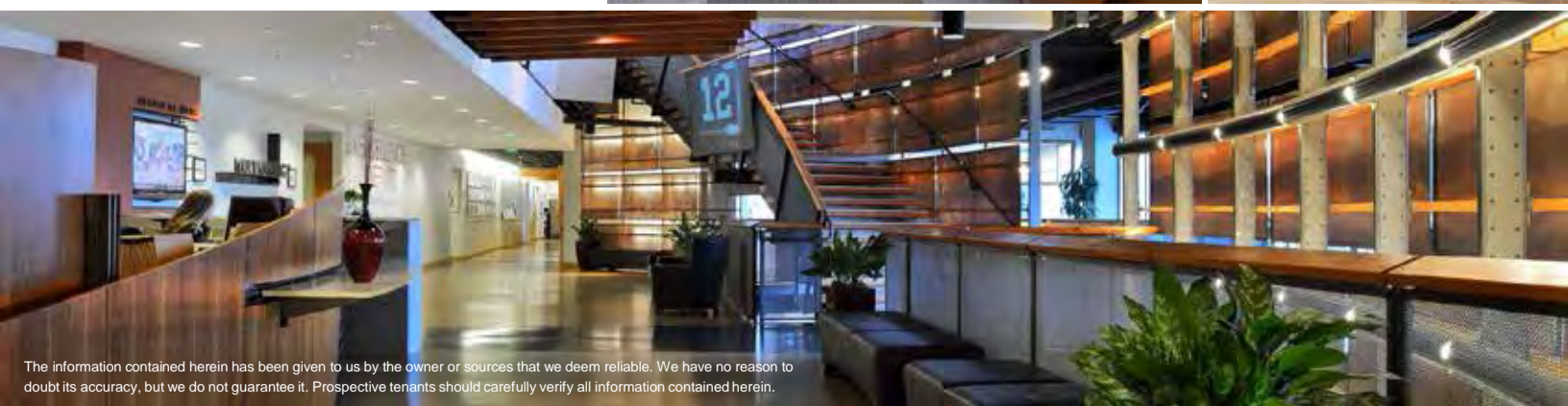




# ONE TWELFTH

@ | T W E L F T H

1100, 1110 & 1120 112<sup>th</sup> 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

## WEST BUILDING – 1110 112<sup>th</sup> Avenue NE

[Click on suite number to view floor plan](#)

<u>Floor/ Suite</u>	<u>RSF Available</u>	<u>Availability Date</u>	<u>Rental Rate</u>	<u>Load Factor</u>	<u>Comments</u>
<a href="#">3 / 350</a>	3,097 RSF	Available Now	\$24.00 – \$25.00/RSF, NNN	15.0%	Direct elevator lobby exposure. Three private offices, conference room, plus open area.
<a href="#">4 / 400</a>	23,874 RSF	Available 5/1/16 or sooner	\$25.00 – \$26.00/RSF, NNN	8.1%	<b>Full floor.</b> Mostly open work stations with conference rooms, gathering spaces, & kitchen.
<a href="#">5 / 500</a>	23,874 RSF	Available 5/1/16 or sooner	\$25.00 – \$26.00/RSF, NNN	8.1%	<b>Full floor.</b> Mostly open work stations with conference rooms, gathering spaces, copy/mail room, & staging area.
<a href="#">6 / 600</a>	19,635 RSF	Available 5/1/16 or sooner	\$25.00 – \$26.00/RSF, NNN	8.7%	<b>Full floor.</b> Mostly open work stations with conference rooms, gathering spaces, & work areas.

**Up to 67,383 RSF Contiguous on Floors 4-6 connected by internal staircase**

## SOUTH BUILDING – 1100 112<sup>th</sup> Avenue NE

<u>Suite/ Floor</u>	<u>RSF Available</u>	<u>Availability Date</u>	<u>Rental Rate</u>	<u>Load Factor</u>	<u>Comments</u>
<a href="#">1 / 100</a>	12,309 RSF	Available Now	\$25.00 – \$26.00/RSF, NNN	9.7%	<b>Divisible to 2,661 RSF.</b> Floor has been improved with new indirect lighting grid and ceiling tile. Will build-to-suit.
<a href="#">2 / 200</a>	30,978 RSF	Available Now	\$25.00 – \$26.00/RSF, NNN	7.0%	<b>Full floor.</b> Floor has been improved with new indirect lighting grid and ceiling tile. Will build-to-suit.

**Contiguous for 43,287 RSF**

<a href="#">3 / 350</a>	3,422 RSF	Available Now	\$24.00 – \$25.00/RSF, NNN	16.3%	Open area with one existing private office.
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**Up to 46,709 RSF Contiguous on Floors 1-3**

## EAST BUILDING – 1120 112<sup>th</sup> Avenue NE

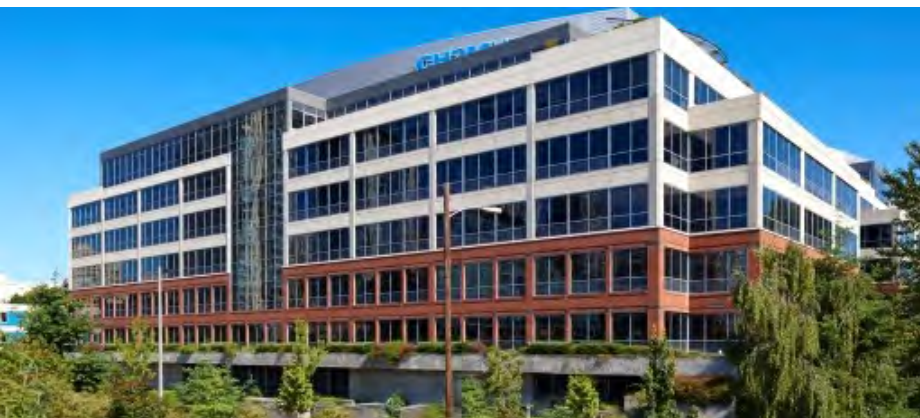
<u>Suite/ Floor</u>	<u>RSF Available</u>	<u>Availability Date</u>	<u>Rental Rate</u>	<u>Load Factor</u>	<u>Comments</u>
<a href="#">1 / 100</a>	26,138 RSF	Available Now	\$25.00 – \$26.00/RSF, NNN	7.4%	<b>Full floor opportunity.</b>
<a href="#">2 / 200</a>	30,865 RSF	Available Now	\$25.00 – \$26.00/RSF, NNN	7.6%	<b>Full floor opportunity.</b>
<a href="#">3 / 300</a>	30,898 RSF	Available 11/1/15	\$25.00 – \$26.00/RSF, NNN	7.6%	<b>Full floor opportunity.</b>
<a href="#">4 / 450</a>	10,622 RSF	Available 11/1/15	\$25.00 – \$26.00/RSF, NNN	15.4%	Private offices, conference room, open area.
<a href="#">6 / 600</a>	23,515 RSF	Available 11/1/15	\$25.00 – \$26.00/RSF, NNN	8.6%	<b>Full floor opportunity.</b>

**Up to 122,038 RSF Total Available!**



## Fact Sheet

<b>Description:</b>	Three (3), six (6) story office buildings totaling 480,267 RSF
<b>Year Built:</b>	2000
<b>Rental Rates:</b>	\$24.00 – \$26.00 per RSF, NNN
<b>Operating Expenses:</b>	2015 Expense Estimate: \$10.66 per RSF
<b>Floor Sizes:</b>	23,763 RSF – 31,023 RSF
<b>Load Factors:</b>	6.9% to 9.0% single tenant and 9.7% - 16.3% multi-tenant
<b>Open Areas:</b>	Two beautifully landscaped plazas, covered pedestrian arcades along building facades surrounding a courtyard. Patio seating available.
<b>Parking:</b>	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.
<b>Visitor Parking:</b>	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.
<b>Freeway Access:</b>	Direct I-405 access via NE 8 <sup>th</sup> Street, direct surface street access to SR-520 via 10 <sup>th</sup> Street, and I-90 via 112 <sup>th</sup> Avenue NE.
<b>Garage Access:</b>	Two points of access via 112 <sup>th</sup> Avenue NE and NE 12 <sup>th</sup> Street.
<b>Athletic Facility / Bicycle Commuting Facilities:</b>	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.
<b>Nearby Hotels:</b>	Walking distance to Hyatt Regency Bellevue, Courtyard Marriott and Bellevue Westin.





## Fact Sheet

**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. – [WWW.BRODERICKGROUP.COM](http://WWW.BRODERICKGROUP.COM)

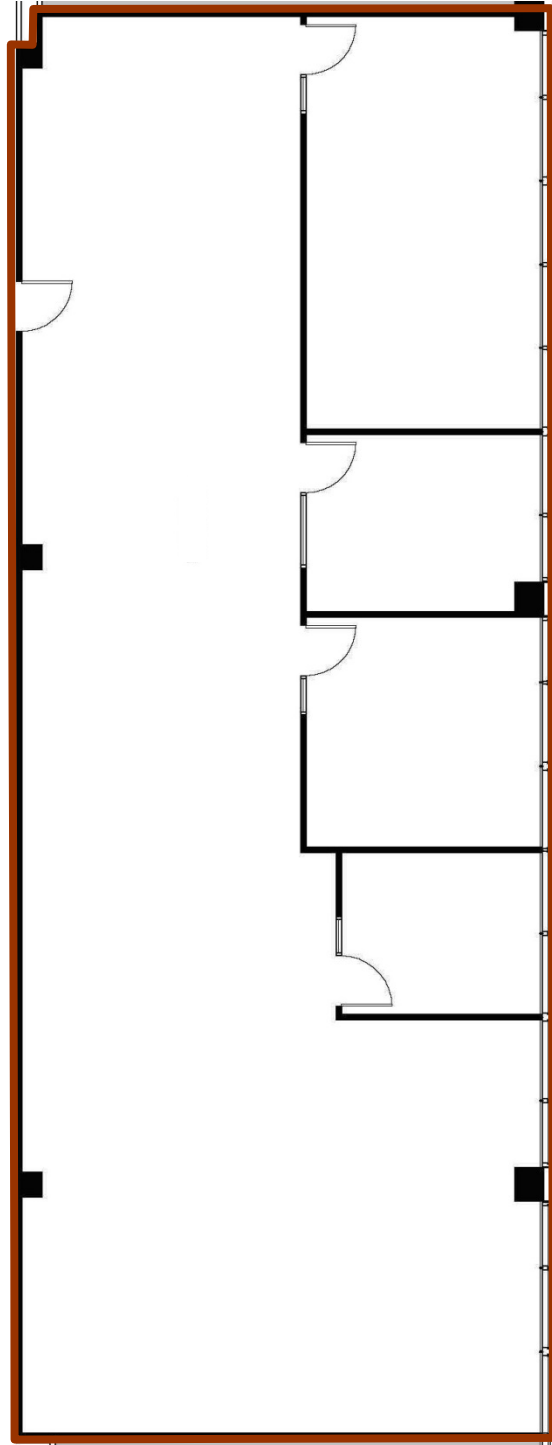
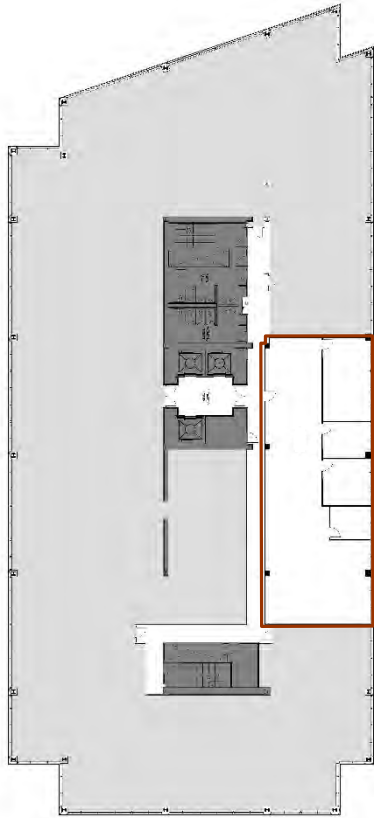
Jeff Watson • 425.646.5224 • [watson@broderickgroup.com](mailto:watson@broderickgroup.com)

Grant Yerke • 425.646.5264 • [yerke@broderickgroup.com](mailto:yerke@broderickgroup.com)



- 3,097 RSF
- 15.0% multi-tenant load
- Available Now

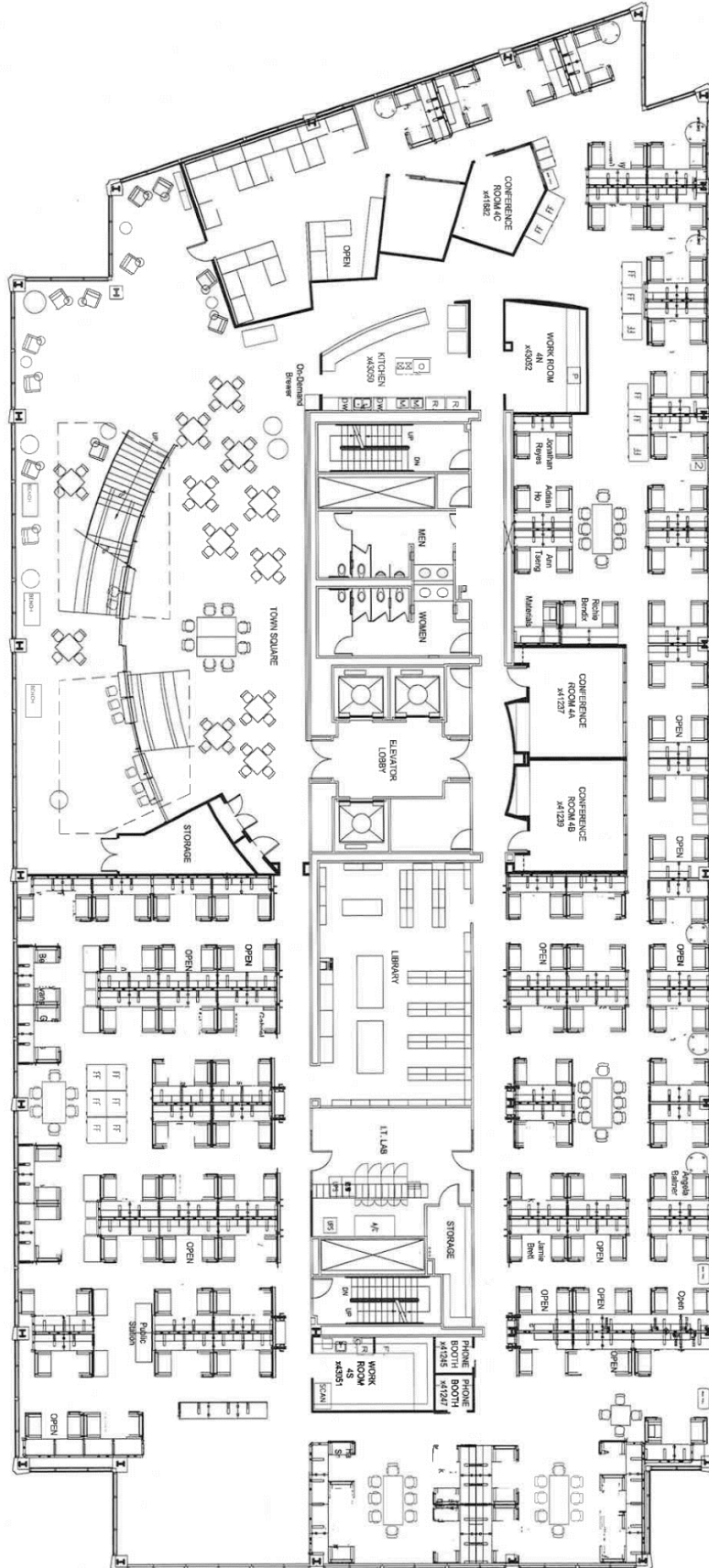
Existing  
Space Plan



**West Building**  
**4<sup>th</sup> Floor**

- 23,874 RSF
- 8.1% single-tenant load
- Available 5/1/16 or sooner

**Existing**  
**Space Plan**



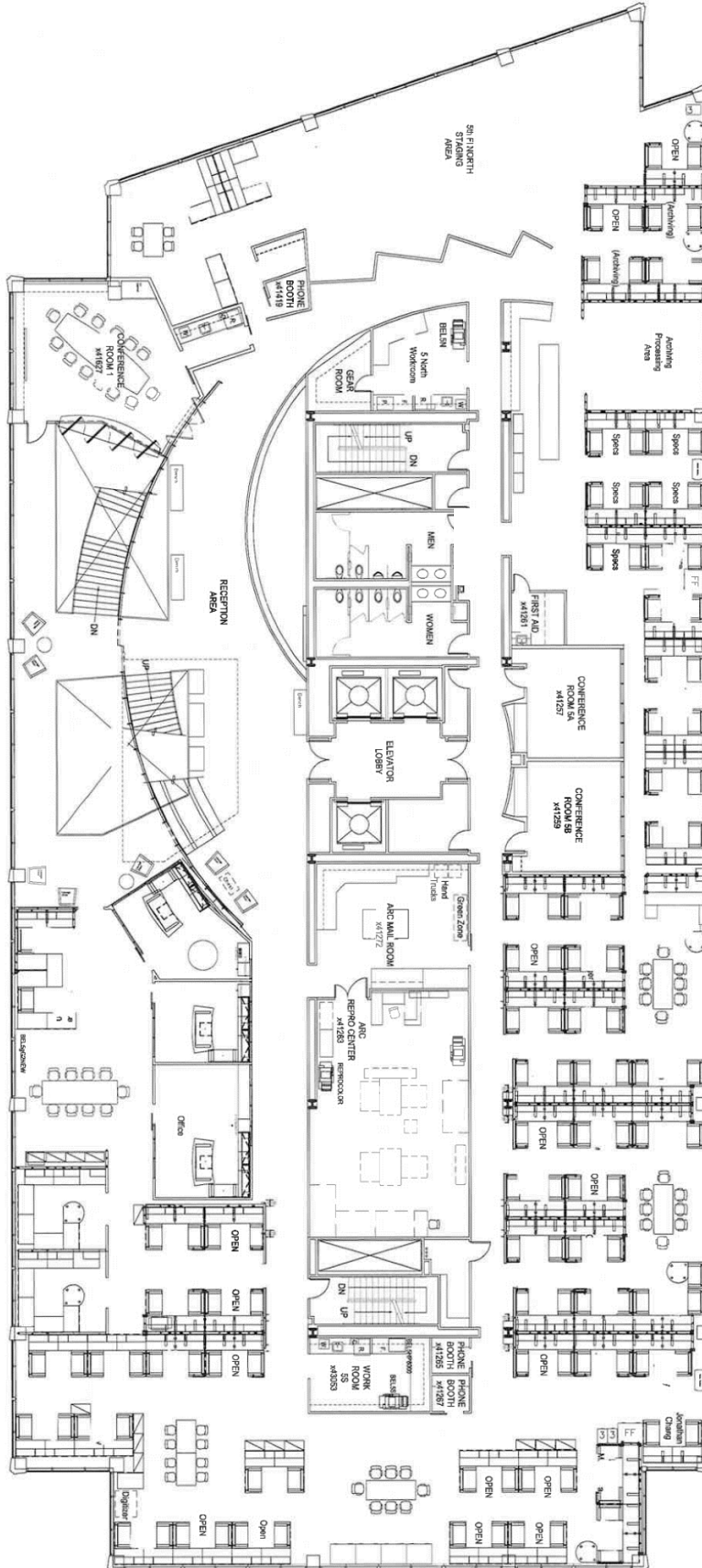
**Up to**  
**67,383 SF**  
**Contiguous**  
**(Floors 4-6)**  
**connected by**  
**internal**  
**staircase**



**West Building  
5th Floor**

- 23,874 RSF
- 8.1% single-tenant load
- Available 5/1/16 or sooner

**Existing  
Space Plan**



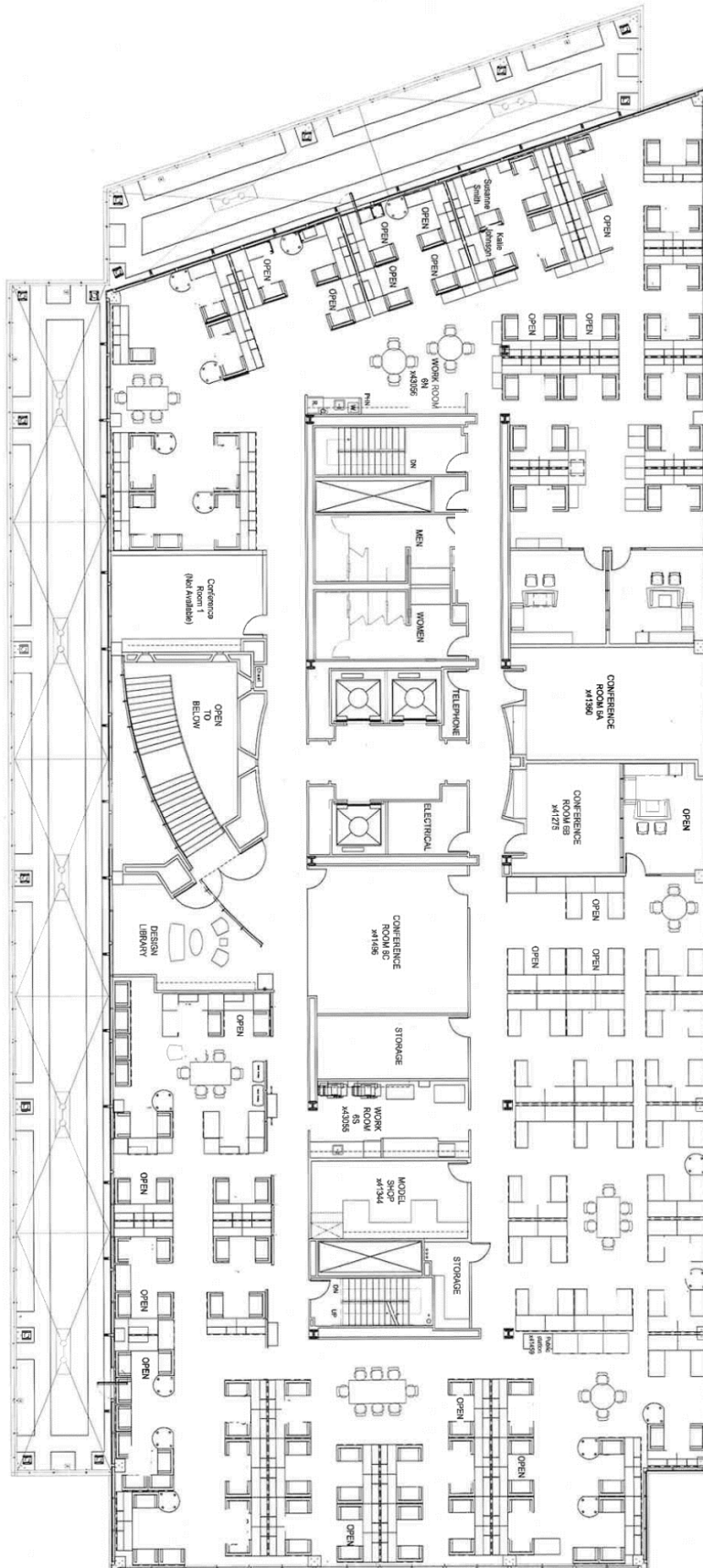
**Up to  
67,383 SF  
Contiguous  
(Floors 4-6)  
connected by  
internal  
staircase**



**West Building**  
**6<sup>th</sup> Floor**

- 19,635 RSF
- 8.7% single-tenant load
- Available 5/1/16 or sooner

**Existing**  
**Space Plan**



Up to  
**67,383 SF**  
Contiguous  
(Floors 4-6)  
connected by  
internal  
staircase

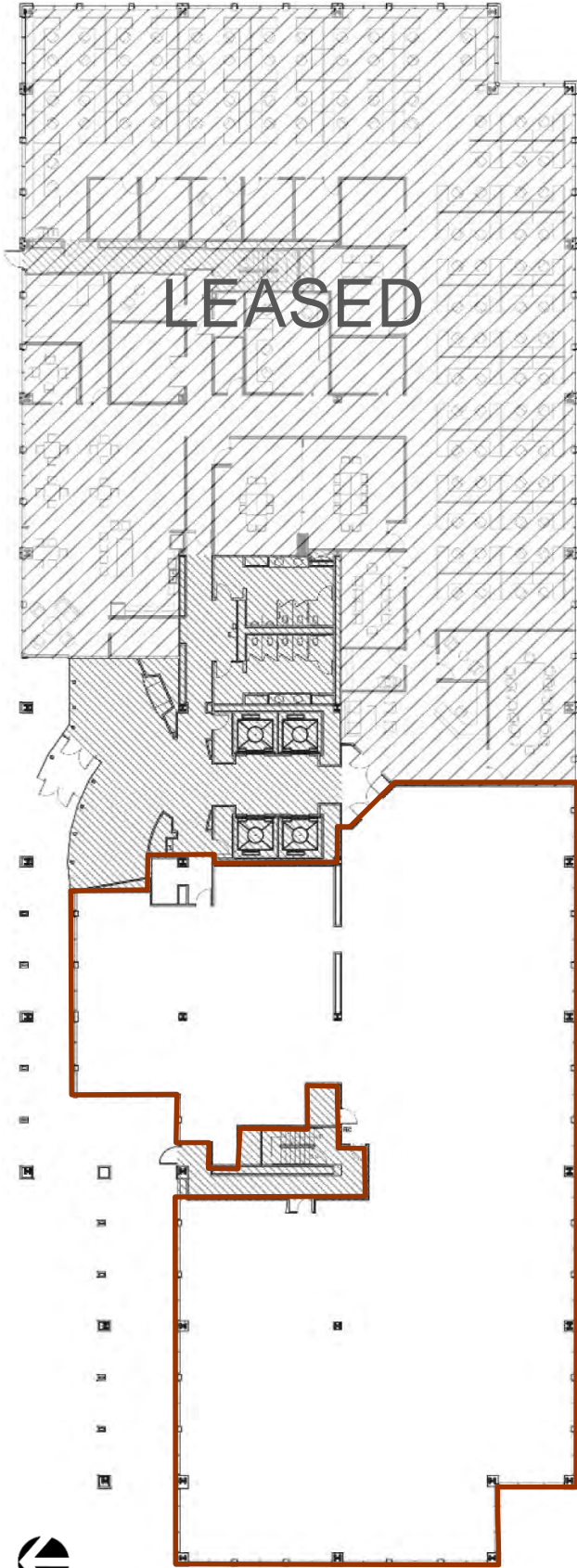




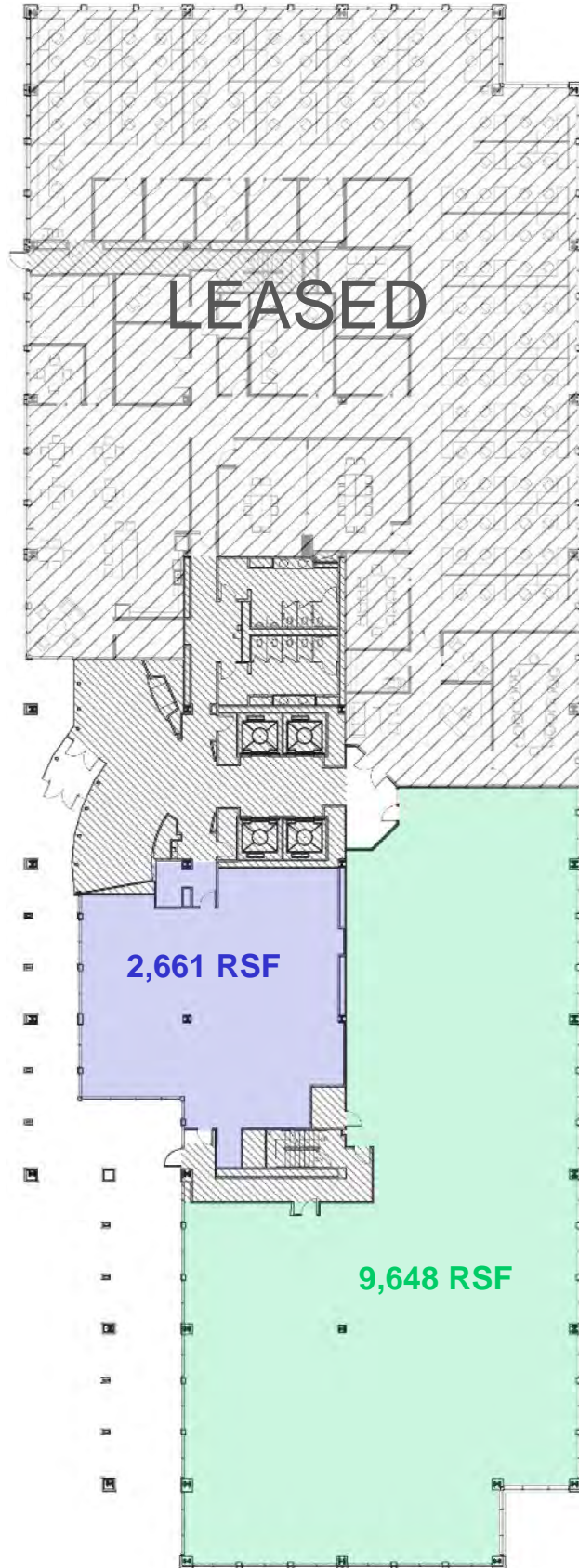
# South Building 1st Floor

- 12,309 RSF
- Divisible to 2,661 RSF
- 9.7% multi-tenant load
- Available Now

### Existing Space Plan



### Proposed Multi-Tenant Space Plan



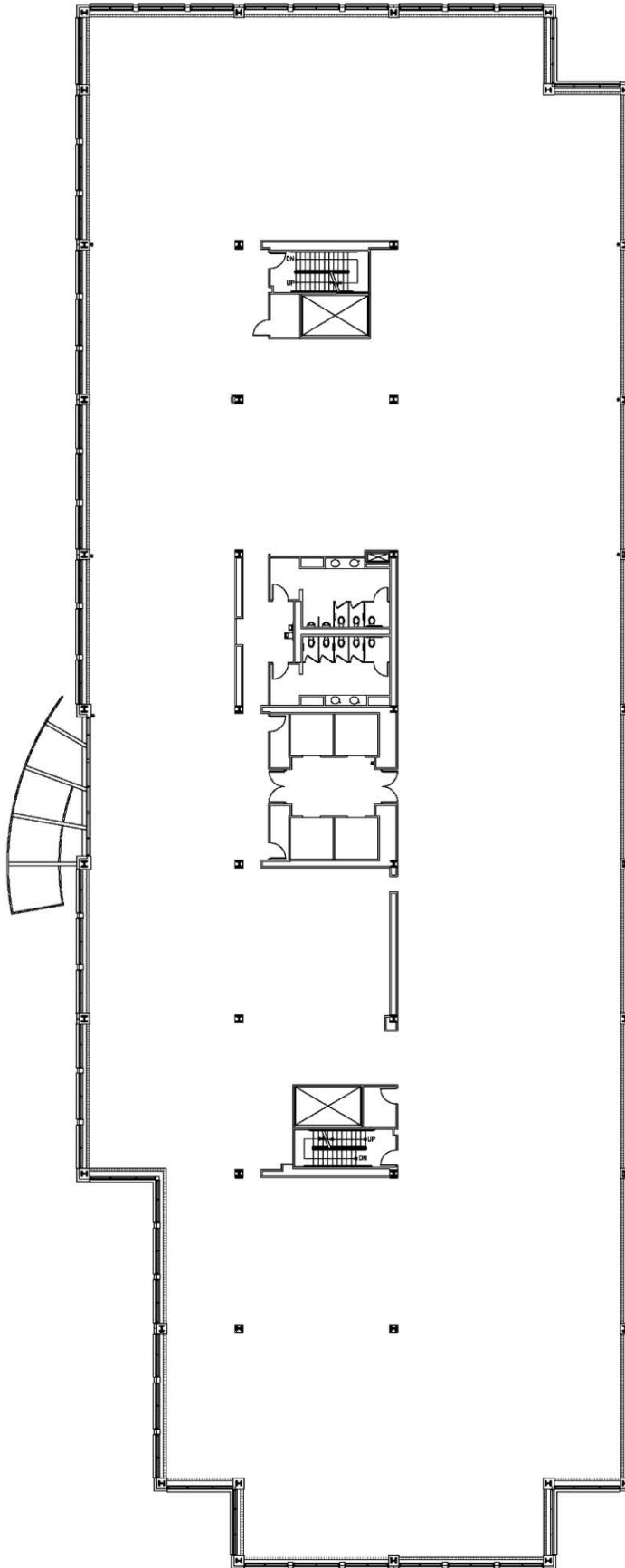
Contiguous  
with  
2<sup>nd</sup> Floor for  
up to  
43,287 SF  
OR  
up to  
46,709 SF  
(Floors 1-3)



# South Building 2<sup>nd</sup> Floor

- 30,978 RSF
- 7.0% single-tenant load
- Available Now

## Existing Space Plan



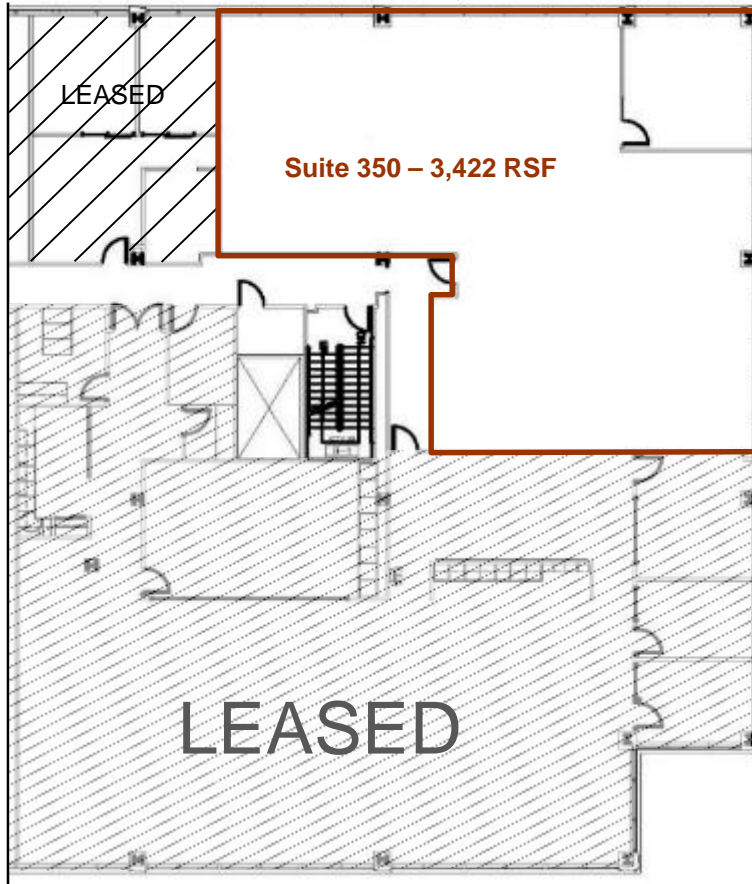
Contiguous with  
1<sup>st</sup> Floor for  
up to 43,287 SF  
OR  
up to 46,709 SF  
(Floors 1-3)



**South Building  
3<sup>rd</sup> Floor**

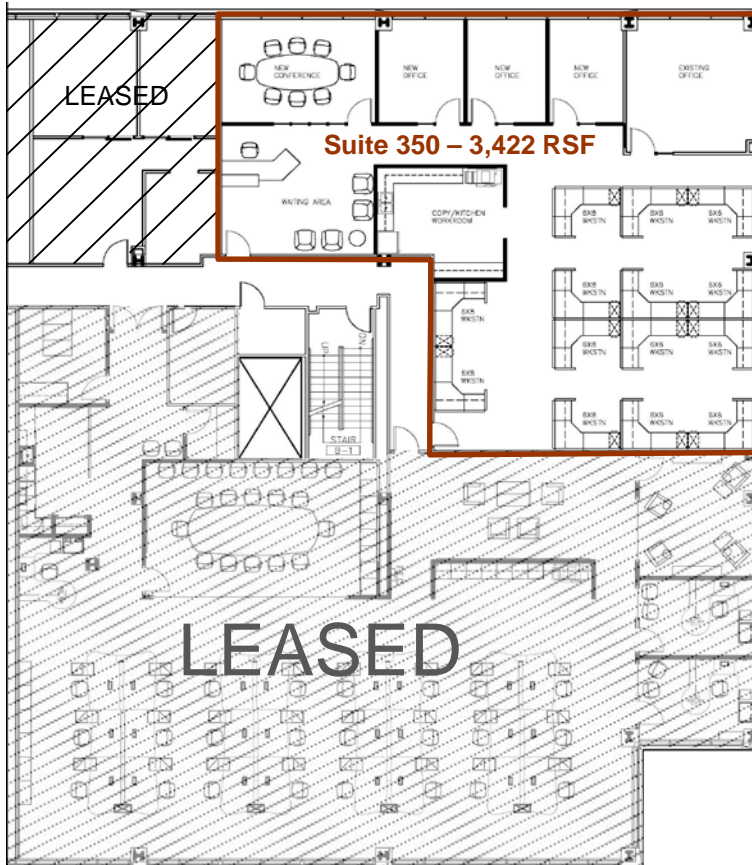
- 3,422 RSF
- 16.3% multi-tenant load
- Available Now

**Existing  
Space Plan**



**Up to  
46,709 SF  
(Floors 1-3)  
Available**

**Proposed  
Space Plan**

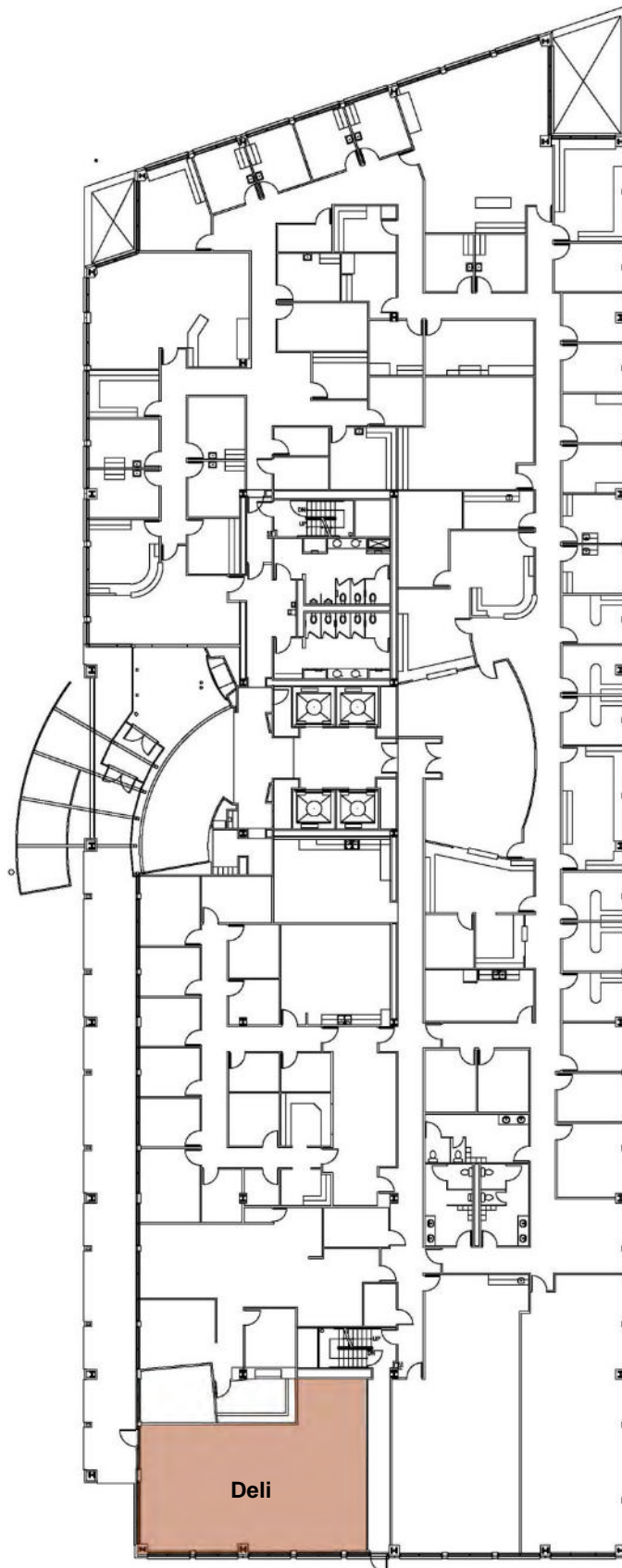


# East Building 1<sup>st</sup> Floor

- 26,138 RSF
- 6.9% single-tenant load
- Available Now

## Existing Space Plan

Up to  
**122,038 SF**  
Total  
Available

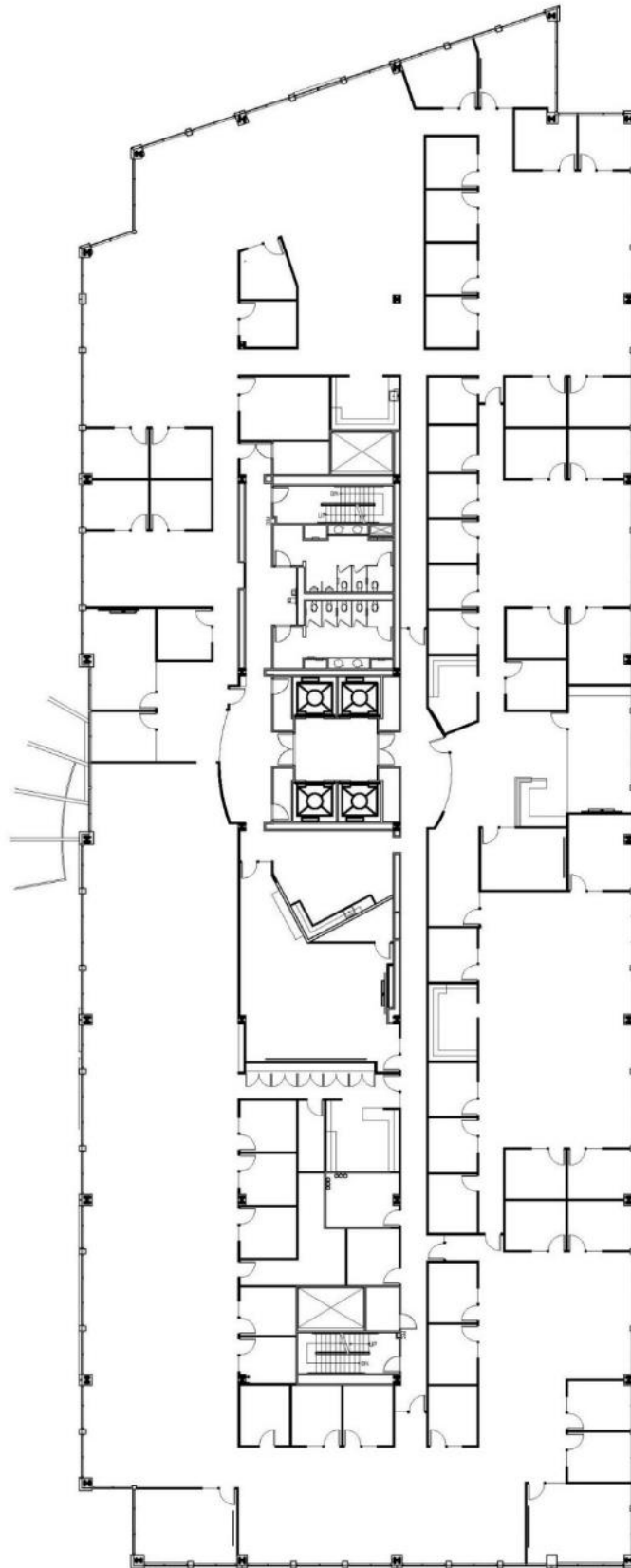


# East Building 2<sup>nd</sup> Floor

- 30,865 RSF
- 7.1% single-tenant load
- Available Now

## Existing Space Plan

Up to  
122,038 SF  
Total  
Available

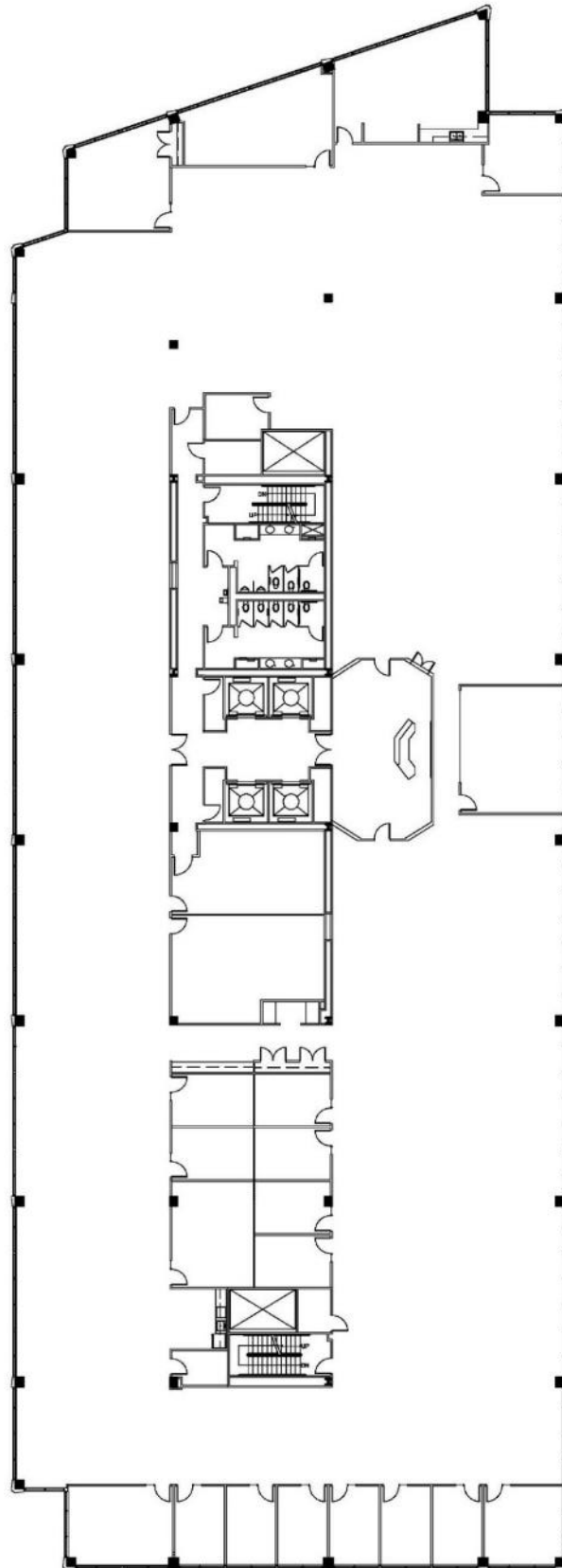


# East Building 3<sup>rd</sup> Floor

- 30,898 RSF
- 7.6% single-tenant load
- Available 11/1/15

## Existing Space Plan

Up to  
**122,038 SF**  
Total  
Available

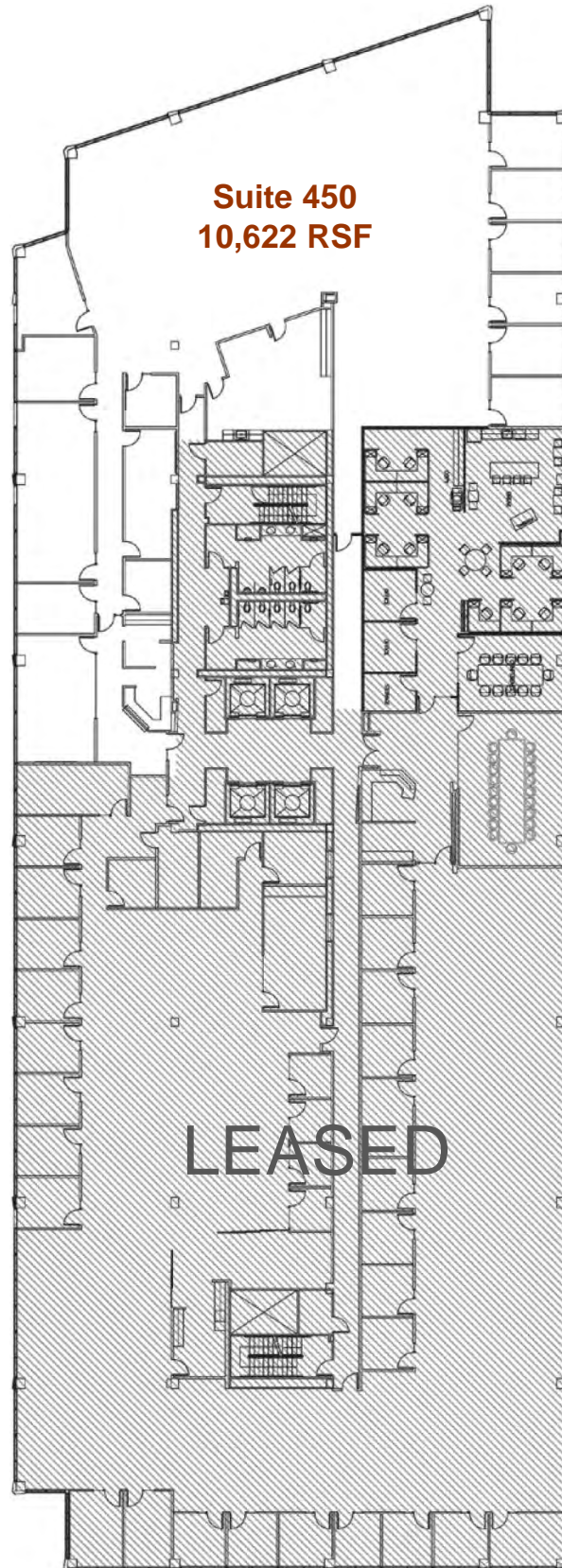


# East Building 4<sup>th</sup> Floor

- 10,622 RSF
- 15.4% multi-tenant load
- Available 11/1/15

## Existing Space Plan

Up to  
**122,038 SF**  
Total  
Available



# East Building 6<sup>th</sup> Floor

- 23,515 RSF
- 8.6% single-tenant load
- Available 11/1/15

## Existing Space Plan

Up to  
**122,038 SF**  
Total  
Available

