



# LINCOLN PLAZA

11225-11245 SE 6th Street, Bellevue, Washington 98004



- *Three Building Office Campus in Suburban Bellevue*
  - *Adjacent to Future Light Rail*
  - *Amenity Improvements Coming Soon*

**CBRE**



# LINCOLN PLAZA



## PROPERTY FEATURES



Project upgrades including  
Fitness, Training Center and  
a new  
Pavilion Building



2022 Operating Expenses  
\$15.78/SF



Energy Star  
Rated Buildings



Shower & Lockers  
On Site



Parking Ratio  
3.8 / 1,000 USF  
\$75 /Stall & Free Visitor  
Parking



Courtyard



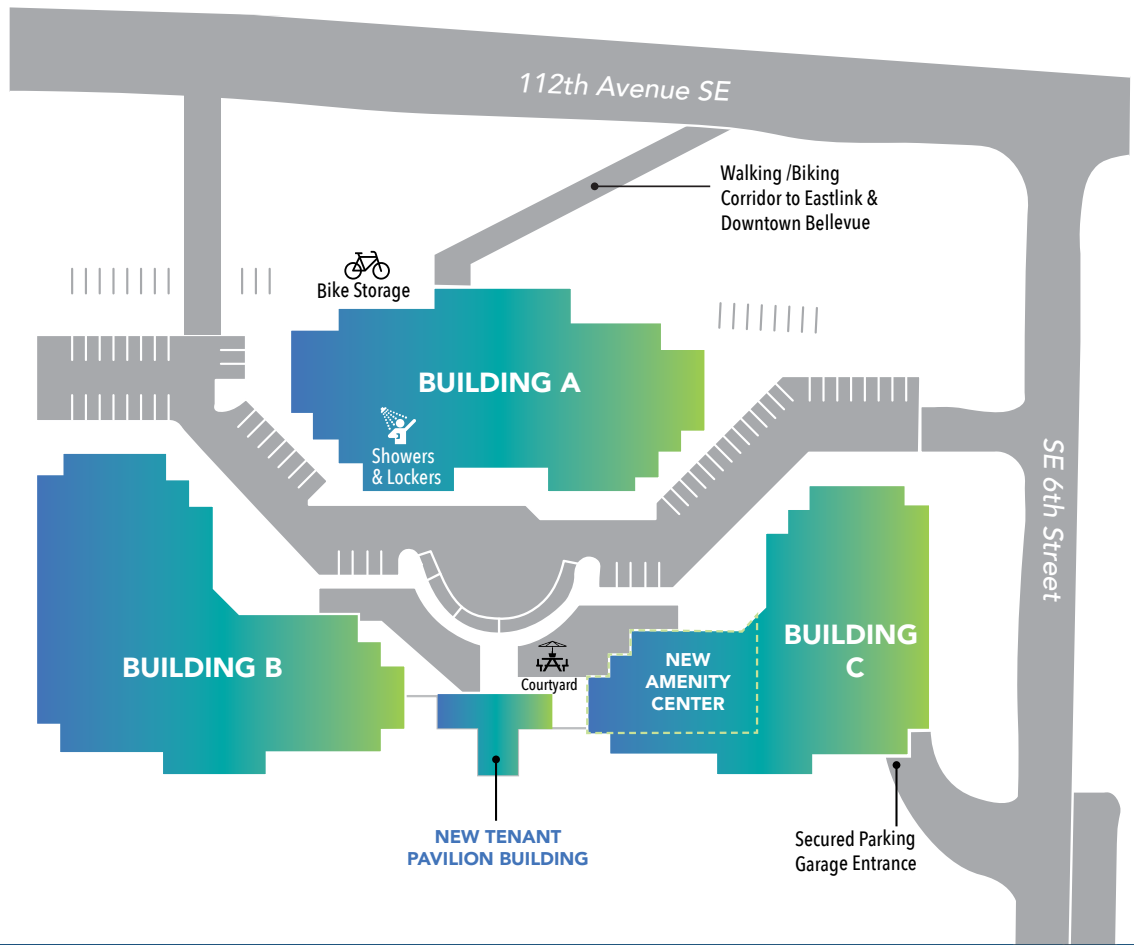
Professionally  
Managed by KGIP



Walking Distance to  
East Main Light Rail Station  
Opening 2023

# SITE PLAN

3 BUILDINGS



## PROJECT REVITALIZATION

### PROPOSED UPGRADES



New Tenant Amenity Center with Fitness and Training Rooms



New Tenant Pavilion Building



Fitness, Training Rooms and Tenant Gathering Spaces

### COMPLETE



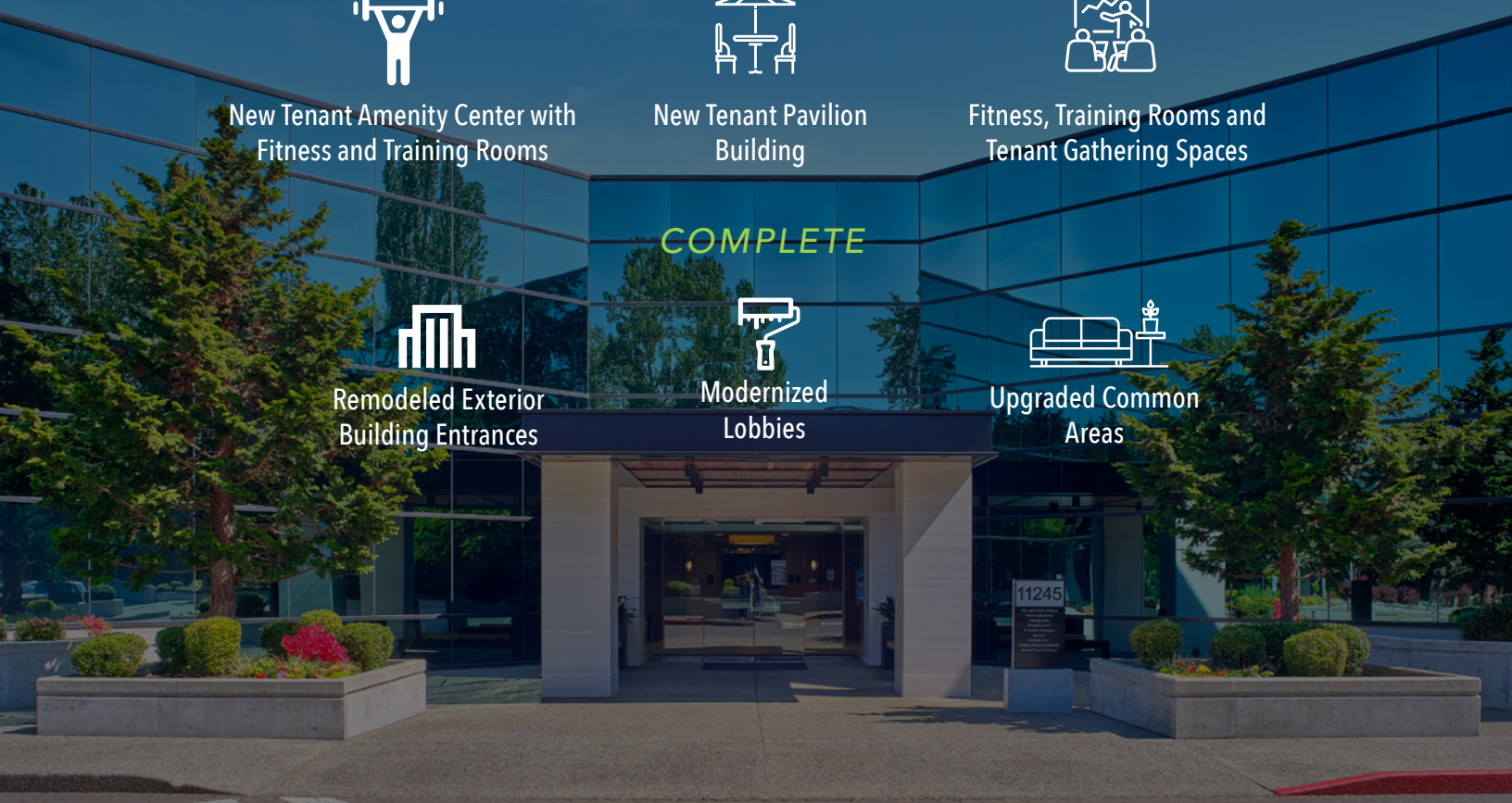
Remodeled Exterior Building Entrances



Modernized Lobbies




Upgraded Common Areas





# LINCOLN PLAZA



EAST MAIN LIGHT RAIL STATION RIDE TIMES 	
To/From Microsoft Campus	13 minutes
To/From Westlake Station	21 minutes

To learn more, contact us for details:

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