

CBA

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

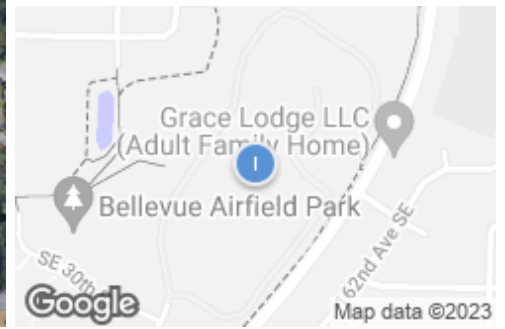
## Woodlands - Building 2

Industrial: Flex/R&D

2800 160th Ave SE, Bellevue, WA, 98008

Prepared on September 11, 2023

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### Property Features

#### Location Details

Address	<b>2800 160th Ave SE, Bellevue, WA 98008</b>
Zoning	<b>OLB</b>
Submarket	<b>CBA Suburban Bellevue</b>
County	<b>King</b>

Parcels	<b>1124059132</b>
Name	<b>Woodlands - Building 2</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>213,800 SF</b>
Land Size	<b>7.58 Acres / 330,098 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>2</b>
Year Built	<b>1981</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>213,800 SF</b>
Floor Size	<b>9,315 - 110,564 SF</b>
Floor Size (Avg)	<b>106,900 SF</b>
Rentable Space	<b>213,800 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

2 Listings | 103,236 - 110,564 SF | Negotiable

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Lease	Industrial	100	110,564 SF	Negotiable	7/01/2023	-	-	-	-	-
For Lease	Industrial	200	103,236 SF	Negotiable	7/01/2023	-	-	-	-	-

## Contact

Broderick Group, Inc.



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



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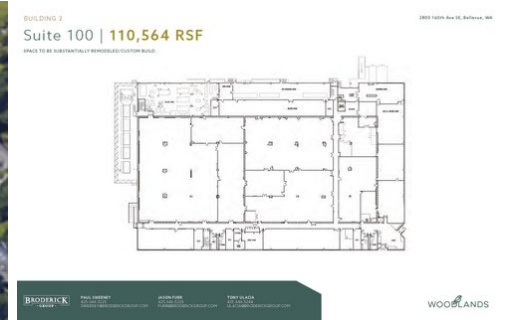
20700 44th Ave. W Ste 550 Lynnwood, WA 98036 | 425-820-3348

## Suite 100

2800 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>110,564 SF</b>	Last Modified	<b>9/05/2023</b>
Min Div/Max Contig	<b>Not present/110,564 SF</b>	Listing ID	<b>32136278</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>7.58 Acres / 330,098 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>1981</b>
Building Size	<b>213,800 SF</b>	Primary Construction	<b>Steel</b>

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## Suite 200

2800 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>103,236 SF</b>	Last Modified	<b>9/05/2023</b>
Min Div/Max Contig	<b>Not present/103,236 SF</b>	Listing ID	<b>32136298</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

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### Property Details

Property Type	<b>Industrial</b>	Land Size	<b>7.58 Acres / 330,098 SF</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

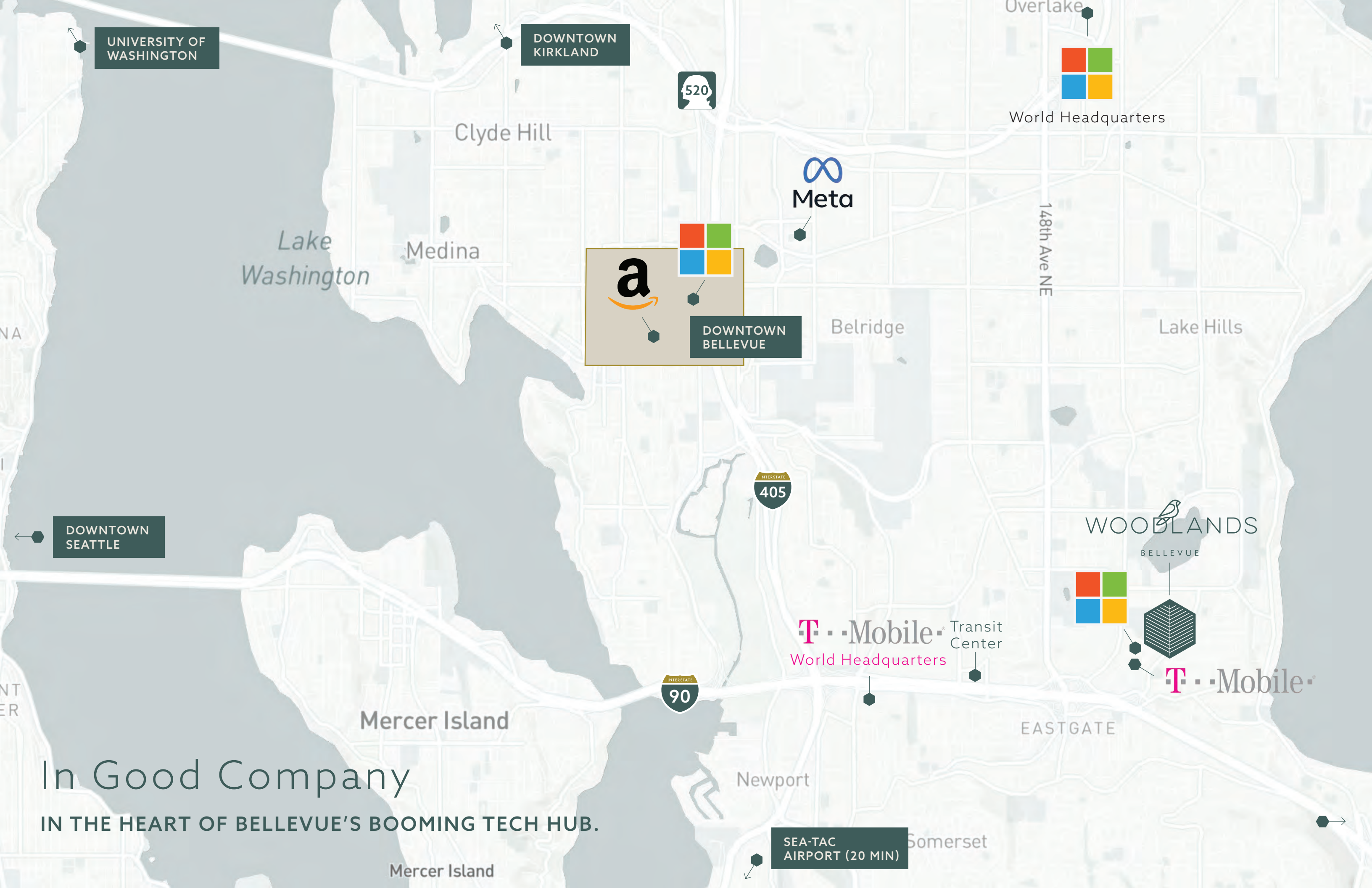
# Convenience of a Campus

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



2800 160th Ave SE, Bellevue, WA

# Building 2

**213,800 RSF**

1ST FLOOR	2ND FLOOR
110,564 RSF	103,236 RSF

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

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

**SLAB TO SLAB HEIGHT:** 17 feet

**FLOOR LOADING:** 100 psf+

**CONSTRUCTION TYPE:** Aluminum curtain wall system on west and south elevations; partial height concrete base walls and metal building walls above w/ pre-finished vertical metal panels on north and east elevations

**ELEVATORS:** 2

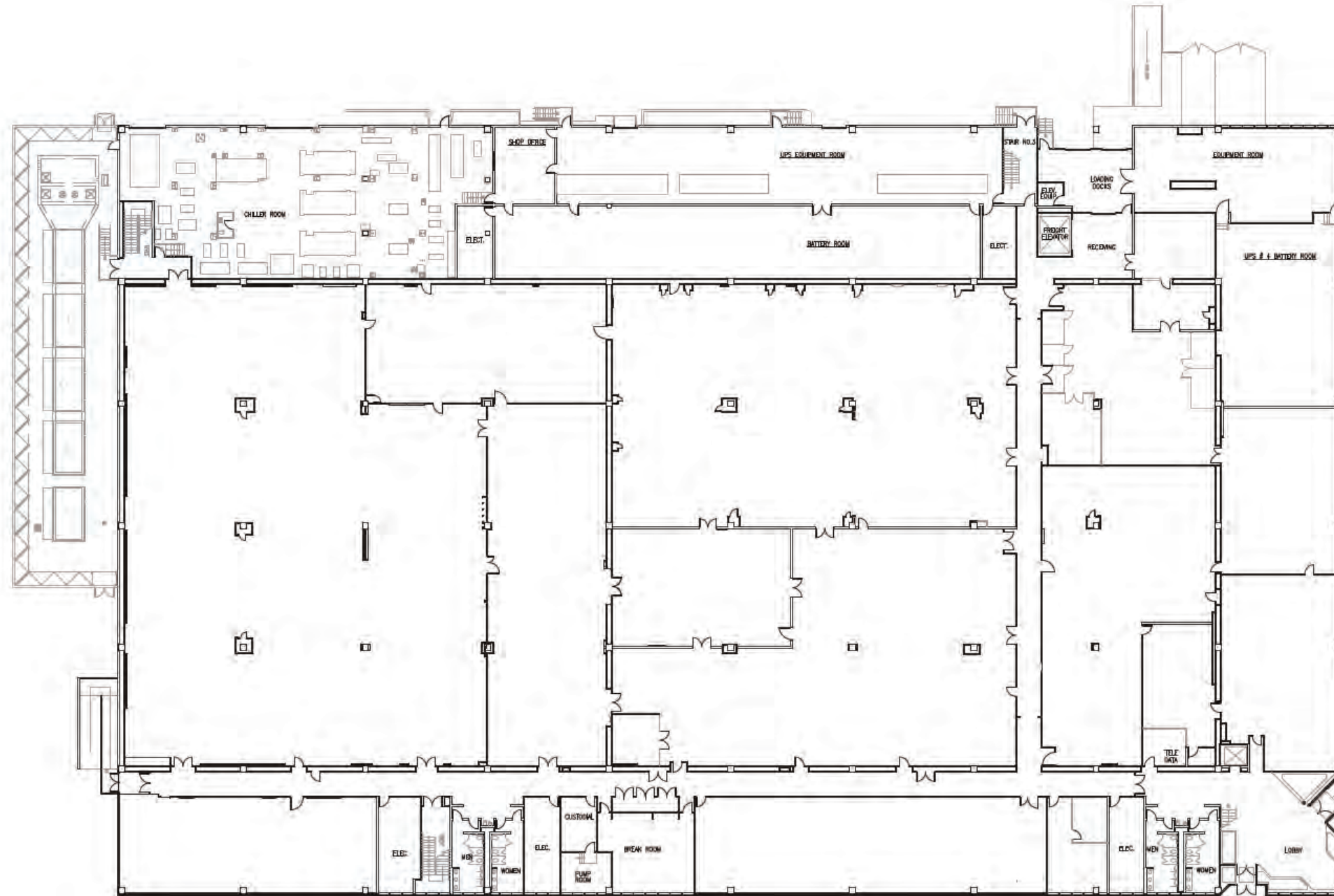
**LOADING DOCKS:** 3

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



# Suite 100 | 110,564 RSF

SPACE TO BE SUBSTANTIALLY REMODELED/CUSTOM BUILD.



# Suite 200 | 103,236 RSF

SPACE TO BE SUBSTANTIALLY REMODELED/CUSTOM BUILD.

