

150-330

120th Avenue NE &
11900 NE 1st Street
Bellevue, WA



RIDGEWOOD

CORPORATE SQUARE

a **KBS** property

**AVAILABLE
FOR LEASE**

Proudly leased
and managed by

CBRE

PROPERTY OVERVIEW

SEVEN BUILDING CAMPUS ON 14 ACRES

TOTAL PROJECT AREA	242,000 RSF
RATE	\$36.50/SF, Triple Net
OPERATING EXPENSES	Building E: \$14.17/SF Building F: \$13.54/SF
PARKING	4/1,000, free surface & covered at market rate
CERTIFICATIONS	Verified Healthy Building for Indoor Air


Verified Healthy Building
for Indoor Air



AVAILABLE SPACES

BUILDING	SUITE	SIZE	AVAILABLE
E 170 120th Ave NE	204	2,368 SF	September 1, 2022
F 150 120th Ave NE	400	14,514 SF	6 Months Notice



TOUR

TENANT AMENITY SPACE COMPLETE

» Improvements Include:

- » State-of-the-art fitness center
- » Shower and locker facilities
- » Upgraded cafe
- » Formal conference rooms with advanced AV

» Casual meeting spaces

- » Bike Room
- » Concierge Services
- » On-site Property Management
- » Training Room



AMENITIES



Services / Retail **71**



Restaurants & Bars **59**



Shops/Entertainment **58**



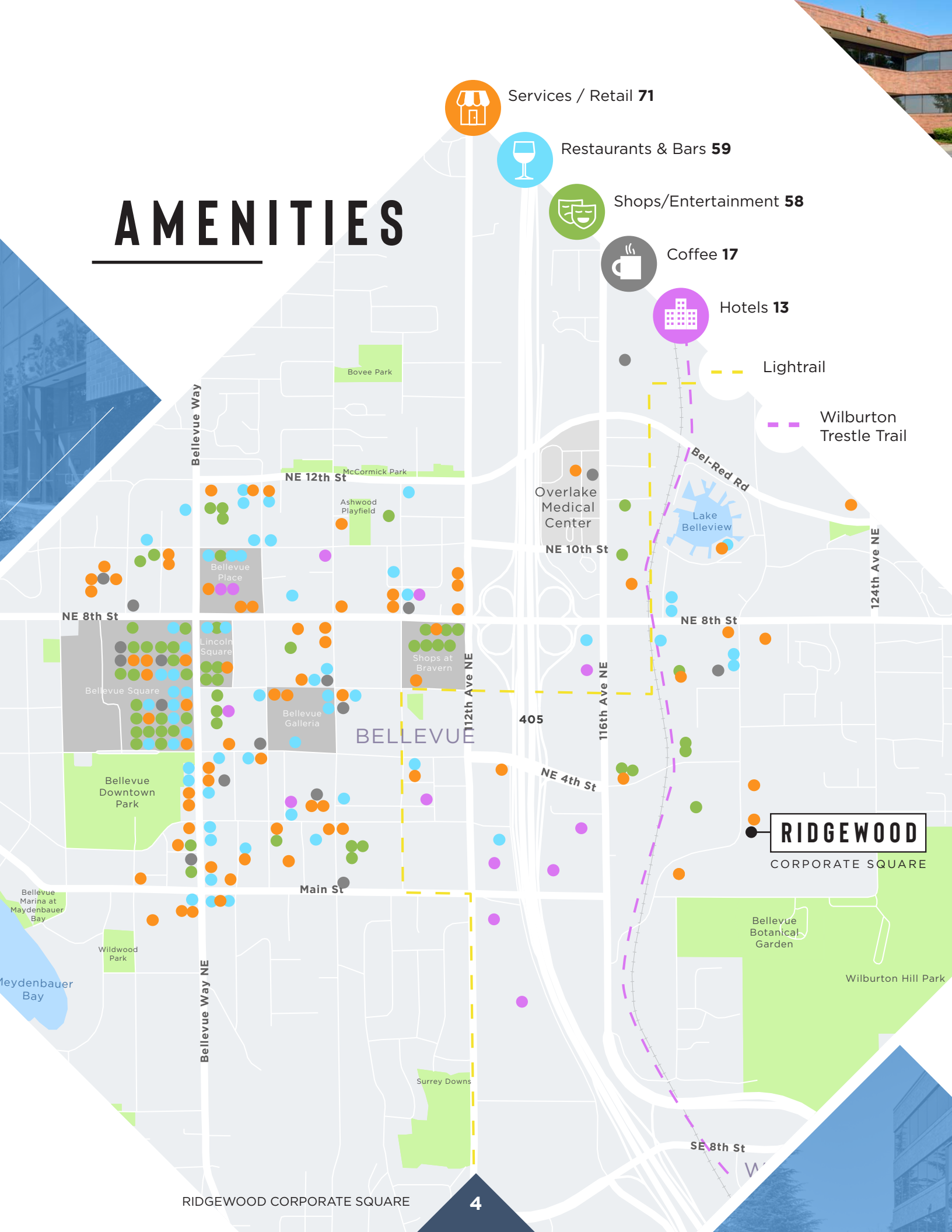
Coffee **17**



Hotels **13**

 Lightrail

 Wilburton Trestle Trail



SITE PLAN

← To I-405 & Downtown Bellevue



- Conference Center
- Fitness Center
- Locker & Shower Facilities
- Outdoor Seating
- Electric Car Charging Station
- Bike Storage
- Property Management Office
- Poppinjay's Deli
- Tenant Amenity Building





RIDGEWOOD

CORPORATE SQUARE
a **KBS** property

FOR MORE INFORMATION

Scott Davis

425.462.6912

scott.davis@cbre.com

Cortney Schirman

425.462.6975

cortney.schirman@cbre.com

© 2022 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. 3-2-22MR

Proudly leased
and managed by

CBRE