

KENYON CENTER

BRODERICK
· GROUP ·

3326 160TH AVE SE | BELLEVUE, WA

CLASS "A" I-90 OFFICE SPACE AVAILABLE FOR LEASE

KENYON CENTER

3326 160TH AVE SE | BELLEVUE, WA

AVAILABLE SPACE

FLOOR / SUITE	SIZE	AVAIL. DATE	COMMENTS
<u>1 / 100</u>	7,020	5/1/2024	<ul style="list-style-type: none"> • Direct lobby exposure • Two private offices, four conference rooms, IT/Server, open work space and kitchenette • Abundant natural light along the window line looking out to greenery
<u>3 / 305</u>	4,257	5/1/2024	<ul style="list-style-type: none"> • Mix of open work area, one large conference room, two small huddle rooms, three interior private offices and kitchenette • Plentiful natural light along the window line
<u>4 / 450</u>	4,000 - 8,923	Now	<ul style="list-style-type: none"> • Furniture can be made available • Potentially demisable suite to ~4,000 RSF to 8,923 RSF

PROPERTY HIGHLIGHTS



Abundant parking (4.41/1,000 USF), including covered stalls



Building signage available facing I-90



Unmatched I-90 freeway visibility and access



New HVAC system



Efficient operating expenses



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VIRTUAL TOURS

▶ BUILDING LOBBY

▶ BUILDING CONFERENCE

▶ MEN'S LOCKER ROOM

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The information contained herein has been given to us by the owner or sources that 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.

BUILDING INFORMATION

Location:	3326 160 th Avenue SE, Bellevue, Washington 98008
Building Square Footage:	± 90,000 RSF (4 floors)
Year Built:	1986
Rental Rate:	\$32.00/SF, NNN
Operating Expenses:	\$9.80/RSF (2023 projected)
Load Factor:	9.7% - single-tenant floor; 13.5% - multi-tenant floor
Freeway Access:	<ul style="list-style-type: none">• Kenyon Center offers the most convenient I-90 access possible• Immediate access outside the entrance to the project through three-way interchange at 161st Avenue SE• Additionally, the 156th Avenue NE and 148th Avenue NE interchanges can also be utilized to access I-90/Kenyon Center
Drive Times:	Downtown Bellevue: 6 minutes Downtown Seattle: 12 minutes Downtown Issaquah: 7 minutes Sea-Tac Airport: 19 minutes
Parking:	<ul style="list-style-type: none">• 4.41 stalls per 1,000 USF Total• 0.6/1,000 USF covered and secured
Views:	Yes - Cascade Mountain and Lake Sammamish views
Area Amenities:	Jogging/walking trails throughout area, park across the street, two retail complexes and restaurants, Embassy Suites and athletic club nearby
Fiber Optic Capability:	Yes - multiple fiber providers on the street (160 th Avenue SE)
Elevators:	Three (3) elevators with direct access from parking garage to all four (4) floors
Ownership/Management:	Wesmar Investments (on-site) Broderick Group broderickgroup.com
Exclusive Leasing Agents:	Paul Jerue - 425.646.5223 - jerue@broderickgroup.com Eric Haehl - 425.646.5266 - haehl@broderickgroup.com

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For more information or to
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PAUL JERUE

425.646.5223

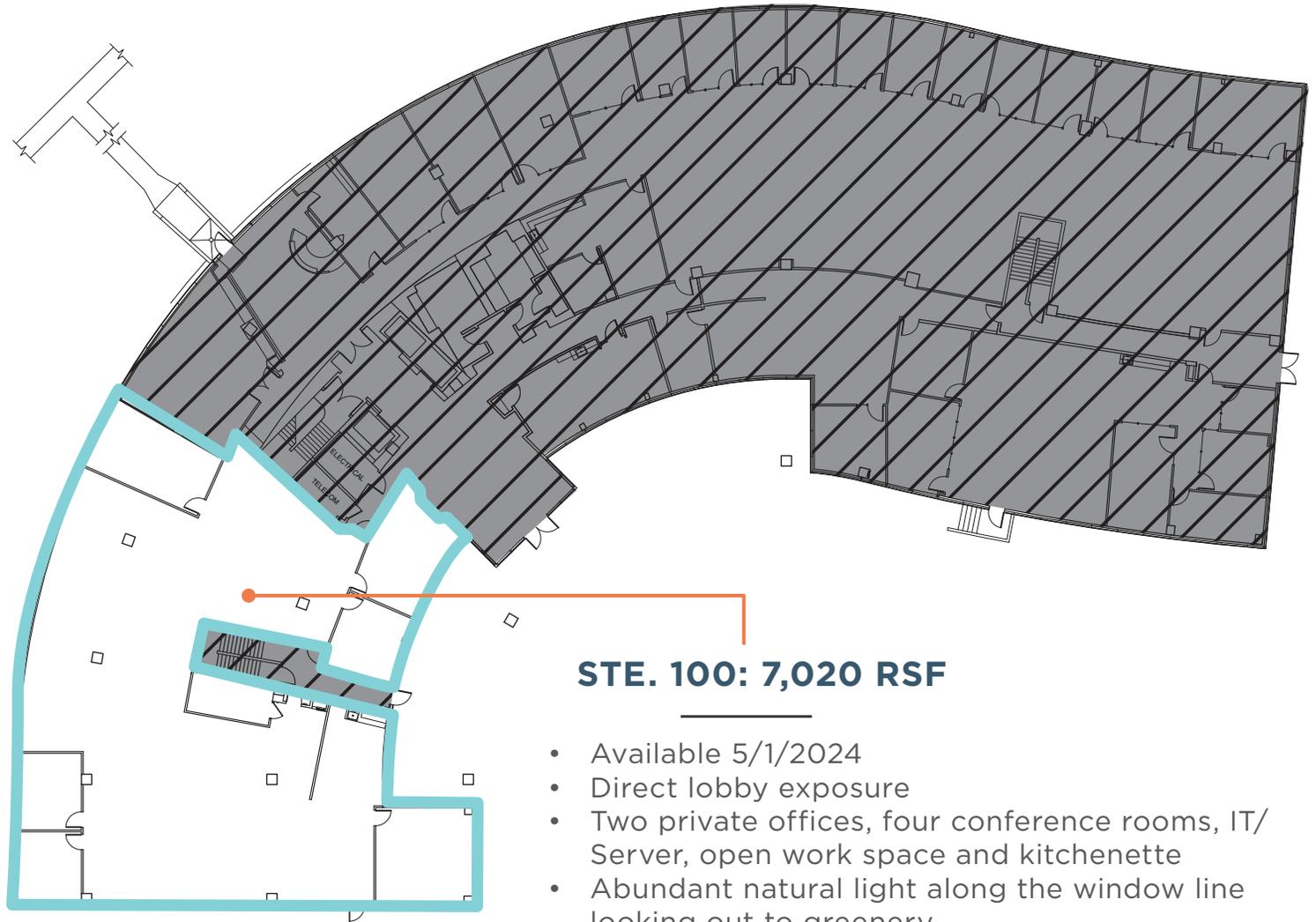
jerue@broderickgroup.com

ERIC HAEHL

425.646.5266

haehl@broderickgroup.com

1ST FLOOR



STE. 100: 7,020 RSF

- Available 5/1/2024
- Direct lobby exposure
- Two private offices, four conference rooms, IT/Server, open work space and kitchenette
- Abundant natural light along the window line looking out to greenery

BACK TO AVAILABLE SPACES

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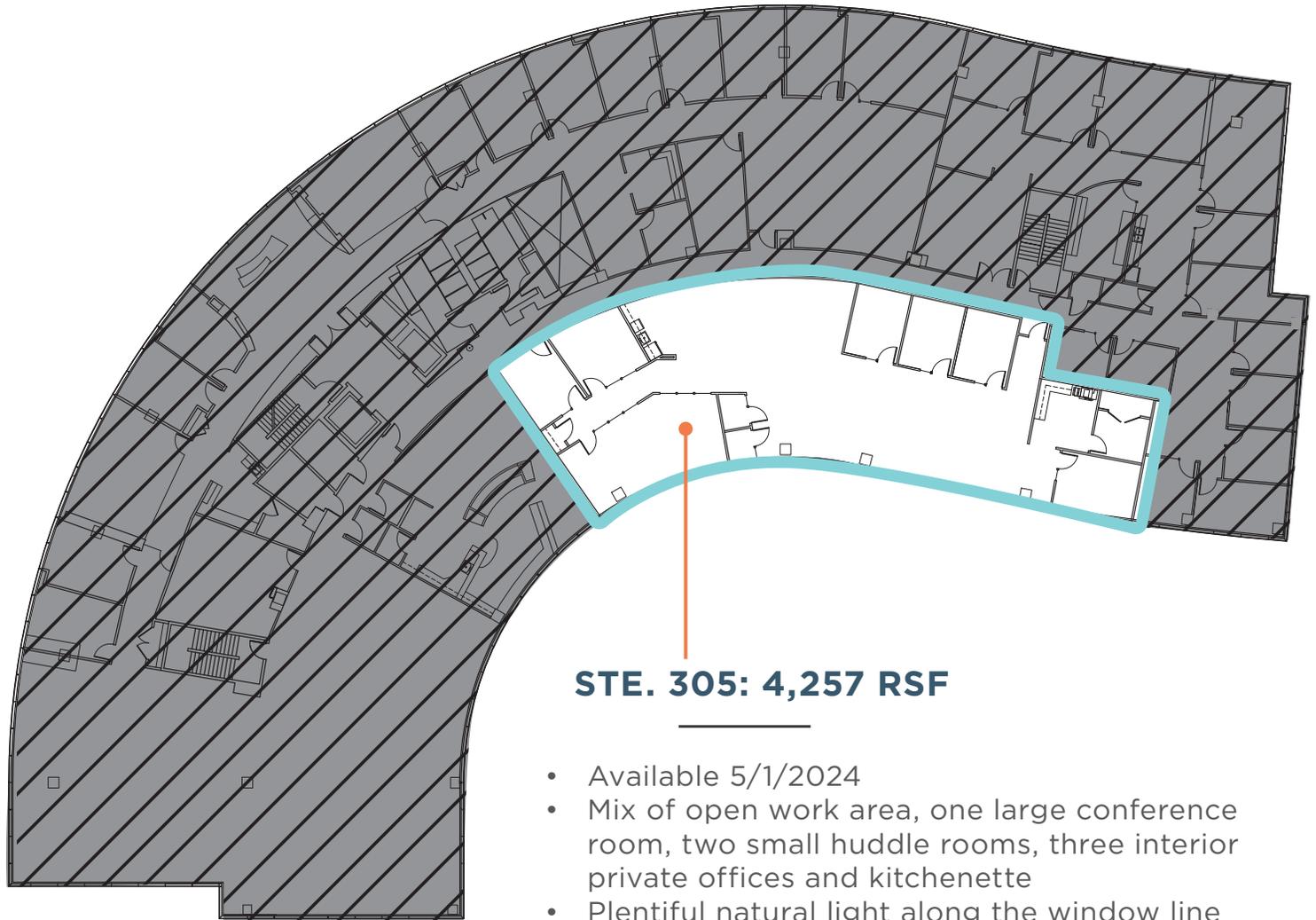
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3RD FLOOR



STE. 305: 4,257 RSF

- Available 5/1/2024
- Mix of open work area, one large conference room, two small huddle rooms, three interior private offices and kitchenette
- Plentiful natural light along the window line

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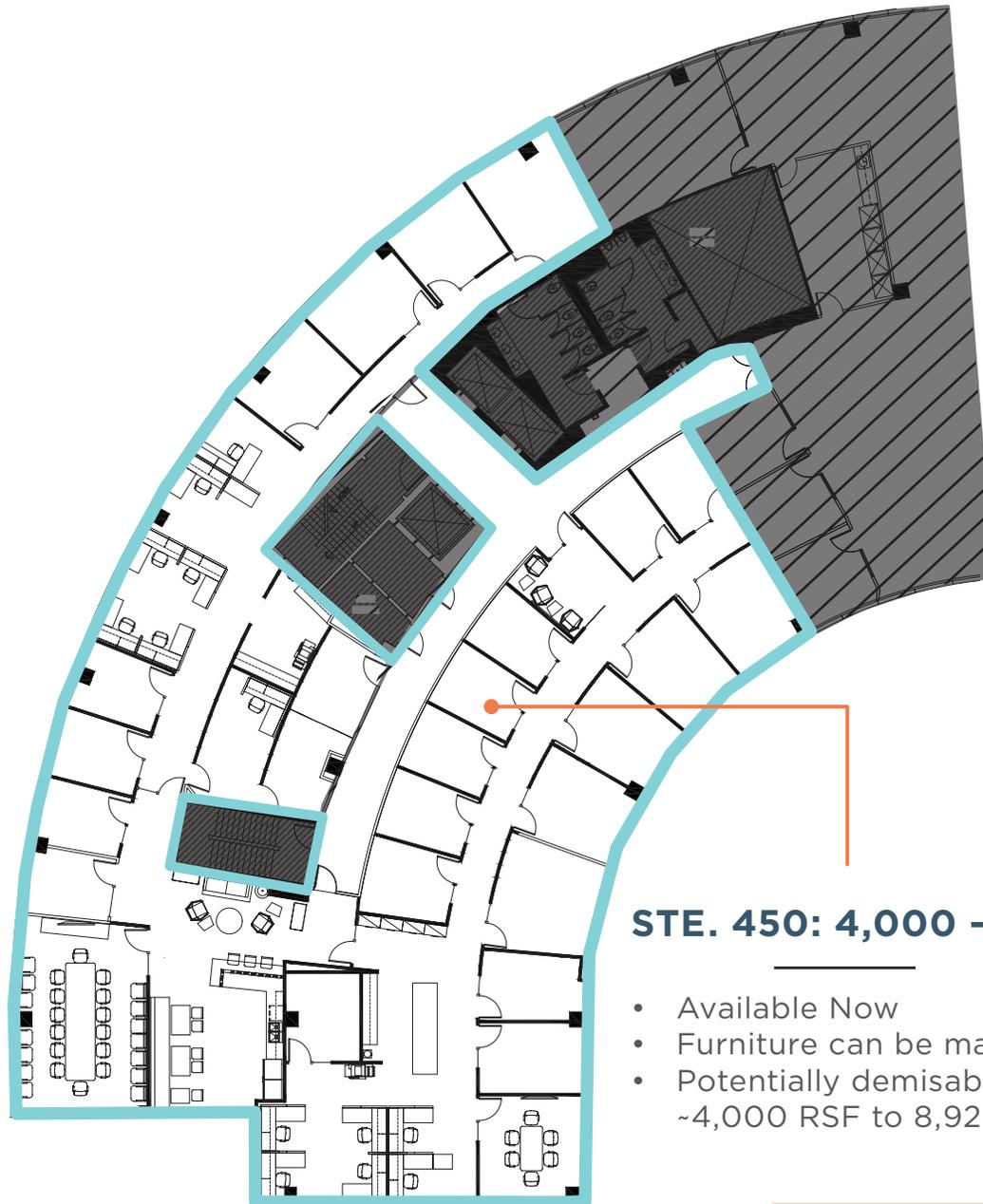
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 VIRTUAL TOUR

4TH FLOOR



STE. 450: 4,000 - 8,923 RSF

- Available Now
- Furniture can be made available
- Potentially demisable suite to
~4,000 RSF to 8,923 RSF

BACK TO AVAILABLE SPACES