



**Eastridge Corporate Center**  
**The Morelli Family LLC**



11811 & 11911 NE 1st St  
Bellevue, WA 98005

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# EASTRIDGE CORPORATE CENTER





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## BUILDING HIGHLIGHTS

### MANAGEMENT / OWNERSHIP:

Locally owned and managed by  
Eastridge Partners

### LOAD FACTOR:

14%

### 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)

### 2025 EST. OPEX:

\$12.75 per RSF

### INTERNET PROVIDERS:

Comcast and Lumen  
(Fiber available for both)





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## AVAILABILITIES

SUITE	SF	AVAILABLE
A102	1,172	Now
A201	3,006	Now
B205	1,895	Jan 2026
B206	5,688	Jan 2026
B207	644	Now

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

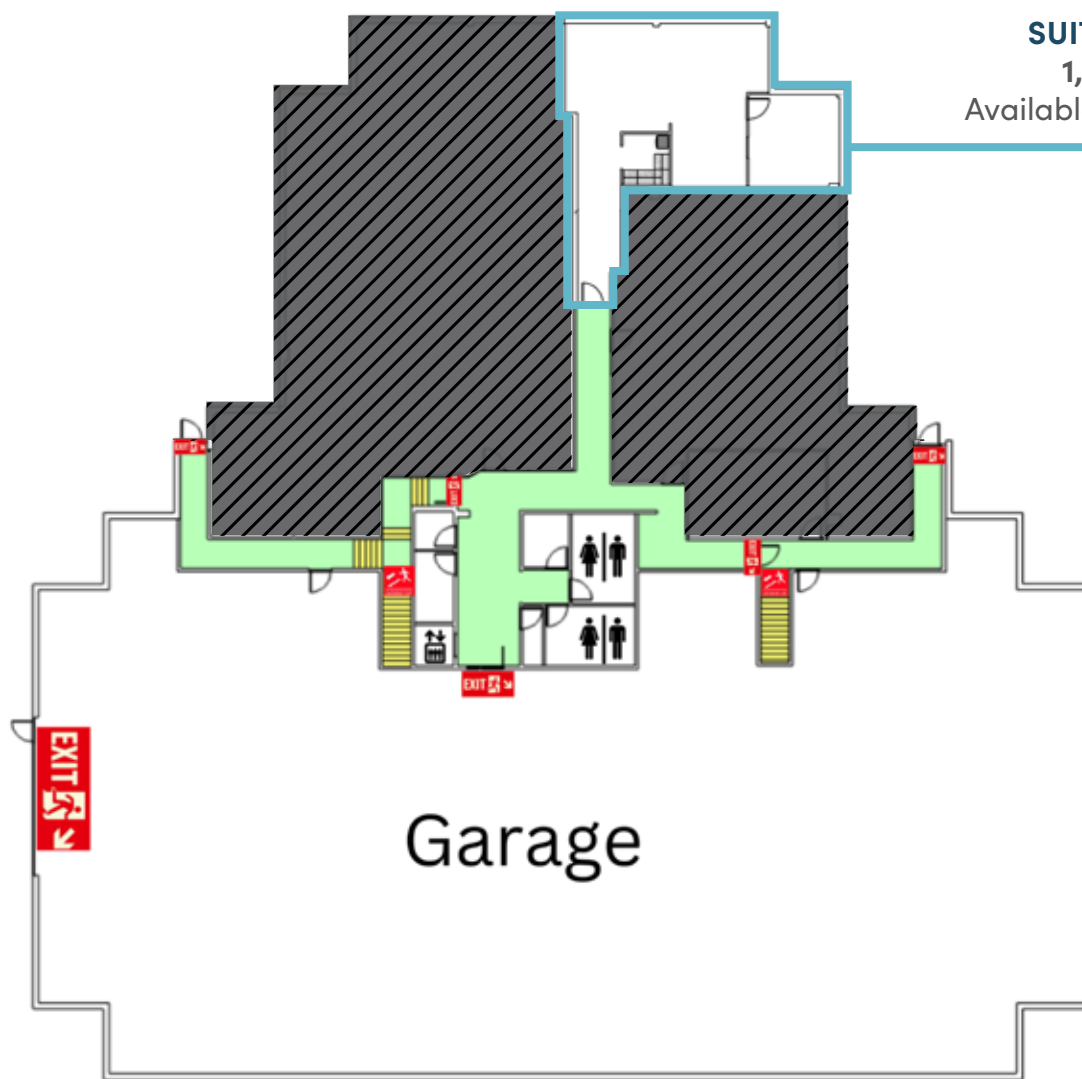
**BUILDING A**  
11811 NE 1st St  
Bellevue, WA 98005

**COLIN TANIGAWA**  
425.274.4283  
tanigawa@broderickgroup.com

**BRODERICK**  
• GROUP •

## BUILDING A FLOOR 1

**SUITE 102**  
1,172 SF  
Available Now



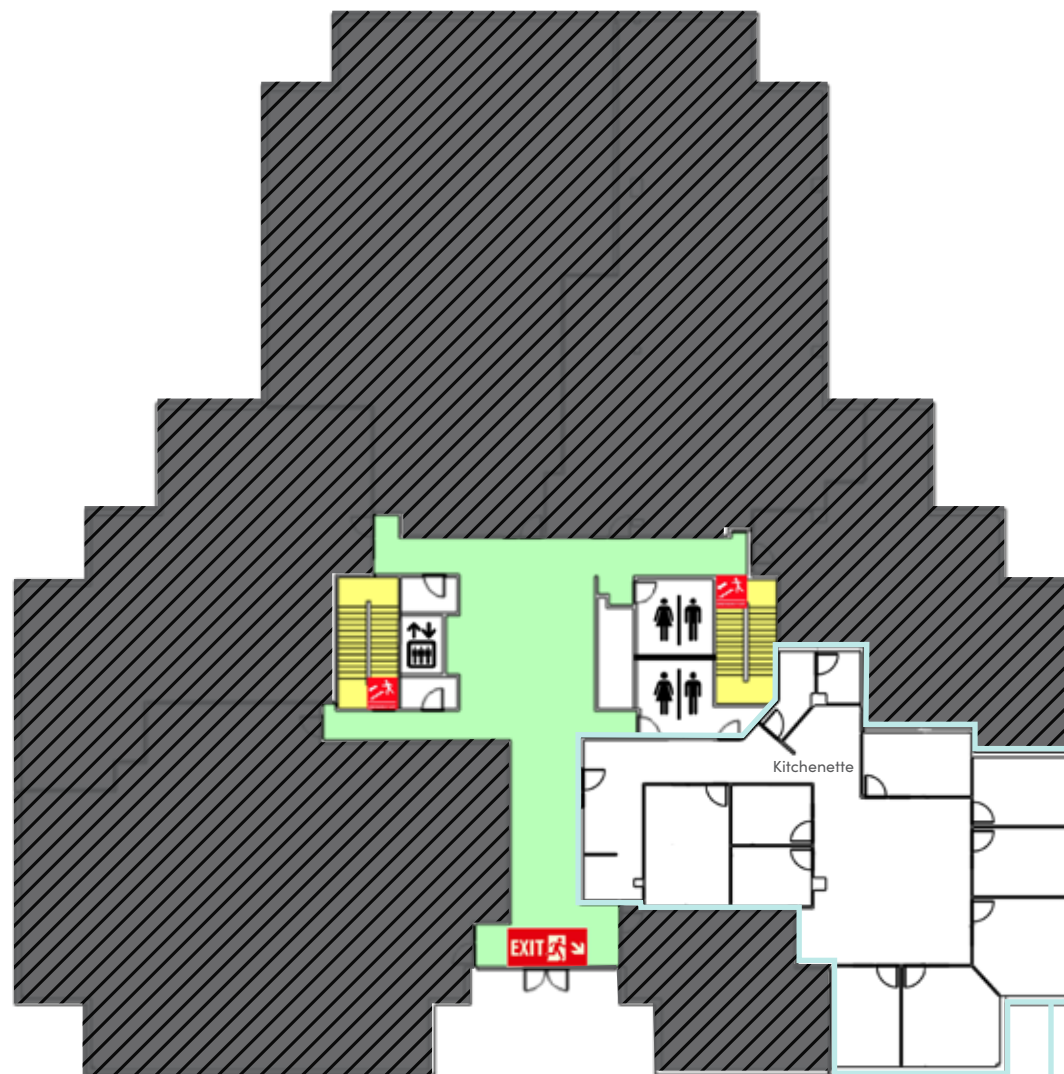
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## BUILDING A FLOOR 2



**SUITE 201**  
**3,006 SF**  
Available Now





# EASTRIDGE CORPORATE CENTER

**BUILDING B**  
11911 NE 1st St  
Bellevue, WA 98005

**COLIN TANIGAWA**  
425.274.4283  
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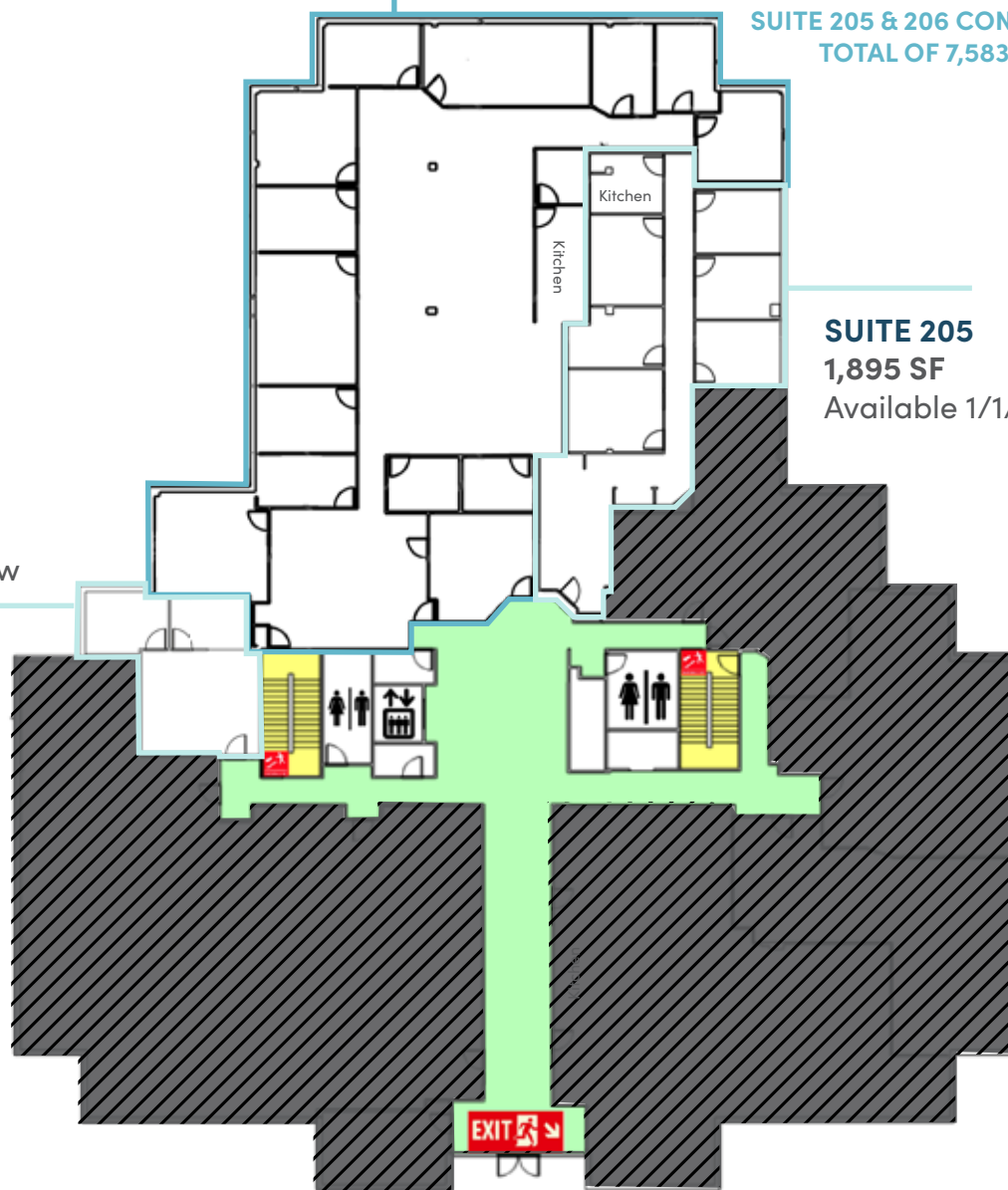
## BUILDING B FLOOR 2

**SUITE 206**  
5,688 SF  
Available 1/1/2026

**SUITE 205 & 206 CONTIGUOUS**  
TOTAL OF 7,583 RSF

**SUITE 205**  
1,895 SF  
Available 1/1/2026

**SUITE 207**  
644 SF  
Available Now





## 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



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

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