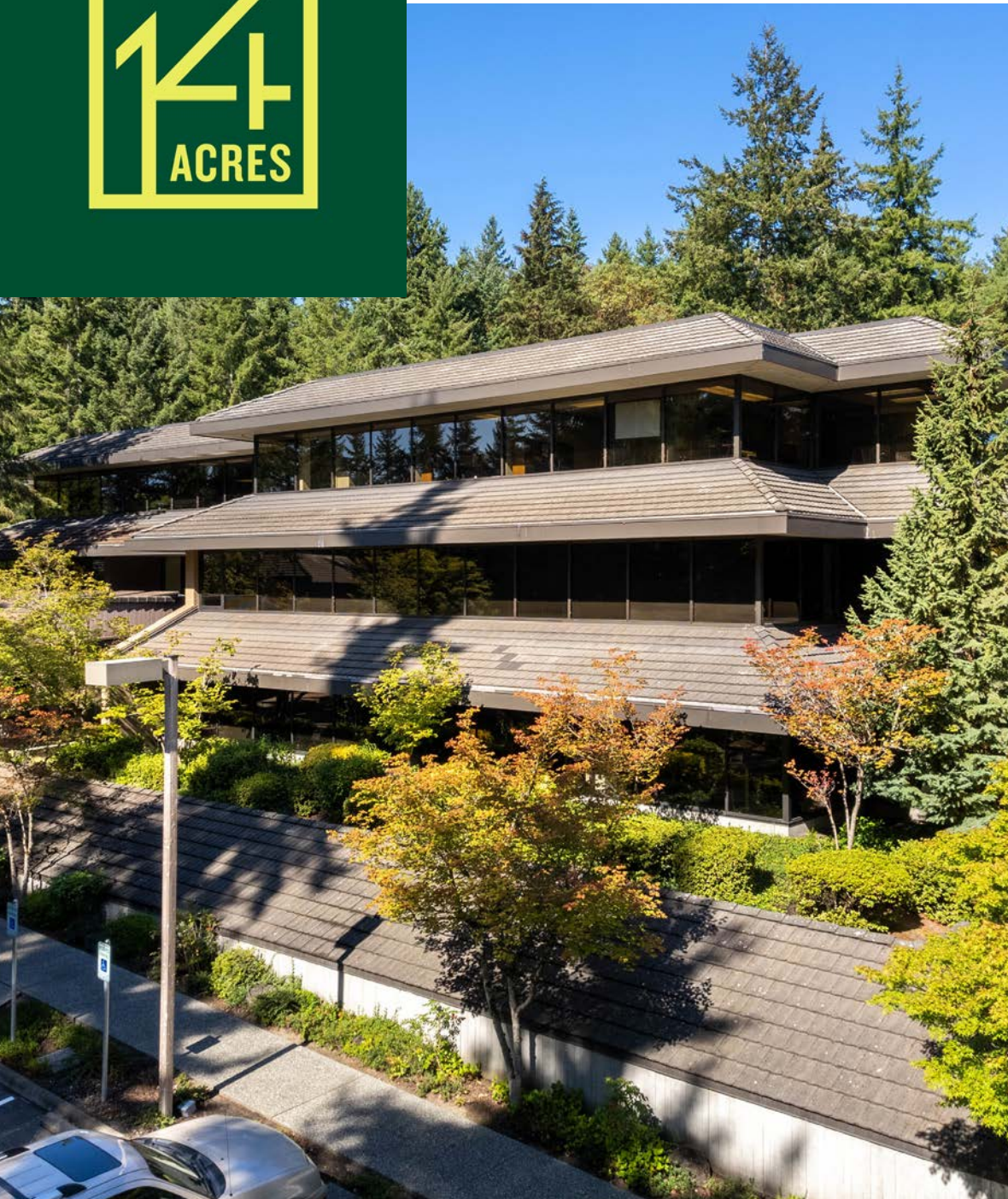




ACRES

B E L L E V U E



Part inspiration, part exploration.

14ACRES is **the freshest Class-A office ecosystem** in all of Bellevue. It strikes the **perfect balance between business-friendly and people-pleasing**. Wooded pathways link LEED Silver buildings to Robinswood Community Park, to nearby retail and food and drink options, and to Bellevue's expansive trail network. This is a setting that encourages companies to be **productive, to thrive, and to enjoy the experience of nature—day in and day out.**

Trailside tranquility. Connected to the energy of the city.

Fast-growing, fun-filled, and family-friendly, **Bellevue represents the very best of Pacific Northwest living**—with connections to both city culture and natural beauty.



A green getaway. Just off I-90.

Fresh, vibrant, and connected, 14ACRES offers immediate access to I-90. It's just ten minutes from downtown Bellevue and 20 minutes from downtown Seattle. With almost 900 parking spaces and retail within walking distance, this place creates ultimate convenience.



Nearby Restaurants

- | | | | | |
|--------------------|--------------------|------------------------------|----------------------------|------------|
| 1. Sister's Deli | 4. Jack In The Box | 7. Shibuya Sushi Bar & Grill | 10. Teriyaki & More | 13. Subway |
| 2. Cascades Grille | 5. 7 Eleven | 8. Dairy Queen | 11. India Gate | |
| 3. Starbucks | 6. McDonald's | 9. Lil John's Restaurant | 12. Cypress Coffee Company | |
- Walking Path to Retail

Major Project Upgrades Throughout



▲ New Exterior Entrance



▼ Secured Bike Storage



▲ Lobby Upgrades



State of the Art Amenities Pavilion

Building I & II: Completion 2nd Qtr 2023
Building III & IV: Completion 1st Qtr 2024



Amenities Pavilion



Indoor
basketball court
pickleball court



State-of-the-
art cardio and
strength-training
equipment



Outdoor
gathering and
dining patio
with BBQ



Racquetball
and squash
courts



Secured,
indoor bike
storage



Newly
renovated
showers and
lockers



Large
conference room
and board room



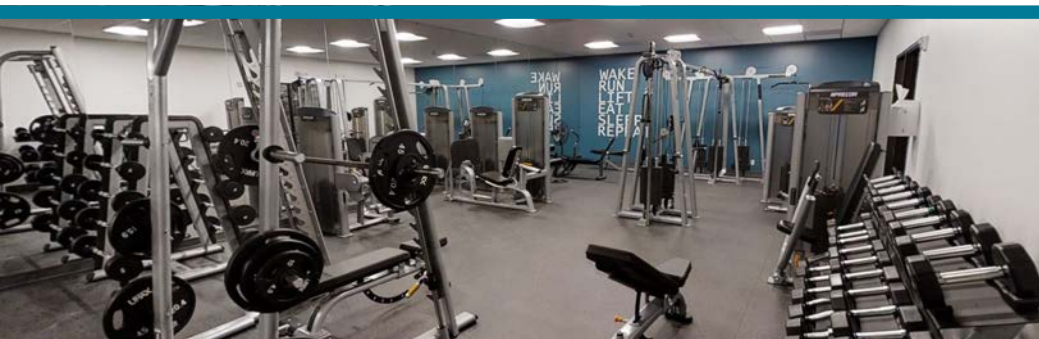
Sister's Deli, a
full-service café,
and walking path
to retail



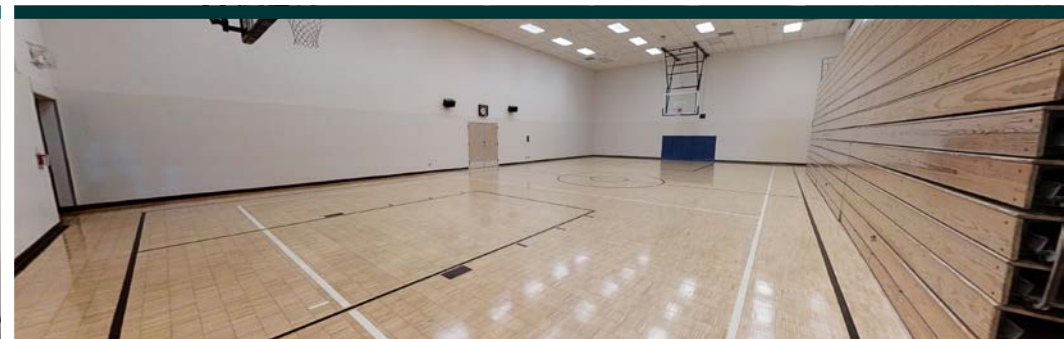
Natural setting
with a pond
and water
features



Trails with
access to
the 10-acre
Robinswood
Park



 [Fitness Center Virtual Tour](#)



 [Basketball Court Virtual Tour](#)



Space Availabilities

BUILDING I

15325 SE 30TH PLACE, BELLEVUE, WA 98007

Floor	Suite	RSF	Available	Rental Rate
3	340	2,924	11/1/2023	Inquire with Broker
	320	10,046	NOW	Inquire with Broker
2	200	20,471	NOW	Inquire with Broker

BLDG I - 33,441 RSF CONTIGUOUS

BUILDING II

15355 SE 30TH PLACE, BELLEVUE, WA 98007

100% LEASED

**Click on Suite #
to View Floor Plan**

BUILDING III

15375 SE 30TH PLACE, BELLEVUE, WA 98007

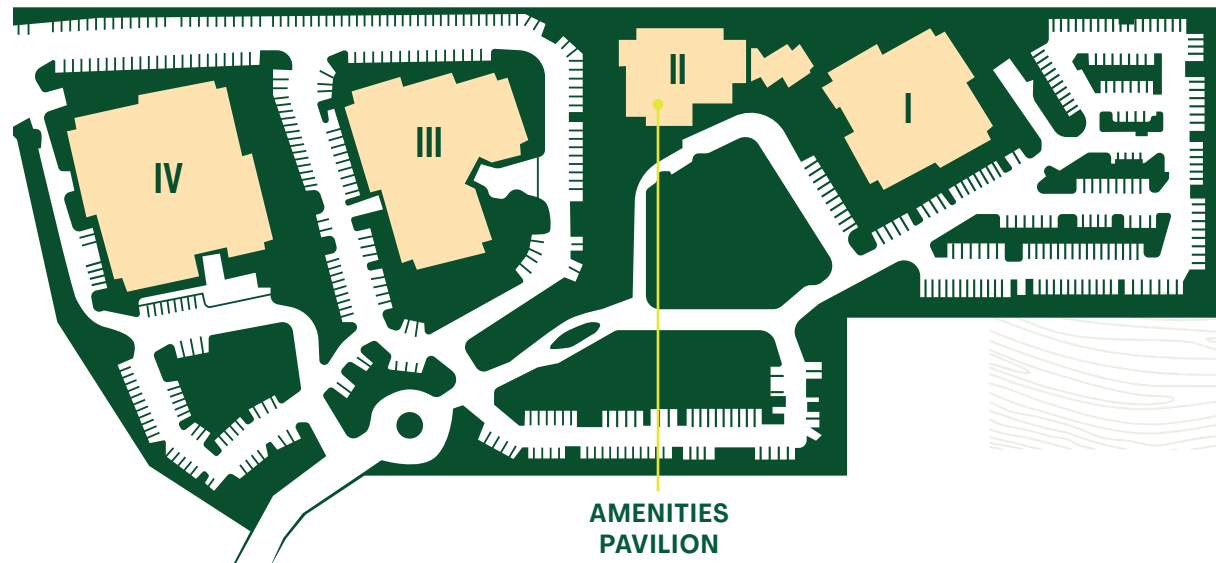
Floor	Suite	RSF	Available	Rental Rate
2	290	2,160	8/1/2023	Inquire with Broker
2	270	5,221	NOW	Inquire with Broker
1	150	7,850	8/1/2023	Inquire with Broker
1	130	6,416	8/1/2023	Inquire with Broker
Can combine Suites 150 & 130 for 14,266 RSF				
1	100	6,040	NOW	Inquire with Broker

BUILDING IV

15395 SE 30TH PLACE, BELLEVUE, WA 98007

Floor	Suite	RSF	Available	Rental Rate
2	250	4,545	NOW	Inquire with Broker
	210	15,231	NOW	Inquire with Broker
	200	11,759	NOW	Inquire with Broker
Can combine Suites 250, 210 & 200 for 31,535 RSF				
1	140	7,340	NOW	Inquire with Broker
	120	17,310	NOW	Inquire with Broker
BSMNT	B-01	9,534	NOW	Inquire with Broker

BLDG IV - 65,719 RSF CONTIGUOUS





BUILDING I
15325 SE 30TH PLACE



PAUL SWEENEY

sweeney@broderickgroup.com
425.646.5225

JASON FURR

furr@broderickgroup.com
425.646.5220

TONY ULACIA

ulacia@broderickgroup.com
425.646.5244

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Building I - Floor 3

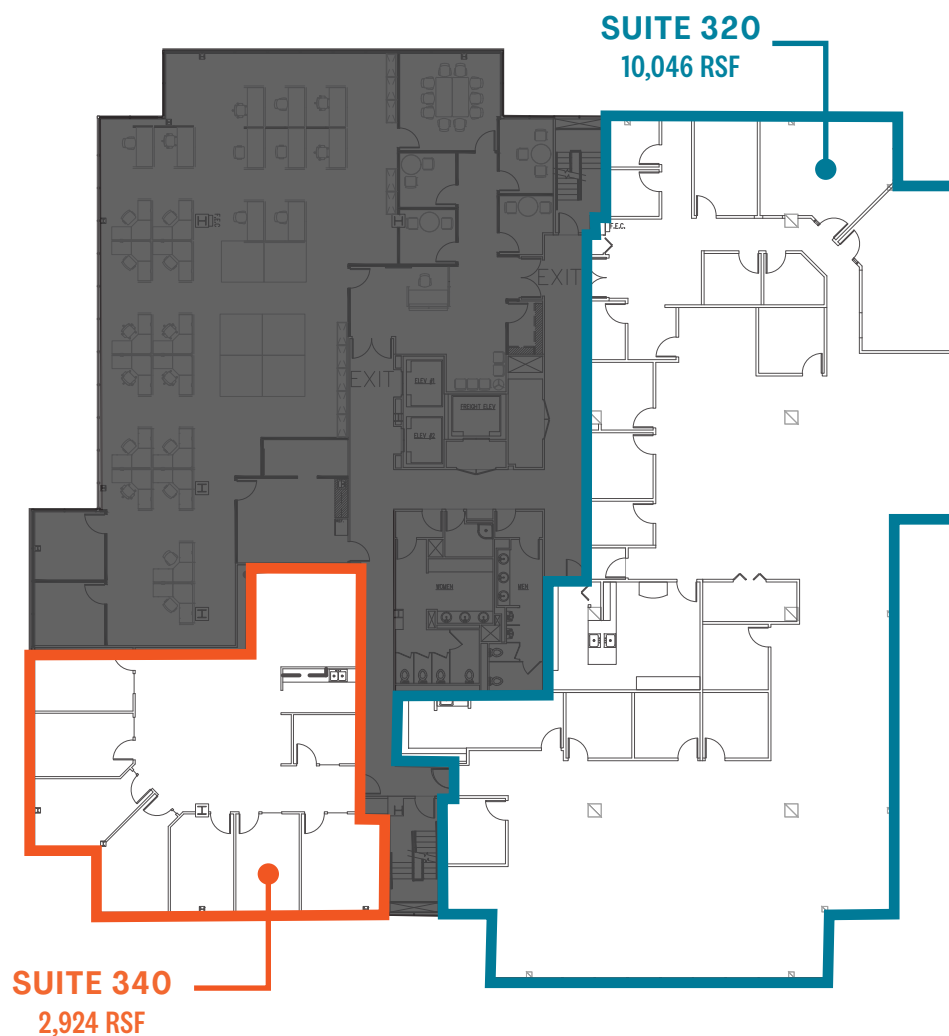
+ Suite 320 - 10,046 RSF + Suite 340 - 2,924 RSF

+ Available Now

+ Available 11/1/2023

+ Can be combined with Suite 200 for **33,441 RSF**

CLICK TO GO BACK
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PAUL SWEENEY

sweeney@broderickgroup.com
425.646.5225

JASON FURR

furr@broderickgroup.com
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TONY ULACIA

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Building I - Floor 2

+ Suite 200 - 20,471 RSF

- + Available Now
- + Full floor space
- + Space in new condition, very functional layout
- + 20% conference rooms/private offices, and 80% open space for cubicles
- + Café area in space, along with other customary support spaces

+ Can be combined with 3rd Floor for 33,441 RSF



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SUITE 200
VIRTUAL TOUR
CLICK PLAY



BUILDING III
15375 SE 30TH PLACE



PAUL SWEENEY

sweeney@broderickgroup.com
425.646.5225

JASON FURR

furr@broderickgroup.com
425.646.5220

TONY ULACIA

ulacia@broderickgroup.com
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Building III - Floor 2

+ Suite 270 - 5,221 RSF

+ Available Now

+ End cap suite with tremendous glassline, mostly open with 3 private offices, conference and training room, and windowed break/lunch room.

+ Suite 290 - 2,160 RSF

+ Available 8/1/2023

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**SUITE 270
VIRTUAL TOUR
CLICK PLAY**



BUILDING III
15375 SE 30TH PLACE



PAUL SWEENEY
sweeney@broderickgroup.com
425.646.5225

JASON FURR
furr@broderickgroup.com
425.646.5220

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Building III - Floor 1

+ Suite 150 - 7,850 RSF

- + Available 8/1/2023
- + Double door lobby exposure
- + Landlord to complete demo work. Space will be wide open for a custom buildout

+ Suite 130 - 6,416 RSF

- + Available 8/1/2023
- + Double door lobby exposure with high-end finishes

+ Suite 100 - 6,040 RSF

- + Available Now
- + Double door lobby exposure with high-end finishes
- + Reception, six offices, conference room, kitchen and work room

+ Can combine Suites 150 & 130 for 14,266 RSF



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**SUITE 100
VIRTUAL TOUR
CLICK PLAY**



BUILDING IV
15395 SE 30TH PLACE



PAUL SWEENEY
sweeney@broderickgroup.com
425.646.5225

JASON FURR
furr@broderickgroup.com
425.646.5220

TONY ULACIA
ulacia@broderickgroup.com
425.646.5244

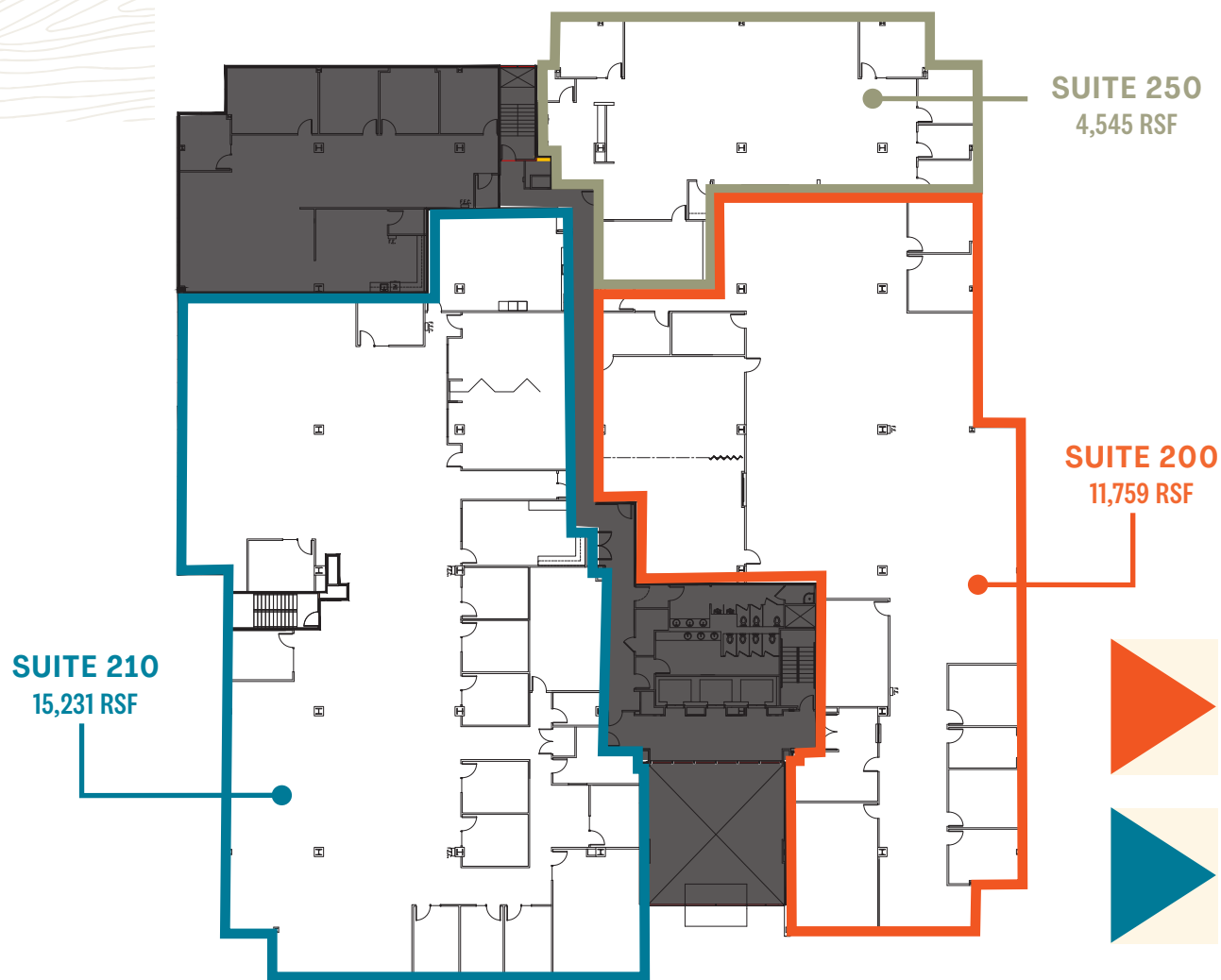
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Building IV - Floor 2

- + Suite 250 - 4,545 RSF
- + Suite 200 - 11,759 RSF
- + Suite 210 - 15,231 RSF
- + Available Now
- + Available Now
- + Available Now

+ Full Floor Available: **31,535 RSF**

+ Can combine with 1st Floor and Lower Level for **65,719 RSF** contiguous



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**SUITE 200
VIRTUAL TOUR
CLICK PLAY**



**SUITE 210
VIRTUAL TOUR
CLICK PLAY**



BUILDING IV
15395 SE 30TH PLACE



PAUL SWEENEY
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Building IV - Floor 1

+ Suite 140 - 7,340 RSF

+ Available Now

+ Suite 120 - 17,310 RSF

+ Available Now

+ Grade level loading / small delivery area

+ Can combine with 2nd Floor and Lower Level for **65,719 RSF** contiguous

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**SUITE 140
VIRTUAL TOUR
CLICK PLAY**



**SUITE 120
VIRTUAL TOUR
CLICK PLAY**



BUILDING IV
15395 SE 30TH PLACE



PAUL SWEENEY
sweeney@broderickgroup.com
425.646.5225

JASON FURR
furr@broderickgroup.com
425.646.5220

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425.646.5244

Building IV - Basement

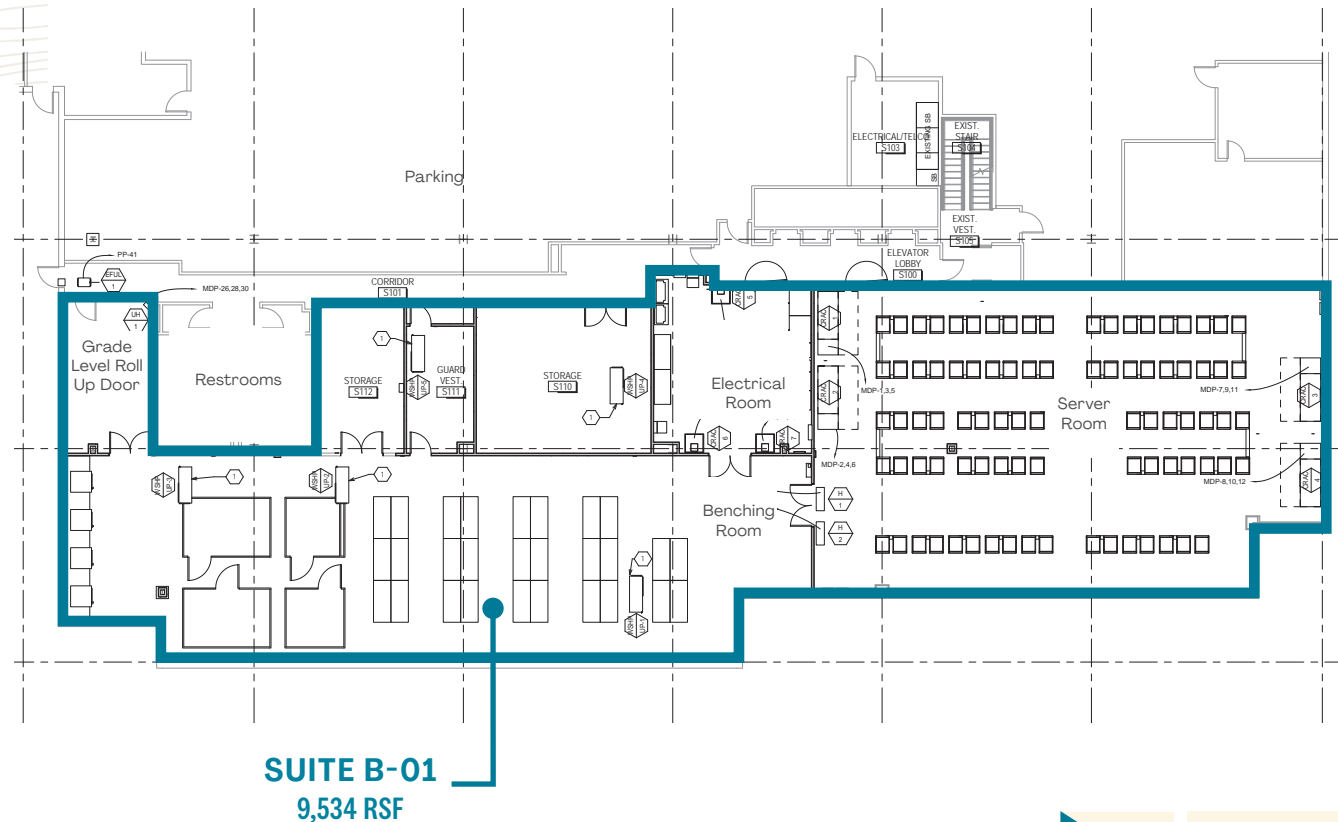
+ Suite B-01 - 9,534 RSF

+ Available Now

+ Unique I-90 tech space

+ Grade-level roll up door

+ Can combine with 1st Floor and 2nd Floor for **65,719 RSF** contiguous



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B-01
VIRTUAL TOUR
CLICK PLAY

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Fact Sheet



Year Built:	1985	
Building Square Footage:	15325 SE 30th Place/Bldg I	67,595 SF
	15375 SE 30th Place/Bldg III	91,538 SF
	15395 SE 30th Place/Bldg IV	114,139 SF
Project Square Footage:	276,061 SF	
Rental Rate:	Inquire with Broker	
Operating Expenses:	2023 Estimated Operating Expenses: \$12.85/RSF	
Load Factors:	Per 2017 BOMA standards (varies)	
Parking/Rates:	Approximately 3.8 stalls for every 1,000 square feet of usable area. Surface is free, garage stalls currently \$60.00 per stall per month plus tax (Bldg. I = 28 garage, Bldg. III = 41 garage, Bldg. IV = 172 garage).	
Exterior:	Eastgate Office Park consists of three mid-rise, three-story, class-A office buildings and one two-story amenity building with 281,913 SF on a 14-acre campus-style setting.	
Plaza:	The area features native plantings, outdoor walkways, water fountains, and seating areas that take full advantage of the natural beauty.	
Security:	The building has nightly manned security, roving security and a key card access system.	
HVAC:	The HVAC consists of a state-of-the-art energy management system for maximum comfort and efficiency.	
Restaurants/Food Service:	Deli/carry-out restaurant	
Athletic Facility:	Full fitness center with indoor basketball, squash and racquetball courts. Secure, indoor bike storage facility.	
Conference Facilities:	Multiple training/conference facilities	
Fiber Optics:	Providers of fiber optics include Century Link and TWTelecom.	
Green Initiatives:	Plumbing and Electrical Retrofits to reduce utility usage.	
	Replacing existing lighting fixtures when possible from 3 bulb (T-8) to 2 bulb indirect (T-8). Adding Lighting sensors in all customer spaces. Reducing the overall trash produced on the property by purchasing recycle/trash containers for the exterior of the building. Utilizing environmentally friendly products and practices for janitorial, pest control and landscaping services. Sustainable Purchasing - when possible using recycle/reclaimed material (like Trex boards) to replace current wood products, reducing the use of non sustainable products required for maintenance. Onsite locker rooms and showers for cyclists commuting to the property.	
Area Amenities:	The Eastgate area of Bellevue is sited in close proximity to two retail shopping centers, hotels and many restaurants and quick dining facilities.	
Location:	Conveniently located, the building is next to the 156th Avenue SE interchange nestled along Interstate 90 with quick access to downtown Bellevue (10 minutes away) and downtown Seattle (20 minutes away). Seattle-Tacoma International Airport is easily accessible via I-405, just minutes west on I-90.	
Ownership:	American Assets Trust	
Property Management:	American Assets Trust	
Leasing:	Broderick Group, Inc. (425) 646-3444 - Paul Sweeney/Jason Furr/Tony Ulacia	





PAUL SWEENEY

sweeney@broderickgroup.com
425.646.5225

JASON FURR

furr@broderickgroup.com
425.646.5220

TONY ULACIA

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425.646.5244

