

Eastside Office

MARKET OVERVIEW



BRODERICK
GROUP

A Bellevue CBD Bullseye for Tenant Demand WITH SIGNS OF LIFE IN THE 'BURBS

Since the start of 2024, tenant demand has remained relatively strong, but hyper-focused on best-in-class, well-located, amenitized assets.

Some, but not enough, of that demand is beginning to trickle out to the suburban markets demonstrated by an undisclosed tenant leasing 26,000 SF at Kirkland Ascent and Verizon subleasing 33,000 SF of T-Mobile space along the I-90 Corridor.

Entire Eastside Market SNAPSHOT

18.1%

VACANCY

\$39.22

ASKING RATE
(GROSS)

181,086

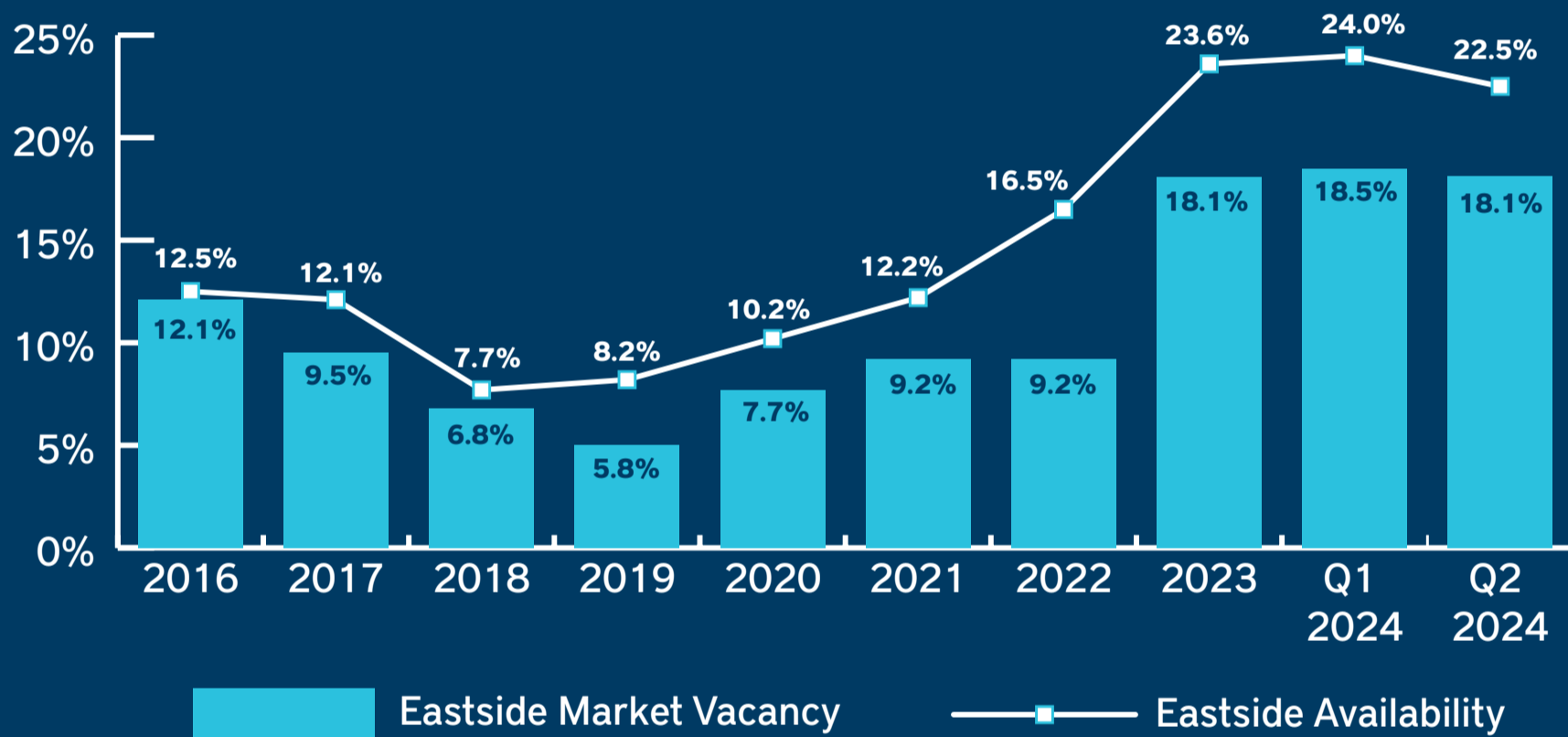
ABSORPTION SF

41,404,749

TOTAL SF

7,512,471

VACANT SF



Q2 2024 Significant Lease Transactions

TENANT	BUILDING	SUBMARKET	RSF / DEAL
Snowflake	Spring District - Block 6	Suburban Bellevue	326,731 / Sublease
Undisclosed	Lincoln Square North	Bellevue CBD	168,390 / Expansion
TradeDesk	The Eight	Bellevue CBD	46,300 / New
Undisclosed	Lincoln Square South	Bellevue CBD	40,316 / New
Verizon	90 North - Bldg. 10	I-90 Corridor	32,682 / New

Highlighted by Snowflake’s sublease at the Spring District, Q2 2024 had a healthy number of leases signed across the Eastside submarkets. Transaction volume, specifically in the CBD, is expected to continue. Class A+ assets remain dominant in attracting tenants as displayed in the Top 5 Lease transactions of Q2 2024.

Forecast

STILL A LONG ROAD AHEAD

Broderick Group projects that the Bellevue CBD will stabilize by mid-2026, at which point rents will start to spike in downtown Bellevue as growing tech companies will compete for what few quality Class A vacancies remain.

Suburban markets need a strong Bellevue CBD to start their recovery. Lower vacancies and higher traffic created by Amazon occupying the remaining 2.7M SF of their committed 5.5M SF in CBD will push tenants to consider their best assets along I-90, SR-520, and I-405.

CONTACT A BROKER FOR FULL REPORT