A VARIETY OF FOOD & BEVERAGE OPTIONS.

# Resort-like Amenities



## ATHLETIC CENTER

Unrivaled newly constructed athletic center with courts for basketball and pickleball, spa-like showers and lockers, and the latest in weights and cardio equipment.



## CONFERENCE CENTER & QUIET AREAS

Newly constructed training, board rooms, and library with common areas.



## ON-SITE CAFÉ

Serving breakfast, lunch and evening appetizers & drinks. Located in the Amenities building with indoor/outdoor seating.



## MASS TRANSIT SHUTTLE

AM/PM Shuttle to I-90 transit center which has rapid transit buses to Downtown Bellevue Transit Center and to new Eastside Light Rail hub.



## BIKING FACILITY

Secure Bike storage, lockers and repair facility.



## PARKING RATIO

Approximately 3.7/1000 SF (2.5/1000 surface, 1.2/1000 structured).



**EASTSIDE MADE EASY.**

Amenities help recruit and retain talent in this competitive market. Woodlands offers an awesome list of amenities that help you have an edge.



**ABUNDANT WALKING TRAILS.**



**STATE OF THE ART ATHLETIC FACILITY.**



**REIMAGINED OUTDOOR SPACE.**



Activated Plazas





2810 160th Ave SE, Bellevue, WA

# Building 1

**111,297 RSF**

1ST FLOOR	2ND FLOOR	3RD FLOOR
35,382 RSF	37,950 RSF	37,965 RSF

**HVAC SERVICE:** Siemens APOGEE direct digital control (DDC) system

**ELECTRICAL LOADS/CAPACITY:** 277/480-volt, 3-phase, 4-wire electrical service to a 2,000-amp main switchboard

**CEILING HEIGHT (DROPPED):** 9 feet

**SLAB TO SLAB HEIGHT:** 15 feet

**FLOOR LOADING:** 50-55 psf plus 20 psf partition load

**CONSTRUCTION TYPE:** Aluminum curtain wall system

**ELEVATORS:** 2

**LOADING DOCKS:** 1

**REDUNDANT POWER FEEDS:** Three (3) different current Puget Sound Energy power feeds into the Property (with 2 currently being utilized)

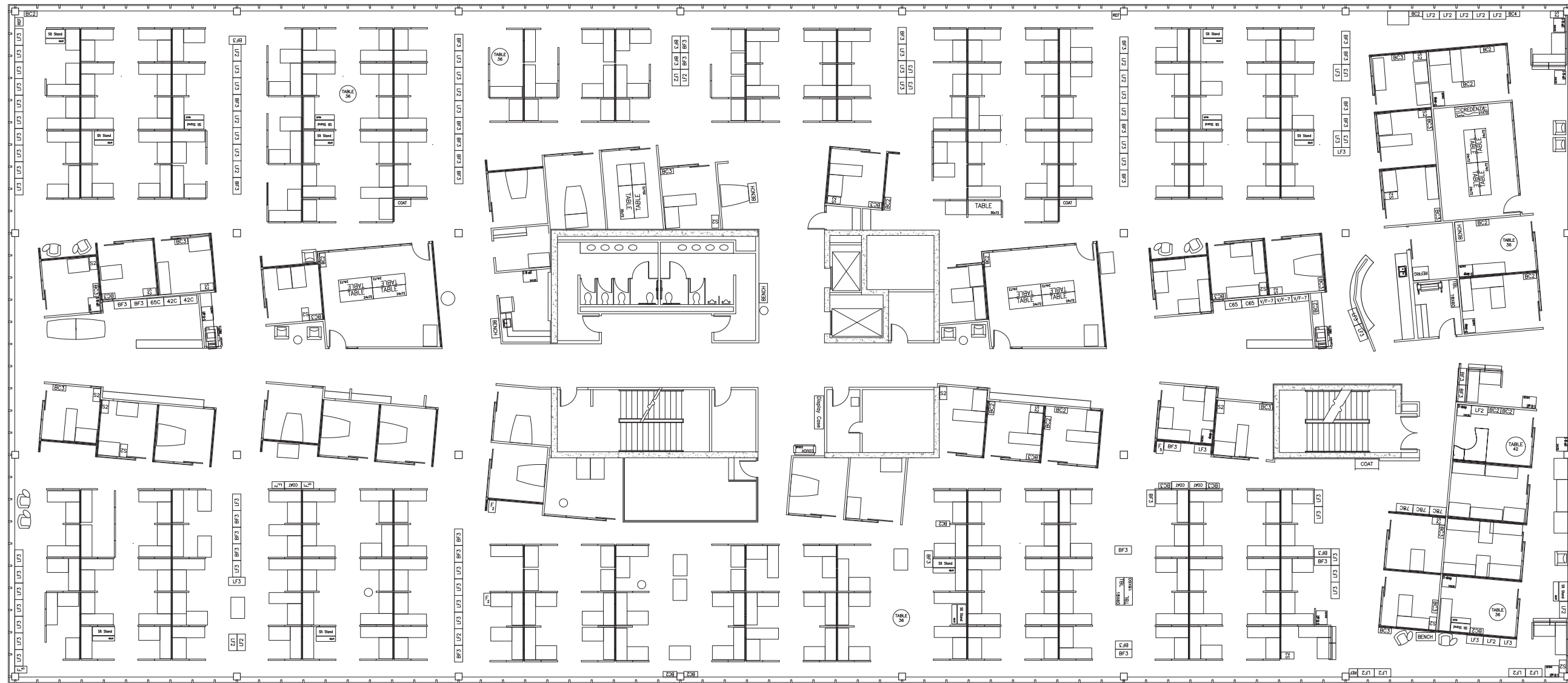
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