

CBA

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

Woodlands - Building 5

Office: General

2710 160th Ave SE, Bellevue, WA, 98008

Prepared on September 11, 2023

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Property Features

Location Details

Address	2710 160th Ave SE, Bellevue, WA 98008
Zoning	OLB
Submarket	CBA Suburban Bellevue
County	King

Parcels	1124059135
Name	Woodlands - Building 5
Campus Name	Woodlands at Bellevue
Center/Park Name	Woodlands at Bellevue

Building Details

Sub Type	General
Building Status	Existing
Building Size	114,208 SF
Land Size	9.28 Acres / 404,237 SF
Number of Buildings	1
Number of Floors	4
Year Built	1986
Primary Constr. Type	Steel
Occupancy Type	Multi-tenant
Percent Occupied	100%

Building Class	A
Parking Spaces	-
Parking Ratio	3.7/1000 Sf (2.5/1000 surface, 1.2/10...
Elevators	2
Office Space	114,207 SF
Floor Size	27,871 - 28,779 SF
Floor Size (Avg)	28,552 SF
Rentable Space	114,207 SF
Air Conditioned	Yes

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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CBA

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

Suite 100

2710 160th Ave SE, Bellevue, WA, 98008

Office: General For Lease

Prepared on September 11, 2023



Listing Details | Office For Lease

Suite	100	Available Date	7/01/2023
Sublease	-	Days On Market	378 days
Total Available Space	27,871 SF	Date Listed	8/29/2022
Min Div/Max Contig	Not present/27,871 SF	Last Modified	9/05/2023
Asking Rate		Listing ID	32136507
Lease Type	Other	Entire Floor	Yes
Expenses	-	Parking Spaces	-
Vacant	No		

Description

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

Property Details

Building Class	A	Floors	4
Elevators	2	Year Built	1986
Property Type	Office	Primary Construction	Steel
Sub Type	General	Occupancy Type	Multi-tenant
Zoning	OLB	Percent Occupied	100%
Building Status	Existing	Parcels	1124059135
Building Size	114,208 SF	Legal Owner	Egbw38r Owner Llc
Land Size	9.28 Acres / 404,237 SF	Submarket	CBA Suburban Bellevue
Number of Buildings	1	County	King

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Suite 200

2710 160th Ave SE, Bellevue, WA, 98008

Office: General For Lease

Prepared on September 11, 2023



Listing Details | Office For Lease

Suite	200	Available Date	7/01/2023
Sublease	-	Days On Market	378 days
Total Available Space	28,779 SF	Date Listed	8/29/2022
Min Div/Max Contig	Not present/28,779 SF	Last Modified	9/05/2023
Asking Rate		Listing ID	32136588
Lease Type	Other	Entire Floor	Yes
Expenses	-	Parking Spaces	-
Vacant	No		

Description


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


Property Details


Building Class	A	Floors	4
Elevators	2	Year Built	1986
Property Type	Office	Primary Construction	Steel
Sub Type	General	Occupancy Type	Multi-tenant
Zoning	OLB	Percent Occupied	100%
Building Status	Existing	Parcels	1124059135
Building Size	114,208 SF	Legal Owner	Egbw38r Owner Llc
Land Size	9.28 Acres / 404,237 SF	Submarket	CBA Suburban Bellevue
Number of Buildings	1	County	King

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Suite 300

2710 160th Ave SE, Bellevue, WA, 98008

Office: General For Lease

Prepared on September 11, 2023



Listing Details | Office For Lease

Suite	300	Available Date	7/01/2023
Sublease	-	Days On Market	378 days
Total Available Space	28,779 SF	Date Listed	8/29/2022
Min Div/Max Contig	Not present/28,779 SF	Last Modified	9/05/2023
Asking Rate		Listing ID	32136607
Lease Type	Other	Entire Floor	Yes
Expenses	-	Parking Spaces	-
Vacant	No		

Description

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


Property Details


Building Class	A	Floors	4
Elevators	2	Year Built	1986
Property Type	Office	Primary Construction	Steel
Sub Type	General	Occupancy Type	Multi-tenant
Zoning	OLB	Percent Occupied	100%
Building Status	Existing	Parcels	1124059135
Building Size	114,208 SF	Legal Owner	Egbw38r Owner Llc
Land Size	9.28 Acres / 404,237 SF	Submarket	CBA Suburban Bellevue
Number of Buildings	1	County	King

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CBA

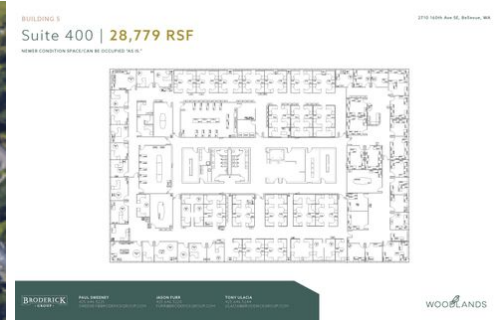
20700 44th Ave. W Ste 550 Lynnwood, WA 98036 | 425-820-3348

Suite 400

2710 160th Ave SE, Bellevue, WA, 98008

Office: General For Lease

Prepared on September 11, 2023



Listing Details | Office For Lease

Suite	400	Available Date	7/01/2023
Sublease	-	Days On Market	378 days
Total Available Space	28,779 SF	Date Listed	8/29/2022
Min Div/Max Contig	Not present/28,779 SF	Last Modified	9/05/2023
Asking Rate		Listing ID	32136627
Lease Type	Other	Entire Floor	Yes
Expenses	-	Parking Spaces	-
Vacant	No		

Description

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

Property Details

Building Class	A	Floors	4
Elevators	2	Year Built	1986
Property Type	Office	Primary Construction	Steel
Sub Type	General	Occupancy Type	Multi-tenant
Zoning	OLB	Percent Occupied	100%
Building Status	Existing	Parcels	1124059135
Building Size	114,208 SF	Legal Owner	Egbw38r Owner Llc
Land Size	9.28 Acres / 404,237 SF	Submarket	CBA Suburban Bellevue
Number of Buildings	1	County	King

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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

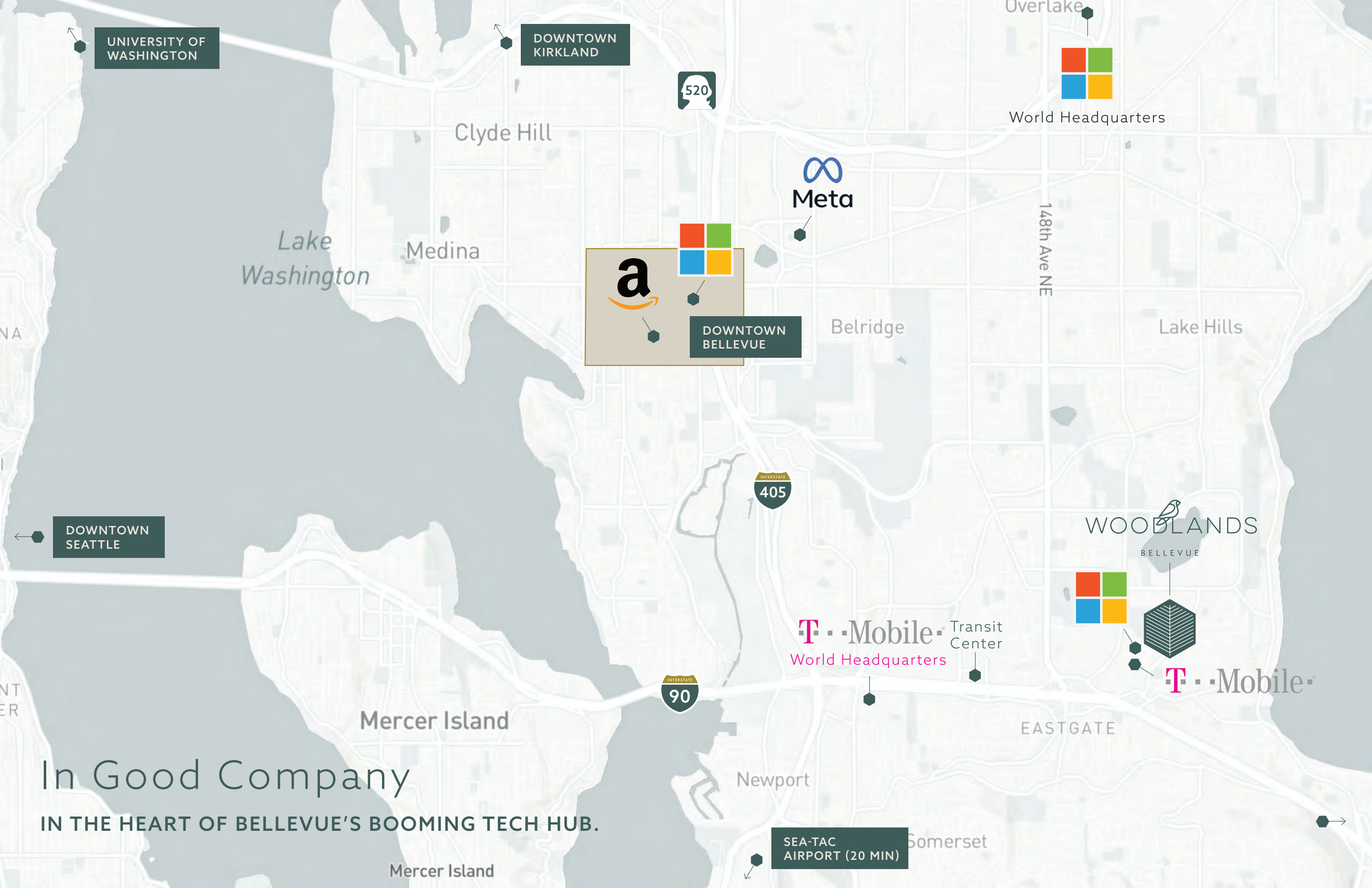
BUILDING 6
OFFICE/LAB
110,710 RSF

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.



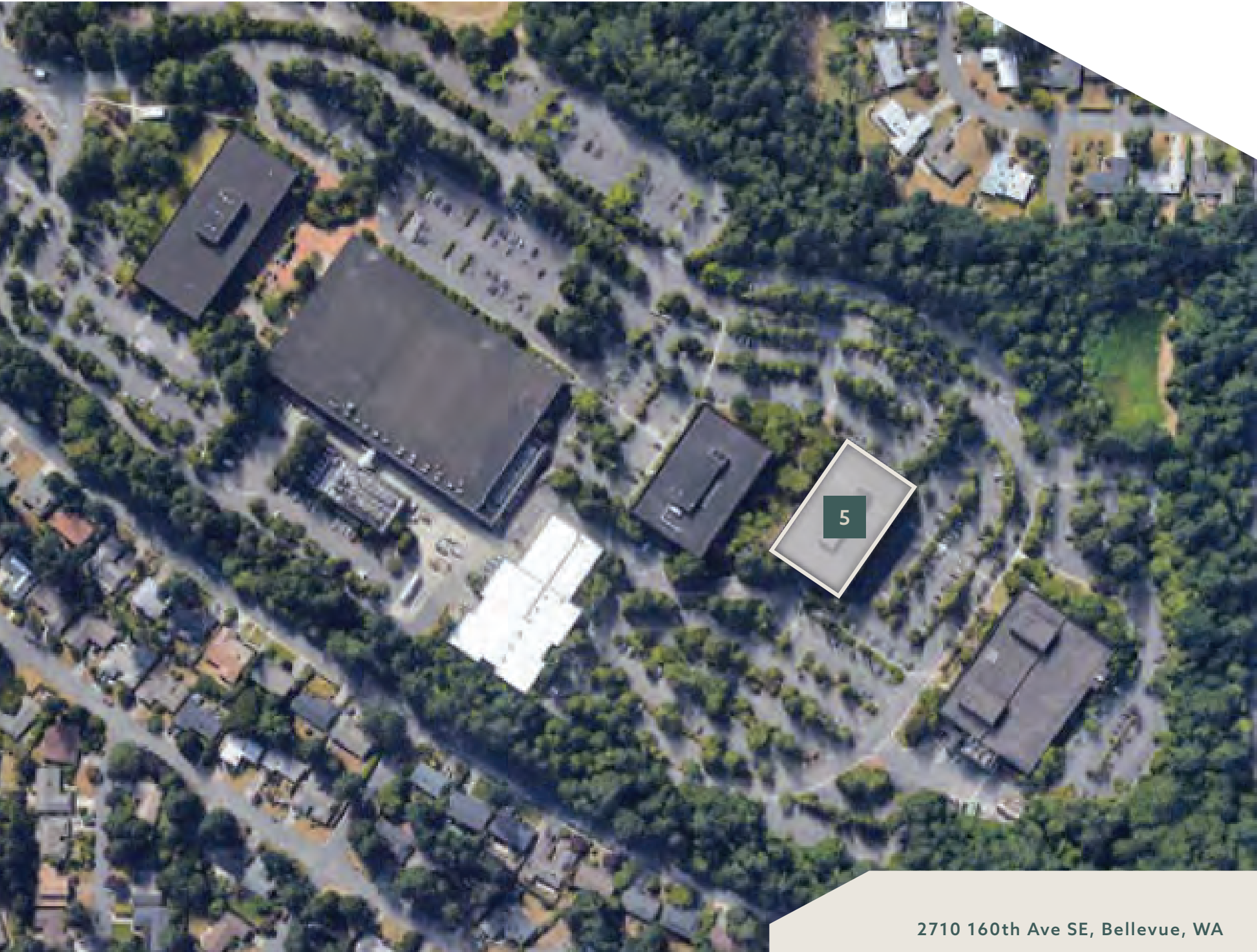
STATE OF THE ART ATHLETIC FACILITY.



REIMAGINED OUTDOOR SPACE.



Activated Plazas



2710 160th Ave SE, Bellevue, WA

Building 5

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

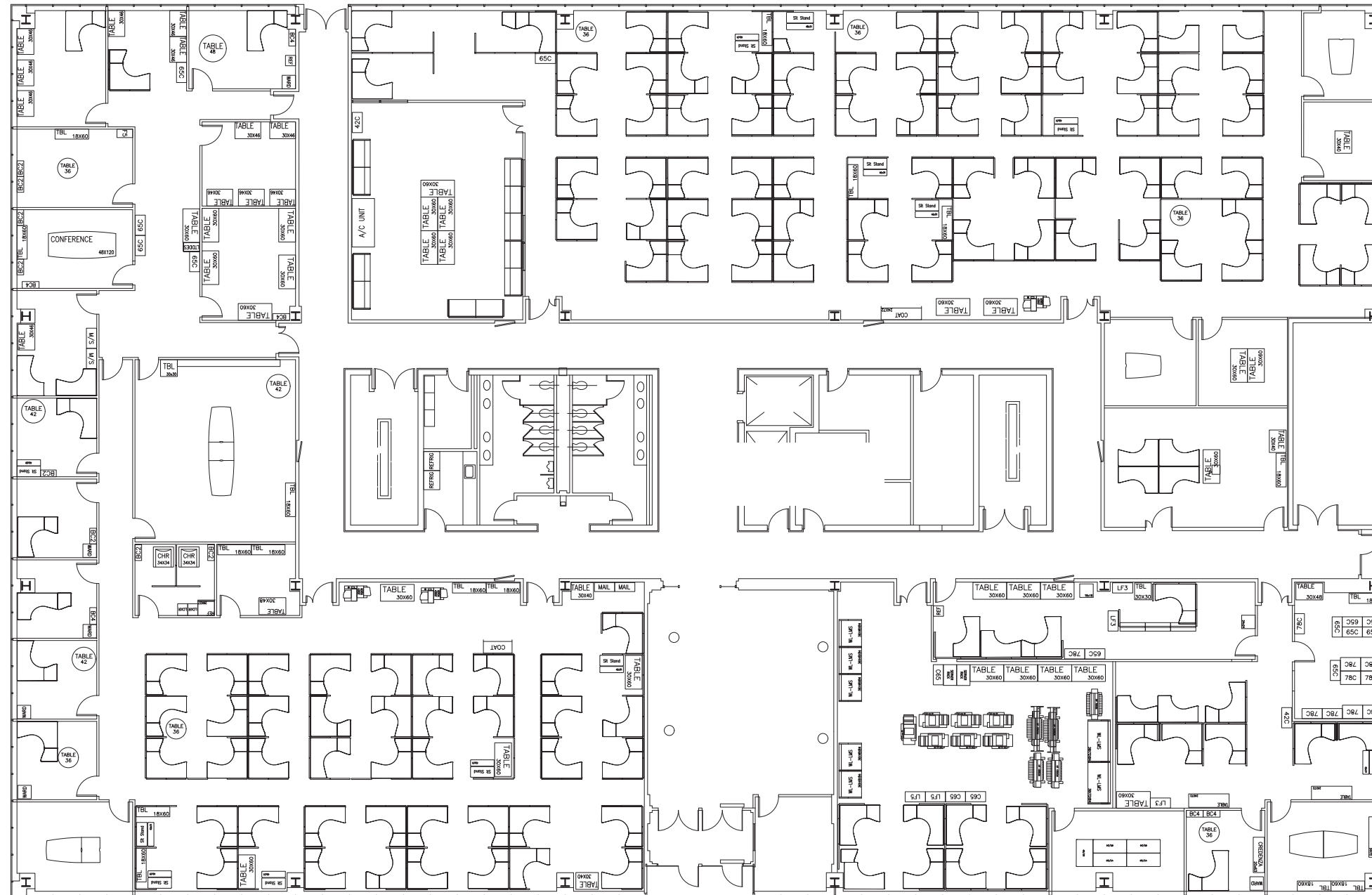
ELEVATORS: 2

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."



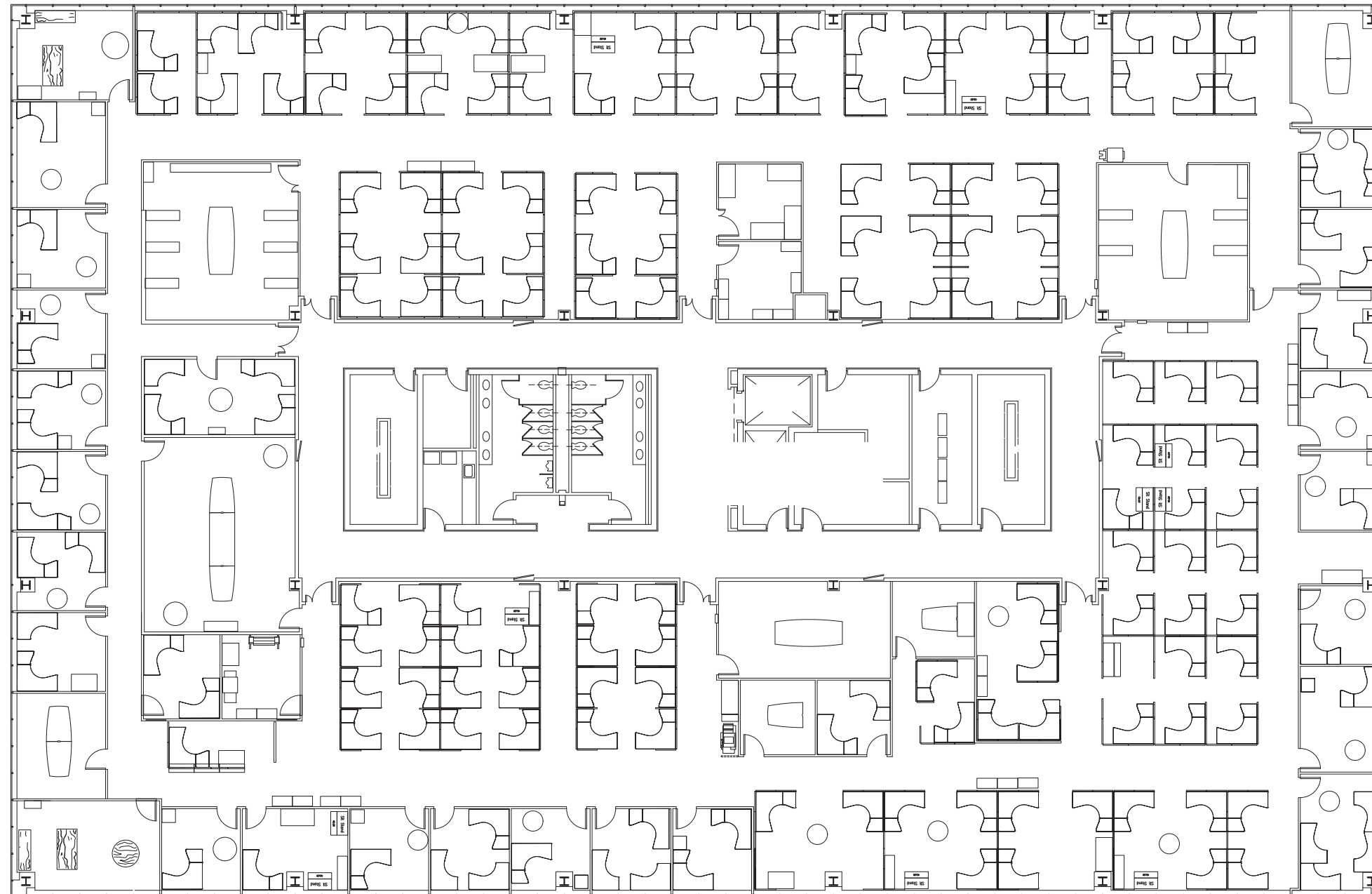
Suite 200 | 28,779 RSF

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."

