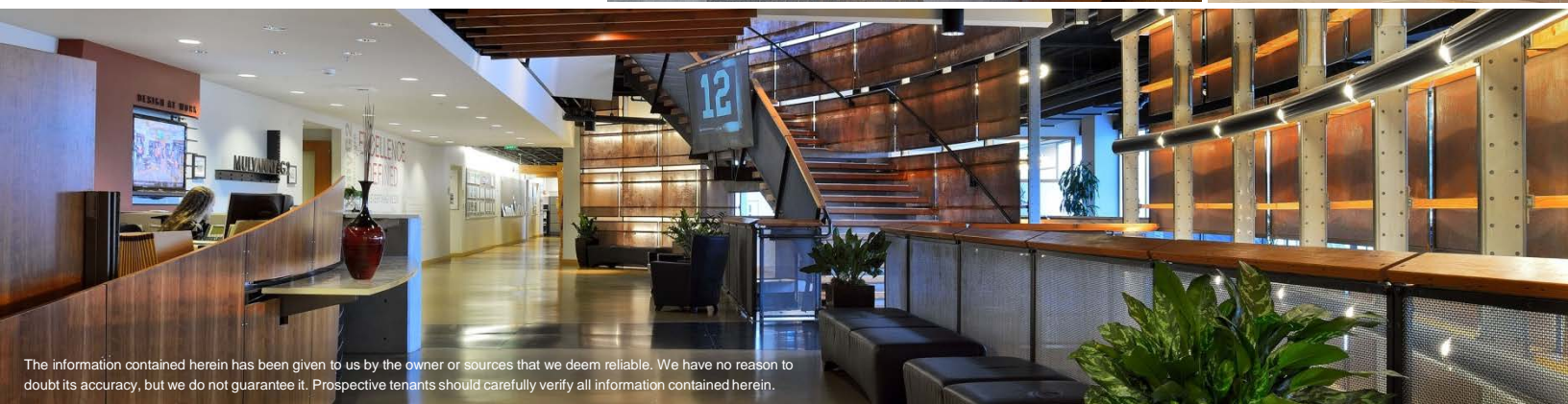




ONE TWELFTH

@ | T W E L F T H

1100, 1110 & 1120 112th Avenue NE
Bellevue, Washington



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.



Space Available

Click on suite number to view floor plan

WEST BUILDING

<u>Floor/Suite</u>	<u>RSF Available</u>	<u>Availability Date</u>	<u>Rental Rate</u>	<u>Load Factor</u>	<u>Comments</u>
2 / 202	10,402 RSF	Available Now	\$24.00 – \$25.00/RSF, NNN	17.3%	Excellent, efficient build out with abundant exterior private offices and open areas. Elevator lobby exposure. Divisible to approx. 5,000 RSF.
3 / 350	3,097 RSF	Available Now	\$24.00 – \$25.00/RSF, NNN	15.9%	Direct elevator lobby exposure. Three private offices, conference room, plus open area.

SOUTH BUILDING

<u>Suite/Floor</u>	<u>RSF Available</u>	<u>Availability Date</u>	<u>Rental Rate</u>	<u>Load Factor</u>	<u>Comments</u>
1 / 100	26,927 RSF	Available Now	\$25.00 – \$26.00/RSF, NNN	7.0%	Full floor. Space to be delivered in warm shell condition. Will build-to-suit.
2 / 200	30,978 RSF	Available Now	\$25.00 – \$26.00/RSF, NNN	7.1%	Highly efficient full floor opportunity. Space to be delivered in warm shell condition. Will build-to-suit.
Contiguous for 57,905 RSF					
3 / 340	5,624 RSF	Available Now	\$24.00 – \$25.00/RSF, NNN	16.3%	Open area with two private offices and small conference room.
3 / 350	3,510 RSF	Available Now	\$24.00 – \$25.00/RSF, NNN	16.3%	Open area with one existing private office.

Contiguous for 9,134 RSF

Up to 67,039 RSF Contiguous on Floors 1-3

EAST BUILDING

<u>Suite/Floor</u>	<u>RSF Available</u>	<u>Availability Date</u>	<u>Rental Rate</u>	<u>Load Factor</u>	<u>Comments</u>
1 / 100	26,138 RSF	Available Now	\$25.00 – \$26.00/RSF, NNN	7.4%	Full floor opportunity.
2 / 200	30,865 RSF	Available Now	\$25.00 – \$26.00/RSF, NNN	7.6%	Full floor opportunity.

Contiguous for 57,003 RSF

1100, 1110 & 1120 112th Avenue NE • Bellevue, Washington



Fact Sheet

Description:	Three (3), six (6) story office buildings totaling 480,267 RSF
Year Built:	2000
Rental Rates:	\$24.00 – \$26.00 per RSF, NNN
Operating Expenses:	2014 Expense Estimate: \$10.25 per RSF
Floor Sizes:	23,763 RSF – 31,023 RSF
Load Factors:	6.9% to 9.0% single tenant and 11.2% - 17.3% multi-tenant
Open Areas:	Two beautifully landscaped plazas, covered pedestrian arcades along building facades surrounding a courtyard. Patio seating available.
Parking:	1,369 stall garage (one of Eastside's largest office building garages) with four (4) levels of secured below ground parking. 3.25/1,000 USF ratio at current rate of \$160.00 per stall plus tax.
Visitor Parking:	Approximately twenty (20) visitor parking stalls in front of garage access gates for easy and efficient 20 minute visitor parking, free of charge. Motor court turnaround for convenient pick up/drop off.
Freeway Access:	Direct I-405 access via NE 8 th Street, direct surface street access to SR-520 via 10 th Street, and I-90 via 112 th Avenue NE.
Garage Access:	Two points of access via 112 th Avenue NE and NE 12 th Street.
Athletic Facility/ Bicycle Commuting Facilities:	Includes the latest cardio-fitness equipment including elliptical cross trainers, Stairmasters, and recumbent bikes. The facilities also include weight and resistance training equipment, television monitors, bicycle commuter facilities, showers and lockers. Available only to tenants of the project for a small initiation fee of \$75, and \$125 annually.
Building Conference Facilities:	Approximately 1,220 RSF located in the West Building complete with television, recorder, computer projection system and white boards. The facility accommodates boardroom style conferences or classroom/lecture style seating and is wired for internet access.
Nearby Hotels:	Walking distance to Hyatt Regency Bellevue, Courtyard Marriott and Bellevue Westin.
Fiber Optics/ Telecommunications:	Three (3) points of presence (POP) rooms and numerous fiber optic/telecommunication providers with access to the project.
Security System:	Programmable computer controlled card access security system, 24-hour on-site manned security force, video surveillance cameras of public areas.
Construction:	Steel frame construction, metal decking floors with poured concrete.
Electrical System:	9.0 watts per square foot throughout building exclusively for tenant use, plus additional 1.5 watts for tenant standard lighting.
HVAC:	LEED Gold and Energy Star Qualified Buildings. Four (4) roof top air handling units on each building with 100% fresh air capability provide cooling redundancy in the unlikely event of failure. Each building includes a cooling tower providing a condenser water loop for the intense cooling needs of high technology tenants.
HVAC Hours of Service:	Monday through Friday, 7:00 a.m. to 6:00 p.m. and Saturday, 8:00 a.m to 1:00 p.m., excluding Holidays. After hours service available 24 hours per day through automated system.
Elevators:	Four (4) high speed traction elevators for the South and East Building and three (3) for the West Building. Each elevator provides direct access to every level of the building and parking garage.
Loading Dock/ Freight:	Loading dock with hydraulic dock lift that can accommodate up to forty (40) foot trucks with convenient access adjacent on the P1 level of the garage.
Ownership/Management:	Principal Real Estate Investors LLC represents project ownership, and KG Investment Management provides on site professional property management services.
Leasing:	BRODERICK GROUP, INC. Jeff Watson • 425.646.5224 • watson@broderickgroup.com Grant Yerke • 425.646.5264 • yerke@broderickgroup.com

ONE TWELFTH

@ | T W E L F T H

1100, 1110 & 1120 112th Avenue NE | Bellevue, Washington

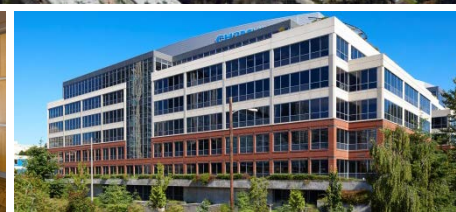
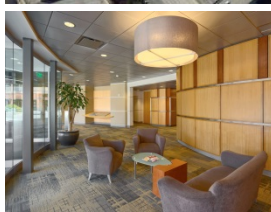


For more information, please contact:



Grant Yerke • (425) 646-5264
yerke@broderickgroup.com

Jeff Watson • (425) 646-5224
watson@broderickgroup.com

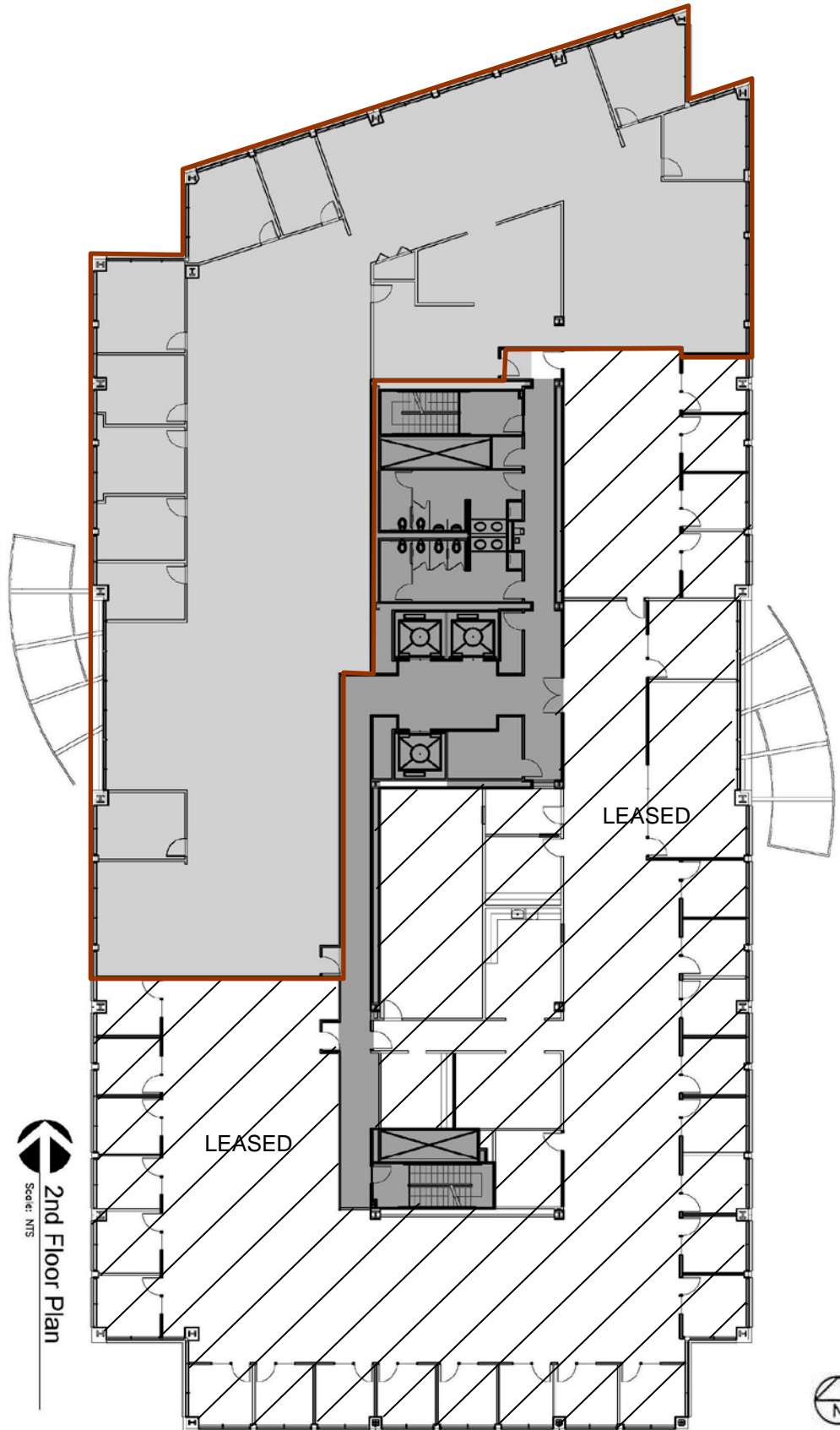


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Existing
Space Plan

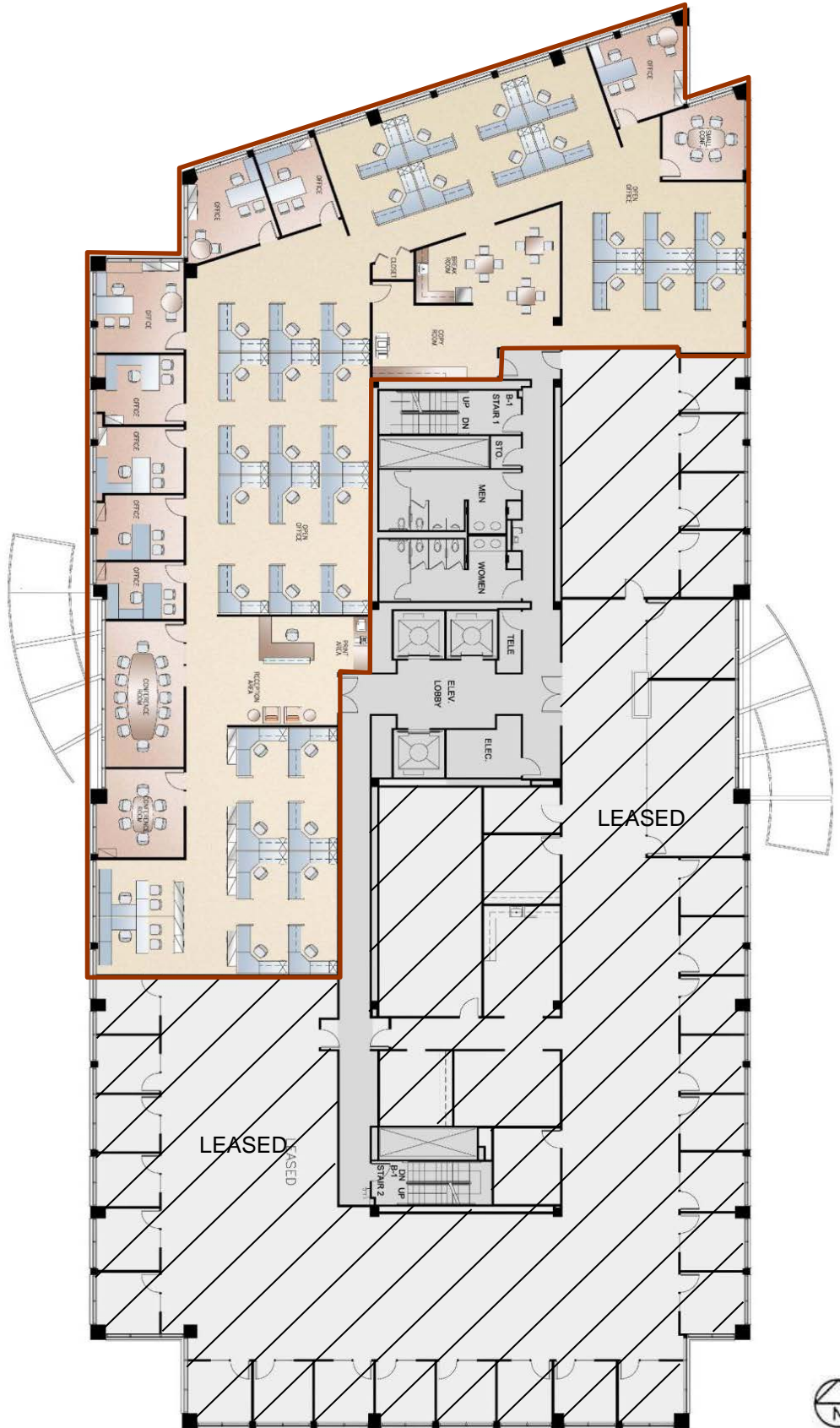
Suite 202
10,402 RSF



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Proposed
Space Plan

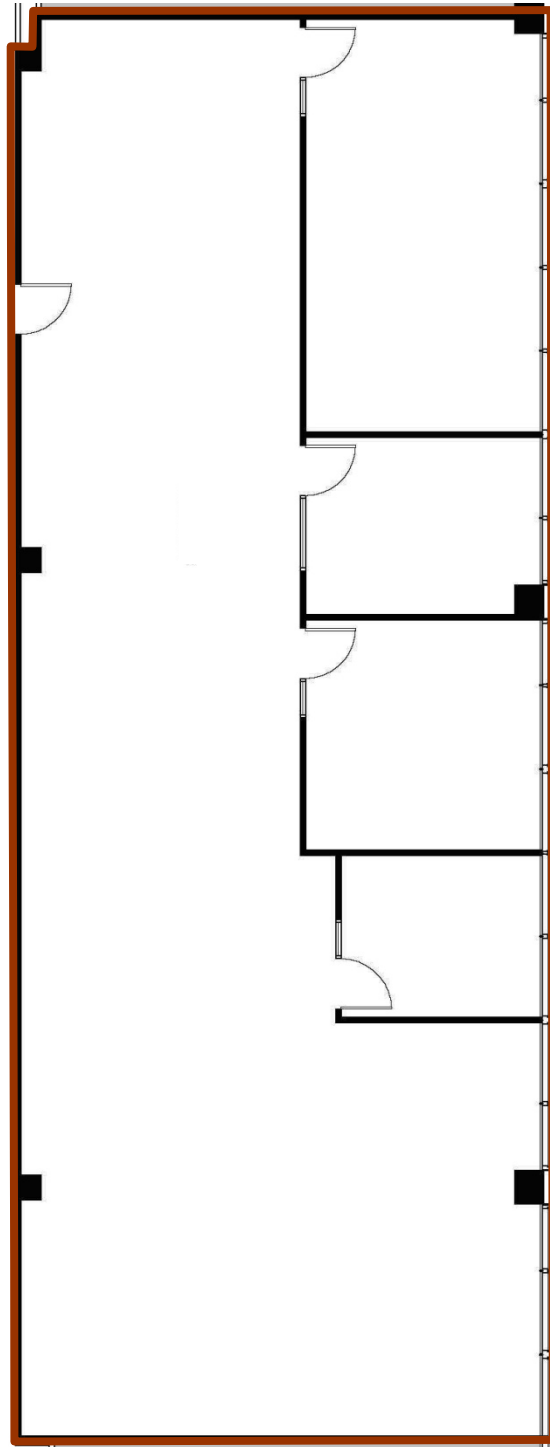
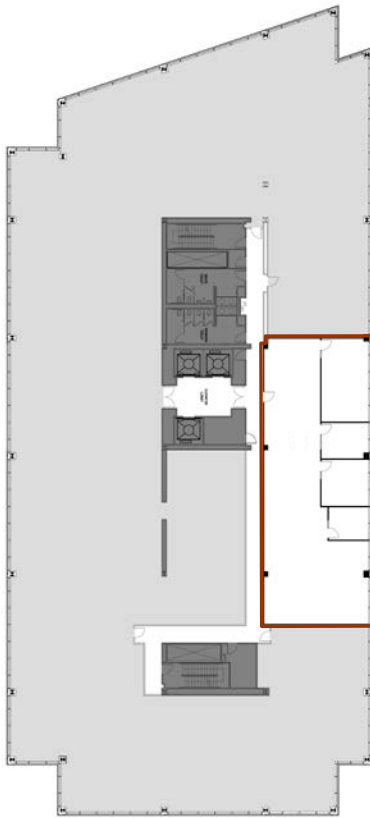
Suite 202
10,402 RSF



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As-Built
Space Plan

Suite 350
3,097 RSF



South Building
1st Floor

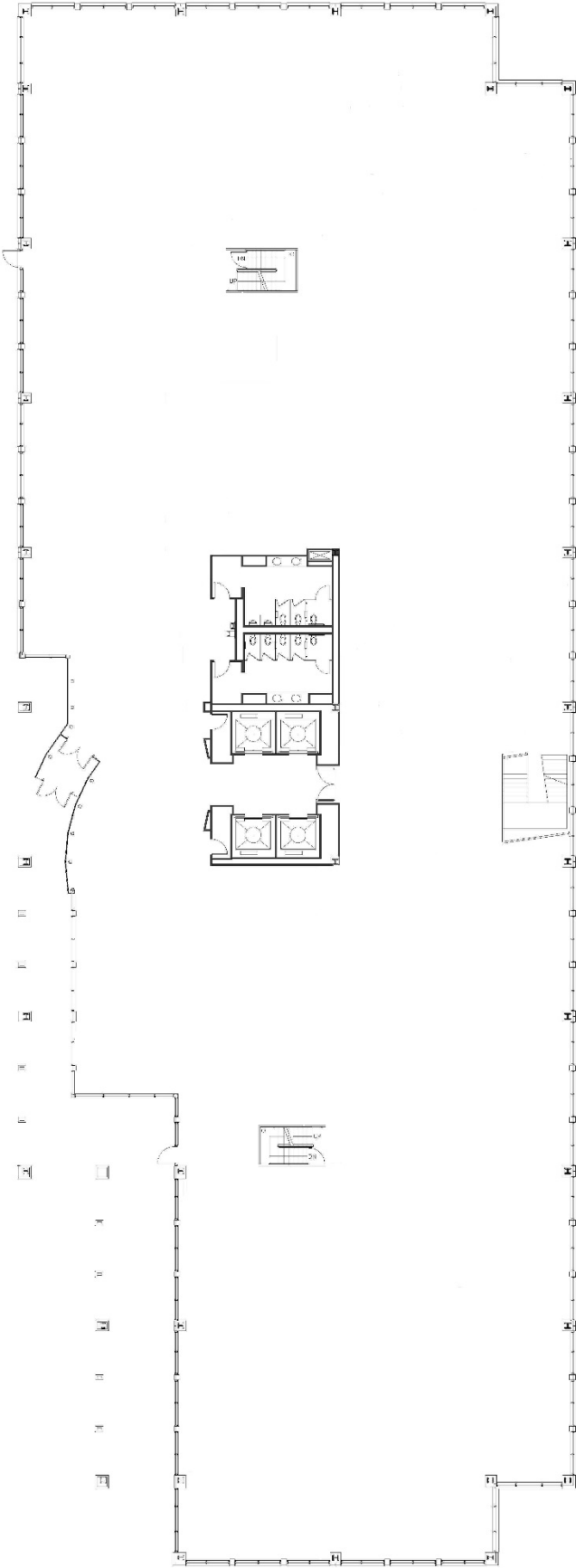
26,927 RSF

7.0% multi-tenant load
Available Now

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*Existing
Space Plan*

**Contiguous with
2nd Floor for
up to 57,905 SF
OR
up to 67,039 SF
(Floors 1-3)**



South Building
2nd Floor

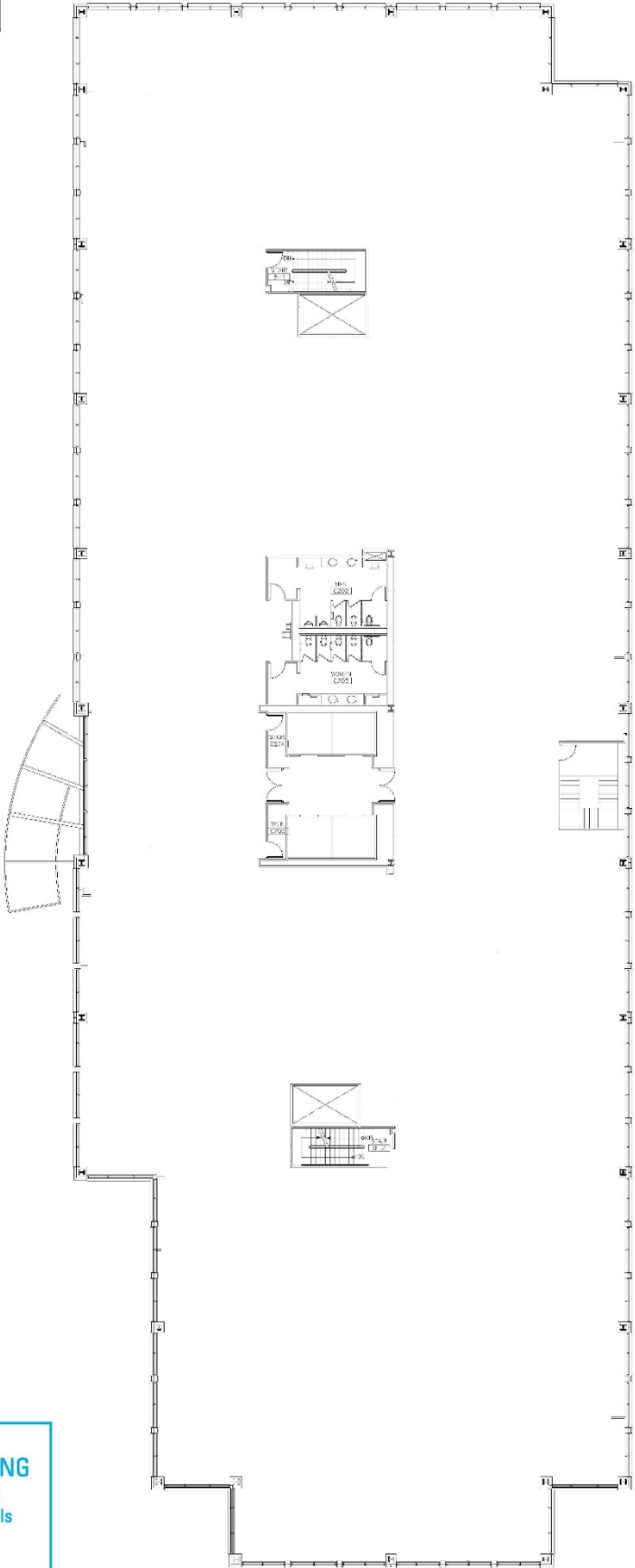
30,978 RSF

7.1% multi-tenant load
Available Now

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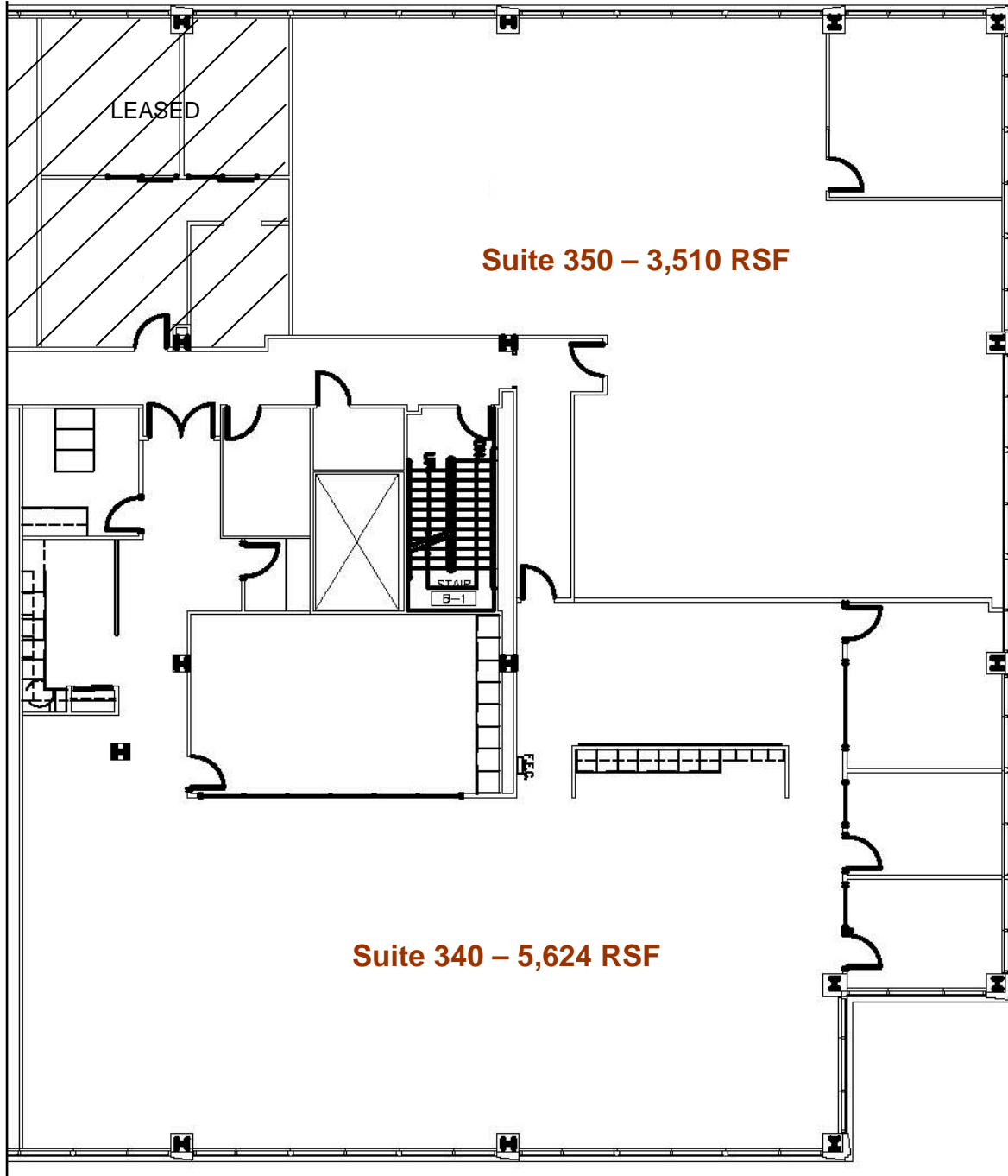
*Existing
Space Plan*

**Contiguous with
1st Floor for
up to 57,905 SF
OR
up to 67,039 SF
(Floors 1-3)**



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As-Built Space Plan



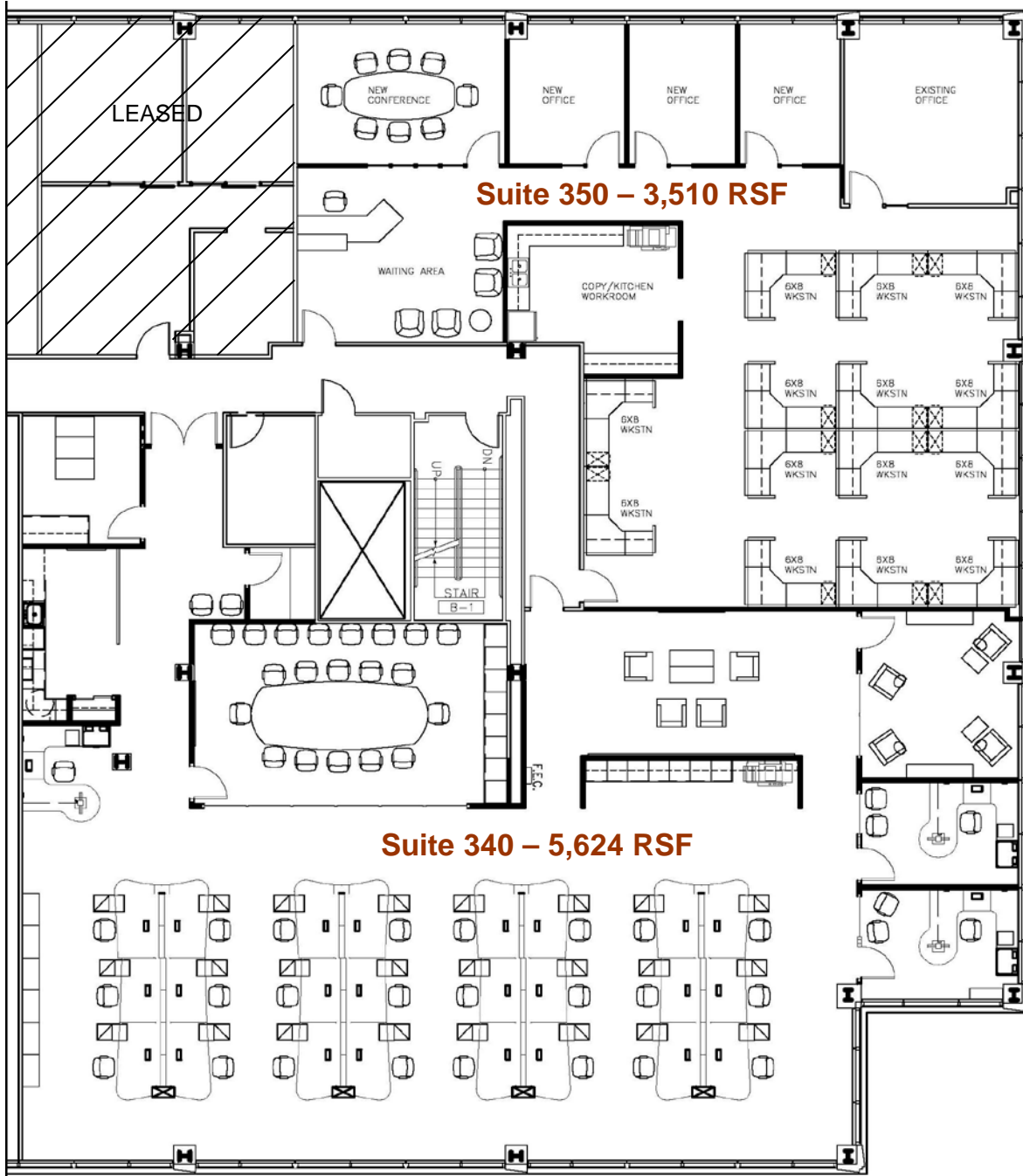
Up to
67,039 SF
(Floors 1-3)
Available

Contiguous
For
9,134 RSF



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**Proposed Multi-Tenant
Space Plan**



Up to
67,039 SF
(Floors 1-3)
Available

Contiguous
For
9,134 RSF



East Building
1st Floor

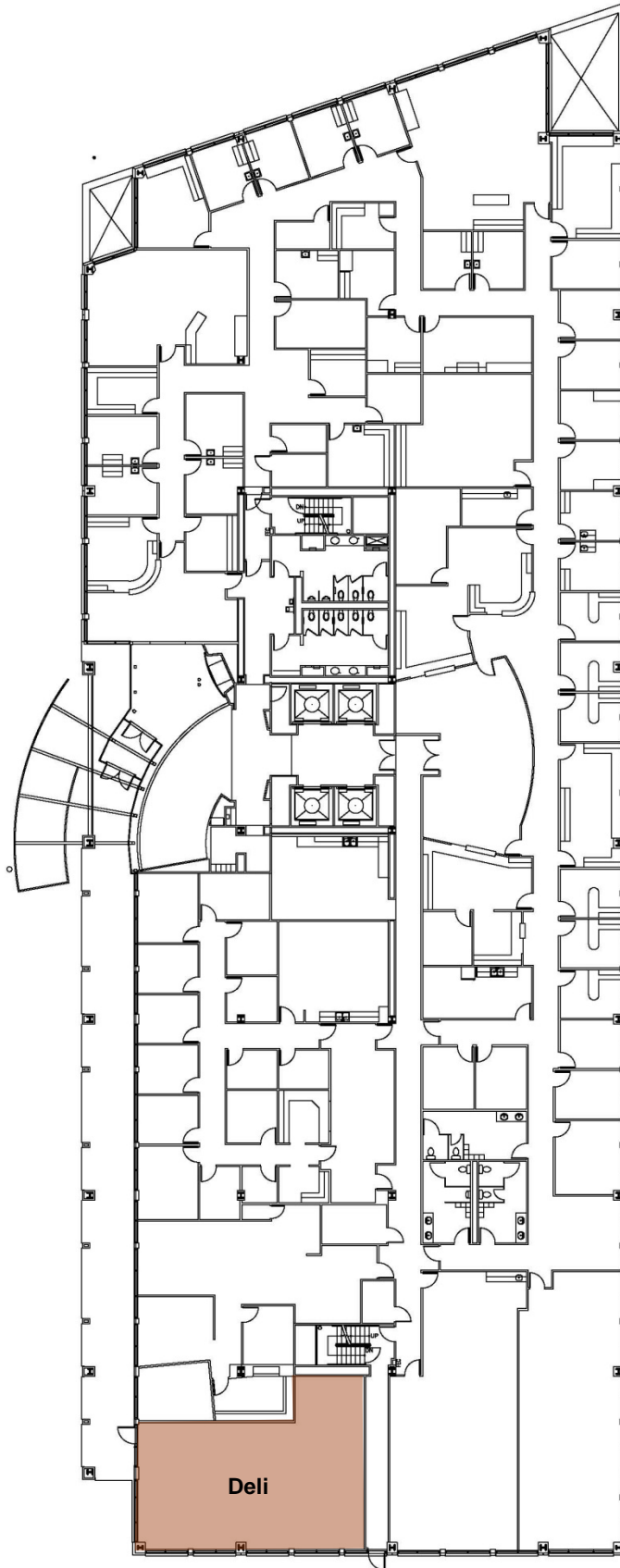
26,138 RSF

6.9% multi-tenant load
Available Now

[Back to space overview](#)

Existing
Space Plan

Contiguous
with
2nd Floor
for up to
57,003 SF



**2010 ENERGY STAR
QUALIFIED BUILDING**

This building meets strict
energy performance levels
set by the U.S. EPA.

www.energystar.gov



East Building
2nd Floor

30,865 RSF

7.1% multi-tenant load
Available Now

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Existing
Space Plan

Contiguous
with
1st Floor
for up to
57,003 SF

