

ISLAND CORPORATE CENTER



CLASS A OFFICE ON MERCER ISLAND



PROPERTY DETAILS

Building Size	105,417 SF
Year Built / Renovated	1987 / 2013 & 2014
Stories	6
Typical Floor Plate Size	18,000 SF
Parking Ratio	3.3/1,000 RSF
Asking Rates	\$34.00/SF, NNN
2025 Operating Expenses	\$13.03 /SF



CLASS A OFFICE

Exceptional Class A office building with recent upgrades and high-end finishes throughout



UNMATCHED TRANSPORTATION

Immediate access from I-90, nearby transit hub (Mercer Island P&R) & close to future EastLink Light Rail Station



PRIME LOCATION ON MERCER ISLAND

Convenient Mercer Island location with less than ten minute travel time to Seattle or Bellevue



ON-SITE & WALKABLE AMENITIES

On-site amenities include a fitness center, lockers with showers, & a state-of-the-art conference center.

Located in the Mercer Island Town Center and surrounded by a multitude of retail, restaurants and shops, all within walking distance.



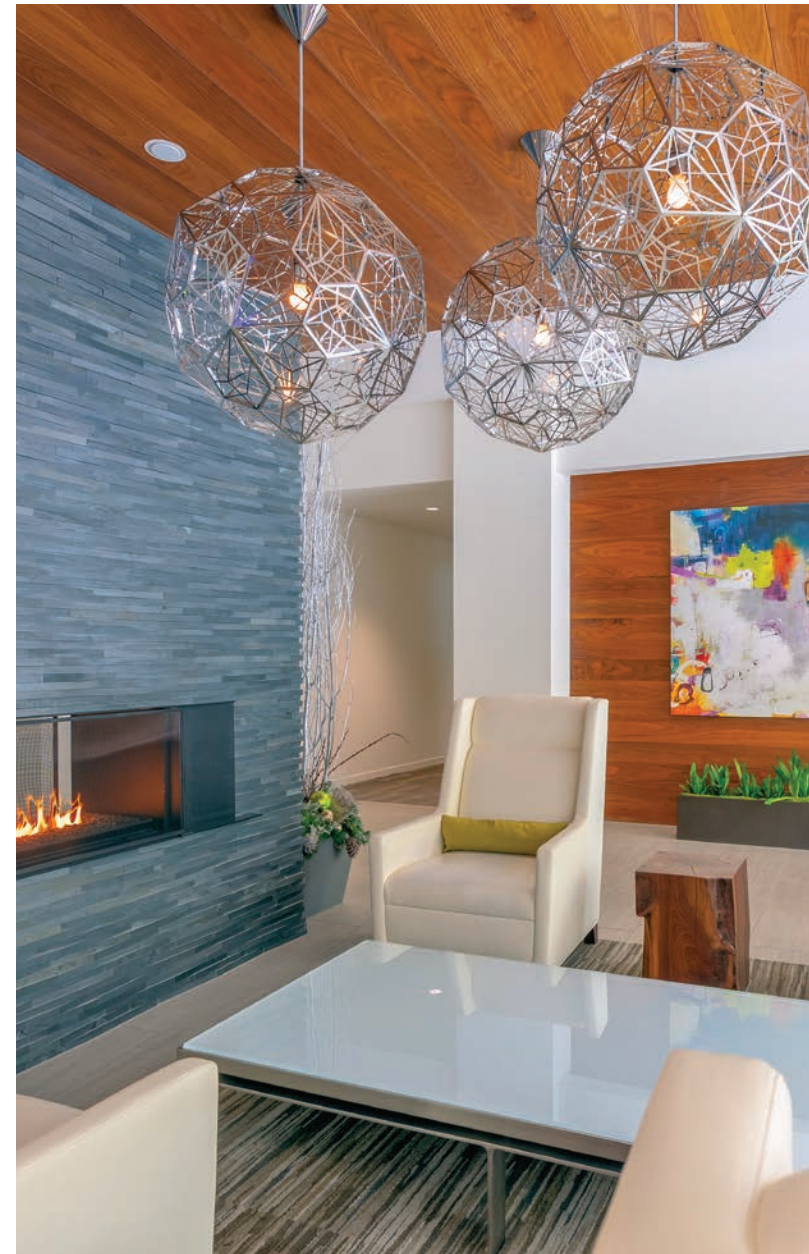
FLEXIBLE FLOOR PLATES

Flexible floor plates to configure the perfect office layout



ABOVE-MARKET PARKING

Secure two-level, subterranean parking garage



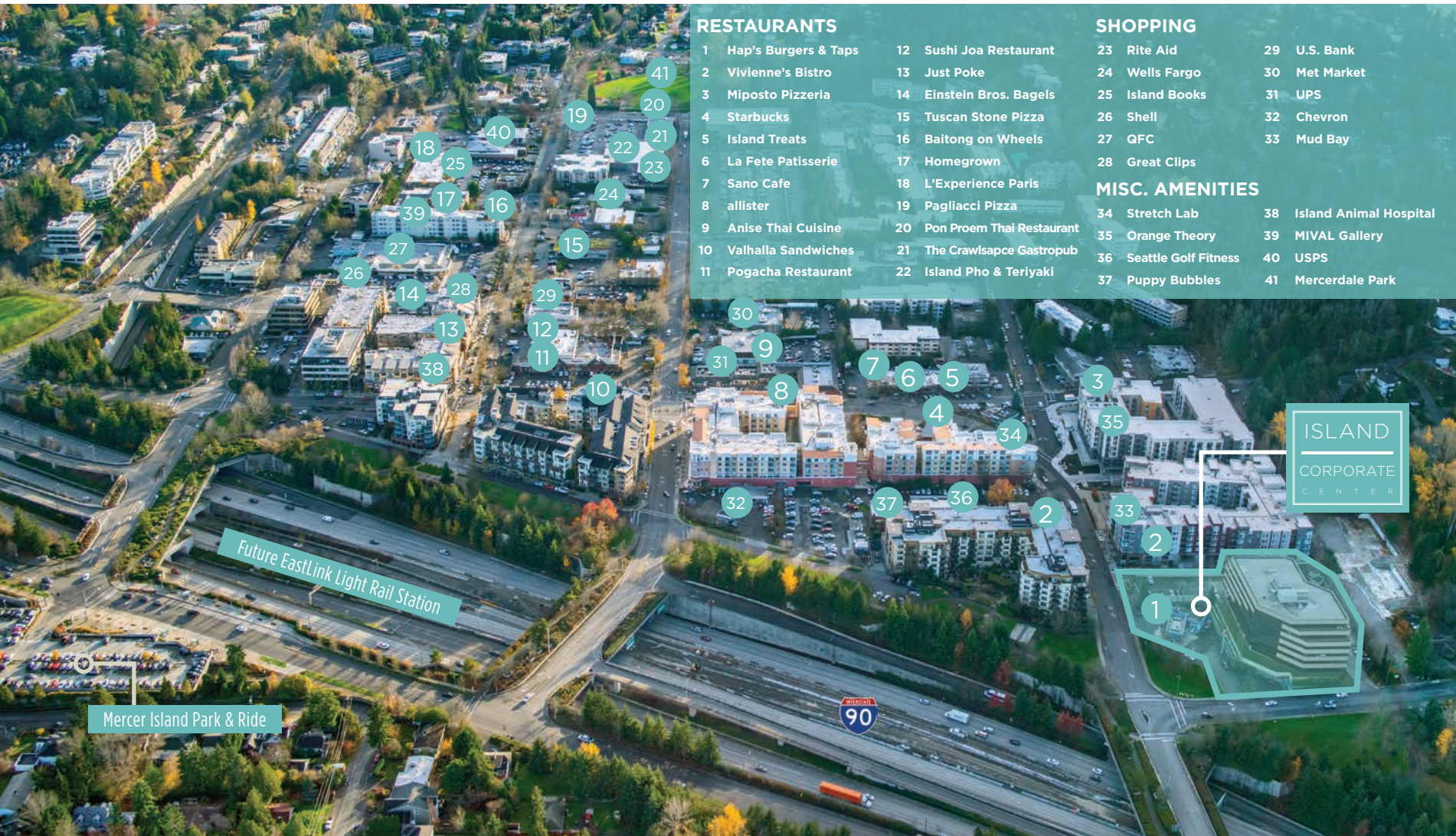
AVAILABLE SUITES

Floor / Suite	Size	Availability	Comments
<u>3/320</u>	2,601 RSF	11/1/2025	Can be combined with Suite 325 and Suite 330 for a total of 6,530 RSF.
<u>3/325</u>	2,286 RSF	With 30 days' notice	Five (5) private offices, open work area and kitchen / break room. Can be combined with Suite 330 for a total of 3,929 RSF. Can be combined with Suite 320 and Suite 330 for a total of 6,530 RSF.
<u>3/330</u>	1,643 RSF	Now	Three (3) private offices, conference room and kitchenette. Can be combined with Suite 325 for a total of 3,929 RSF. Can be combined with Suite 320 and Suite 325 for a total of 6,530 RSF.
<u>5/560</u>	2,203 RSF	Now	Five (5) private offices, kitchen, work room, storage, open work area and reception area.

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.

THE PREMIER CLASS A OFFICE
ON MERCER ISLAND

WALKABLE AMENITIES & NEARBY TRANSIT OPTIONS



RESTAURANTS

- | | |
|------------------------|------------------------------|
| 1 Hap's Burgers & Taps | 12 Sushi Joa Restaurant |
| 2 Vivienne's Bistro | 13 Just Poke |
| 3 Miposto Pizzeria | 14 Einstein Bros. Bagels |
| 4 Starbucks | 15 Tuscan Stone Pizza |
| 5 Island Treats | 16 Baitong on Wheels |
| 6 La Fete Patisserie | 17 Homegrown |
| 7 Sano Cafe | 18 L'Experience Paris |
| 8 allister | 19 Pagliacci Pizza |
| 9 Anise Thai Cuisine | 20 Pon Proem Thai Restaurant |
| 10 Valhalla Sandwiches | 21 The Crawlspace Gastropub |
| 11 Pogacha Restaurant | 22 Island Pho & Teriyaki |

SHOPPING

- | | |
|-----------------|---------------|
| 23 Rite Aid | 29 U.S. Bank |
| 24 Wells Fargo | 30 Met Market |
| 25 Island Books | 31 UPS |
| 26 Shell | 32 Chevron |
| 27 QFC | 33 Mud Bay |

MISC. AMENITIES

- | | |
|-------------------------|---------------------------|
| 34 Stretch Lab | 38 Island Animal Hospital |
| 35 Orange Theory | 39 MIVAL Gallery |
| 36 Seattle Golf Fitness | 40 USPS |
| 37 Puppy Bubbles | 41 Mercerdale Park |

ISLAND
CORPORATE
CENTER

Future EastLink Light Rail Station

Mercer Island Park & Ride

Located within Mercer Island's Town Center, the largest commercial hub on the island, Island Corporate Center is surrounded by a large mix of restaurants, shops, galleries, fitness studios, grocery stores, and many more superior retailers.

Island Corporate Center on-site amenities include:

- Conference room
- Fitness center with showers
- Bike storage
- Private balconies
- Stunning views



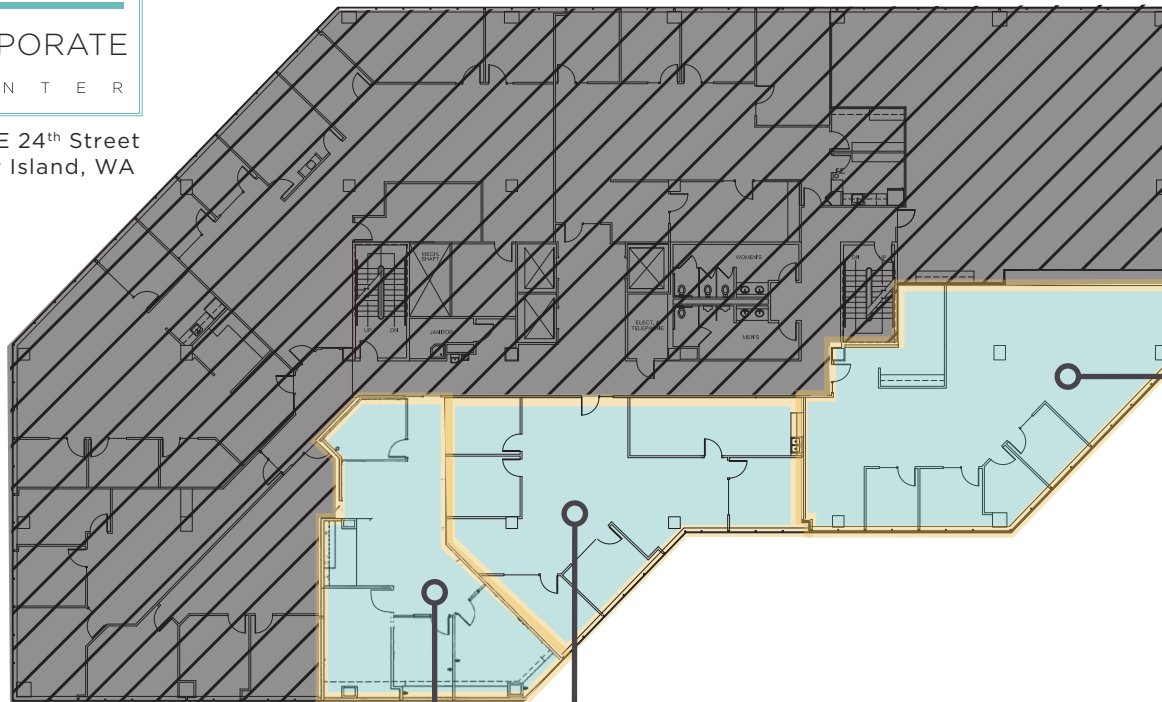
ISLAND

CORPORATE

C E N T E R

7525 SE 24th Street
Mercer Island, WA

Back to Availabilities



SUITE 320 | 2,601 RSF

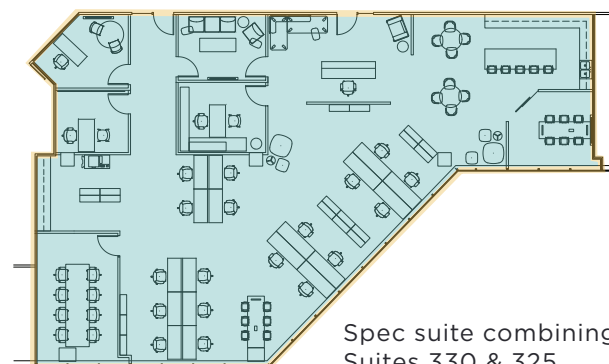
- Can be combined with Suite 325 and 330 for a total of 6,530 RSF
- Available 11/1/2025

SUITE 325 | 2,286 RSF

- Can be combined with Suite 330 for a total of 3,929 RSF
- Available with 30 days' notice

SUITE 330 | 1,643 RSF

- Can be combined with Suite 325 for a total of 3,929 RSF
- Available Now



Spec suite combining
Suites 330 & 325

GRANT YERKE

(425) 646-5264

yerke@broderickgroup.com

COLIN TANIGAWA

(425) 274-4283

tanigawa@broderickgroup.com

SRO®

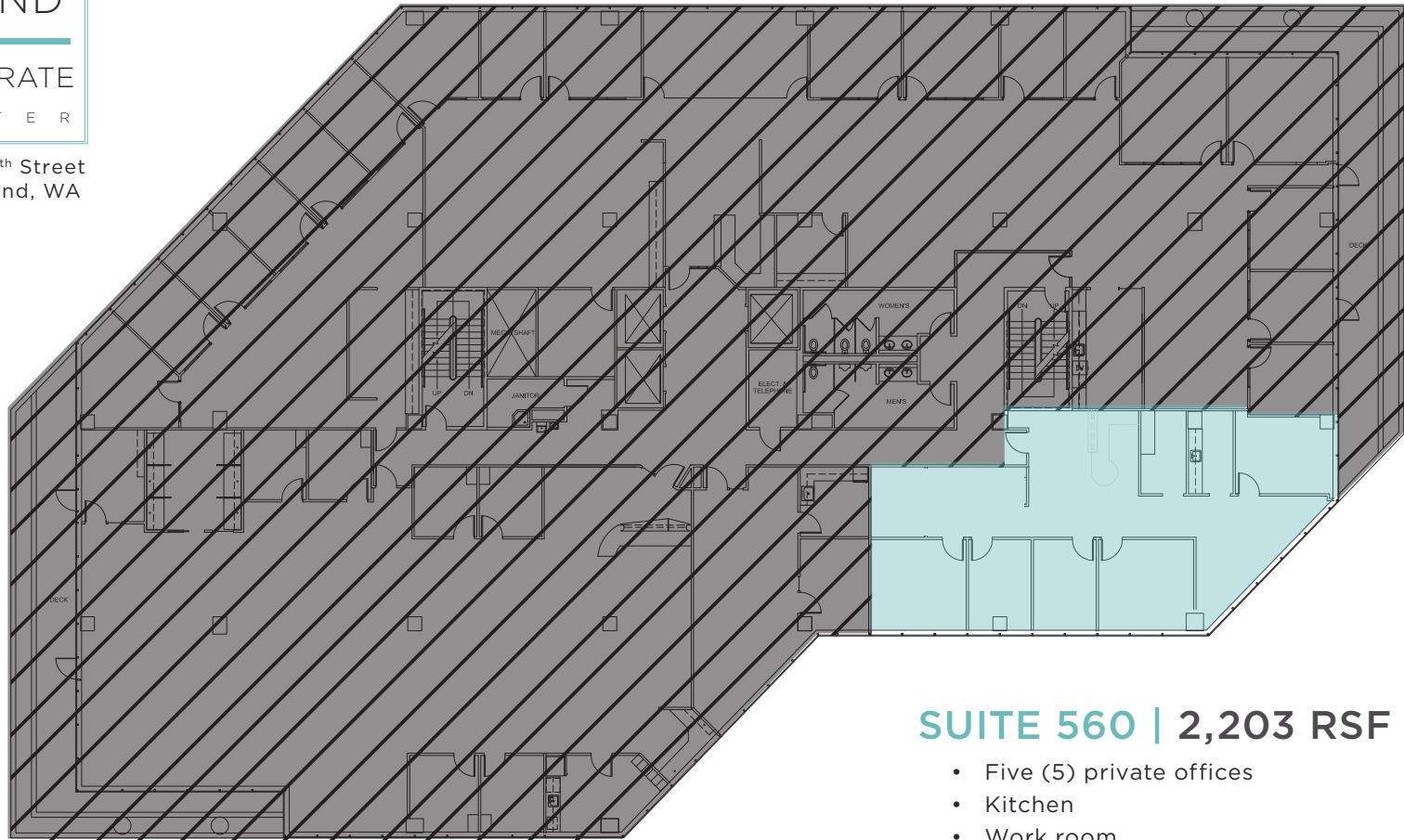
BRODERICK
GROUP

ISLAND

CORPORATE

C E N T E R

7525 SE 24th Street
Mercer Island, WA



Back to Availabilities

SUITE 560 | 2,203 RSF

- Five (5) private offices
- Kitchen
- Work room
- Storage
- Open work area
- Reception area
- Available Now

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