

# KENYON CENTER

BRODERICK  
• GROUP •

3326 160TH AVE SE | BELLEVUE, WA

SHORT TERM LEASES  
THRU Q1 2026 OR Q1 2031

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



# KENYON CENTER

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FLOOR / SUITE	SIZE	AVAIL. DATE	COMMENTS
<a href="#">1 / 100</a>	7,020	Now	<ul style="list-style-type: none"> <li>• Direct lobby exposure</li> <li>• Two private offices, four conference rooms, IT/Server, open work space and kitchenette</li> <li>• Abundant natural light along the window line looking out to greenery</li> <li>• <a href="#">Click here to view Virtual Tour</a></li> </ul>
<a href="#">1 / 160</a>	1,543	8/1/2025	<ul style="list-style-type: none"> <li>• Directly off the main lobby of the building</li> <li>• Efficient small suite with open office and two private offices or huddle rooms</li> <li>• Flexible lease terms available</li> </ul>
<a href="#">2 / 200</a>	15,167	Now	<ul style="list-style-type: none"> <li>• <b>Can be leased with Suite 300 for a cumulative 29,990 RSF</b></li> <li>• Reception off of elevator lobby, two large training rooms, mix of open space, private offices, conference rooms and kitchenette</li> </ul>
<a href="#">3 / 300</a>	14,823	Now	<ul style="list-style-type: none"> <li>• <b>Can be leased with Suite 200 for a cumulative 29,990 RSF</b></li> <li>• <b>Can be leased with Suite 305 for a cumulative 19,080 RSF</b></li> <li>• Reception off of elevator lobby</li> <li>• Perimeter private offices and conference rooms with interior open work space</li> <li>• Refreshed kitchenette and break area</li> <li>• Large training room</li> </ul>
<a href="#">3 / 305</a>	4,257	Now	<ul style="list-style-type: none"> <li>• <b>Can be leased with Suite 300 for a cumulative 19,080 RSF</b></li> <li>• Mix of open work area, one large conference room, two small huddle rooms, three interior private offices and kitchenette</li> <li>• Plentiful natural light along the window line</li> <li>• <a href="#">Click here to view Virtual Tour</a></li> </ul>
<a href="#">4 / 450</a>	8,923	Now	<ul style="list-style-type: none"> <li>• Furniture can be made available</li> <li>• Potentially demisable suite to ~4,000 RSF to 8,923 RSF</li> <li>• <a href="#">Click here to view Virtual Tour</a></li> </ul>

## 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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BELLEVUE, WA



## 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

<b>Location:</b>	3326 160 <sup>th</sup> Avenue SE, Bellevue, Washington 98008
<b>Building Square Footage:</b>	± 90,000 RSF (4 floors)
<b>Year Built:</b>	1986
<b>Rental Rate:</b>	Inquire with Broker
<b>Operating Expenses:</b>	\$10.50/RSF (est. for 2025)
<b>Load Factor:</b>	9.7% - single-tenant floor; 13.5% - multi-tenant floor
<b>Freeway Access:</b>	<ul style="list-style-type: none"><li>Kenyon Center offers the most convenient I-90 access possible</li><li>Immediate access outside the entrance to the project through three-way interchange at 161<sup>st</sup> Avenue SE</li><li>Additionally, the 156<sup>th</sup> Avenue NE and 148<sup>th</sup> Avenue NE interchanges can also be utilized to access I-90/Kenyon Center</li></ul>
<b>Drive Times:</b>	Downtown Bellevue: 6 minutes Downtown Seattle: 12 minutes Downtown Issaquah: 7 minutes Sea-Tac Airport: 19 minutes
<b>Parking:</b>	<ul style="list-style-type: none"><li>4.41 stalls per 1,000 USF Total</li><li>0.6/1,000 USF covered and secured</li></ul>
<b>Views:</b>	Yes - Cascade Mountain and Lake Sammamish views
<b>Area Amenities:</b>	Jogging/walking trails throughout area, park across the street, two retail complexes and restaurants, Embassy Suites and athletic club nearby
<b>Fiber Optic Capability:</b>	Yes - multiple fiber providers on the street (160 <sup>th</sup> Avenue SE)
<b>Elevators:</b>	Three (3) elevators with direct access from parking garage to all four (4) floors
<b>Ownership/Management:</b>	Pilchuck Development LLC Broderick Group   <a href="http://broderickgroup.com">broderickgroup.com</a>
<b>Exclusive Leasing Agents:</b>	Paul Jerue - 425.646.5223 - <a href="mailto:jerue@broderickgroup.com">jerue@broderickgroup.com</a> Eric Haehl - 425.646.5266 - <a href="mailto:haehl@broderickgroup.com">haehl@broderickgroup.com</a>

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For more information or to  
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**PAUL JERUE**

425.646.5223

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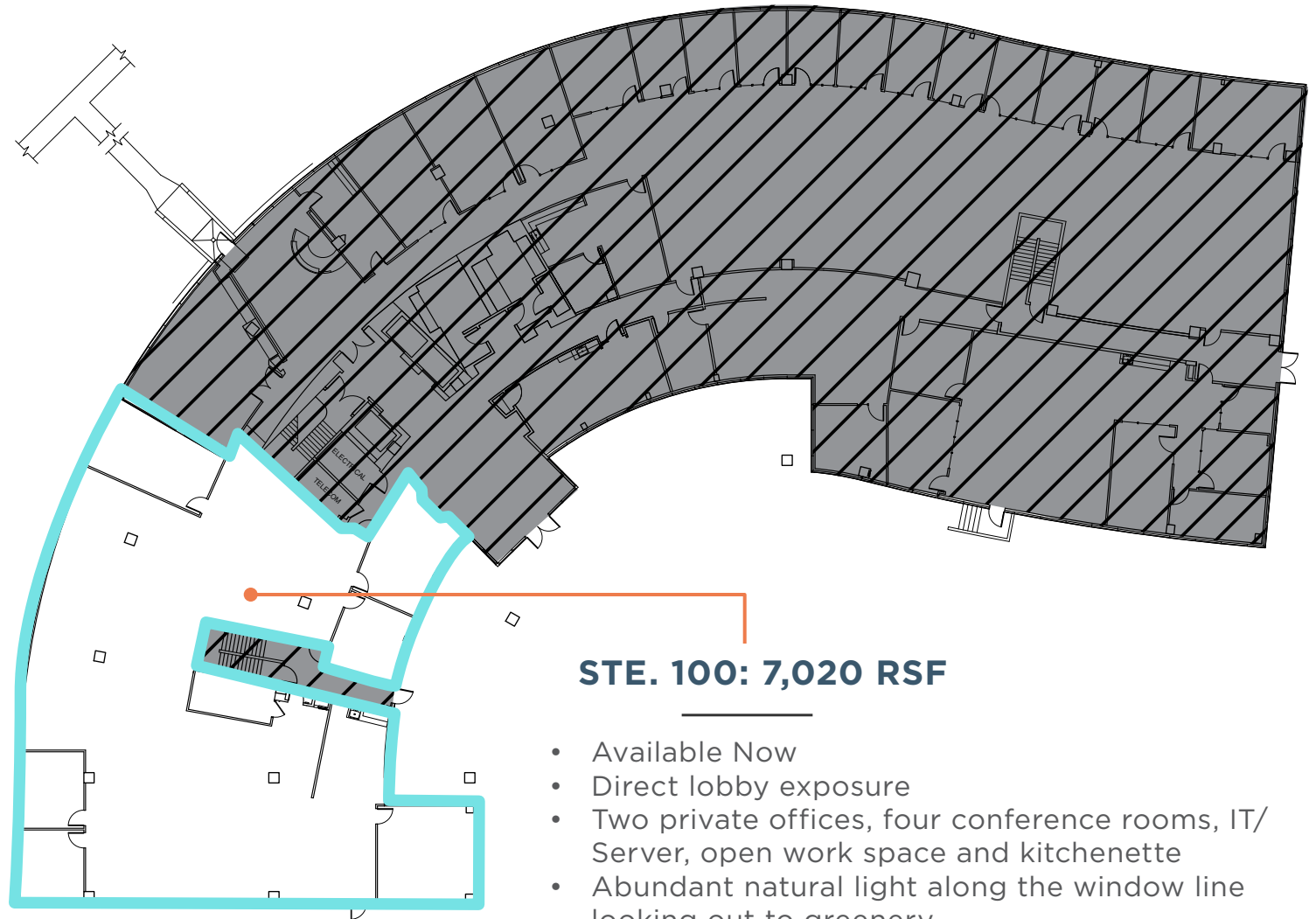
**ERIC HAEHL**

425.646.5266

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 VIRTUAL TOUR

1ST FLOOR



## STE. 100: 7,020 RSF

- Available Now
- 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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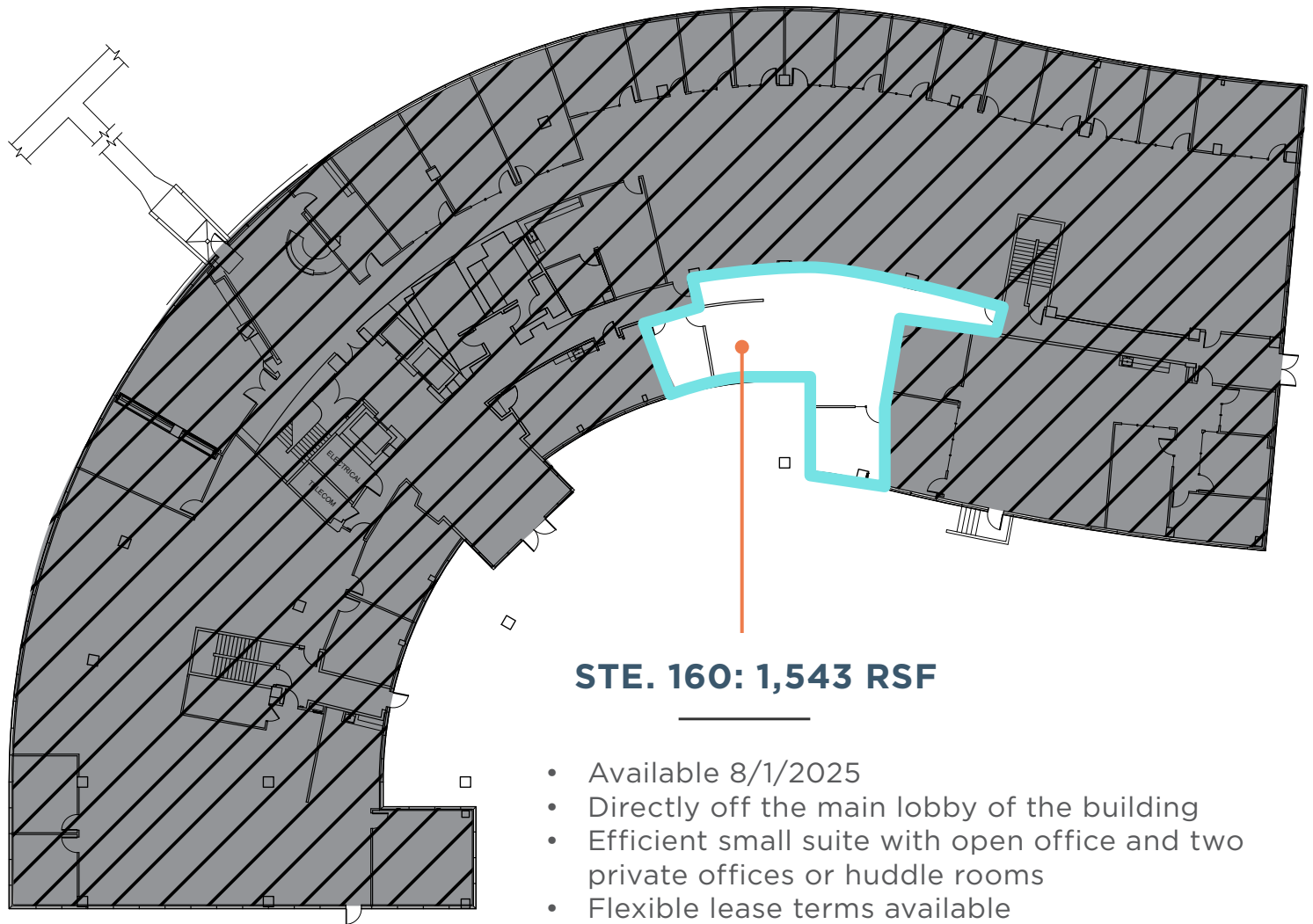
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## 1ST FLOOR



### STE. 160: 1,543 RSF

- Available 8/1/2025
- Directly off the main lobby of the building
- Efficient small suite with open office and two private offices or huddle rooms
- Flexible lease terms available

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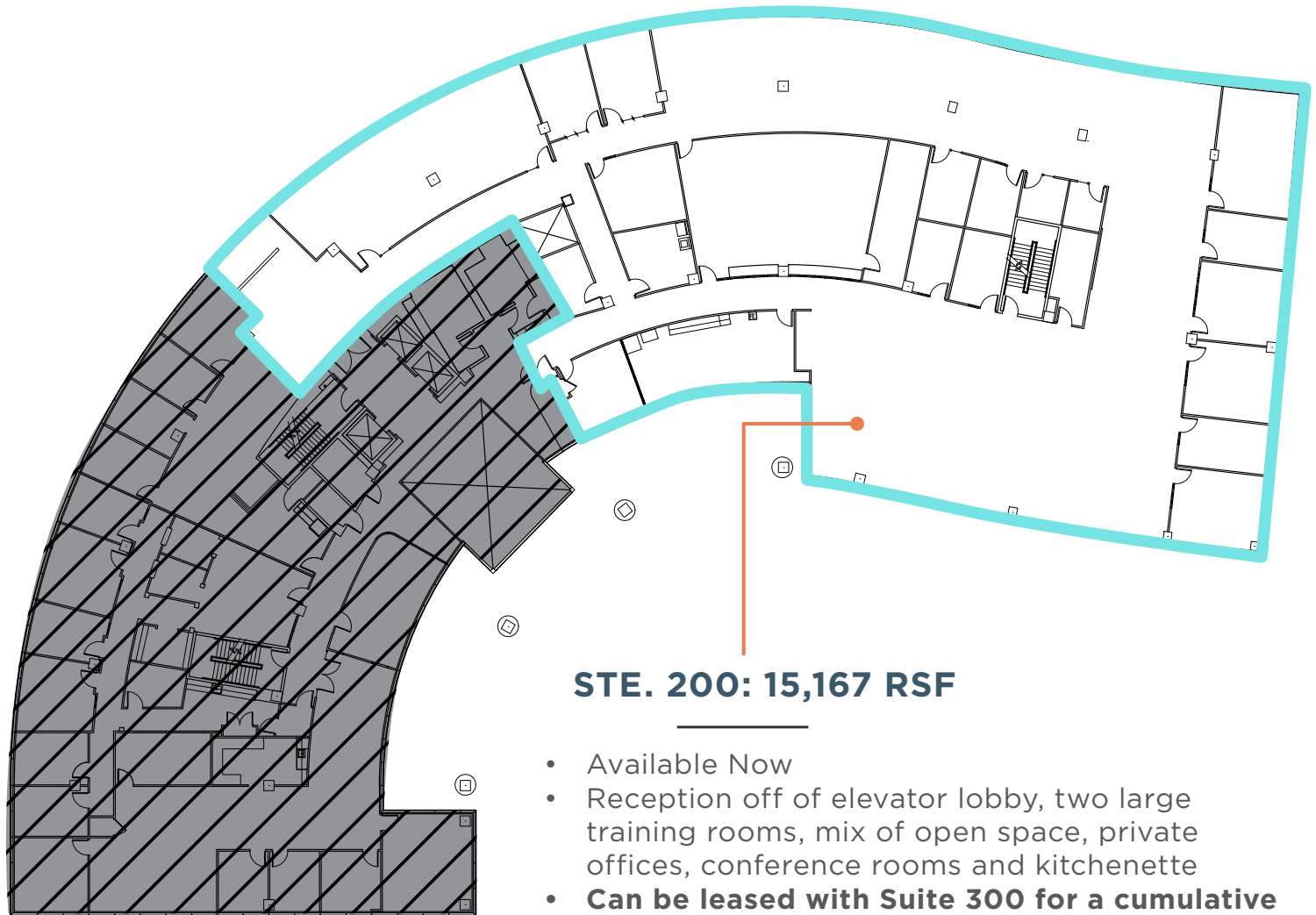
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## 2ND FLOOR



### STE. 200: 15,167 RSF

- Available Now
- Reception off of elevator lobby, two large training rooms, mix of open space, private offices, conference rooms and kitchenette
- **Can be leased with Suite 300 for a cumulative 29,990 RSF**

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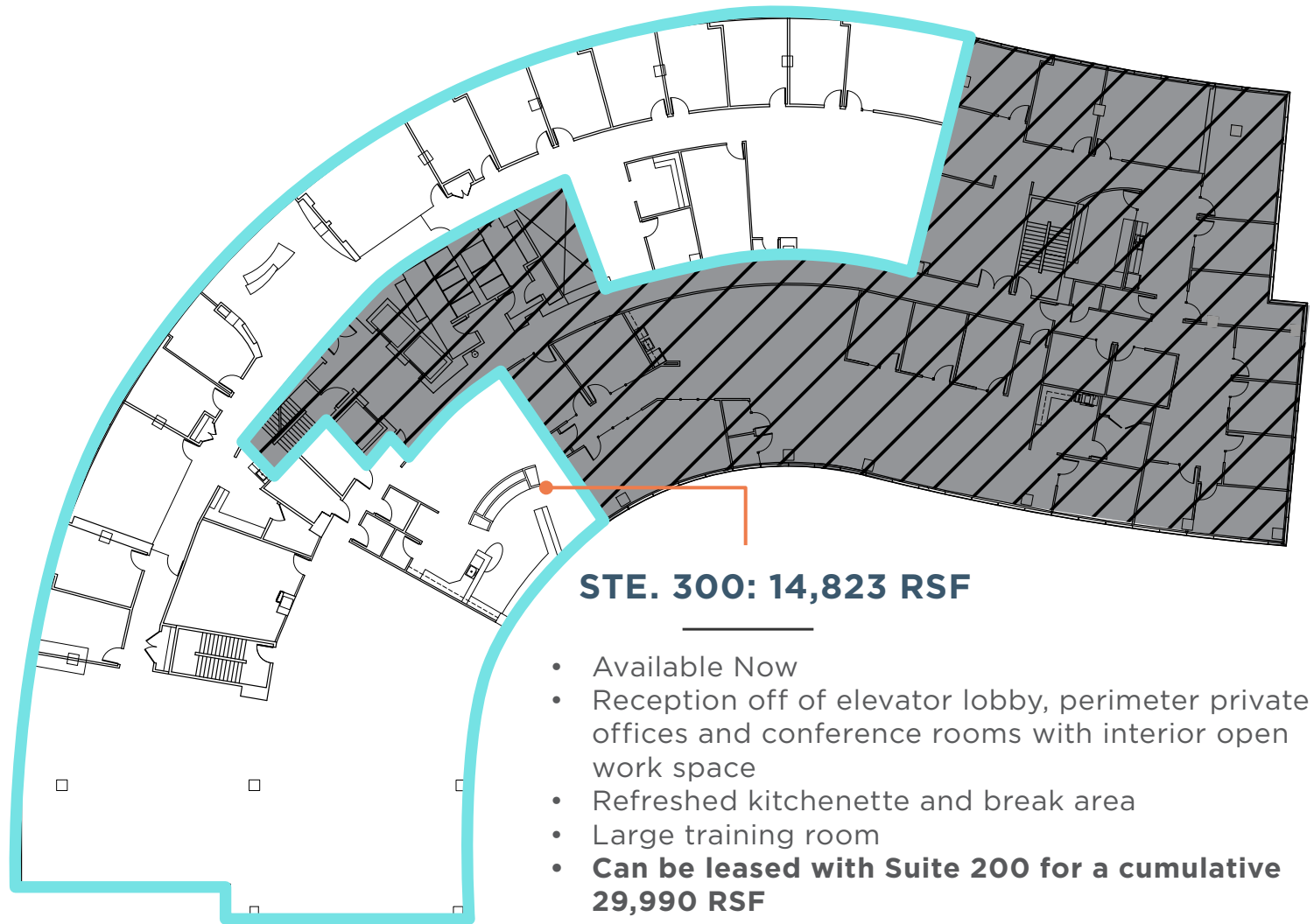
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## 3RD FLOOR



### STE. 300: 14,823 RSF

- Available Now
- Reception off of elevator lobby, perimeter private offices and conference rooms with interior open work space
- Refreshed kitchenette and break area
- Large training room
- **Can be leased with Suite 200 for a cumulative 29,990 RSF**
- **Can be leased with Suite 300 for a cumulative 19,080 RSF**

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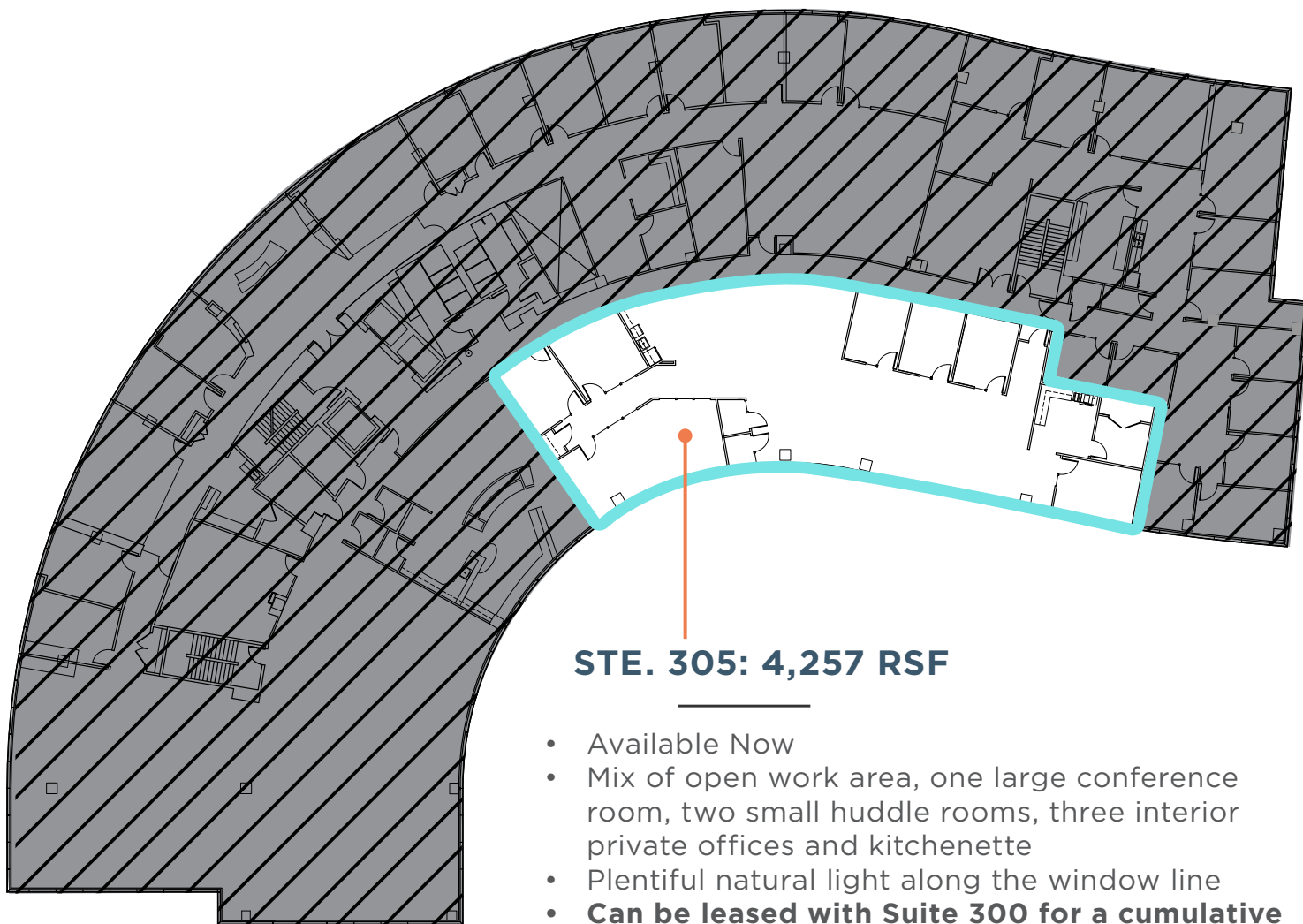
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VIRTUAL TOUR

3RD FLOOR



## STE. 305: 4,257 RSF

- Available Now
- 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
- **Can be leased with Suite 300 for a cumulative 19,080 RSF**

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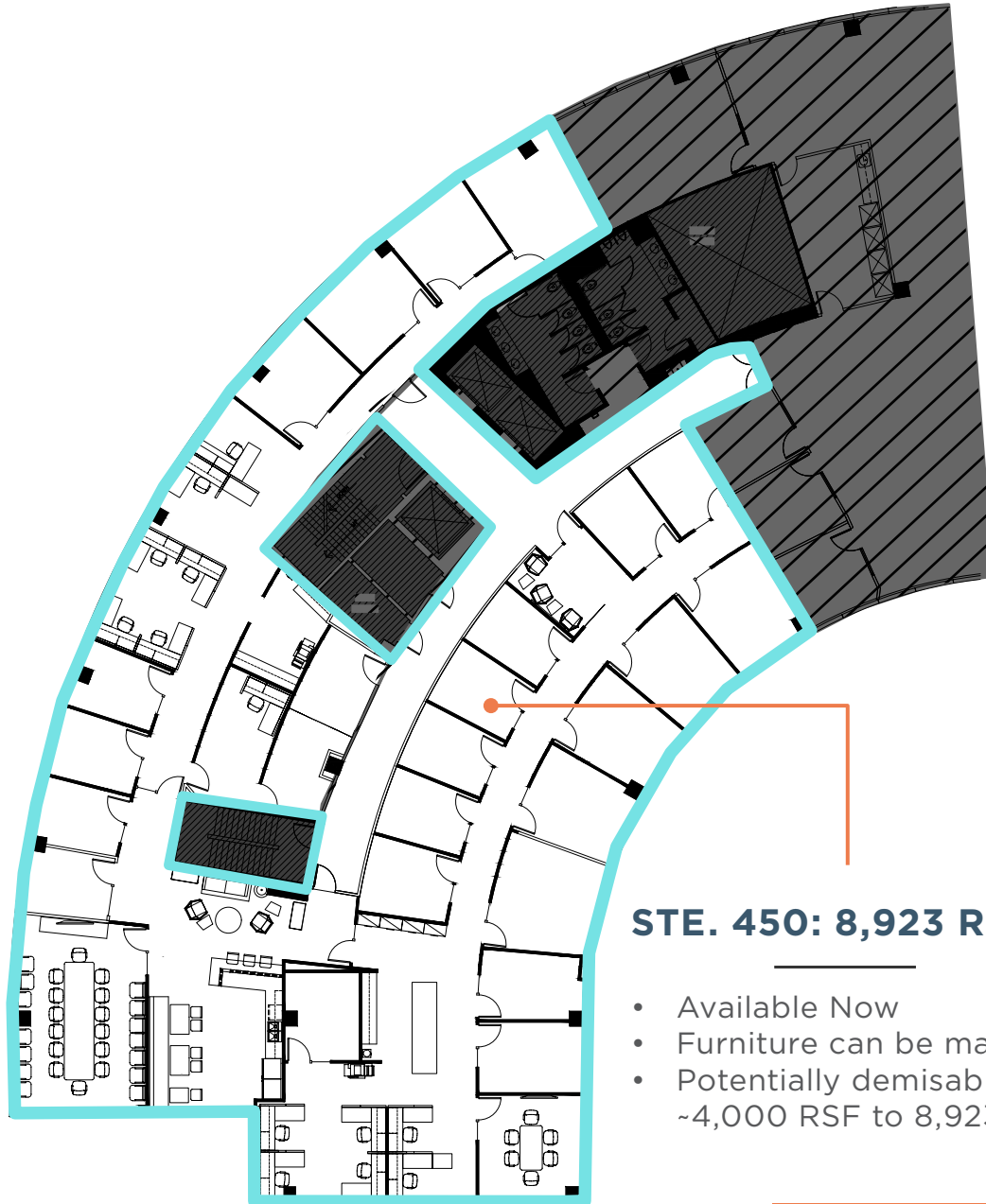
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 VIRTUAL TOUR

4TH FLOOR



## STE. 450: 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**