

CBA

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

## Woodlands - Building 4

Office: General

2760 160th Ave SE, Bellevue, WA, 98008

Prepared on September 11, 2023

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### Property Features

#### Location Details

Address	<b>2760 160th Ave SE, Bellevue, WA 98008</b>
Zoning	<b>OLB</b>
Submarket	<b>CBA Suburban Bellevue</b>
County	<b>King</b>

Parcels	<b>1124059134</b>
Name	<b>Woodlands - Building 4</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>114,208 SF</b>
Land Size	<b>9.37 Acres / 408,027 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>4</b>
Year Built	<b>1986</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>114,207 SF</b>
Floor Size	<b>27,871 - 28,779 SF</b>
Floor Size (Avg)	<b>28,552 SF</b>
Rentable Space	<b>114,207 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

4 Listings | 27,871 - 28,779 SF | Negotiable

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	-	Office	100	27,871 SF	Negotiable	7/01/2023
For Lease	-	Office	200	28,779 SF	Negotiable	7/01/2023
For Lease	-	Office	300	28,779 SF	Negotiable	7/01/2023
For Lease	-	Office	400	28,779 SF	Negotiable	7/01/2023

## Contact

Broderick Group, Inc.



**Tony Ulacia**  
425-646-3444  
tony@broderickgroup.com



**Jason Furr**  
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**Paul Sweeney**  
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sweeney@broderickgroup.com

## Suite 100

2760 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>27,871 SF</b>	Date Listed	<b>8/29/2022</b>
Min Div/Max Contig	<b>Not present/27,871 SF</b>	Last Modified	<b>9/05/2023</b>
Asking Rate		Listing ID	<b>32136408</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>4</b>
Elevators	<b>2</b>	Year Built	<b>1986</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>1124059134</b>
Building Size	<b>114,208 SF</b>	Legal Owner	<b>Egbw38r Owner Llc</b>
Land Size	<b>9.37 Acres / 408,027 SF</b>	Submarket	<b>CBA Suburban Bellevue</b>
Number of Buildings	<b>1</b>	County	<b>King</b>

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## Suite 200

2760 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>28,779 SF</b>	Date Listed	<b>8/29/2022</b>
Min Div/Max Contig	<b>Not present/28,779 SF</b>	Last Modified	<b>9/05/2023</b>
Asking Rate		Listing ID	<b>32136433</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>4</b>
Elevators	<b>2</b>	Year Built	<b>1986</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>1124059134</b>
Building Size	<b>114,208 SF</b>	Legal Owner	<b>Egbw38r Owner Llc</b>
Land Size	<b>9.37 Acres / 408,027 SF</b>	Submarket	<b>CBA Suburban Bellevue</b>
Number of Buildings	<b>1</b>	County	<b>King</b>

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## Suite 300

2760 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>28,779 SF</b>	Date Listed	<b>8/29/2022</b>
Min Div/Max Contig	<b>Not present/28,779 SF</b>	Last Modified	<b>9/05/2023</b>
Asking Rate		Listing ID	<b>32136453</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>4</b>
Elevators	<b>2</b>	Year Built	<b>1986</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>1124059134</b>
Building Size	<b>114,208 SF</b>	Legal Owner	<b>Egbw38r Owner Llc</b>
Land Size	<b>9.37 Acres / 408,027 SF</b>	Submarket	<b>CBA Suburban Bellevue</b>
Number of Buildings	<b>1</b>	County	<b>King</b>

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## Suite 400

2760 160th Ave SE, Bellevue, WA, 98008

Office: General For Lease

Prepared on September 11, 2023



### Listing Details | Office For Lease

Suite	<b>400</b>	Available Date	<b>7/01/2023</b>
Sublease	-	Days On Market	<b>378 days</b>
Total Available Space	<b>28,779 SF</b>	Date Listed	<b>8/29/2022</b>
Min Div/Max Contig	<b>Not present/28,779 SF</b>	Last Modified	<b>9/05/2023</b>
Asking Rate		Listing ID	<b>32136475</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>4</b>
Elevators	<b>2</b>	Year Built	<b>1986</b>
Property Type	<b>Office</b>	Primary Construction	<b>Steel</b>
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Zoning	<b>OLB</b>	Percent Occupied	<b>100%</b>
Building Status	<b>Existing</b>	Parcels	<b>1124059134</b>
Building Size	<b>114,208 SF</b>	Legal Owner	<b>Egbw38r Owner Llc</b>
Land Size	<b>9.37 Acres / 408,027 SF</b>	Submarket	<b>CBA Suburban Bellevue</b>
Number of Buildings	<b>1</b>	County	<b>King</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

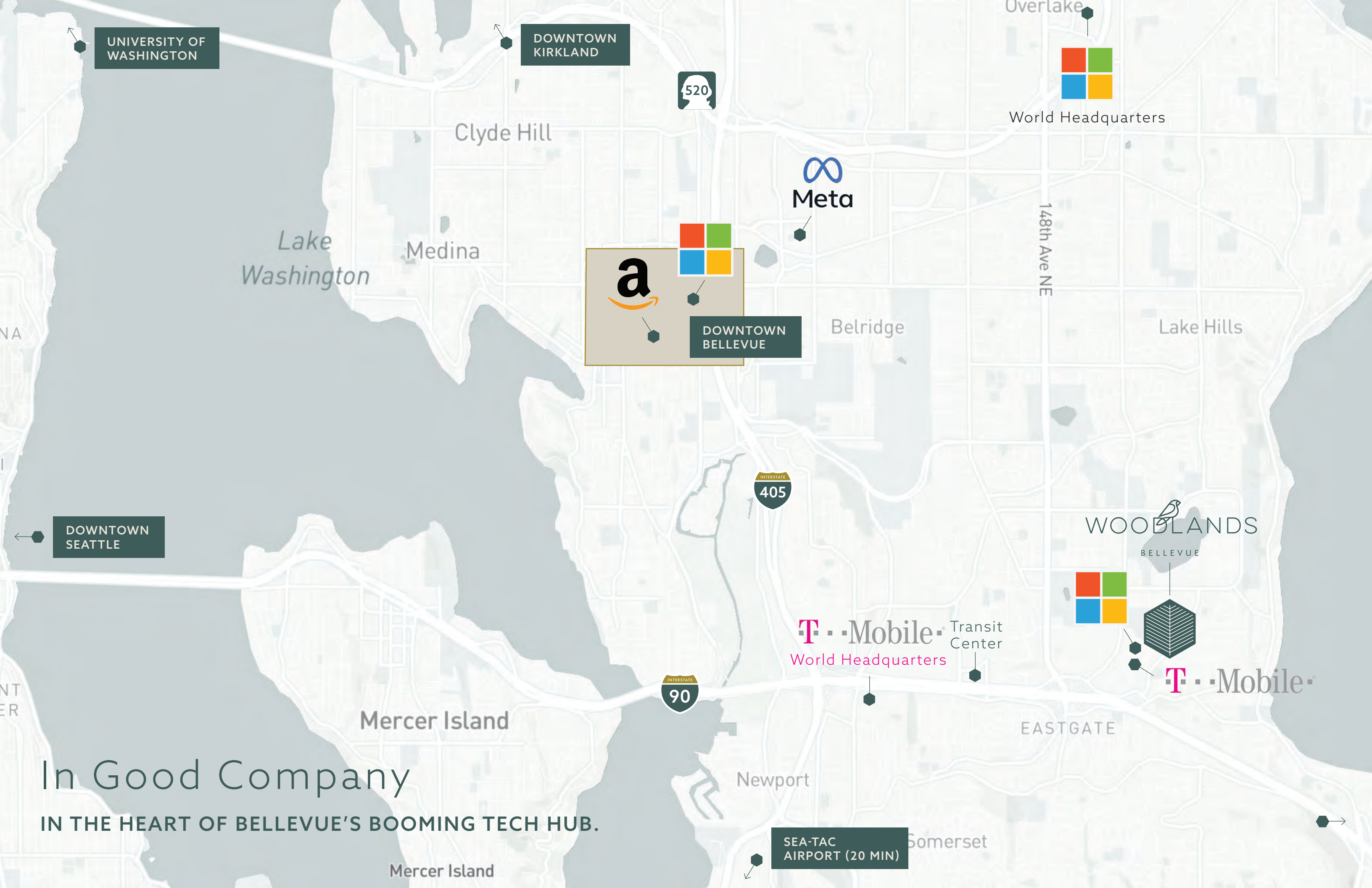
6 NEWLY RENOVATED AND AMENITIZED BUILDINGS ON 45.15 ACRES.





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





2760 160th Ave SE, Bellevue, WA

# Building 4

**114,207 RSF**

1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR
27,871 RSF	28,779 RSF	28,779 RSF	28,779 RSF

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

**ELECTRICAL LOADS/CAPACITY:** Supplied a 12.47-KV feed from Building 33-95 to a substation located in rooftop electrical room

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

**SLAB TO SLAB HEIGHT:** 15 feet

**FLOOR LOADING:** 80 psf plus 20 psf partition load

**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:** 2

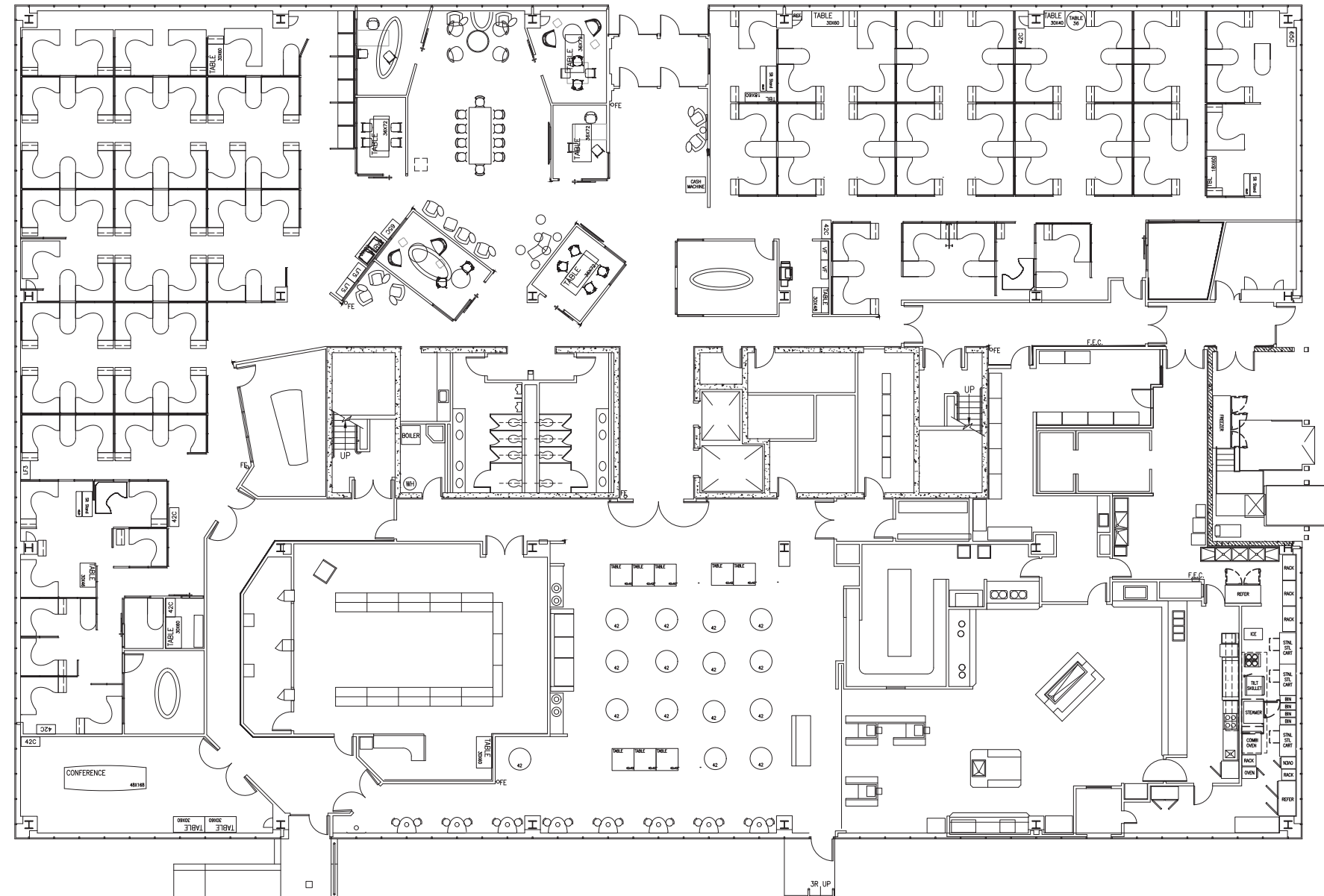
**LOADING DOCKS:** 1

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



# Suite 100 | 27,871 RSF

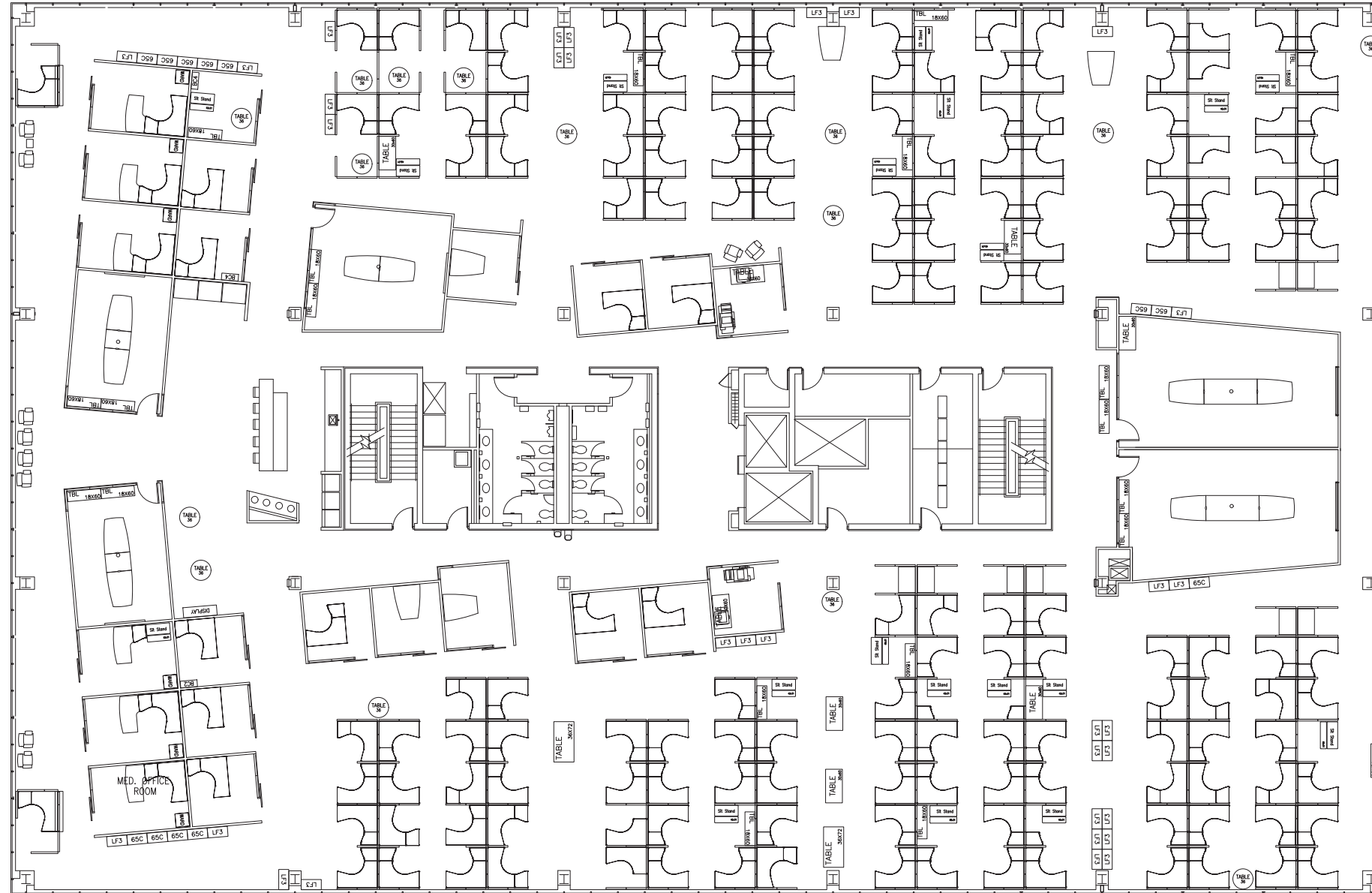
NEWER CONDITION SPACE/CAN BE OCCUPIED "AS IS."





# Suite 200 | 28,779 RSF

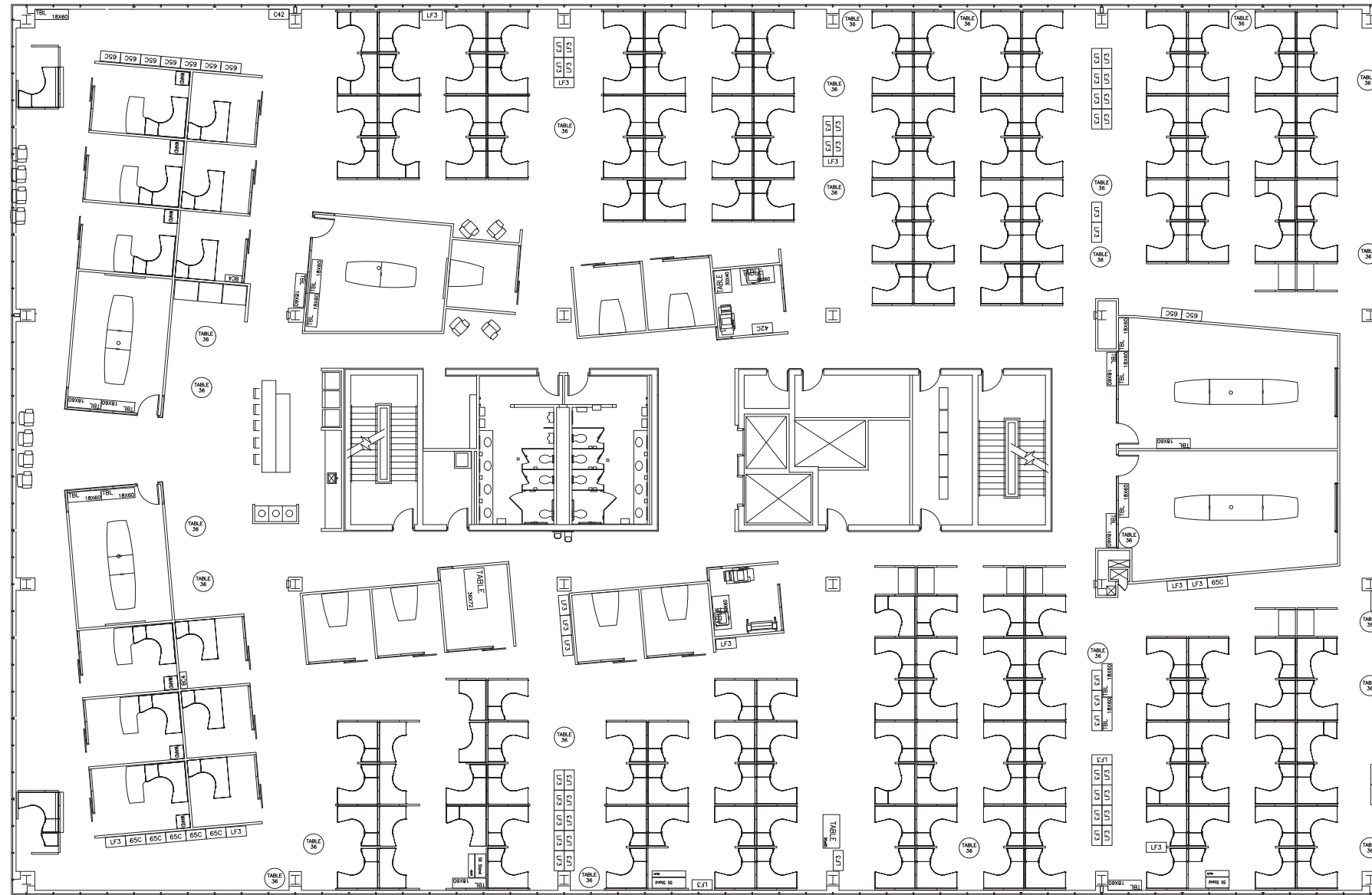
NEWER CONDITION SPACE/CAN BE OCCUPIED "AS IS."





# Suite 300 | 28,779 RSF

NEWER CONDITION SPACE/CAN BE OCCUPIED "AS IS."





# Suite 400 | 28,779 RSF

NEWER CONDITION SPACE/CAN BE OCCUPIED "AS IS."

