

FOR LEASE

EVERGREEN OFFICE PARK

10940 & 11000 NE 33rd PL | Bellevue, WA



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**Newmark
Knight Frank**

LOCATION



AVAILABLE SPACE



Building I - 10940 NE 33rd Place

Suite	Available SF	Rental Rate	Comments
100	3,139 SF	Call For Rate	Available Now
212	1,446 SF	Call For Rate	Available Oct. 2020

Building II - 11000 NE 33rd Place

Suite	Available SF	Rental Rate	Comments
101	1,943 SF	Call For Rate	Available Now



FACT SHEET

Property Addresses

Building I: 10940 NE 33rd Place, Bellevue, WA
Building II: 11000 NE 33rd Place, Bellevue, WA

Year Built

1986 (renovated 2018)

Operating Expenses

2020 NNN Expense Estimate: \$11.17 / RSF

Floors

Building I: Two (2) Stories
Building II: Three (3) Stories

Parking

3.6/1,000 SF (Free surface parking, covered parking available, rate \$75.00/ month + WSST)

Freeway Access

Centrally located at the interchange of SR520 and I-405

Internet/Telecom Providers

Comcast | TW Telecom | Frontier

Electrical System

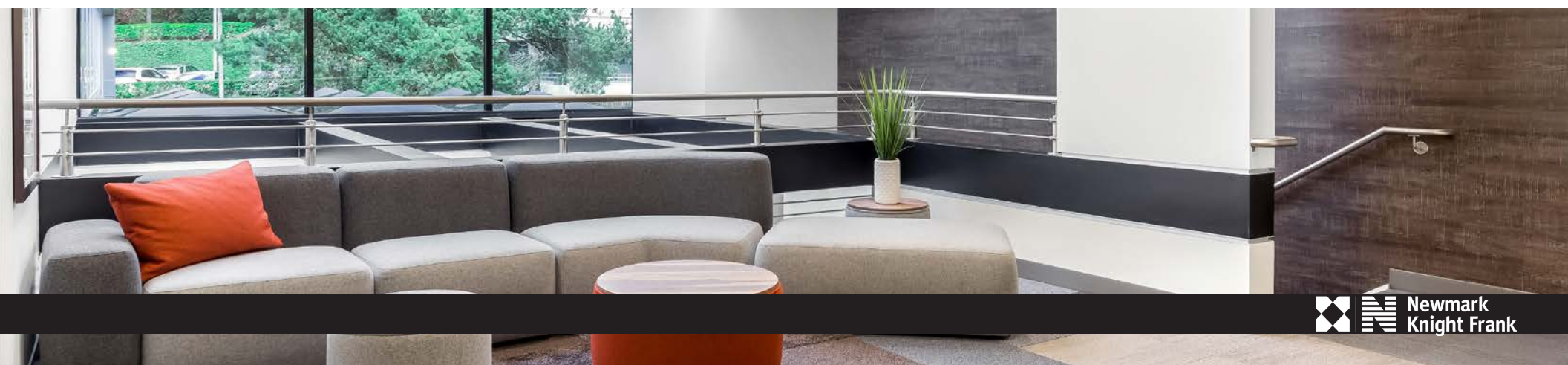
Power provided through vault-mounted transformers. Each building's main distribution panel consists of a 1,000 Amp, 277/480 Volt, 3-phase, 4 wire, 4 section main distribution panels

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.

HVAC

Building I - Water source heat pumps and cooling tower
Building II - Rooftop package units with electric heat



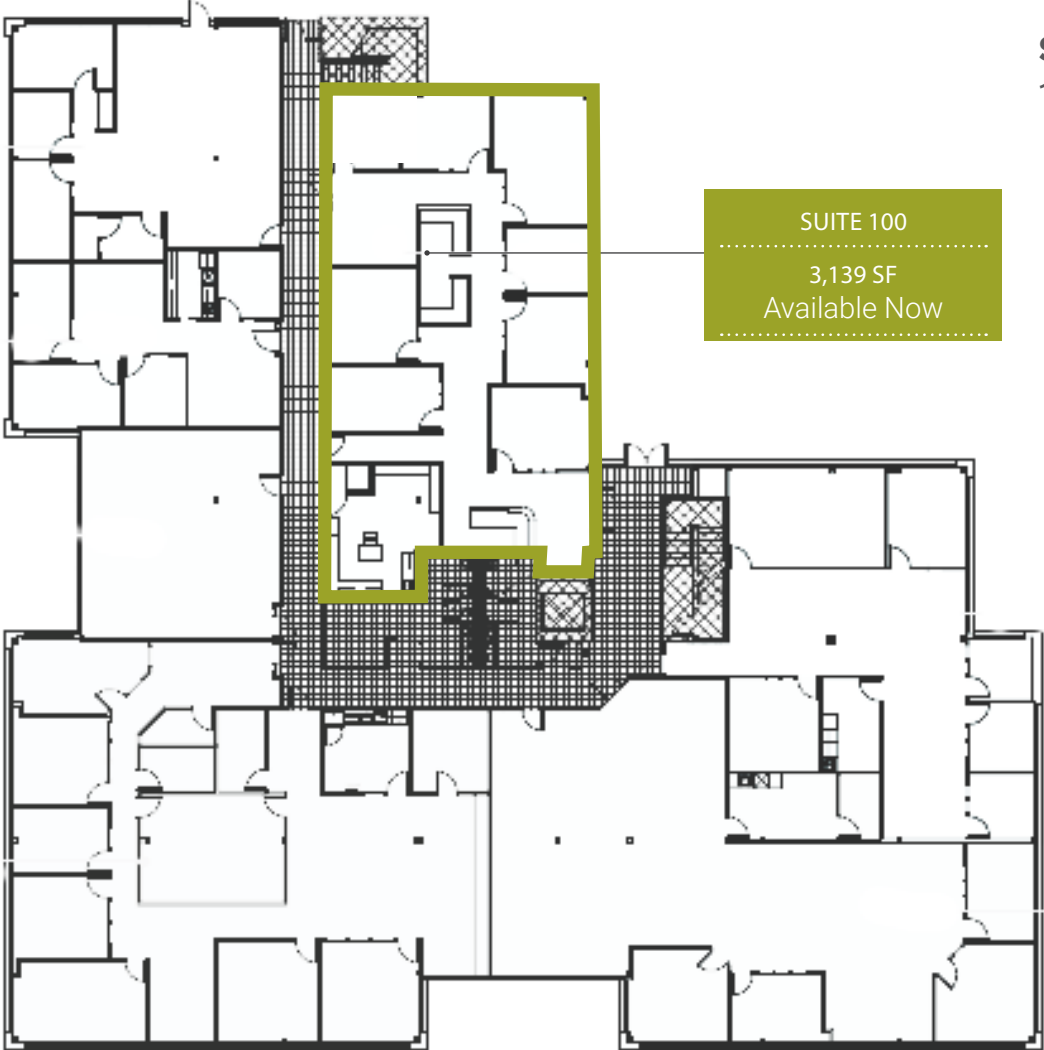
BUILDING I FLOOR PLAN

FIRST FLOOR OFFICE

AVAILABLE

SUITE 100
3,139 SF

SUITE 111
1,597 SF

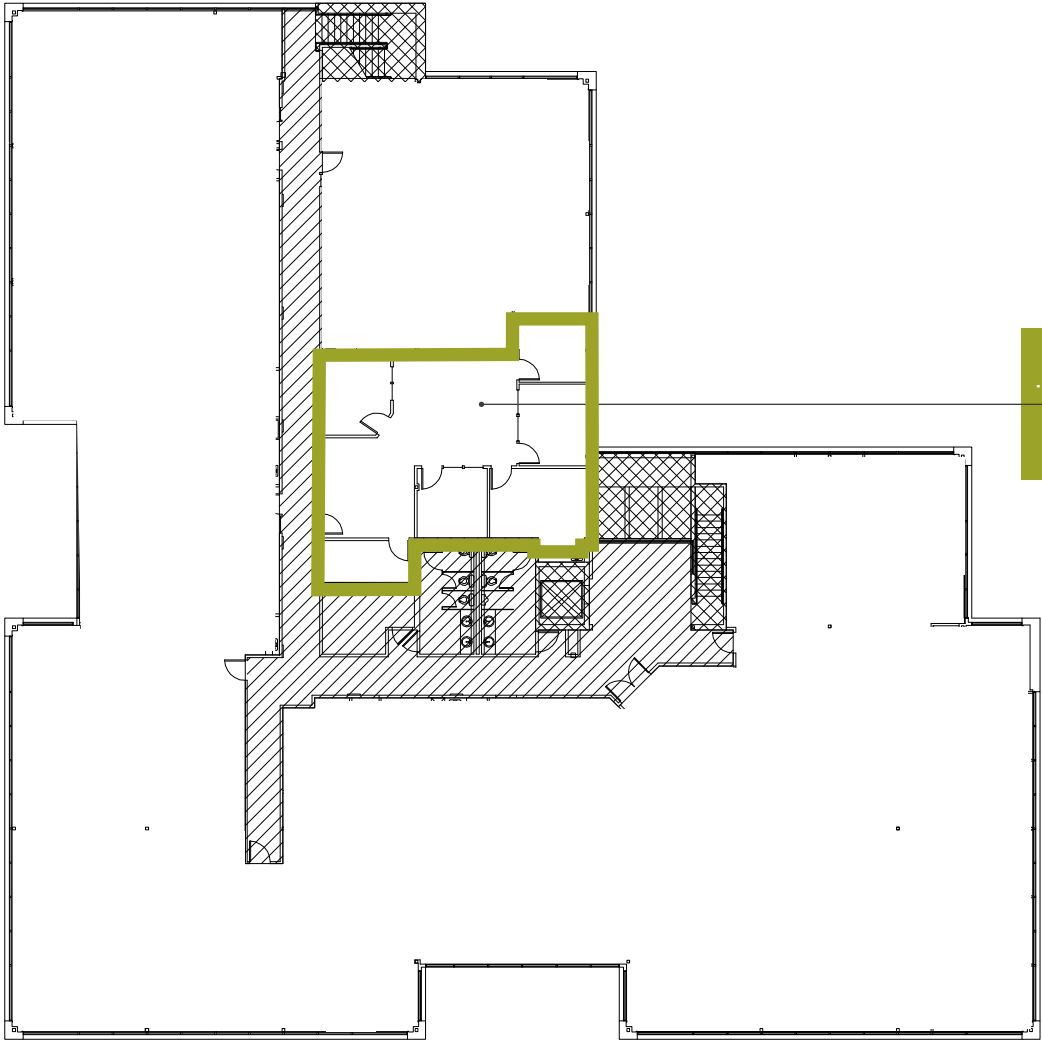


BUILDING I FLOOR PLAN

SECOND FLOOR OFFICE

AVAILABLE

SUITE 212
1,446 SF



SUITE 212
.....
1,446 SF
OCTOBER, 2020

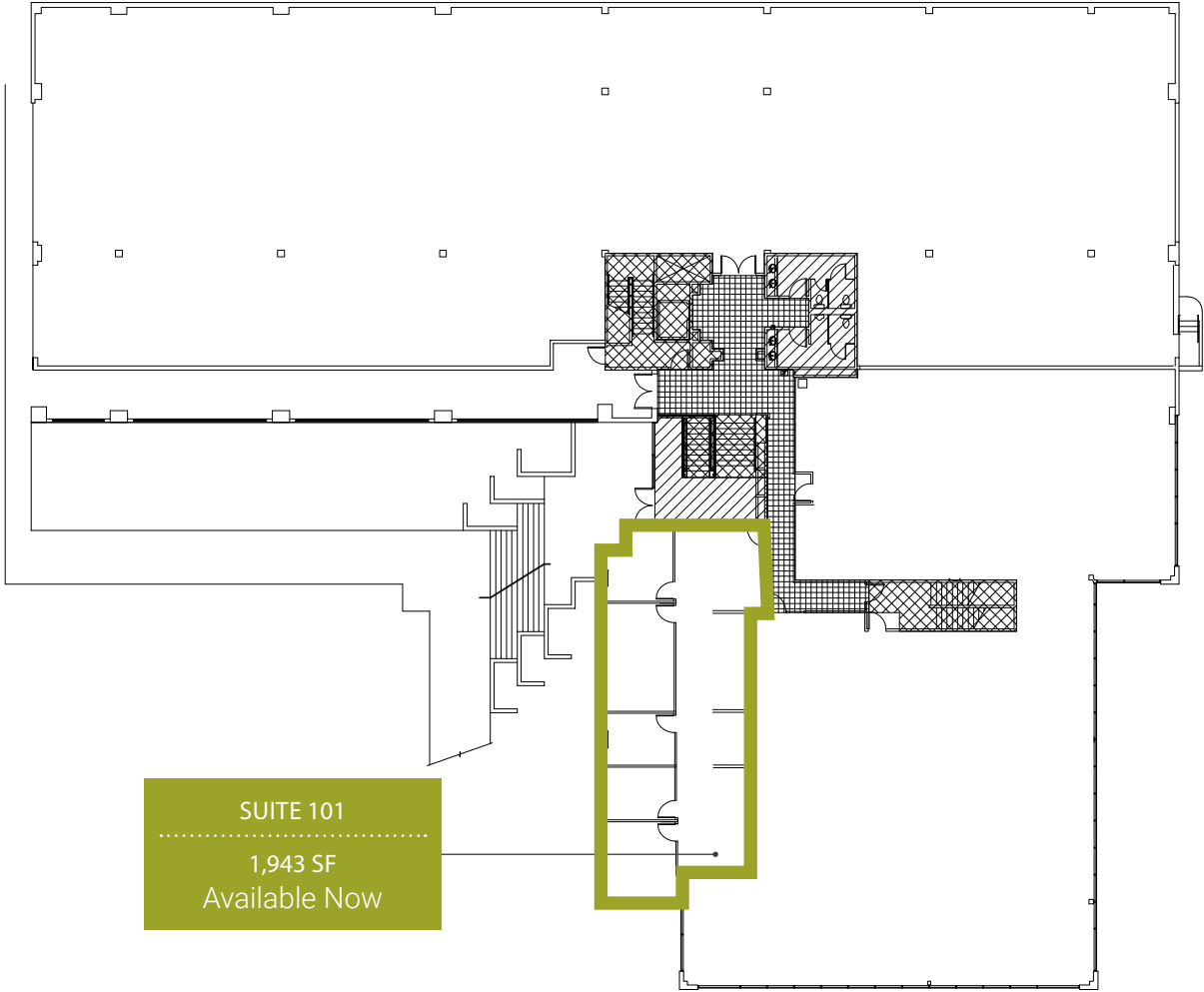
BUILDING II FLOOR PLAN

FIRST FLOOR OFFICE

AVAILABLE



SUITE 101
1,943 SF



SUITE 101

1,943 SF
Available Now

LOCAL AMENITIES

- 1. Brief Encounter
- 2. Sushi In Joy
- 3. Tuscan Stone Pizza
- 4. Poppinjay's - A Cafe
- 5. Burgermaster
- 6. Big Fish Grill
- 7. Poppinjay's - A Cafe
- 8. Courage House
- 9. Dixie's BBQ
- 10. Beijing Duck Palace
- 11. Subway
- 12. Beach Cafe
- 13. bin on the lake
- 14. Le Grand Bistro Americain
- 15. Starbucks
- 16. Poppinjay's At Carillon Pt

 Transit



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