



Eastridge Corporate Center
The Morelli Family LLC



11811 & 11911 NE 1st St
Bellevue, WA 98005

EASTRIDGE CORPORATE CENTER



EASTRIDGE CORPORATE CENTER

BUILDING HIGHLIGHTS

MANAGEMENT / OWNERSHIP:

Locally owned and managed by
Eastridge Partners

LOAD FACTOR:

14%

ONSITE CONFERENCE ROOM:

Located in Building A

PARKING:

3.8/1,000 RSF

Free Unreserved Surface

1.0/1,000 RSF

Paid Covered Garage Available
(Current rate is \$75.00 per stall
plus tax)

2026 EST. OPEX:

\$13.25 per RSF

INTERNET PROVIDERS:

Comcast and Lumen
(Fiber available for both)

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EASTRIDGE CORPORATE CENTER

AVAILABILITIES

SUITE	SF	AVAILABLE
<u>A101</u>	3,334	60 Days' Notice
<u>B206</u>	4,781	1/1/2027
<u>B300</u>	2,240	8/1/2026

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

EASTRIDGE CORPORATE CENTER

BUILDING A
11811 NE 1st St
Bellevue, WA 98005

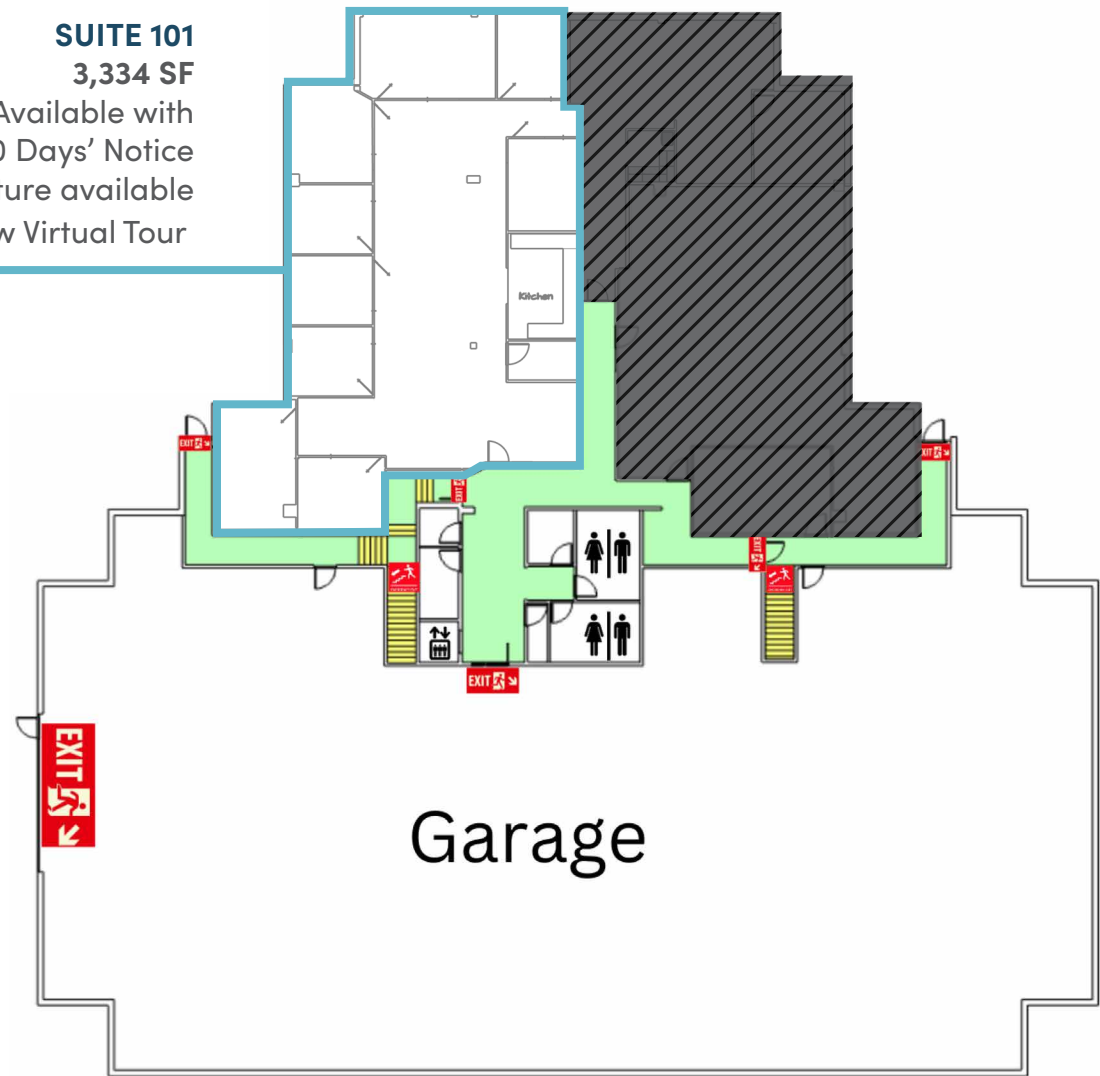
COLIN TANIGAWA
425.274.4283
tanigawa@broderickgroup.com

TIM CANTRELL
425.274.4292
cantrell@broderickgroup.com

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BUILDING A FLOOR 1

SUITE 101
3,334 SF
Available with
60 Days' Notice
Furniture available
[View Virtual Tour](#)



EASTRIDGE CORPORATE CENTER

BUILDING B
11911 NE 1st St
Bellevue, WA 98005

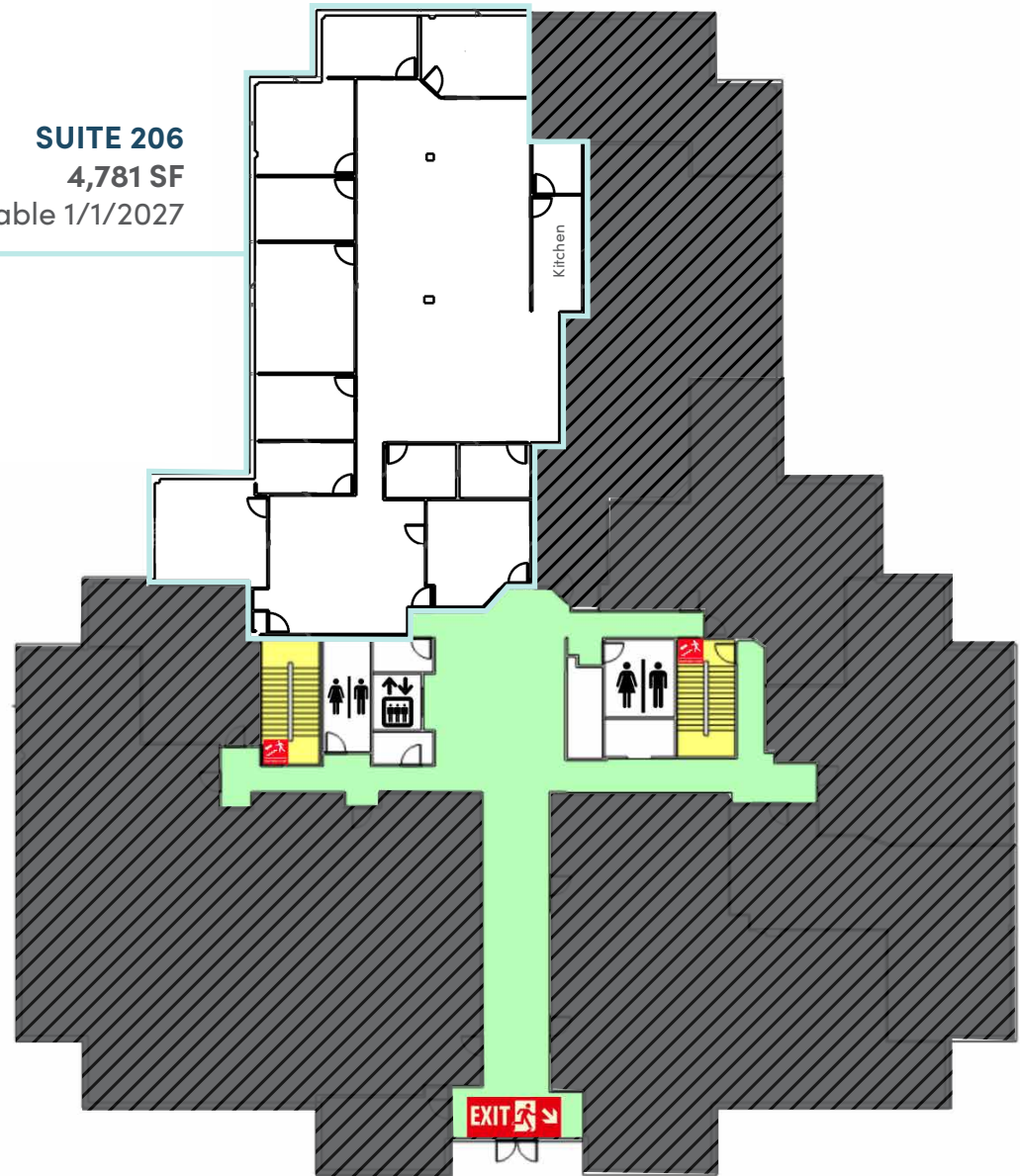
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BUILDING B FLOOR 2

SUITE 206
4,781 SF
Available 1/1/2027



EASTRIDGE CORPORATE CENTER

BUILDING B
11911 NE 1st St
Bellevue, WA 98005

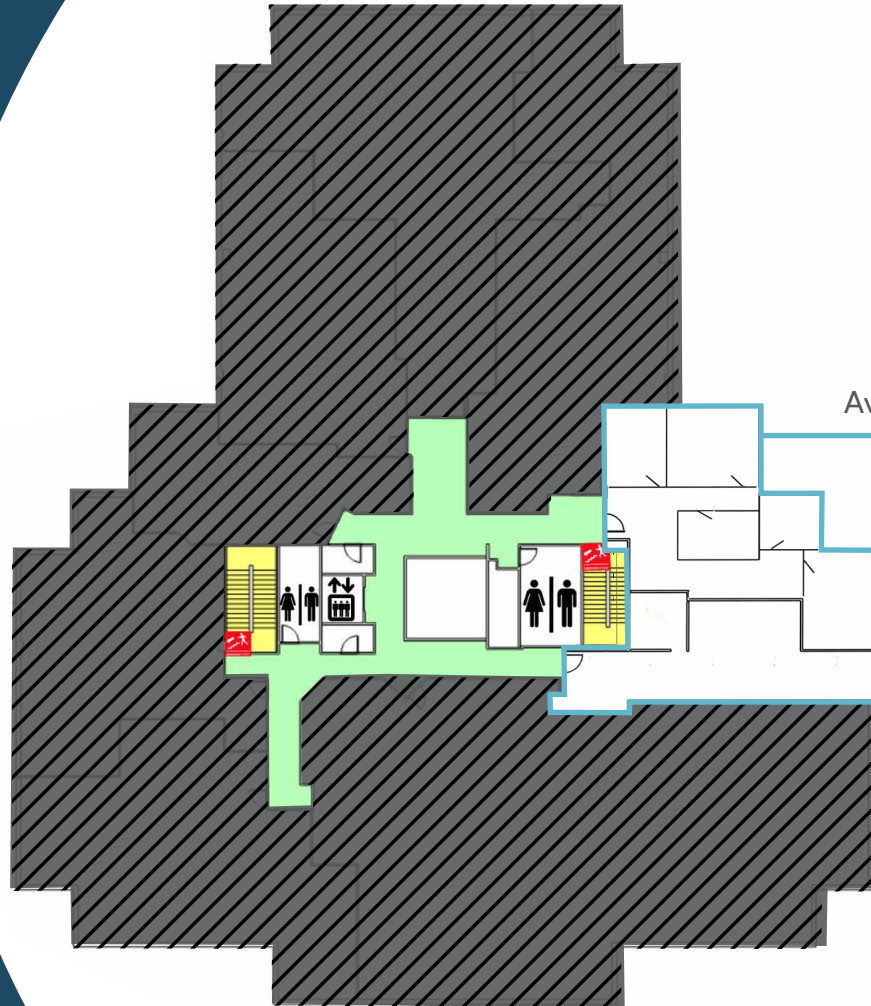
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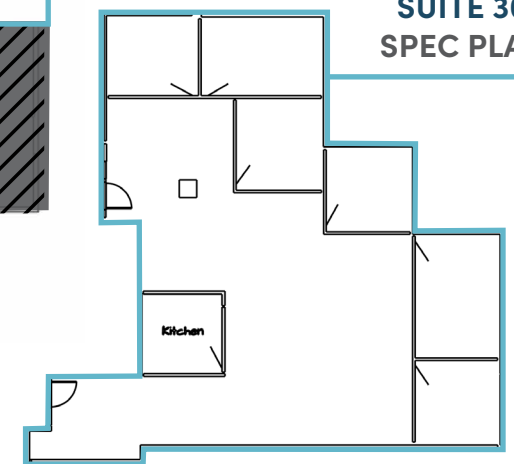


BUILDING B FLOOR 3

SUITE 300
AS-BUILT
2,240 SF
Available 8/1/2026



SUITE 300
SPEC PLAN



NEARBY AMENITIES

1. Bellevue Botanical Garden
2. Starbucks
3. Kura Sushi
4. PCC Community Markets
5. Trader Joe's
6. Starbucks
7. Taco Del Mar
8. Paik's Noddle
9. Uwajimaya
10. Whole Foods

5 MINUTES
TO DOWNTOWN BELLEVUE

5 MINUTES
TO I-405 NORTH & SOUTH

3 LIGHT RAIL STOPS
WITHIN 1/2 MILE

CIRCUIT

SERVICEABLE BY THE BELLHOP
[CLICK TO VIEW HOURS](#)

BRODERICK
GROUP



 **DOWNTOWN BELLEVUE LIGHT RAIL STATION**

10
 **WILBURTON LIGHT RAIL STATION**

 **EAST MAIN LIGHT RAIL STATION**

TO I-405 NORTH & SOUTH

EASTRIDGE CORPORATE CENTER

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