

Evergreen Office Park

10940 & 11000 NE 33rd Pl | Bellevue, WA



FOR LEASE

Full Property Renovation Completed
First Quarter 2018

Joe Lynch
425.450.1128
jlynch@kiddermathews.com

Dan Harden
425.450.1135
dharden@kiddermathews.com

kiddermathews.com



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BUILDING HIGHLIGHTS

ADDRESS	10940 & 11000 NE 33rd Pl, Bellevue, WA
BUILDING SIZE	Building I: 36,011 SF Building II: 52,631 SF
ESTIMATED 2018 OPEX	\$11.15/RSF/YR (NNN)
FLOORS	Building I: Two (2) Stories Building II: Three (3) Stories
PARKING RATIO	3.6/1,000 SF (Free surface parking, covered parking available, rate \$60.00/month + WSST)
CABLE PROVIDERS	Comcast TW Telecom Frontier
PROPERTY MANAGEMENT	Steelwave
BUILDING HOURS	24 hour access, 365 days per year. Security hours for front doors: 7:30am - 6:00pm HVAC hours (M - F): 7:30am - 6:00pm After hours HVAC available on demand for \$35/hour
POWER	Power provided through vault-mounted transformers. Each building's main distribution panel consists of a 1,000 Amp, 277/480 Volt, 3-phase, 4 wire, 4 section main distribution panels



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AVAILABILITIES

Building I Second Floor	Suite 202	8,058 SF
Building I Second Floor	Suite 206	2,806 SF

PROPERTY FEATURES

Significant common area capital improvements completed first quarter 2018

Above market parking ratio of 3.6/1,000 sf, including 108 covered stalls

Immediate access to SR 520, within 5 minutes of Bellevue CBD, Kirkland CBD and Microsoft World Headquarters

Surrounding area provides an abundance of amenities, dining, hotels and entertainment

Within two blocks of the South Kirkland Transit Center



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Exterior Courtyard Renovation



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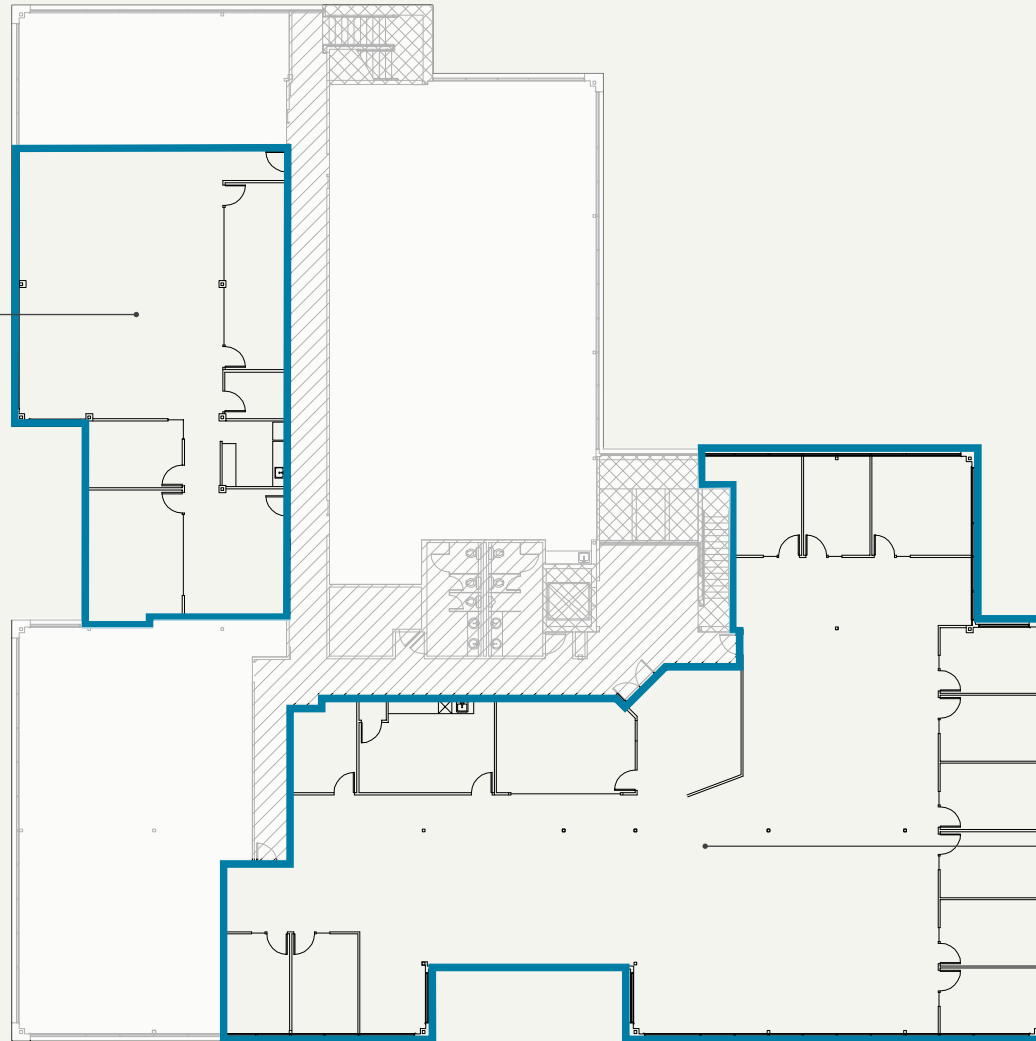
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BUILDING I - SECOND FLOOR

SUITE 206
2,806 SF
AVAILABLE 4/1/2019



SUITE 202
8,058 SF
AVAILABLE 11/1/2018

 Common Area

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