

33  
05

AT I-90  
EASTGATE



3305 160th Ave SE, Bellevue, WA



**INFRASTRUCTURE** Advanced building infrastructure to accommodate the needs of technology companies



**PARKING** Above average parking ratio of 4.5/1,000 with recent upgrades made to both parking lots



**FLOOR PLATES** Open/efficient floor plates averaging 23,000 RSF



**LOCATION** Highly accessible location with efficient ingress/egress from property and convenient access to I-90 within one block from property



**IMPROVEMENTS** Recent building improvements include high speed elevators, HVAC control upgrades, site-wide electrical upgrades, and future road modifications



**AMENITIES** Minutes from Eastgate, Factoria, and Bellevue, providing ample restaurants, services, hotels and other local nearby amenities



**TRANSIT** Multiple transit options directly located outside the front doors and within minutes from the Eastgate Park & Ride



## EXTERIOR

Increasing surrounding landscaping to provide seating areas and transform the overall building arrival experience.

Replacing center planter with basalt rock art and metal columns lining the entry to increase visibility.



## INTERIOR

Updated finishes, paint and flooring will create a contemporary, modern appearance.

Widening the lobby to accommodate seating areas and extending the tenant experience



AMENITIES

BELLEVUE

LAKE WASHINGTON

FACTORIA

EASTGATE

LAKE SAMMAMISH

CROSSROADS

5M

500+ 

300+ 

700+ 

3M

381 

175 

623 

2M

381 

175 

623 

1M

83 

23 

84 

.5M

83 

23 

84 

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ACCESS



Spirit Ridge Park

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Issaquah



Robinswood Park



Bellevue Community College

PARK & RIDE

EASTGATE PARK & RIDE ROUTES	
212	Downtown Seattle / Factoria
245	Factoria / Kirkland P&R
246	Clyde Hill / Somerset
217	Downtown Seattle / Eastgate P&R
221	Education Hill / Redmond
240	Renton TC / Bellevue TC
888	Vasa Park / Interlake
271	U District
226	Bellevue TC / Crossroads
555	Northgate TC / Issaquah Highlands P&R

INGRESS EGRESS

MOUNTAINS TO SOUND GREENWAY TRAIL

Bellevue

FACTORIA BLVD SE



3305 160th Ave SE  
Bellevue, WA



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## BUILDING FACTS

### DEVELOPER

CCF

### YEAR BUILT

1986, renovated 2001

### BUILDING AREA

70,123 sf

### FLOOR PLATE SIZE

21,000 - 22,000 sf

### CEILING HEIGHTS

9'5"

### CONSTRUCTION TYPE

Concrete with steel framing

### FLOOR LOADING

16%

### ELEVATORS

1 passenger elevator accessing all three floors

### COMMUNICATION

Fiber

### ELECTRICAL

400 amp to each floor with 400 amp house panel

### HVAC

(3) 60 ton cooling units, (1) 1,000,000 BTU heating unit

### MAJOR ACCESS ROADS

I-90, I-405, SE Eastgate Way

### PARKING

4.5/1,000 parking ratio, surface parking with designated motorcycle and handicap parking available

## AVAILABILITIES

FLOOR	RSF	AVAILABLE
1	22,314	Now
2	23,793	Now
3	24,016	Now
<b>TOTAL</b>	<b>70,123</b>	



FOR LEASING INFO CONTACT:

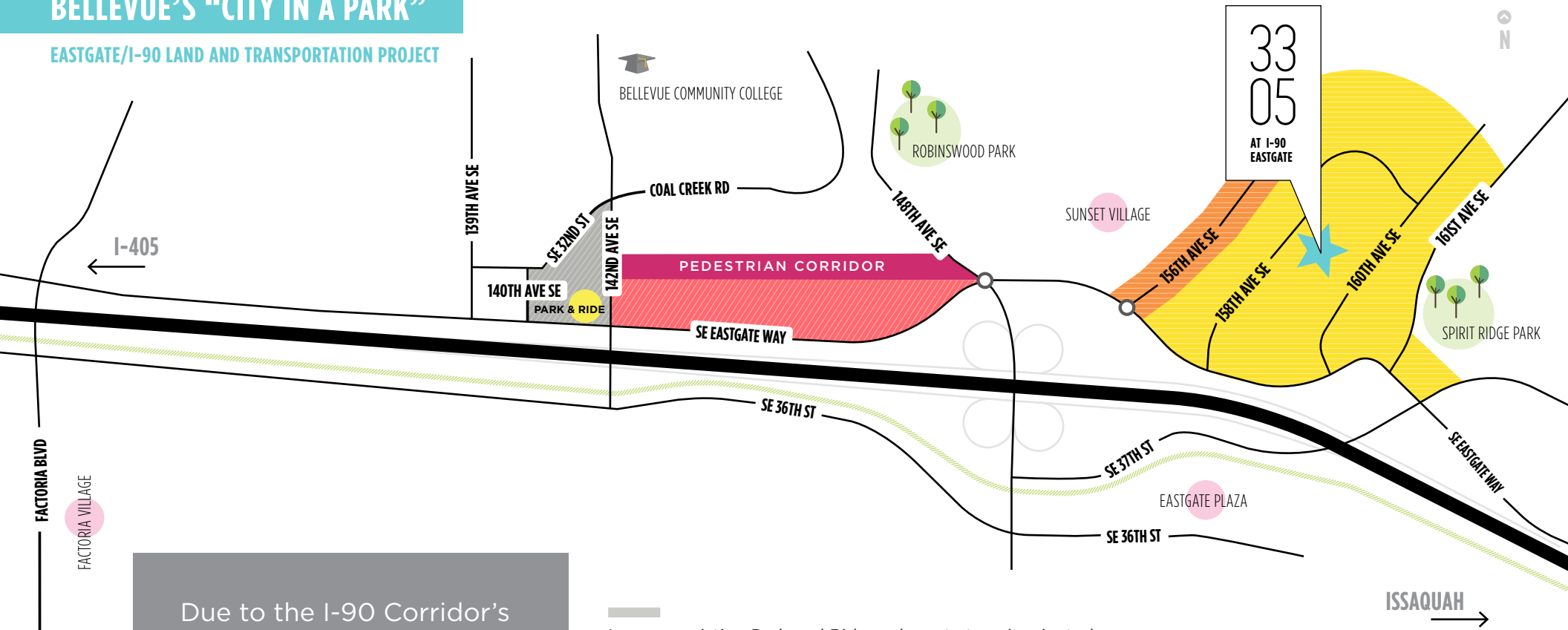


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# BELLEVUE'S "CITY IN A PARK"

## EASTGATE/I-90 LAND AND TRANSPORTATION PROJECT



Due to the I-90 Corridor's expanding economic potential, the City of Bellevue is in the planning stages to **enhance the neighborhood** surrounding Bellevue City College, Eastgate Park and Ride, and existing retail and office areas.

-  Improve existing Park and Ride and create transit oriented area to activate Bellevue City College connections
-  Develop safer and more complete pedestrian and bicycle paths along I-90 Corridor and existing neighborhoods
-  Planned sites to develop higher quality retail environments
-  Planned sites to develop higher quality office environments
-  Improvements and completion of the Mountains to Sound Greenway Trail, connecting Issaquah to Seattle along I-90
-  Improvements to critical intersections along I-90 to decrease traffic congestion
-  Enhance existing retail centers (Sunset Village, Eastgate Plaza, and Factoria Village)

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Multi tenant conceptual **FLOOR 1**

22,314 rsf



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FLOOR 1

22,314 rsf

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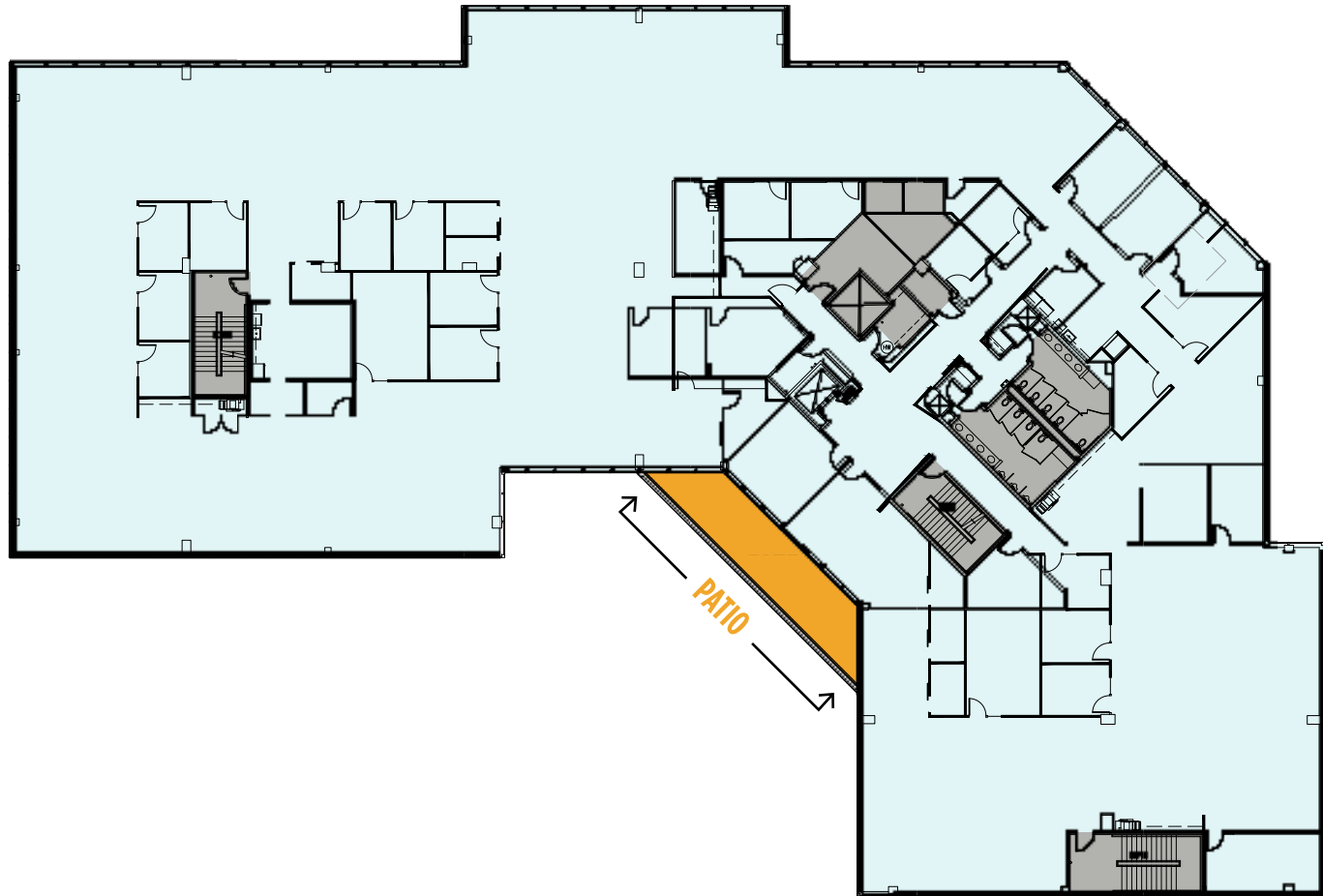
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Single tenant conceptual **FLOOR 2**

# 23,793 rsf

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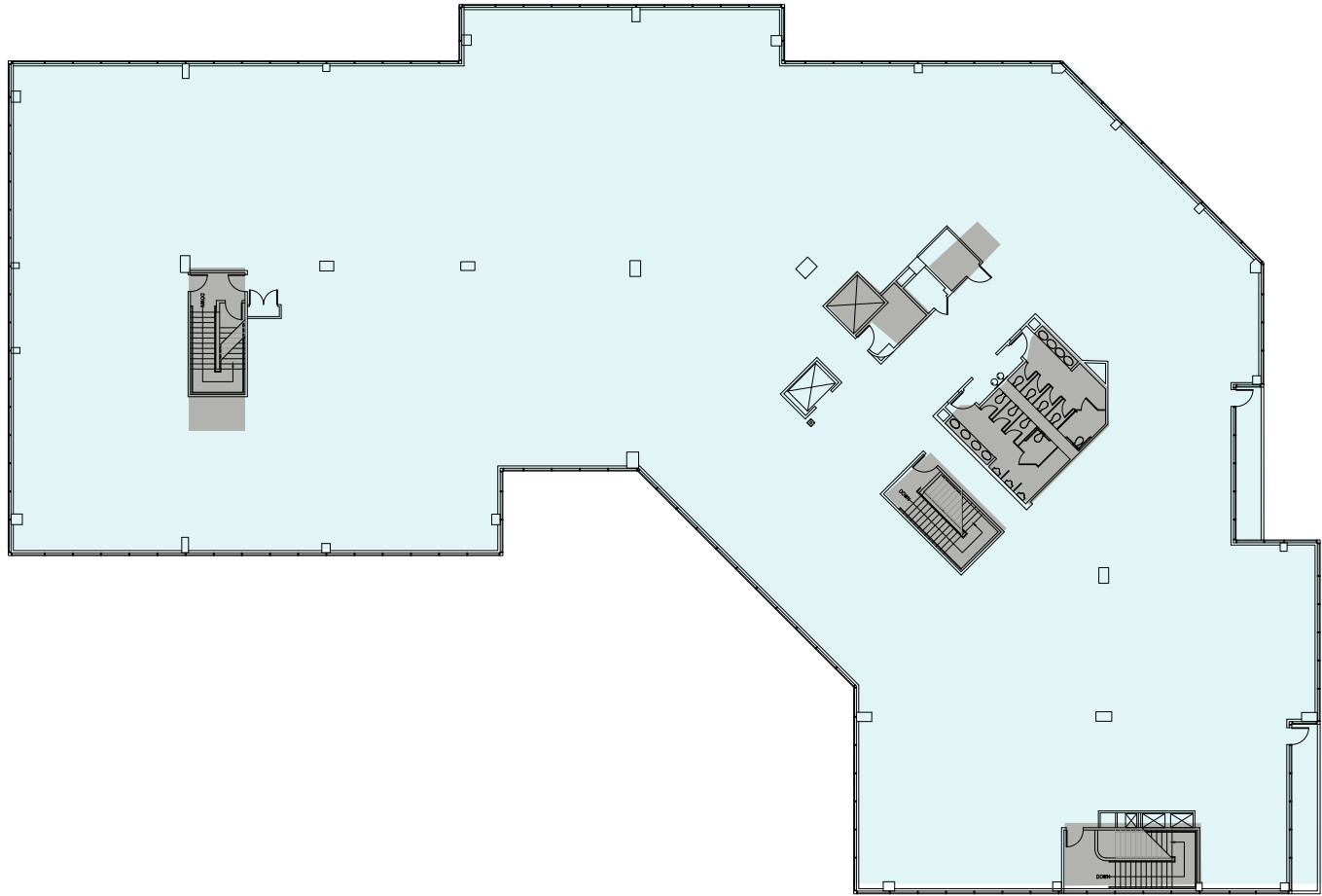
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FLOOR 2

23,793 rsf

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**FLOOR 3**

**24,016 rsf**