

UNDER CONSTRUCTION | DELIVERS JANUARY 2021



ESTERRA PARK

245,000 RSF
of Office Space

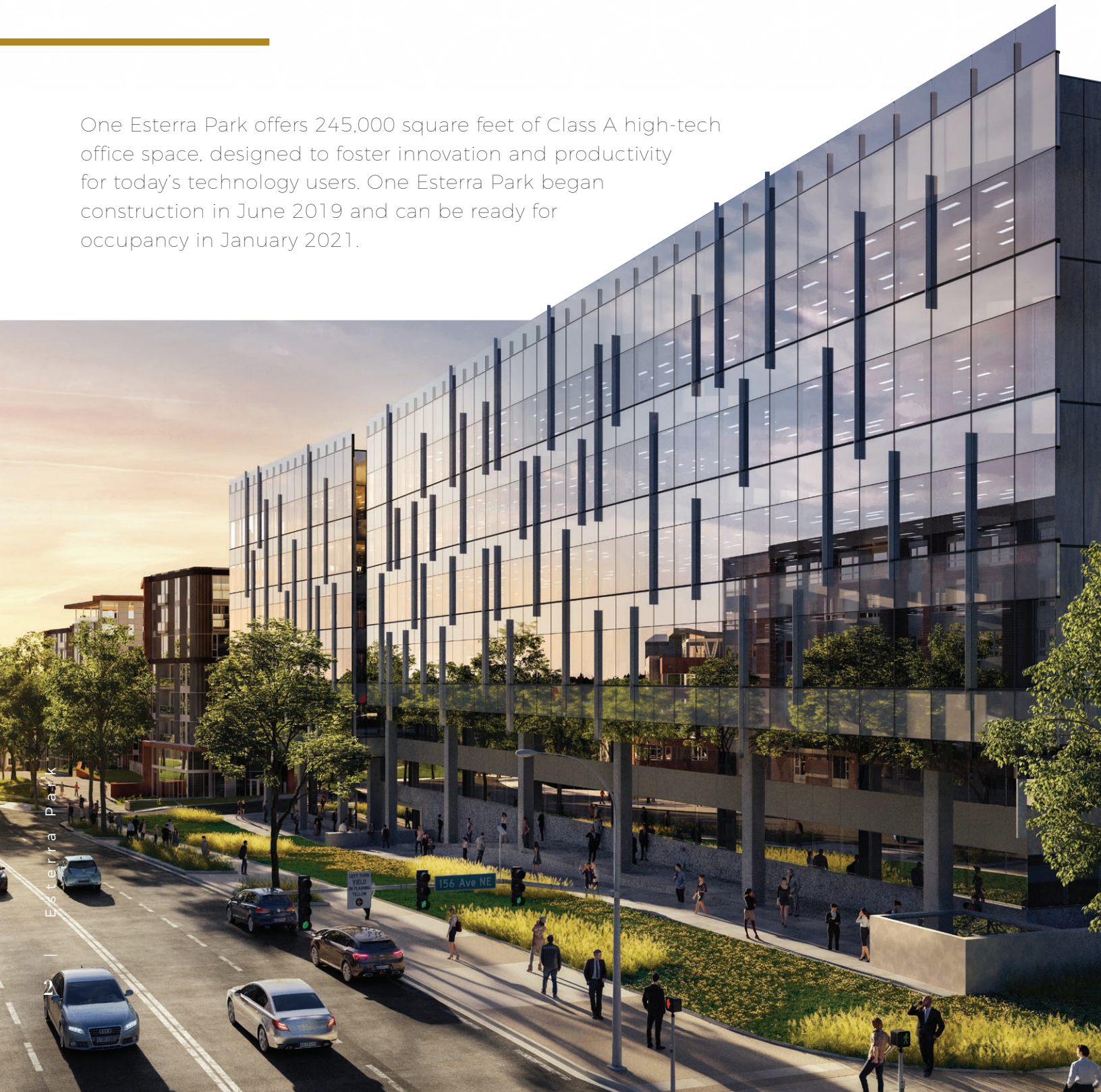


CBRE

 **CAPSTONE**
Partners

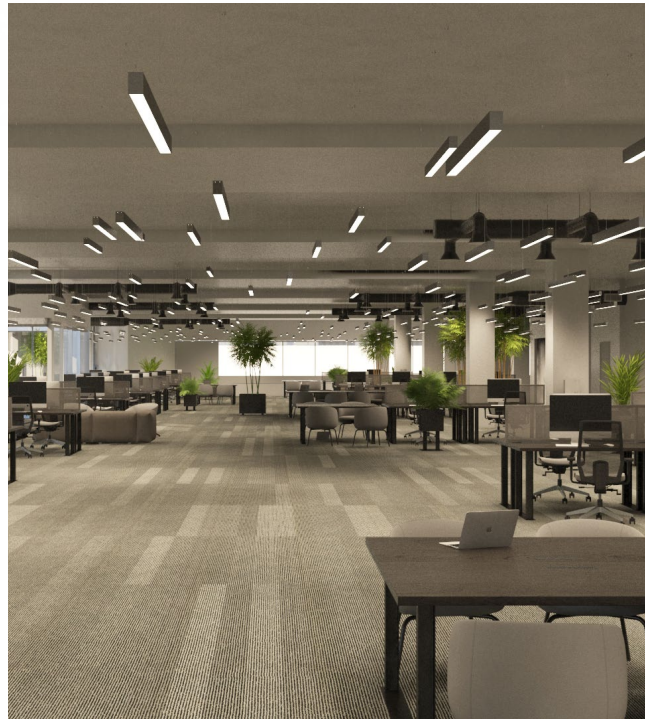
ONE ESTERRA PARK

One Esterra Park offers 245,000 square feet of Class A high-tech office space, designed to foster innovation and productivity for today's technology users. One Esterra Park began construction in June 2019 and can be ready for occupancy in January 2021.



BUILDING FEATURES

- Class A High-Tech Office
- 245,000 RSF on Six Floors
- Large efficient 42,000 SF Floor Plates allow for flexible infrastructure
- 13-foot ceiling heights with floor to ceiling glass
- Power, mechanical floor load and back-up systems lowers tenant out-of-pocket costs on technology infrastructure
- Building systems optimized to reduce operating expenses
- Parking at a 3/1,000 SF ratio with the potential for additional parking up to a 4/1,000 SF ratio



CONSTRUCTION TIMELINE

2019

**BEGAN OFFICE
CONSTRUCTION**
June 2019

2020

**OFFICE
CONSTRUCTION
COMPLETE**
Dec 2020

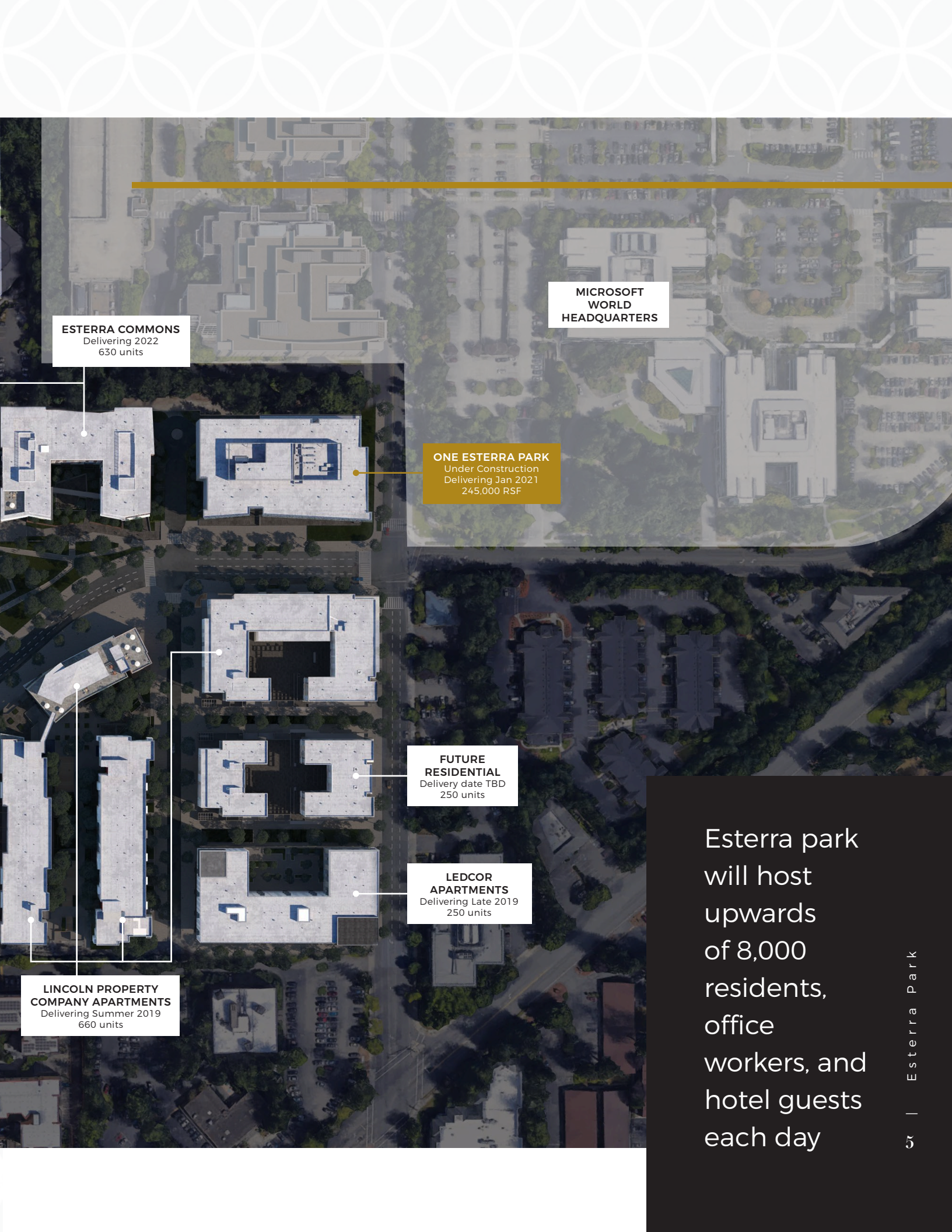
2021

**BUILDING
OCCUPANCY**
Jan 2021



Esterra Park is a 30-acre master planned community just off SR-520, adjacent to the Microsoft campus and the new Overlake Light Rail Station.





**MICROSOFT
WORLD
HEADQUARTERS**

ESTERRA COMMONS
Delivering 2022
630 units

ONE ESTERRA PARK
Under Construction
Delivering Jan 2021
245,000 RSF

**FUTURE
RESIDENTIAL**
Delivery date TBD
250 units

**LEDCOR
APARTMENTS**
Delivering Late 2019
250 units

**LINCOLN PROPERTY
COMPANY APARTMENTS**
Delivering Summer 2019
660 units

Esterra park will host upwards of 8,000 residents, office workers, and hotel guests each day



OVERLAKE AREA

A quick light rail commute from the Overlake Village Station opening in 2023 to downtown Bellevue, Redmond or Seattle and just next door to Microsoft.



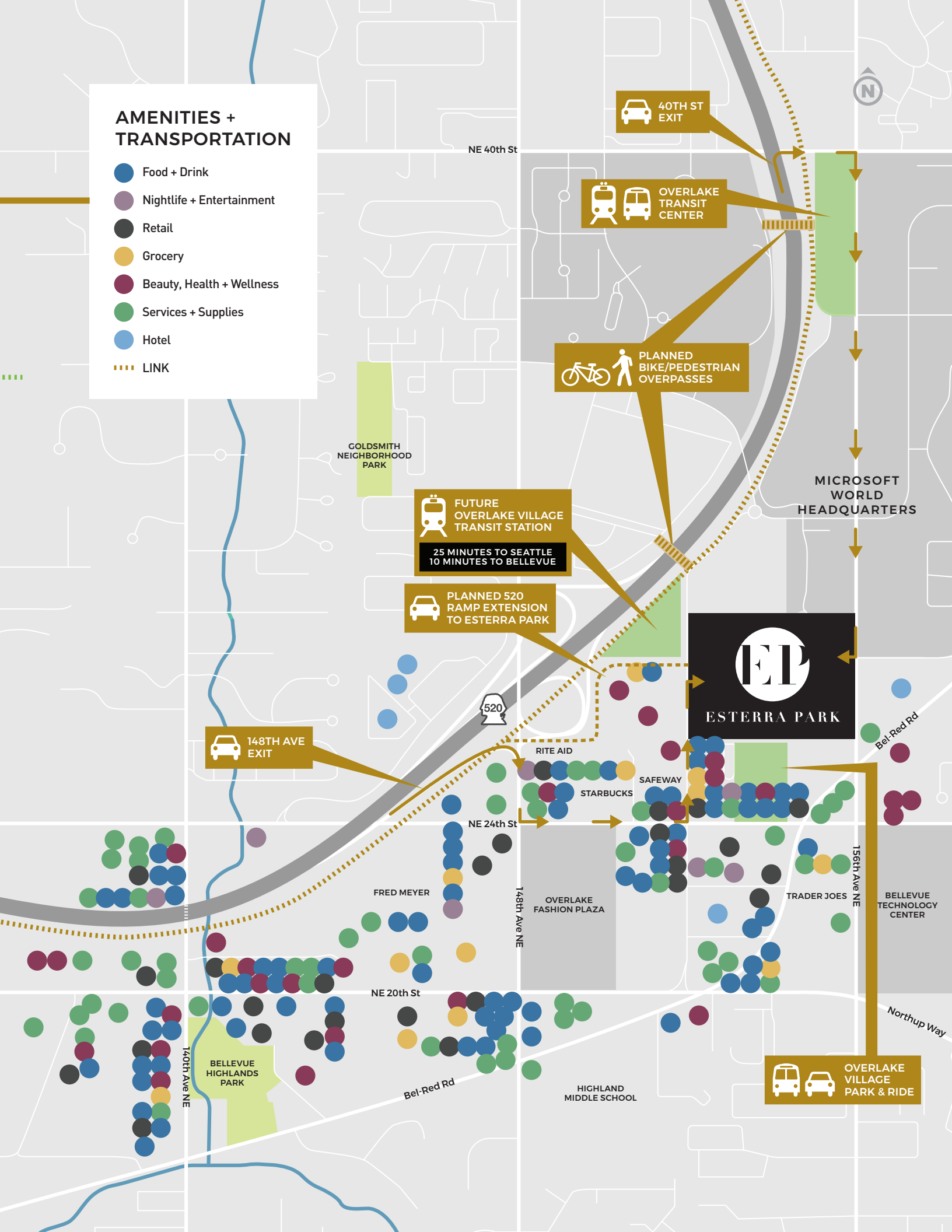
A pedestrian-focused, transit-oriented community, the property offers options of rail, bus, bike or car



Esterra Park features planned bike lanes through the center of the project, as well as a bike-only cycle track planned for 152nd. This planned bike access will augment area-wide bicycle infrastructure

AMENITIES + TRANSPORTATION

- Food + Drink
- Nightlife + Entertainment
- Retail
- Grocery
- Beauty, Health + Wellness
- Services + Supplies
- Hotel
- LINK



40TH ST EXIT

OVERLAKE TRANSIT CENTER

PLANNED BIKE/PEDESTRIAN OVERPASSES

FUTURE OVERLAKE VILLAGE TRANSIT STATION
25 MINUTES TO SEATTLE
10 MINUTES TO BELLEVUE

PLANNED 520 RAMP EXTENSION TO ESTERRA PARK

148TH AVE EXIT

ESTERRA PARK

RITE AID
STARBUCKS

OVERLAKE FASHION PLAZA

TRADER JOES

BELLEVUE HIGHLANDS PARK

FRED MEYER

NE 20th St

HIGHLAND MIDDLE SCHOOL

OVERLAKE VILLAGE PARK & RIDE

MICROSOFT WORLD HEADQUARTERS

BELLEVUE TECHNOLOGY CENTER

Northrup Way



NE 40th St

520

NE 24th St

148th Ave NE

156th Ave NE

Bel-Red Rd

Bel-Red Rd

140th Ave NE



ESTERRA PARK



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Partners

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