

ISLAND CORPORATE CENTER



CLASS A OFFICE ON MERCER ISLAND



PROPERTY DETAILS

Building Size	105,417 SF
Year Built / Renovated	1987 / 2013 & 2014
Stories	6
Typical Floor Plate Size	18,000 SF
Parking Ratio	3.3/1,000 RSF
Asking Rates	\$47.00/SF, Full Service



CLASS A OFFICE

Exceptional Class A office building with recent upgrades and high-end finishes throughout



UNMATCHED TRANSPORTATION

Immediate access from I-90, nearby transit hub (Mercer Island P&R) & close to future EastLink Light Rail Station



PRIME LOCATION ON MERCER ISLAND

Convenient Mercer Island location with less than ten minute travel time to Seattle or Bellevue



ON-SITE & WALKABLE AMENITIES

On-site amenities include a cafe, fitness center, lockers with showers, & a state-of-the-art conference center.

Located in the Mercer Island Town Center and surrounded by a multitude of retail, restaurants and shops, all within walking distance.



FLEXIBLE FLOOR PLATES

Flexible floor plates to configure the perfect office layout




ABOVE-MARKET PARKING

Secure two-level, subterranean parking garage



AVAILABLE SUITES

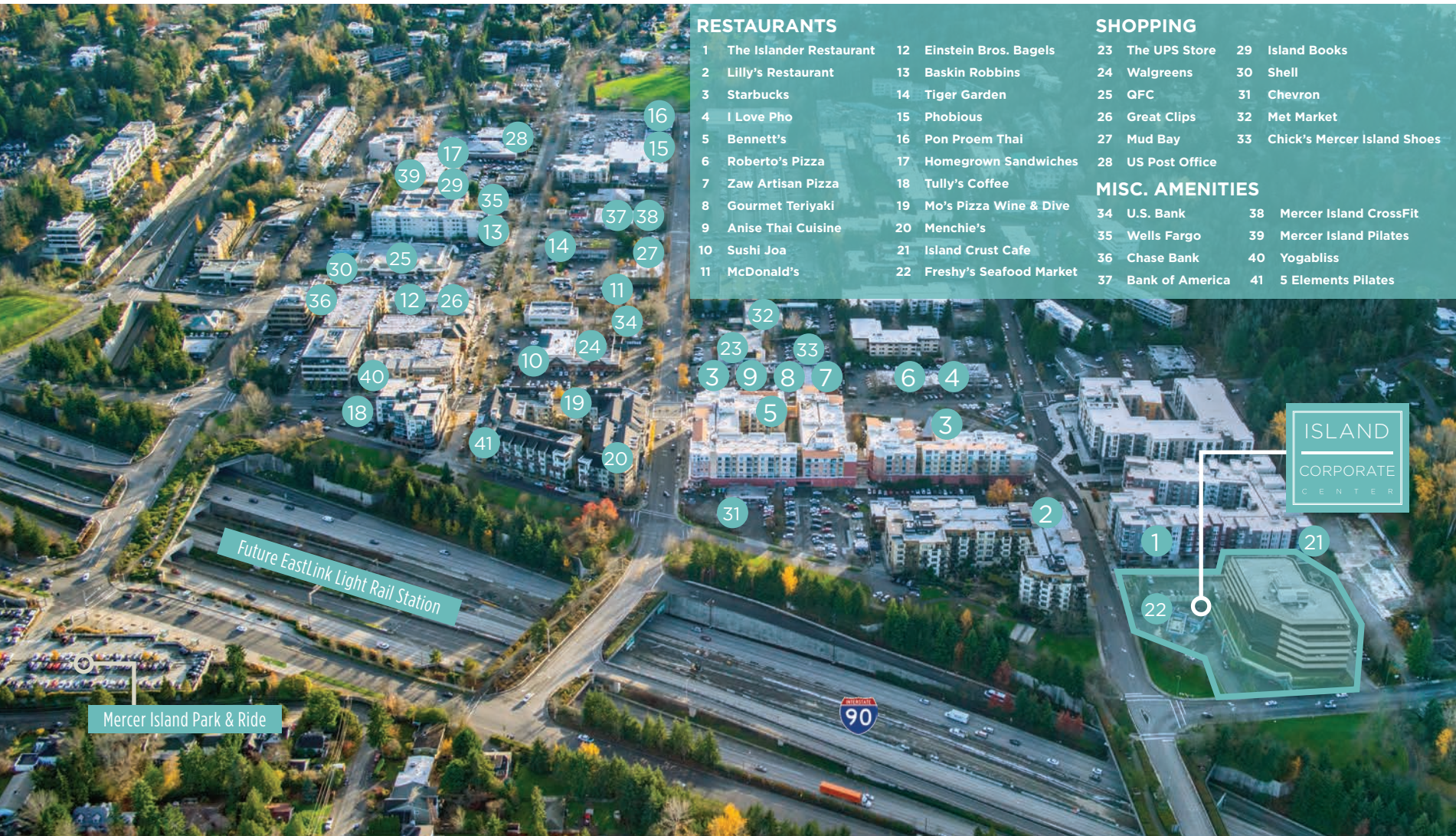
Virtual Tour	Floor / Suite	Size	Date Available	Comments
	<u>1/120</u>	4,627 RSF	Now	Fully built out space with high ceiling, full height windows, and building lobby exposure.
	<u>3/315</u>	1,294 RSF	4/1/2024	Three (3) perimeter private offices and open interior. Can be combined with Suite 325 for a total of 3,580 RSF, Suite 330 for a total of 2,937 RSF or Suites 325 & 330 for a total of 5,223 RSF.
	<u>3/325</u>	2,286 RSF	With 30 days' notice	Five (5) private offices, open work area and kitchen / break room. Can be combined with Suite 315 for a total of 3,580 RSF, Suite 330 for a total of 3,929 RSF or Suites 315 & 330 for a total of 5,223 RSF.
	<u>3/330</u>	1,643 RSF	4/1/2024	Three (3) private offices, conference room and kitchenette. Can be combined with Suite 315 for a total of 2,937 RSF, Suite 325 for a total of 3,929 RSF or Suites 315 & 325 for a total of 5,223 RSF.
	<u>3/350</u>	2,516 RSF	Now	Direct elevator lobby exposure with efficient mix of perimeter private offices, open interior, kitchen and reception.
	<u>4/470</u>	8,781 RSF	Now	Rare large suite, mainly open work area, four (4) private offices, conference room, kitchen and storage/server room.
	<u>5/560</u>	2,203 RSF	Now	Five (5) private offices, kitchen, work room, storage, open work area and reception area.

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



THE PREMIER
CLASS A OFFICE
ON MERCER ISLAND

WALKABLE AMENITIES & NEARBY TRANSIT OPTIONS



RESTAURANTS

- | | |
|---------------------------|----------------------------|
| 1 The Islander Restaurant | 12 Einstein Bros. Bagels |
| 2 Lilly's Restaurant | 13 Baskin Robbins |
| 3 Starbucks | 14 Tiger Garden |
| 4 I Love Pho | 15 Phobious |
| 5 Bennett's | 16 Pon Proem Thai |
| 6 Roberto's Pizza | 17 Homegrown Sandwiches |
| 7 Zaw Artisan Pizza | 18 Tully's Coffee |
| 8 Gourmet Teriyaki | 19 Mo's Pizza Wine & Dive |
| 9 Anise Thai Cuisine | 20 Menchie's |
| 10 Sushi Joa | 21 Island Crust Cafe |
| 11 McDonald's | 22 Freshy's Seafood Market |

SHOPPING

- | | |
|-------------------|--------------------------------|
| 23 The UPS Store | 29 Island Books |
| 24 Walgreens | 30 Shell |
| 25 QFC | 31 Chevron |
| 26 Great Clips | 32 Met Market |
| 27 Mud Bay | 33 Chick's Mercer Island Shoes |
| 28 US Post Office | |

MISC. AMENITIES

- | | |
|--------------------|---------------------------|
| 34 U.S. Bank | 38 Mercer Island CrossFit |
| 35 Wells Fargo | 39 Mercer Island Pilates |
| 36 Chase Bank | 40 Yogabliss |
| 37 Bank of America | 41 5 Elements Pilates |

ISLAND
CORPORATE
CENTER

Mercer Island Park & Ride

Future EastLink Light Rail Station

Located within Mercer Island's Town Center, the largest commercial hub on the island, Island Corporate Center is surrounded by a large mix of restaurants, shops, galleries, fitness studios, grocery stores, and many more superior retailers.

Island Corporate Center on-site amenities include:

- Recently renovated throughout
- Conference room
- Fitness center with showers
- Bike storage
- On-site restaurant
- Private balconies
- Stunning views

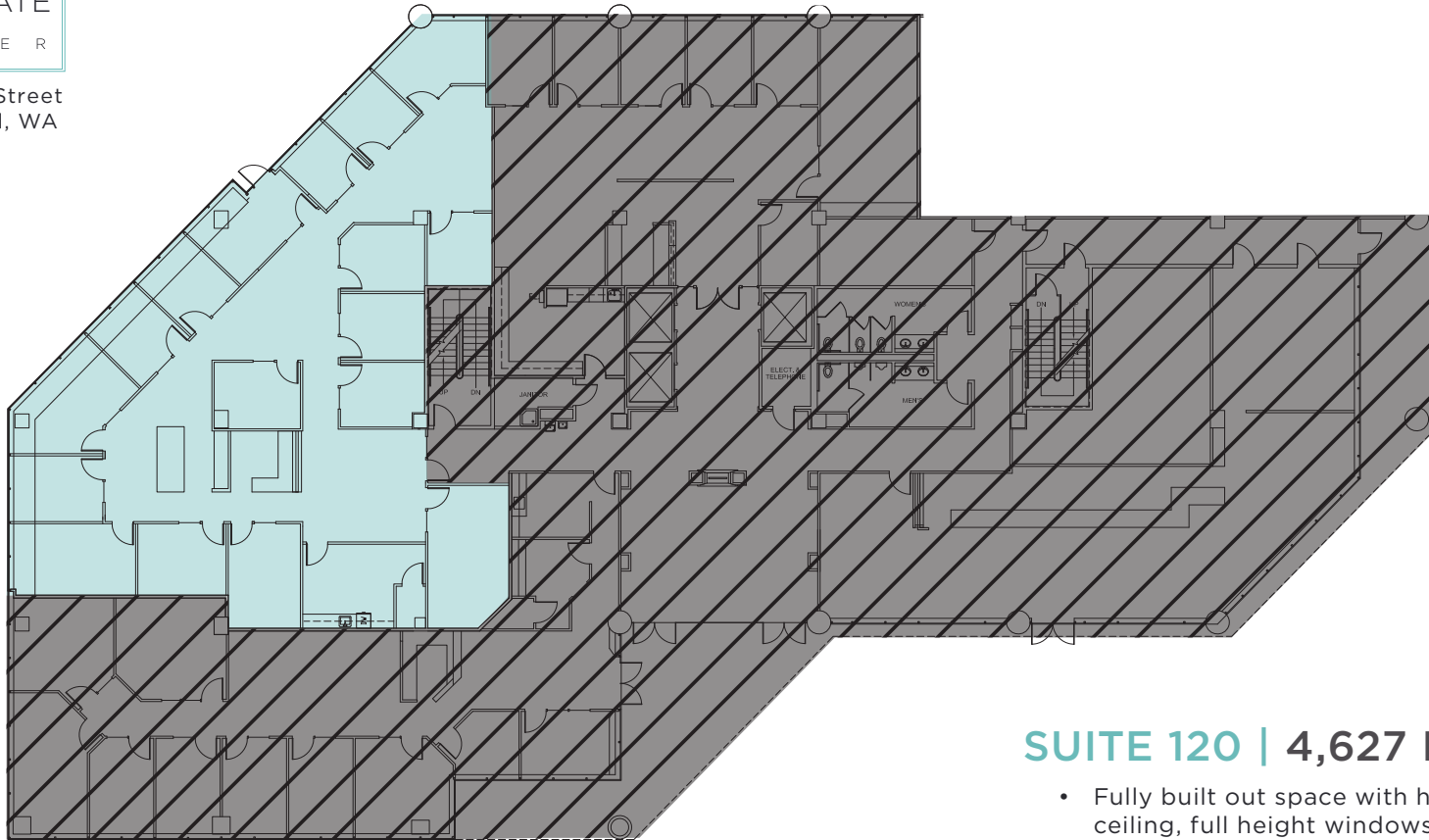


ISLAND

CORPORATE

C E N T E R

7525 SE 24th Street
Mercer Island, WA



SUITE 120 | 4,627 RSF

- Fully built out space with high ceiling, full height windows, and building lobby exposure
- Sixteen (16) private offices
- Conference room
- Kitchen
- Reception area
- Available now

GRANT YERKE

(425) 646-5264

yerke@broderickgroup.com

COLIN TANIGAWA

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ISLAND

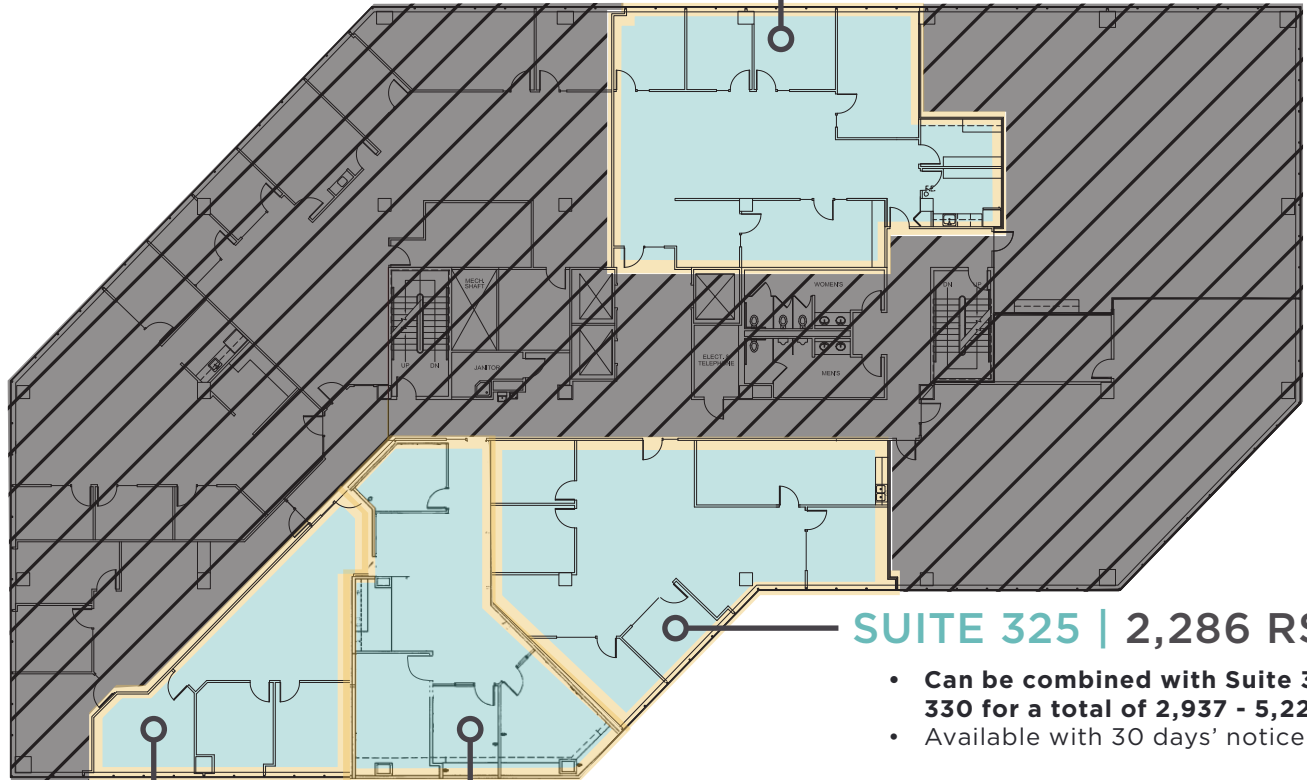
CORPORATE

C E N T E R

7525 SE 24th Street
Mercer Island, WA

SUITE 350 | 2,516 RSF

- Available now



SUITE 325 | 2,286 RSF

- Can be combined with Suite 315 & 330 for a total of 2,937 - 5,223 RSF
- Available with 30 days' notice

SUITE 315 | 1,294 RSF

- Can be combined with Suites 325 & 330 for a total of 2,937 - 5,223 RSF
- Available April 1, 2024

SUITE 330 | 1,643 RSF

- Can be combined with Suite 315 & 325 for a total of 2,937 - 5,223 RSF
- Available April 1, 2024

Back to Availabilities

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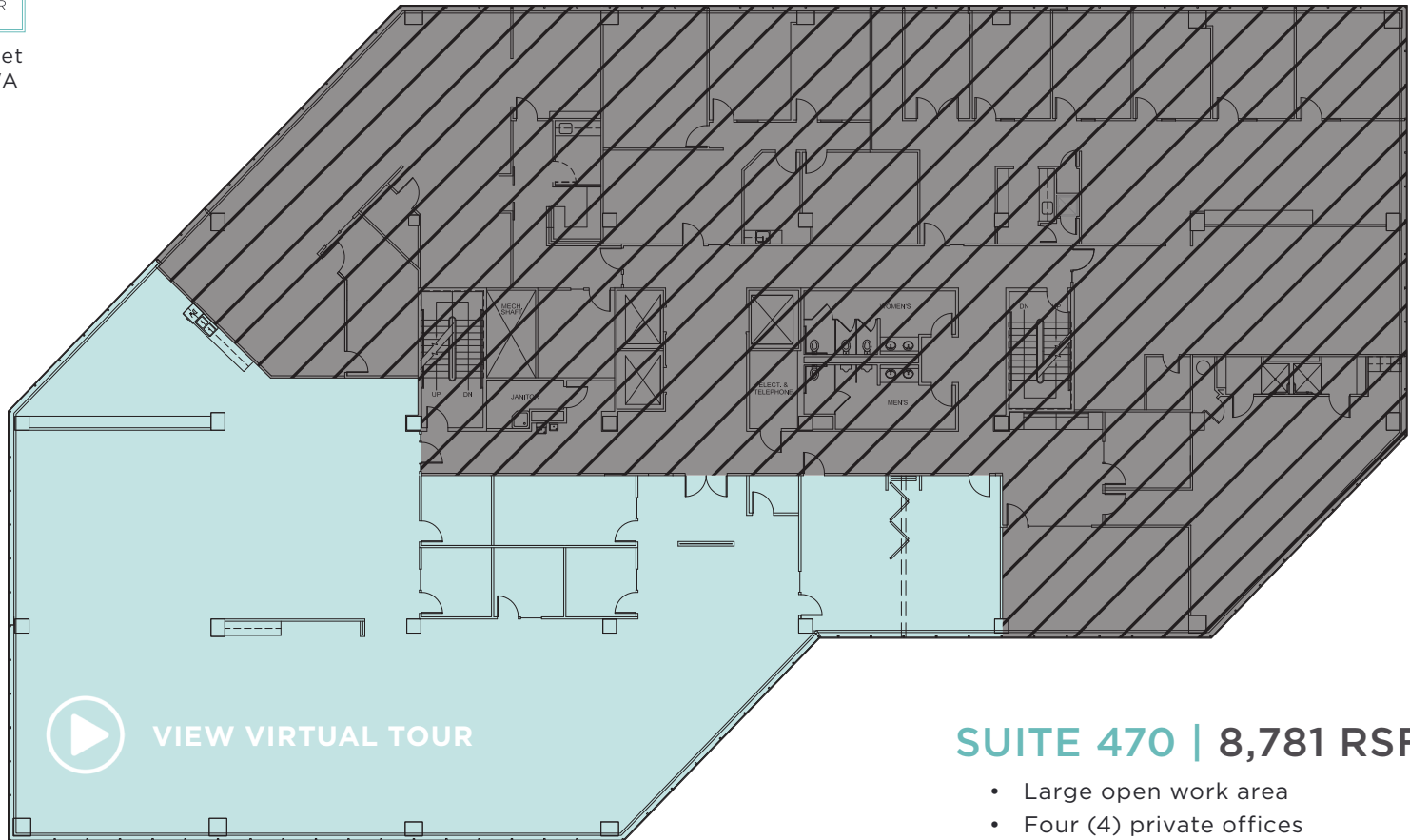
BRODERICK
GROUP

ISLAND

CORPORATE

C E N T E R

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Back to Availabilities

SUITE 470 | 8,781 RSF

- Large open work area
- Four (4) private offices
- Conference room
- Kitchen
- Storage/server room
- Available now

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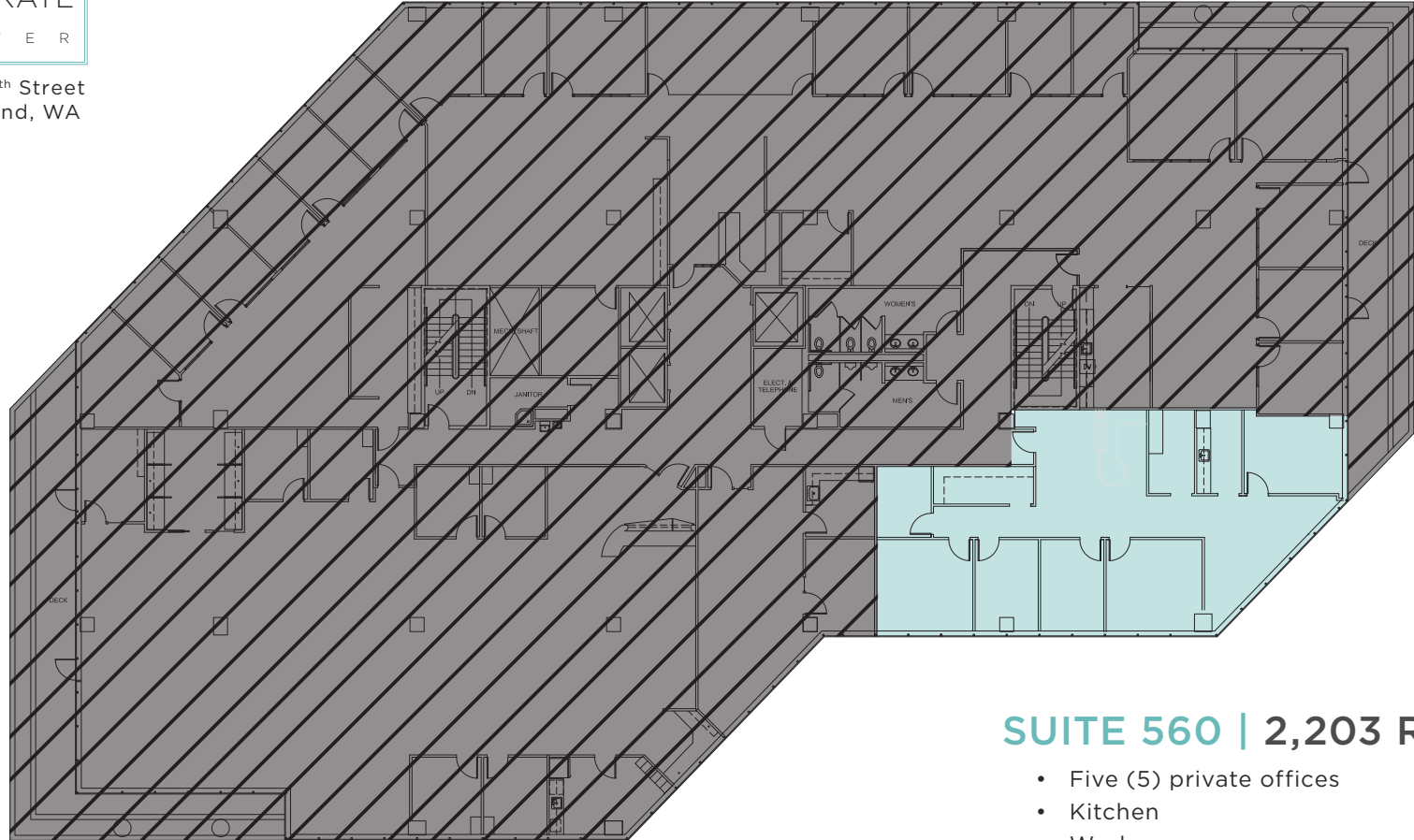


ISLAND

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C E N T E R

7525 SE 24th Street
Mercer Island, WA



Back to Availabilities

SUITE 560 | 2,203 RSF

- Five (5) private offices
- Kitchen
- Work room
- Storage
- Open work area
- Reception area
- Available now

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