

CBA

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

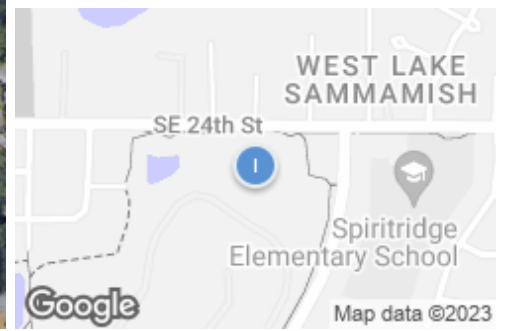
## Woodlands - Building 6

Industrial: Flex/R&D

2525 160th Ave SE, Bellevue, WA, 98008

Prepared on September 11, 2023

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### Property Features

#### Location Details

Address	<b>2525 160th Ave SE, Bellevue, WA 98008</b>
Zoning	<b>OLB</b>
Submarket	<b>CBA Suburban Bellevue</b>
County	<b>King</b>

Parcels	<b>1124059136</b>
Name	<b>Woodlands - Building 6</b>
Campus Name	<b>Woodlands at Bellevue</b>
Center/Park Name	<b>Woodlands at Bellevue</b>

#### Building Details

Sub Type	<b>Warehouse/Flex</b>
Building Status	<b>Existing</b>
Building Size	<b>110,710 SF</b>
Land Size	<b>8.02 Acres / 349,395 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>2</b>
Year Built	<b>1987</b>
Primary Constr. Type	<b>Steel</b>
Occupancy Type	<b>Multi-tenant</b>
Percent Occupied	<b>100%</b>
Yard	<b>-</b>

Electrical	<b>4000A/277/480V/3Ø</b>
Ceiling Height	<b>-</b>
Dock High Doors	<b>Not present</b>
Grade Level Doors	<b>Not present</b>
Sprinklers	<b>Yes</b>
Industrial Space	<b>110,710 SF</b>
Floor Size	<b>45,531 - 49,851 SF</b>
Floor Size (Avg)	<b>36,903 SF</b>
Rentable Space	<b>110,710 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 | 26,188 - 49,851 SF | Negotiable

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Lease	Industrial	100	49,851 SF	Negotiable	7/01/2023	-	-	-	-	-
For Lease	Industrial	200	26,188 SF	Negotiable	7/01/2023	-	-	-	-	-
For Lease	Industrial	Lower ...	34,670 SF	Negotiable	7/01/2023	-	-	-	-	-

## Contact

Broderick Group, Inc.



### Tony Ulacia

425-646-3444

tony@broderickgroup.com



### Jason Furr

425-646-3444

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### Paul Sweeney

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## Lower Level

2525 160th Ave SE, Bellevue, WA, 98008

Industrial: Flex/R&D For Lease

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### Listing Details | Industrial For Lease

Suite	<b>Lower Level</b>	Days On Market	<b>378 days</b>
Sublease	-	Date Listed	<b>8/29/2022</b>
Total Available Space	<b>34,670 SF</b>	Last Modified	<b>9/05/2023</b>
Min Div/Max Contig	<b>Not present/34,670 SF</b>	Listing ID	<b>32136687</b>
Asking Rate		Electrical	-
Industrial/Shell Rent		Ceiling Height	-
Lease Type	<b>Other</b>	Dock High Doors	-
Expenses	-	Grade Level Doors	-
Vacant	<b>No</b>	Parking Spaces	-
Available Date	<b>7/01/2023</b>		

### Description

+Space to be sustainably remodeled / custom build

### Property Details


Property Type	<b>Industrial</b>	Land Size	<b>8.02 Acres / 349,395 SF</b>
Sub Type	<b>Warehouse/Flex</b>	Number of Buildings	<b>1</b>
Zoning	<b>OLB</b>	Floors	<b>2</b>
Building Status	<b>Existing</b>	Year Built	<b>1987</b>
Building Size	<b>110,710 SF</b>	Primary Construction	<b>Steel</b>

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## Suite 100

2525 160th Ave SE, Bellevue, WA, 98008

Industrial: Flex/R&D For Lease

Prepared on September 11, 2023



### Listing Details | Industrial For Lease

Suite	<b>100</b>	Days On Market	<b>378 days</b>
Sublease	-	Date Listed	<b>8/29/2022</b>
Total Available Space	<b>49,851 SF</b>	Last Modified	<b>9/05/2023</b>
Min Div/Max Contig	<b>Not present/49,851 SF</b>	Listing ID	<b>32136703</b>
Asking Rate		Electrical	-
Industrial/Shell Rent		Ceiling Height	-
Lease Type	<b>Other</b>	Dock High Doors	-
Expenses	-	Grade Level Doors	-
Vacant	<b>No</b>	Entire Floor	<b>Yes</b>
Available Date	<b>7/01/2023</b>	Parking Spaces	-

### Description

+Space to be sustainably remodeled / custom build

### Property Details

Property Type	<b>Industrial</b>	Land Size	<b>8.02 Acres / 349,395 SF</b>
Sub Type	<b>Warehouse/Flex</b>	Number of Buildings	<b>1</b>
Zoning	<b>OLB</b>	Floors	<b>2</b>
Building Status	<b>Existing</b>	Year Built	<b>1987</b>
Building Size	<b>110,710 SF</b>	Primary Construction	<b>Steel</b>

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## Suite 200

2525 160th Ave SE, Bellevue, WA, 98008

Industrial: Flex/R&D For Lease

Prepared on September 11, 2023



### Listing Details | Industrial For Lease

Suite	<b>200</b>	Days On Market	<b>378 days</b>
Sublease	-	Date Listed	<b>8/29/2022</b>
Total Available Space	<b>26,188 SF</b>	Last Modified	<b>9/05/2023</b>
Min Div/Max Contig	<b>Not present/26,188 SF</b>	Listing ID	<b>32136714</b>
Asking Rate		Electrical	-
Industrial/Shell Rent		Ceiling Height	-
Lease Type	<b>Other</b>	Dock High Doors	-
Expenses	-	Grade Level Doors	-
Vacant	<b>No</b>	Entire Floor	<b>Yes</b>
Available Date	<b>7/01/2023</b>	Parking Spaces	-

### Description

+Space to be sustainably remodeled / custom build

### Property Details

Property Type	<b>Industrial</b>	Land Size	<b>8.02 Acres / 349,395 SF</b>
Sub Type	<b>Warehouse/Flex</b>	Number of Buildings	<b>1</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

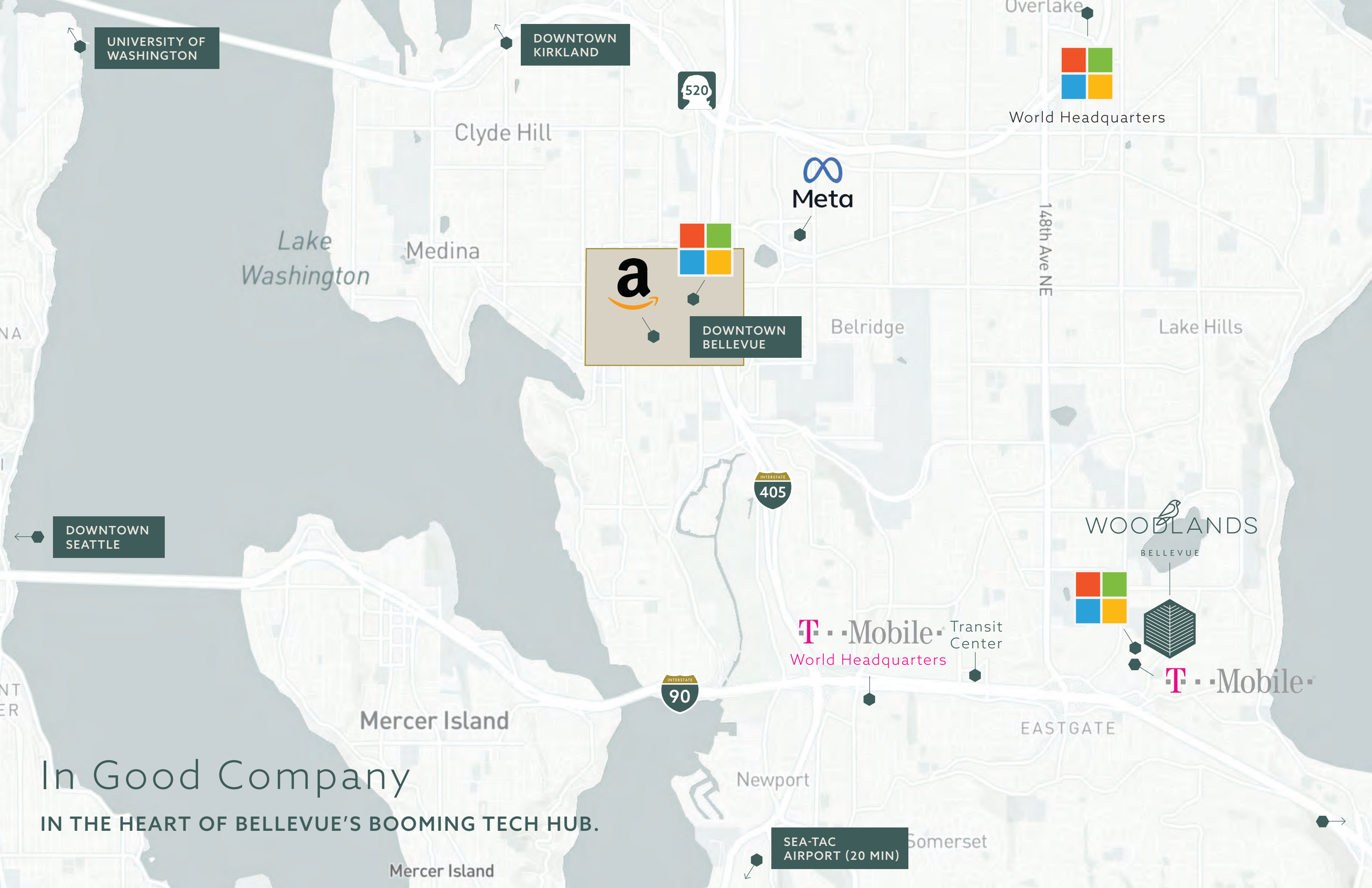
BUILDING 6  
OFFICE/LAB  
110,710 RSF

# 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



WOODLANDS BELLEVUE



T-Mobile

T-Mobile World Headquarters

Transit Center



Mercer Island

EASTGATE

In Good Company

IN THE HEART OF BELLEVUE'S BOOMING TECH HUB.

SEA-TAC AIRPORT (20 MIN)

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





2525 160th Ave SE, Bellevue, WA

# Building 6

**110,710 RSF**

LOWER LEVEL	1ST FLOOR	2ND FLOOR
34,670 RSF	49,851 RSF	26,188 RSF

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

**ELECTRICAL LOADS/CAPACITY:** 2 substations reduce incoming 12.47-KV to usable 277/480-volt, 3-phase, 4-wire service; each substation connects to 4,000-amp main switchboard

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

**SLAB TO SLAB HEIGHT:** 15 feet office - 18 feet basement

**FLOOR LOADING:** TBD

**CONSTRUCTION TYPE:** Aluminum curtain wall system

**GENERATOR:** 400-kW Onan diesel generator in Building 5 provides emergency power to buildings 4, 5, and 6

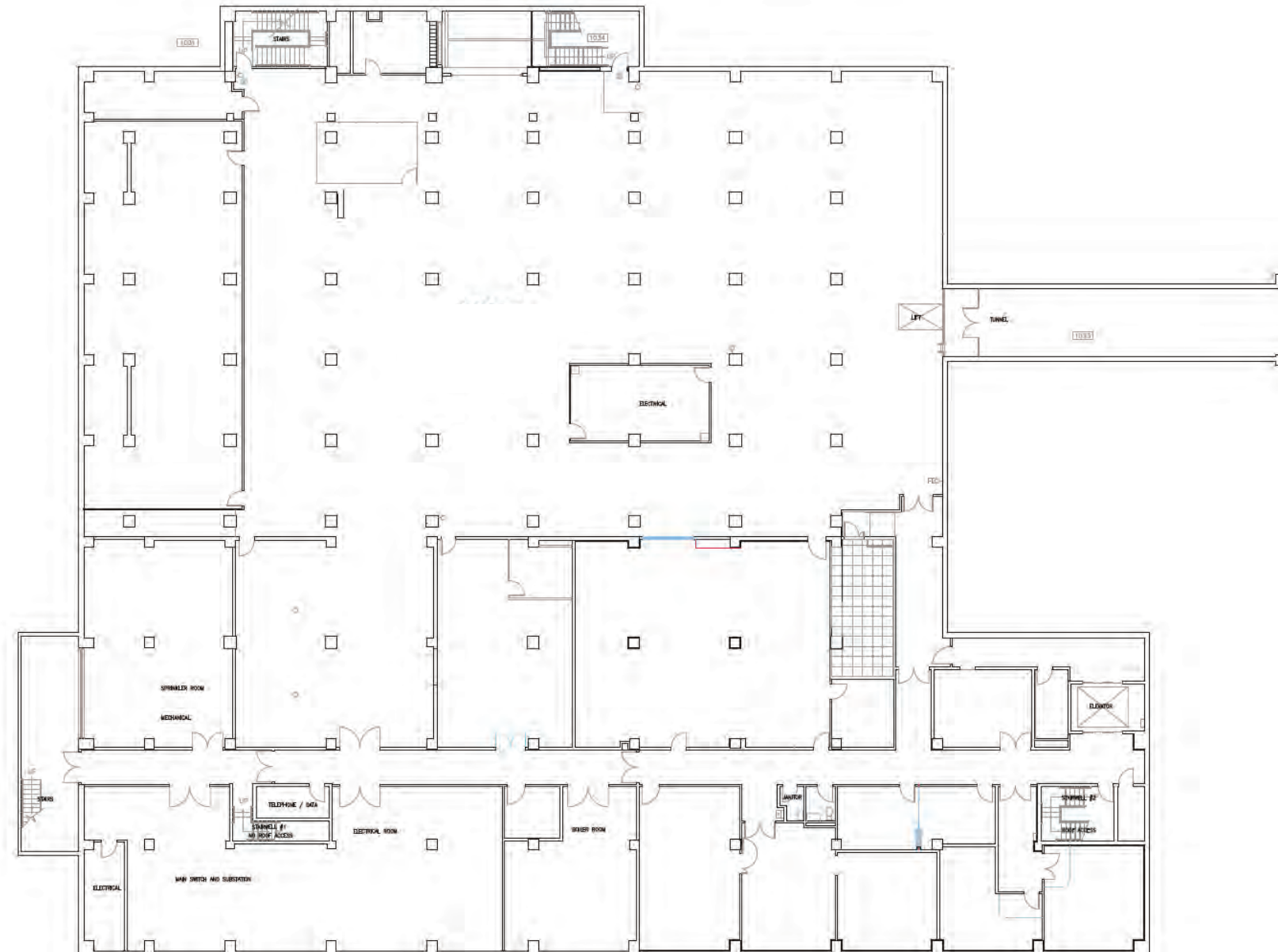
**ELEVATORS:** 1

**LOADING DOCKS:** 1

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

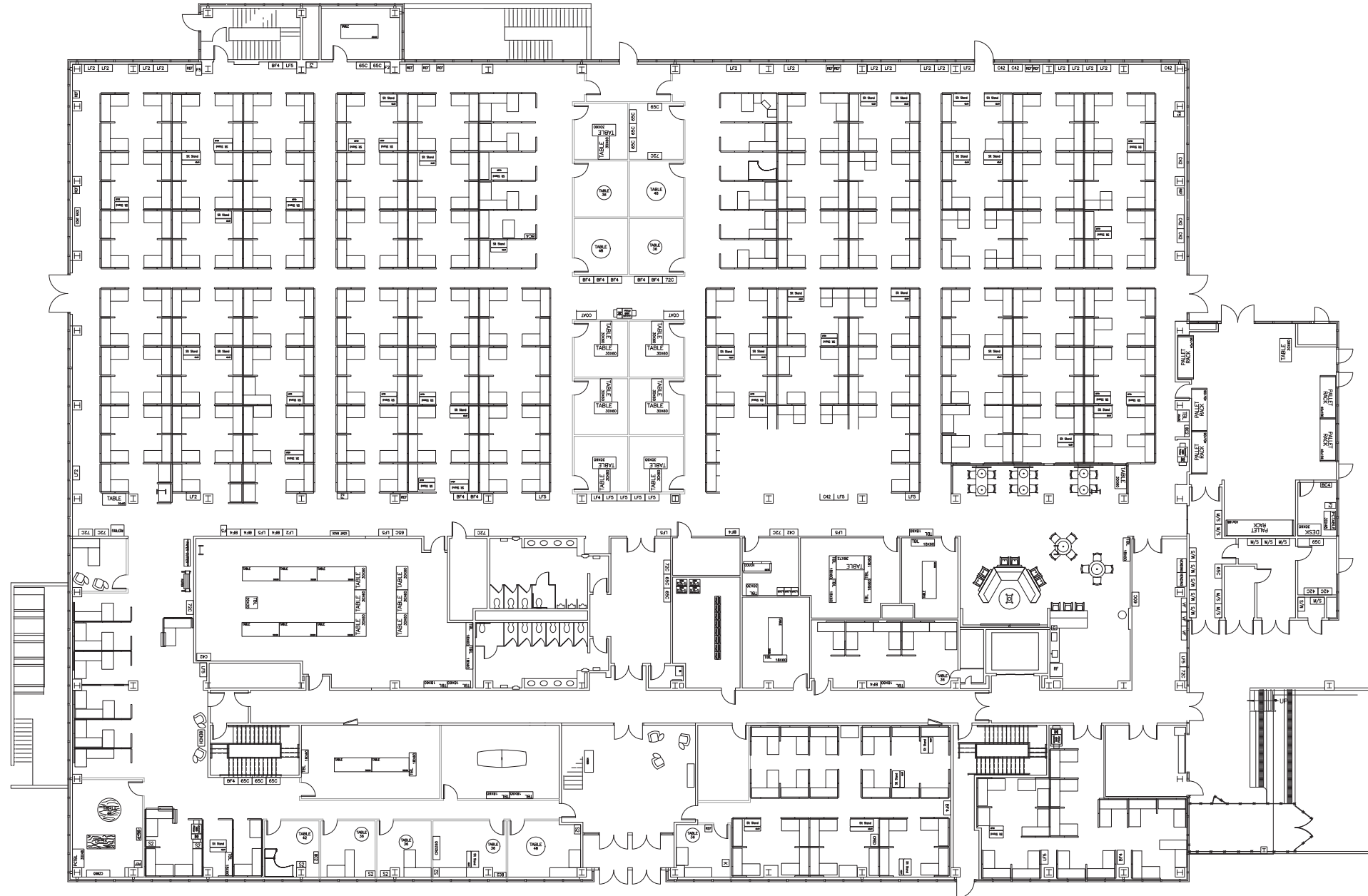
# Lower Level | 34,670 RSF

SPACE TO BE SUBSTANTIALLY REMODELED/CUSTOM BUILD.



# Suite 100 | 49,851 RSF

SPACE TO BE SUBSTANTIALLY REMODELED/CUSTOM BUILD.



# Suite 200 | 26,188 RSF

SPACE TO BE SUBSTANTIALLY REMODELED/CUSTOM BUILD.

