



BELLEVUE





# Part inspiration, part exploration.

14ACRES is **the freshest Class-A office ecosystem** in all of Bellevue. It strikes the **perfect balance between business-friendly and people-pleasing**. Wooded pathways link LEED Silver buildings to Robinswood Community Park, to nearby retail and food and drink options, and to Bellevue's expansive trail network. This is a setting that encourages companies to be **productive, to thrive, and to enjoy the experience of nature—day in and day out.**



# — Trailside tranquility. Connected to the energy of the city.

Fast-growing, fun-filled, and family-friendly, **Bellevue represents the very best of Pacific Northwest living**—with connections to both city culture and natural beauty.






# A green getaway. Just off I-90.

**Fresh, vibrant, and connected,** 14ACRES offers immediate access to I-90. It's just ten minutes from downtown Bellevue and 20 minutes from downtown Seattle. With almost 900 parking spaces and retail within walking distance, this place creates ultimate convenience.



## Nearby Restaurants

- |                    |                    |                              |                            |            |
|--------------------|--------------------|------------------------------|----------------------------|------------|
| 1. Sister's Deli   | 4. Jack In The Box | 7. Shibuya Sushi Bar & Grill | 10. Teriyaki & More        | 13. Subway |
| 2. Cascades Grille | 5. 7 Eleven        | 8. Dairy Queen               | 11. India Gate             |            |
| 3. Starbucks       | 6. McDonald's      | 9. Lil John's Restaurant     | 12. Cypress Coffee Company |            |

 Walking Path to Retail

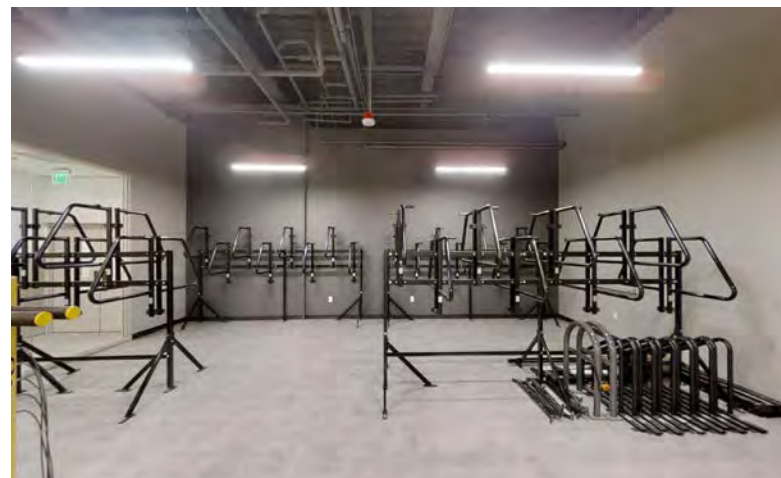


# Major Project Upgrades Throughout

## New Exterior Entrance ▼



## Secured Bike Storage ▼



## State of the Art Amenities Pavilion



## ▲ New Exterior Entrance



## ▲ Lobby Upgrades

Building I & II: Completed  
Building III & IV: Completion Q4 2024



# Amenities Pavilion



Indoor  
basketball court  
pickleball court



State-of-the-  
art cardio and  
strength-training  
equipment



Outdoor  
gathering and  
dining patio  
with BBQ



Racquetball  
and squash  
courts



Secured,  
indoor bike  
storage



Newly  
renovated  
showers and  
lockers



Large  
conference room  
and board room



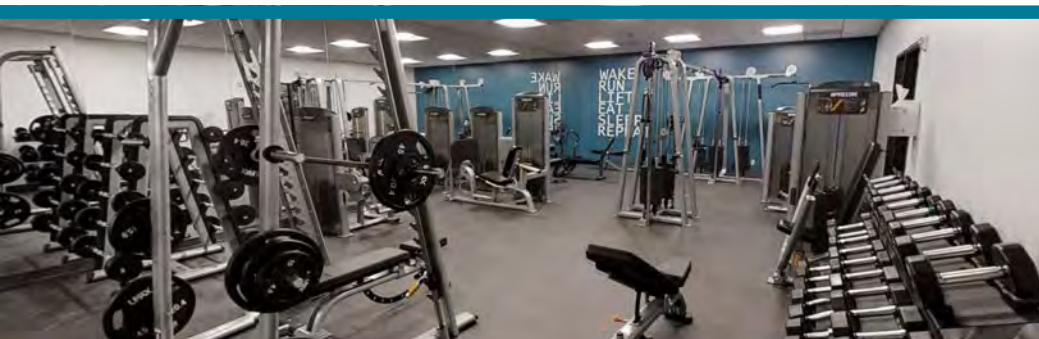
Sister's Deli, a  
full-service café,  
and walking path  
to retail



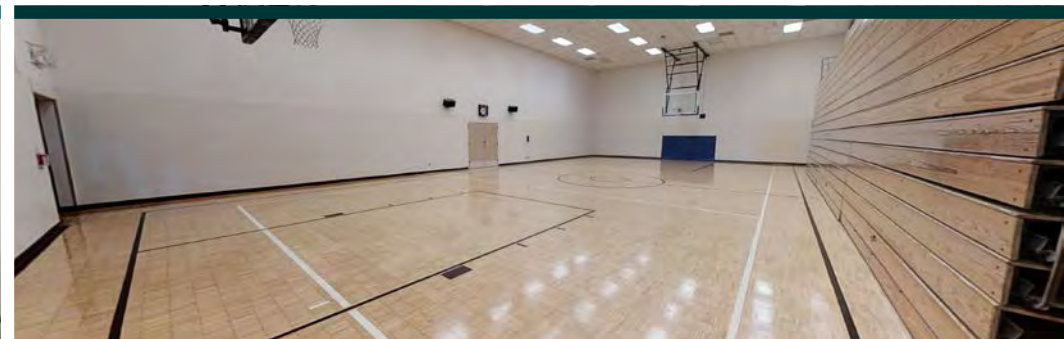
Natural setting  
with a pond  
and water  
features



Trails with  
access to  
the 10-acre  
Robinswood  
Park



 [Fitness Center Virtual Tour](#)



 [Basketball Court Virtual Tour](#)





# Space Availabilities

## BUILDING I

15325 SE 30TH PLACE, BELLEVUE, WA 98007

Floor	Suite	RSF	Available	Rental Rate
3	<a href="#">320</a>	10,046	NOW	Inquire with Broker
1	<a href="#">100</a>	23,029	NOW	Inquire with Broker

## BUILDING II

15355 SE 30TH PLACE, BELLEVUE, WA 98007

100% LEASED

## BUILDING III

15375 SE 30TH PLACE, BELLEVUE, WA 98007

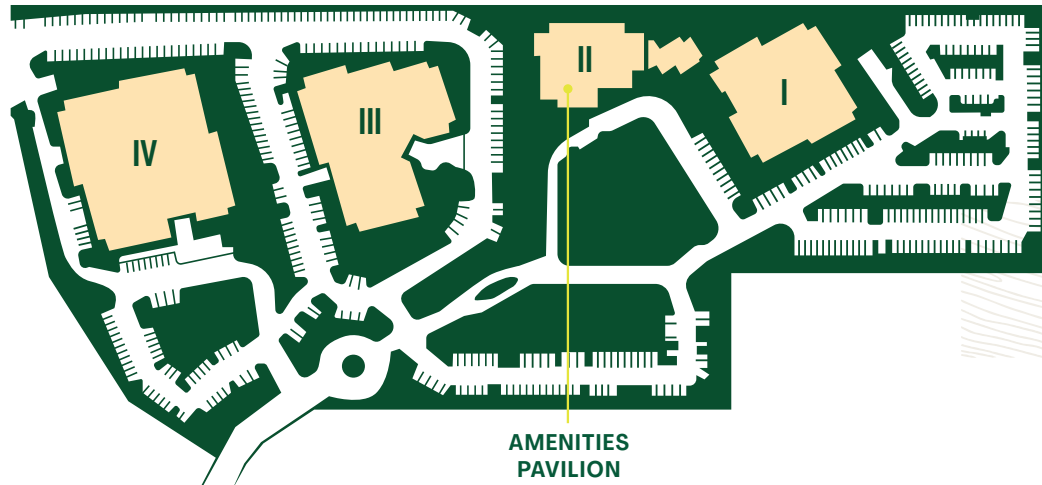
Floor	Suite	RSF	Available	Rental Rate
2	<a href="#">290</a>	2,160	NOW	Inquire with Broker
2	<a href="#">270</a>	5,221	NOW	Inquire with Broker
1	<a href="#">150</a>	7,850	NOW	Inquire with Broker
1	<a href="#">130</a>	6,416	NOW	Inquire with Broker
1	<a href="#">100</a>	6,040	NOW	Inquire with Broker
LOWER LEVEL	<a href="#">B110</a>	14,136	60 DAYS' NOTICE	Inquire with Broker

## BUILDING IV

15395 SE 30TH PLACE, BELLEVUE, WA 98007

Floor	Suite	RSF	Available	Rental Rate
3	<a href="#">300</a>	32,893	NOW	Inquire with Broker
2	<a href="#">210</a>	15,231	NOW	Inquire with Broker
	<a href="#">200</a>	11,759	NOW	Inquire with Broker
1	<a href="#">140</a>	7,340	NOW	Inquire with Broker
BSMNT	<a href="#">B-01</a>	9,534	NOW	Inquire with Broker

Click on Suite #  
to View Floor Plan





**BUILDING I**  
15325 SE 30TH PLACE



**JASON FURR**  
furr@broderickgroup.com  
425.646.5220

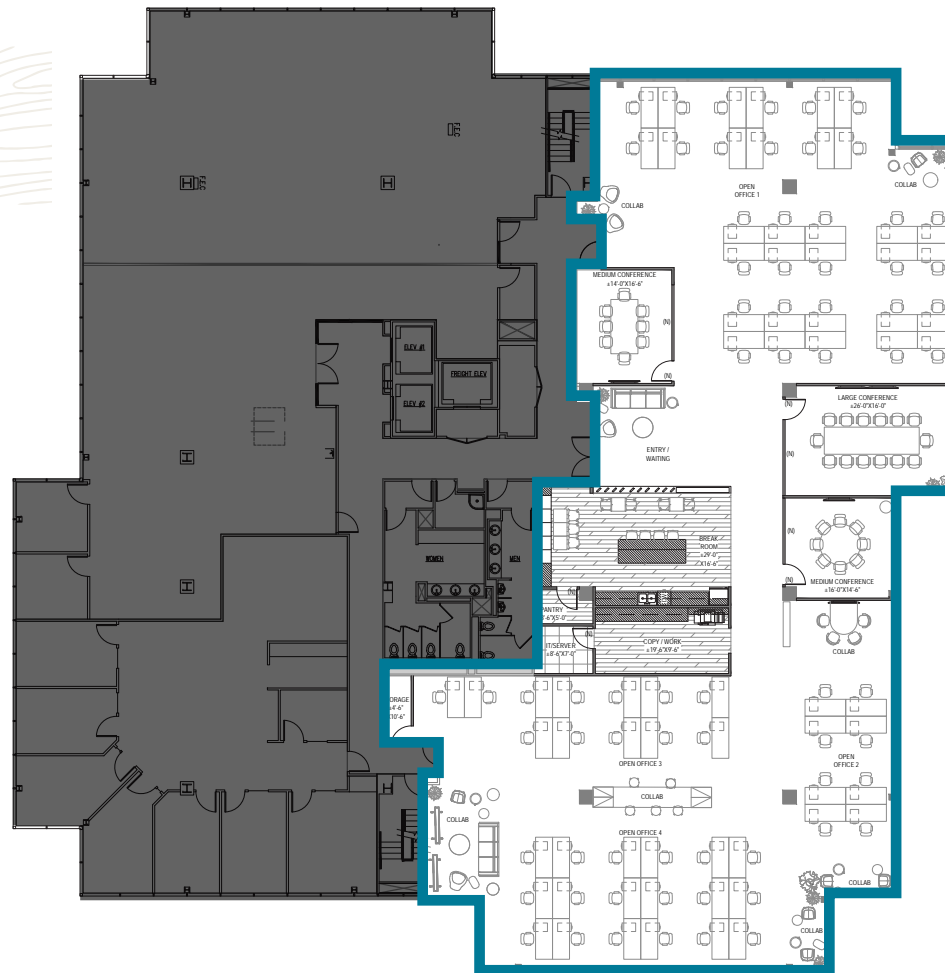
**TONY ULACIA**  
ulacia@broderickgroup.com  
425.646.5244

# Building I - Floor 3

+ Suite 320 - 10,046 RSF

+ Spec suite to be delivered

[CLICK TO GO BACK  
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WORKSTATION 6'X2'-6"	70
Total:	70
CONFERENCE - MED	2
CONFERENCE - LG	1
BREAK ROOM	1
COPY/MAIL ROOM	1
COLLABORATION	7
ENTRY / WAITING	1
STORAGE	1

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**BUILDING I**  
15325 SE 30TH PLACE



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# Building I - Floor 1

+ Suite 100 - 23,029 RSF

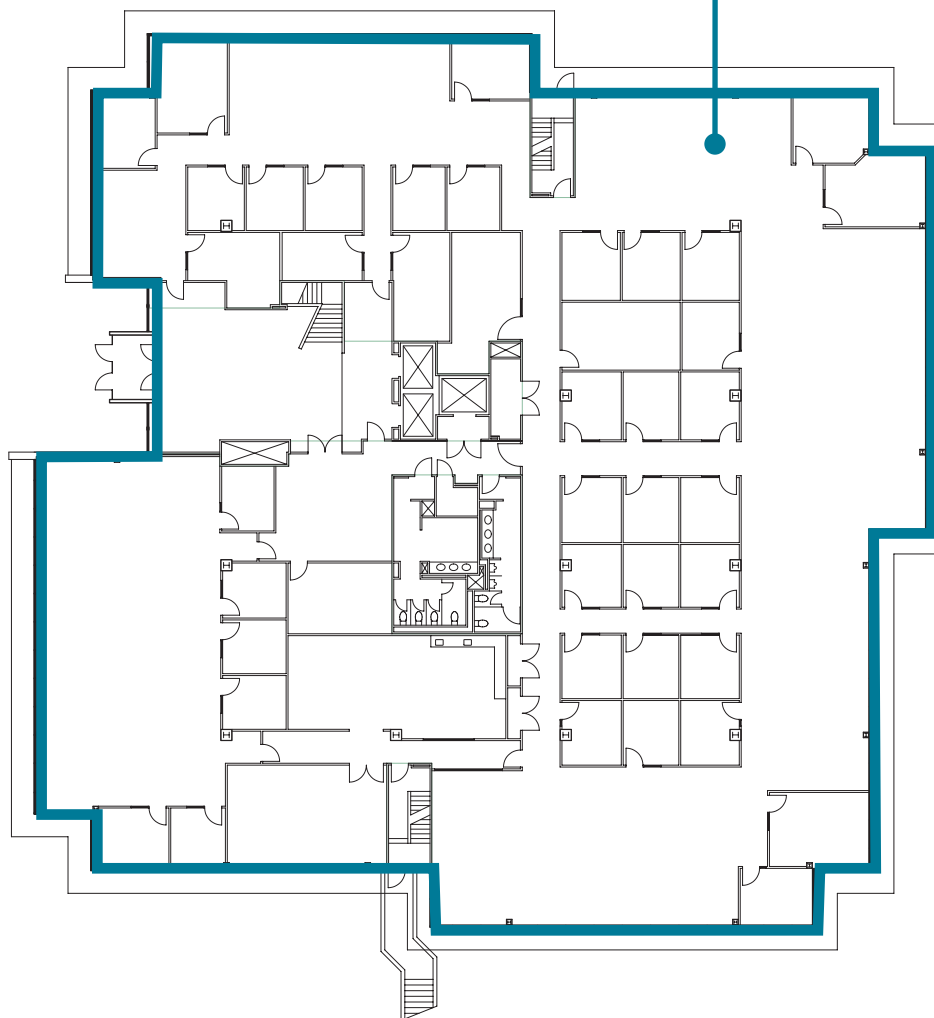
+ Available Now

+ Full floor

+ Brand new, renovated lobbies

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**SUITE 100**  
23,029 RSF



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**BUILDING III**  
15375 SE 30TH PLACE



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# Building III - Floor 2

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+ Suite 270 - 5,221 RSF

+ Available Now

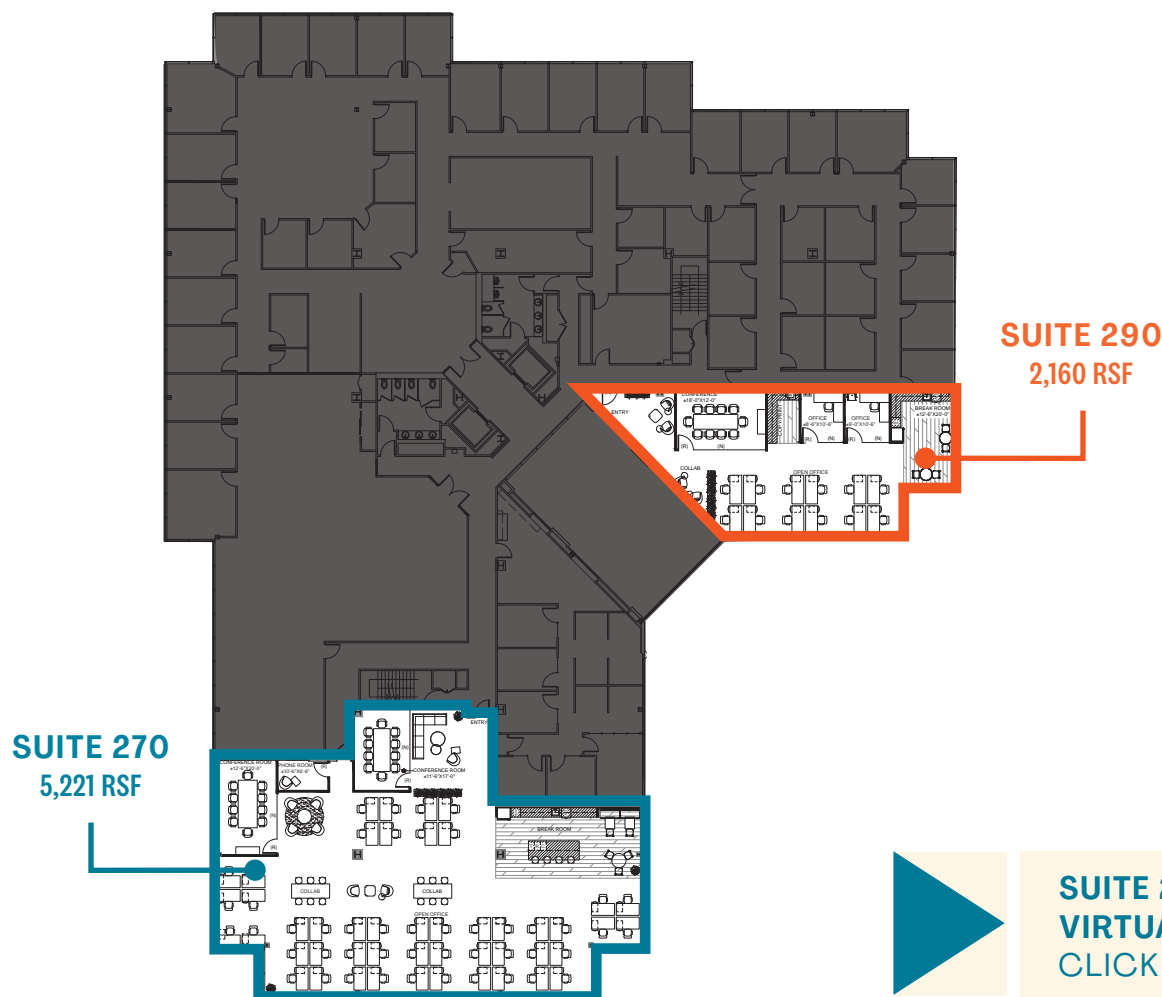
+ End cap suite with tremendous glassline, mostly open with 3 private offices, conference and training room, and windowed break/lunch room.

+ **Spec suite to be delivered**

+ Suite 290 - 2,160 RSF

+ Available Now

+ **Spec suite to be delivered**



**SUITE 270  
VIRTUAL TOUR  
CLICK PLAY**





**BUILDING III**  
15375 SE 30TH PLACE



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# Building III - Floor 1

+ Suite 150 - 7,850 RSF

+ Available Now

+ Double door lobby exposure

+ **Spec suite to be delivered**

+ Suite 130 - 6,416 RSF

+ Available Now

+ Double door lobby exposure with high-end finishes

+ **Spec suite to be delivered**

+ Suite 100 - 6,040 RSF

+ Available Now

+ Double door lobby exposure with high-end finishes

+ **Spec suite to be delivered**

**SUITE 130**  
6,416 RSF

**SUITE 100**  
6,040 RSF

**SUITE 150**  
7,850 RSF



**SUITE 100**  
**VIRTUAL TOUR**  
CLICK PLAY





# Building III - Lower Level

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## + Suite B110 - 14,136 RSF

- + Available with 60 Days' Notice
- + Unique lower level space with high end tech finishes, open ceiling, private exterior entrance, and **FULLY FURNISHED**

BUILDING I: 15325 SE 30TH PLACE  
BUILDING II: 15355 SE 30TH PLACE  
BUILDING III: 15375 SE 30TH PLACE  
BUILDING IV: 15395 SE 30TH PLACE



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Grade Level Loading  
with Storage



**SUITE B110**  
14,136 RSF



**BUILDING IV**  
15395 SE 30TH PLACE



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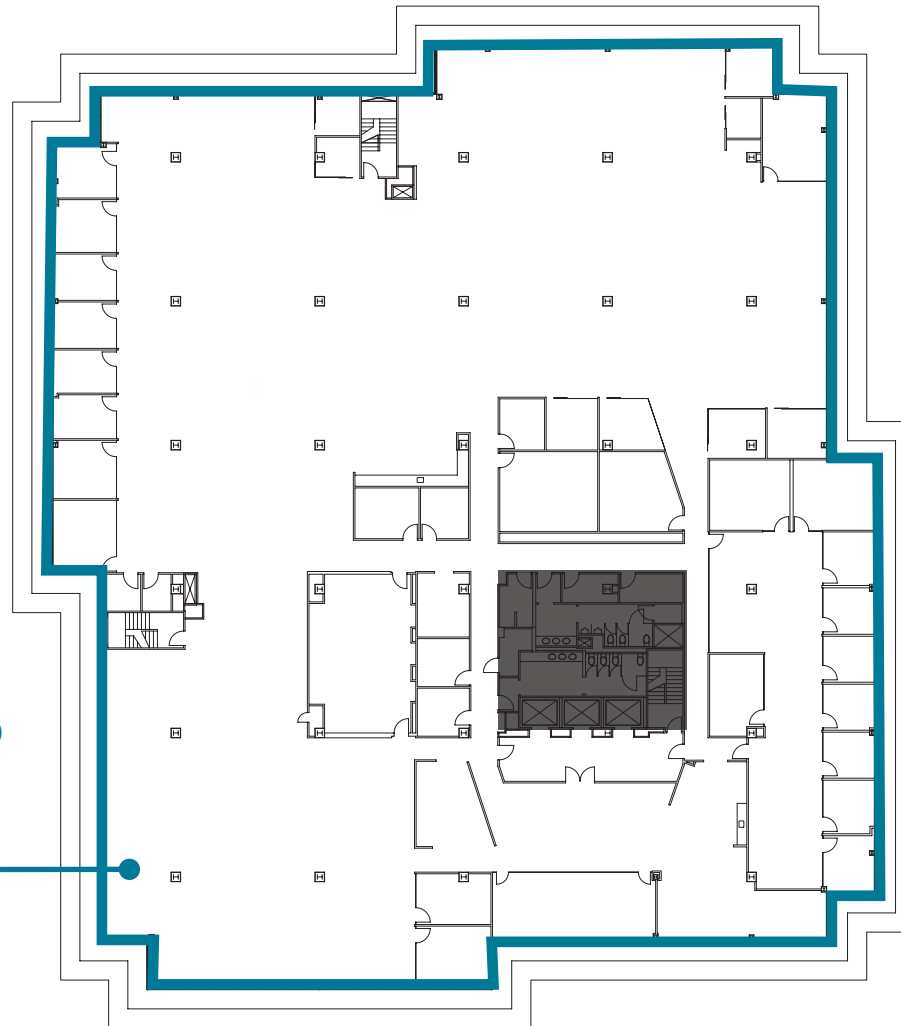
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# Building IV - Floor 3

+ Full Floor Available: 32,893 RSF

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**SUITE 300**  
32,893 RSF



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**BUILDING IV**  
15395 SE 30TH PLACE



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# Building IV - Floor 2

+ Suite 200 - 11,759 RSF

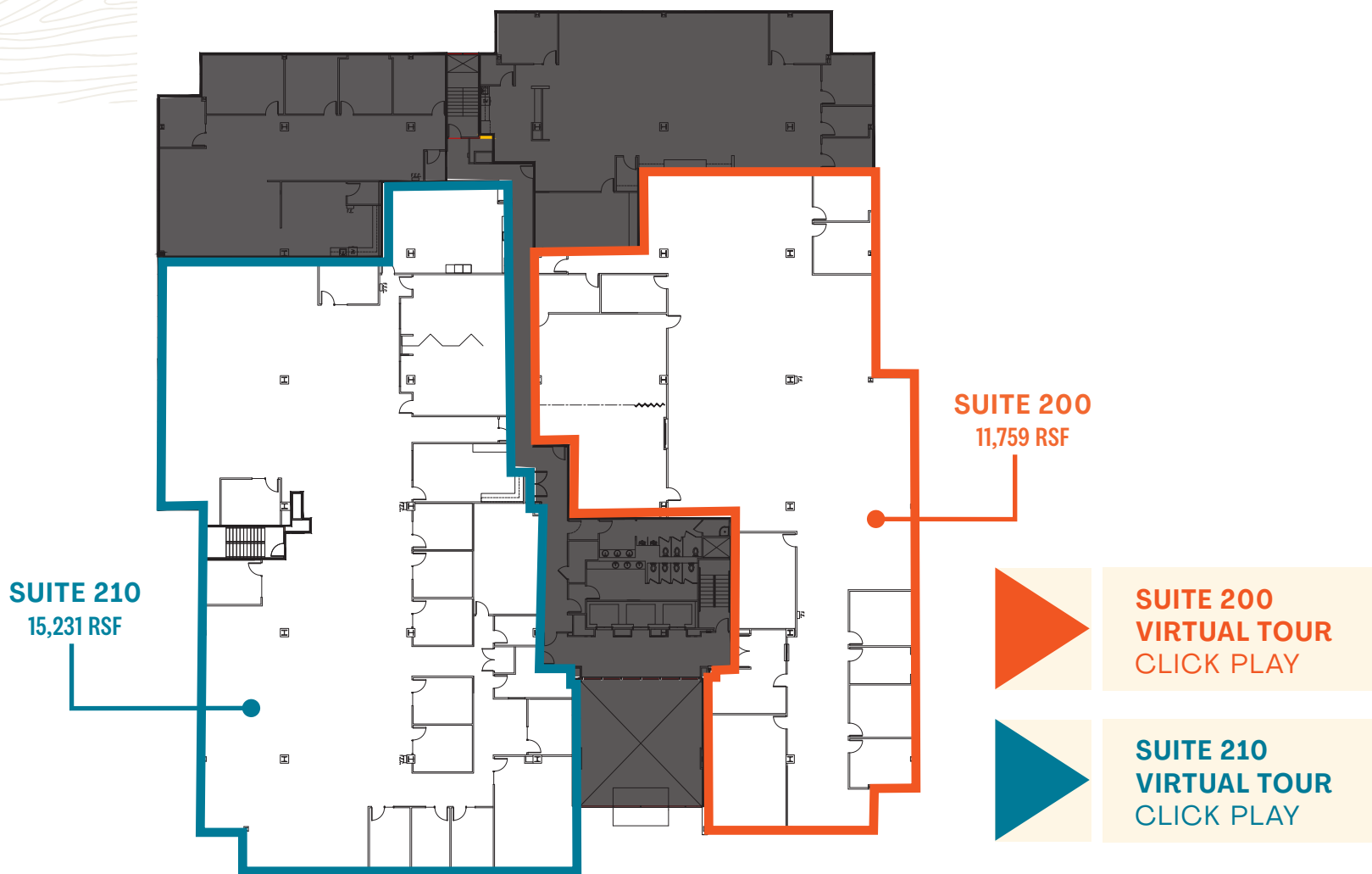
+ Available Now

+ Furnished

+ Suite 210 - 15,231 RSF

+ Available Now

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**BUILDING IV**  
15395 SE 30TH PLACE



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# Building IV - Floor 1

+ Suite 140 - 7,340 RSF

+ Available Now

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**SUITE 140**  
7,340 RSF



**SUITE 140  
VIRTUAL TOUR  
CLICK PLAY**





**BUILDING IV**  
15395 SE 30TH PLACE



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# Building IV - Basement

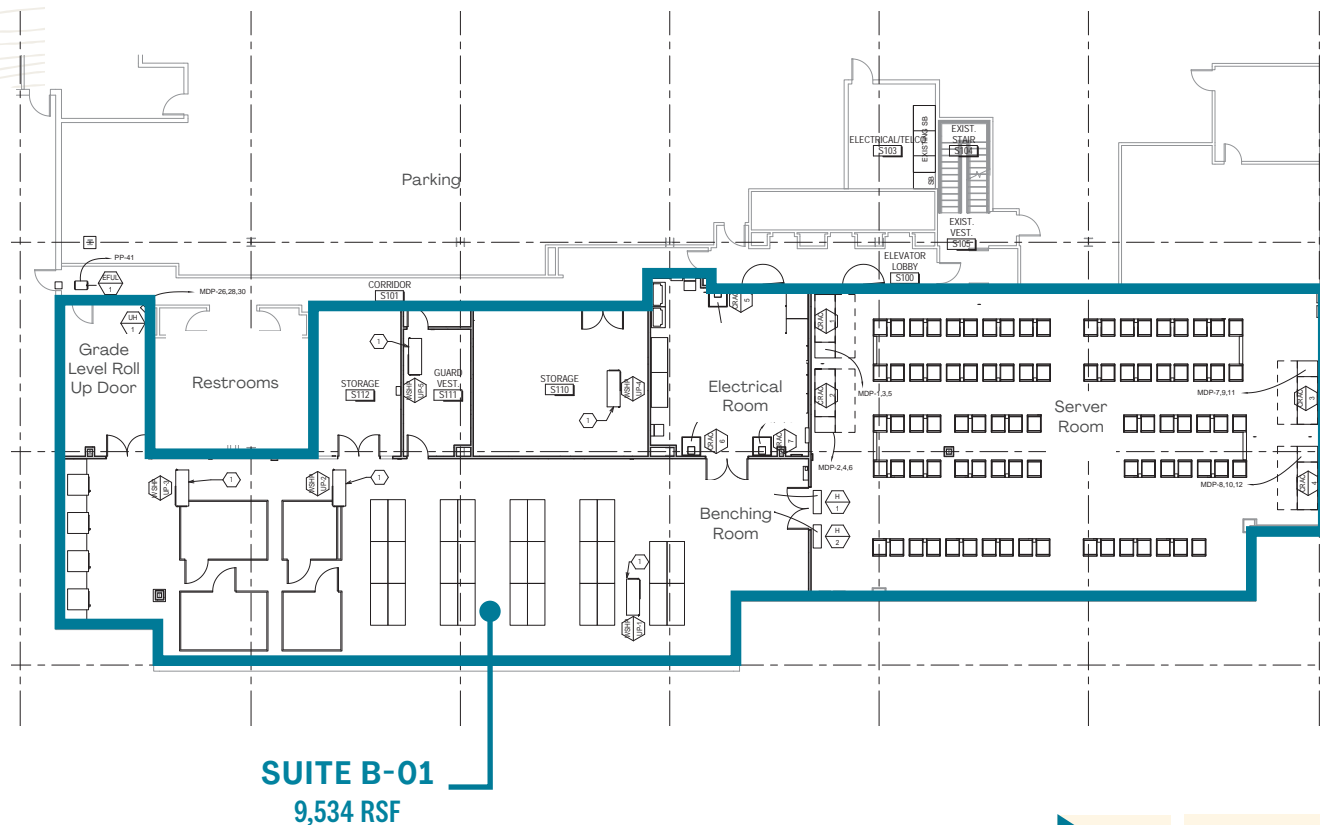
+ Suite B-01 - 9,534 RSF

+ Available Now

+ Unique I-90 tech space

+ Grade-level roll up door

CLICK TO GO BACK  
TO AVAILABLE SPACE



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**B-01**  
**VIRTUAL TOUR**  
**CLICK PLAY**

# Fact Sheet



<b>Year Built:</b>	1985	
<b>Building Square Footage:</b>	15325 SE 30th Place/Bldg I	67,595 SF
	15375 SE 30th Place/Bldg III	91,538 SF
	15395 SE 30th Place/Bldg IV	114,139 SF
<b>Project Square Footage:</b>	276,061 SF	
<b>Rental Rate:</b>	Inquire with Broker	
<b>Operating Expenses:</b>	2025 Estimated Operating Expenses: \$14.45/RSF	
<b>Load Factors:</b>	Per 2017 BOMA standards (varies)	
<b>Parking/Rates:</b>	Approximately 3.8 stalls for every 1,000 square feet of usable area. Surface is free, garage stalls currently \$60.00 per stall per month plus tax (Bldg. I = 28 garage, Bldg. III = 41 garage, Bldg. IV = 172 garage).	
<b>Exterior:</b>	Eastgate Office Park consists of three mid-rise, three-story, class-A office buildings and one two-story amenity building with 281,913 SF on a 14-acre campus-style setting.	
<b>Plaza:</b>	The area features native plantings, outdoor walkways, water fountains, and seating areas that take full advantage of the natural beauty.	
<b>Security:</b>	The building has nightly manned security, roving security and a key card access system.	
<b>HVAC:</b>	The HVAC consists of a state-of-the-art energy management system for maximum comfort and efficiency.	
<b>Restaurants/Food Service:</b>	Deli/carry-out restaurant	
<b>Athletic Facility:</b>	Full fitness center with indoor basketball, squash and racquetball courts. Secure, indoor bike storage facility.	
<b>Conference Facilities:</b>	Multiple training/conference facilities	
<b>Fiber Optics:</b>	Providers of fiber optics include Century Link and TWTelecom.	
<b>Green Initiatives:</b>	Plumbing and Electrical Retrofits to reduce utility usage.	
	Replacing existing lighting fixtures when possible from 3 bulb (T-8) to 2 bulb indirect (T-8). Adding Lighting sensors in all customer spaces. Reducing the overall trash produced on the property by purchasing recycle/trash containers for the exterior of the building. Utilizing environmentally friendly products and practices for janitorial, pest control and landscaping services. Sustainable Purchasing - when possible using recycle/reclaimed material (like Trex boards) to replace current wood products, reducing the use of non sustainable products required for maintenance. Onsite locker rooms and showers for cyclists commuting to the property.	
<b>Area Amenities:</b>	The Eastgate area of Bellevue is sited in close proximity to two retail shopping centers, hotels and many restaurants and quick dining facilities.	
<b>Location:</b>	Conveniently located, the building is next to the 156th Avenue SE interchange nestled along Interstate 90 with quick access to downtown Bellevue (10 minutes away) and downtown Seattle (20 minutes away). Seattle-Tacoma International Airport is easily accessible via I-405, just minutes west on I-90.	
<b>Ownership:</b>	American Assets Trust	
<b>Property Management:</b>	American Assets Trust	
<b>Leasing:</b>	Broderick Group, Inc. (425) 646-3444 - Paul Sweeney/Jason Furr/Tony Ulaia	







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