



# TIMBER RIDGE

## AT BELLEVUE

3005 112TH AVE NE | BELLEVUE, WA



For More Information Contact

**NEWMARK**

AMERICAN  
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# Building Information

<b>Building SF</b>	<b>Four Buildings:</b> 3001: 32,775 SF • 3005: 29,113 SF • 3009: 45,849 SF • 3015: 52,773 SF
<b>Project SF</b>	160,510 SF
<b>Parking</b>	3.25/1000 RSF including 1/1000 RSF covered reserved parking charged at \$75.00/stall/month
<b>Security</b>	Card reader access at main entry points. Security patrol 7 days per week
<b>Communication</b>	Varies by Building: Frontier, Verizon, Level 3, Zayos, Comcast and Century Link (Fiber Available)
<b>Electrical</b>	Pad mounted transformers which provide 277/480, three phase power
<b>Building Hours</b>	7:00 am to 6:00 pm Monday–Friday (24/7 access)
<b>Fitness Center</b>	Brand new state of the art fitness facility with showers and locker facilities.
<b>Location</b>	Prime Bellevue location with easy access to Seattle, downtown Bellevue and Redmond via SR520
<b>Ownership</b>	American Assets Trust

# Communal Courtyard

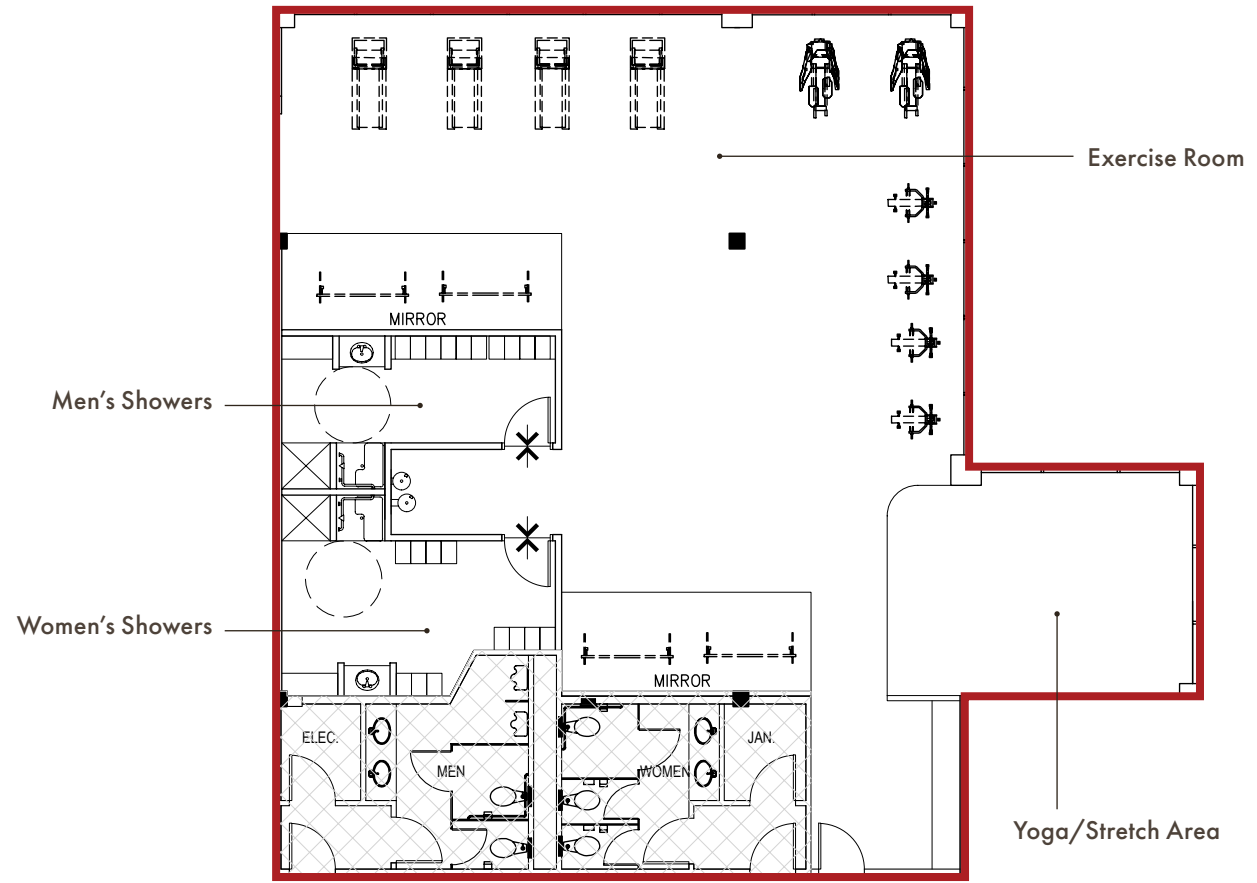
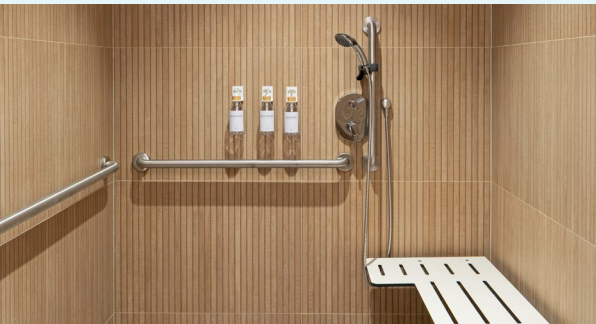
Discover our communal courtyard, complete with essential amenities for your pleasure. Unwind at the BBQ area, engage in friendly ping pong matches, or seek solace in our meeting spaces. Plus, enjoy convenient access to breakfast and lunch options at our on-site full-service deli, operated by Poppinjay's Cafe.



# Fitness Center

State of the art, brand new fitness center opened Summer 2025, located in the 3005 Building

 VIRTUAL TOUR FITNESS



# Building 3001

Full Building Available

Floor 1: 15,752 SF

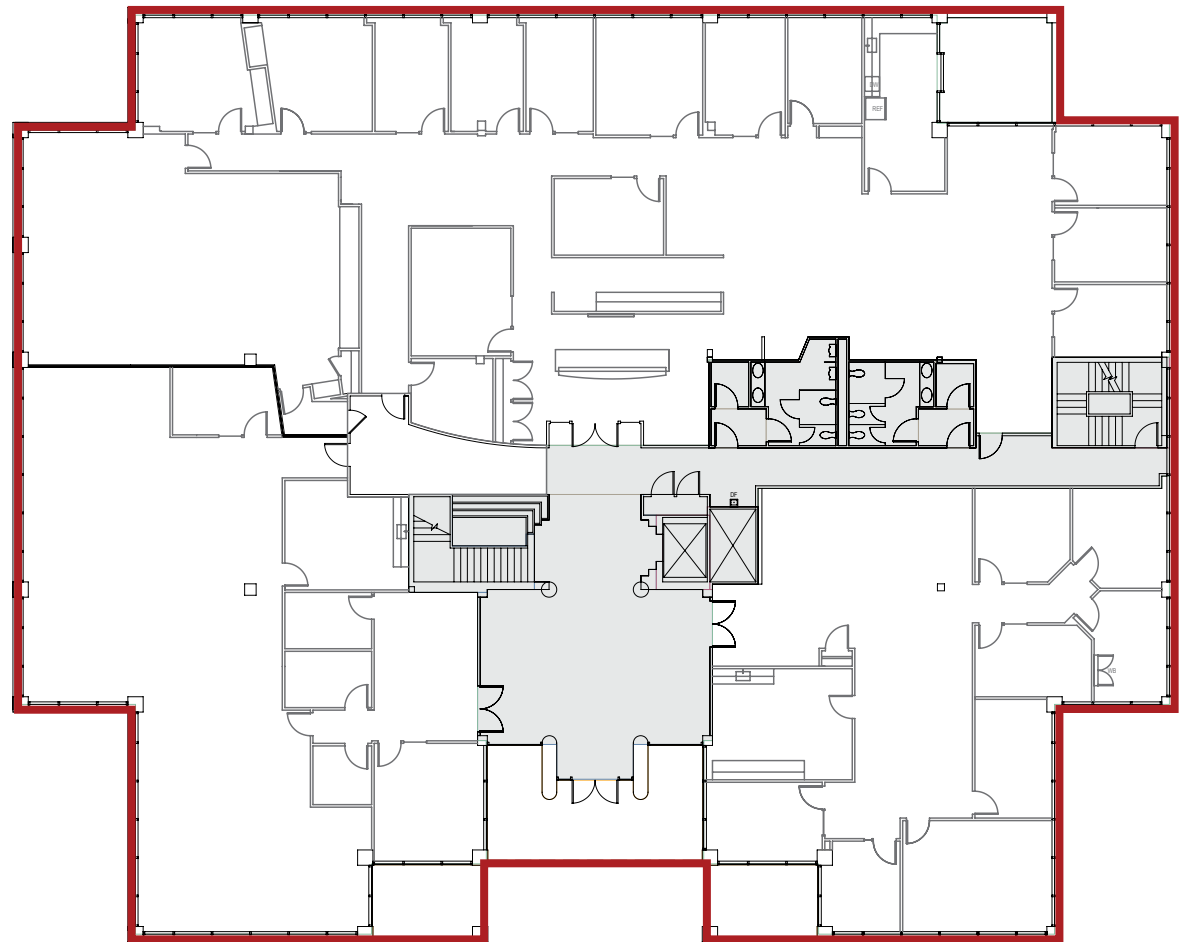
Floor 2: 16,450 SF

Available November 2027



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**FIRST FLOOR: 15,752 SF**



# Building 3001

Full Building Available

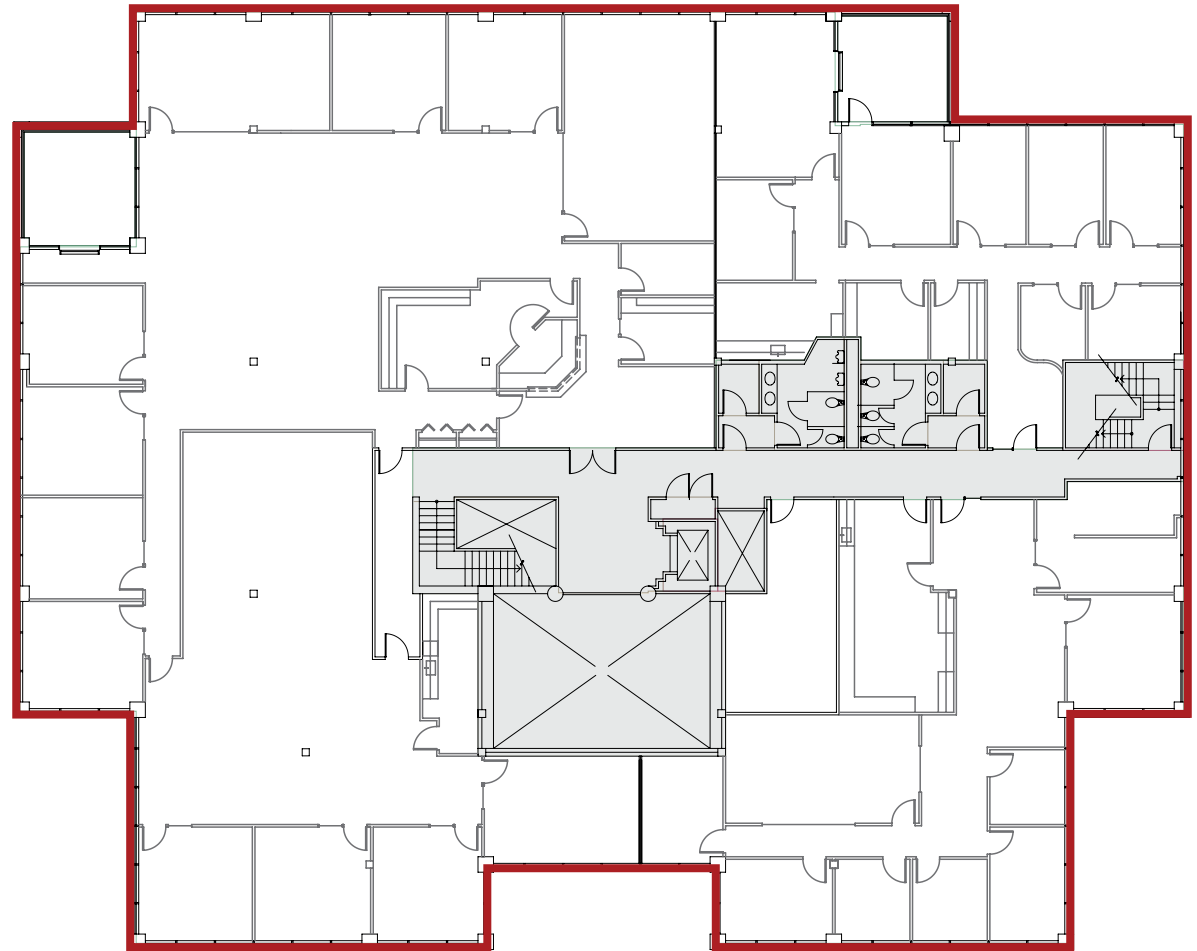
Floor 1: 15,752 SF

Floor 2: 16,450 SF

Available November 2027

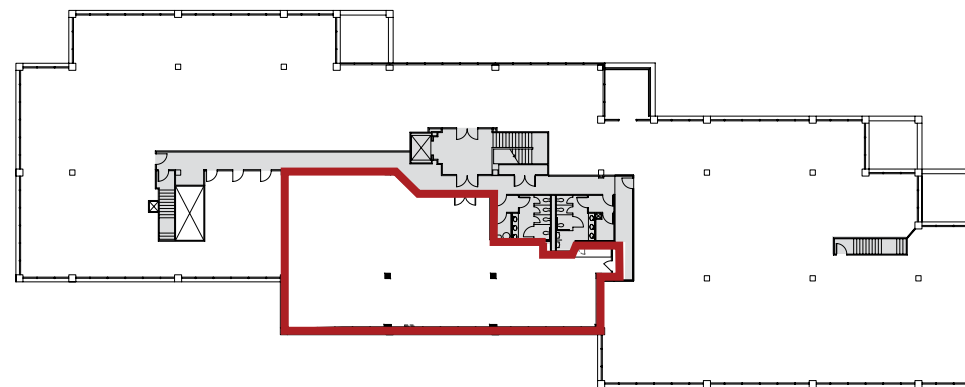


SECOND FLOOR: 16,450 SF

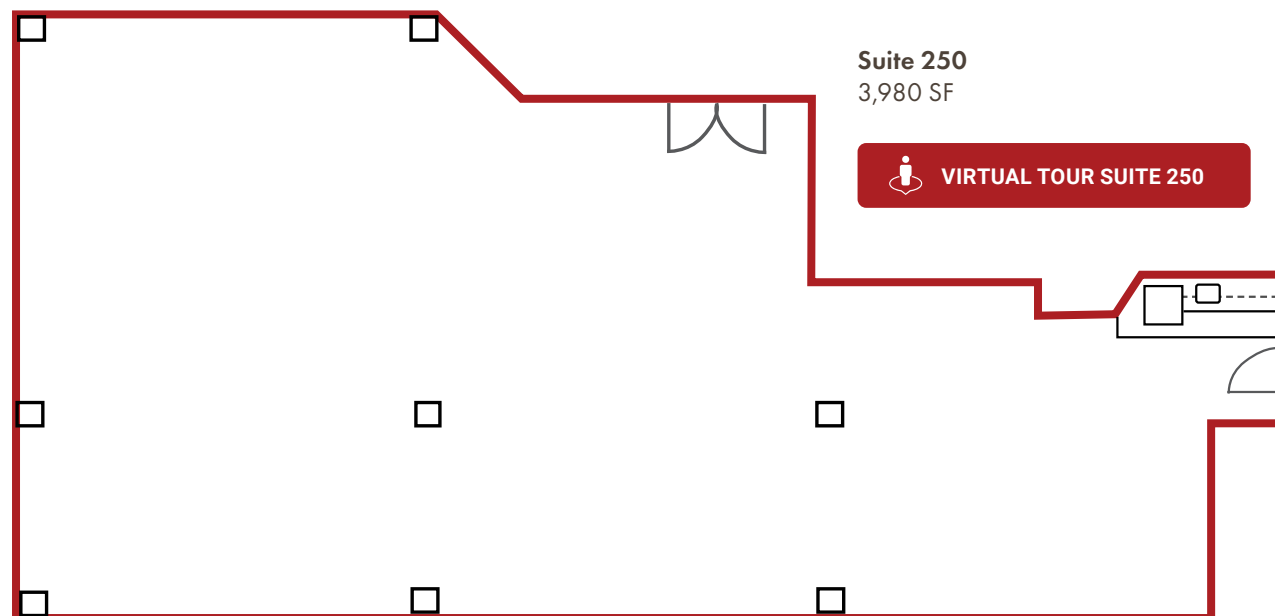


# Building 3009

Suite 250  
3,980 SF  
Available Now

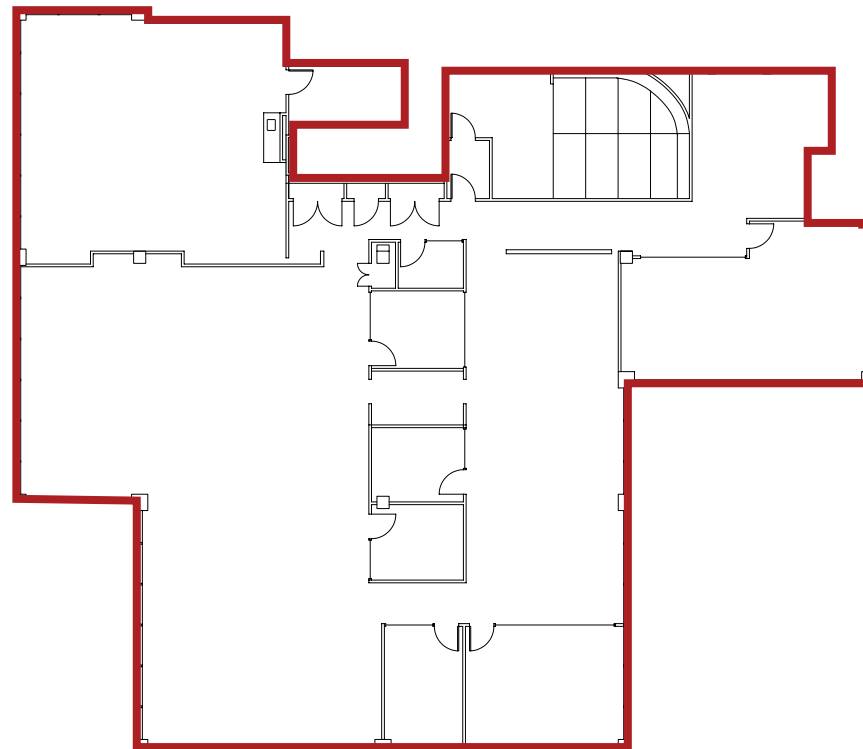
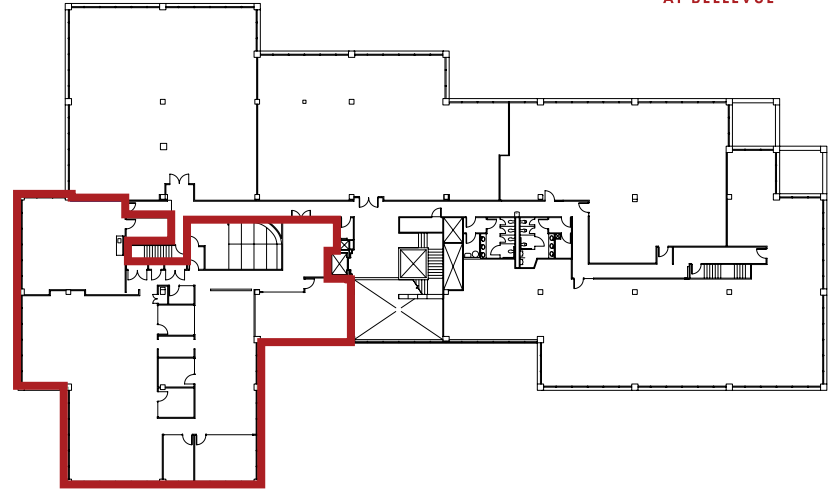


## AS-BUILT PLAN



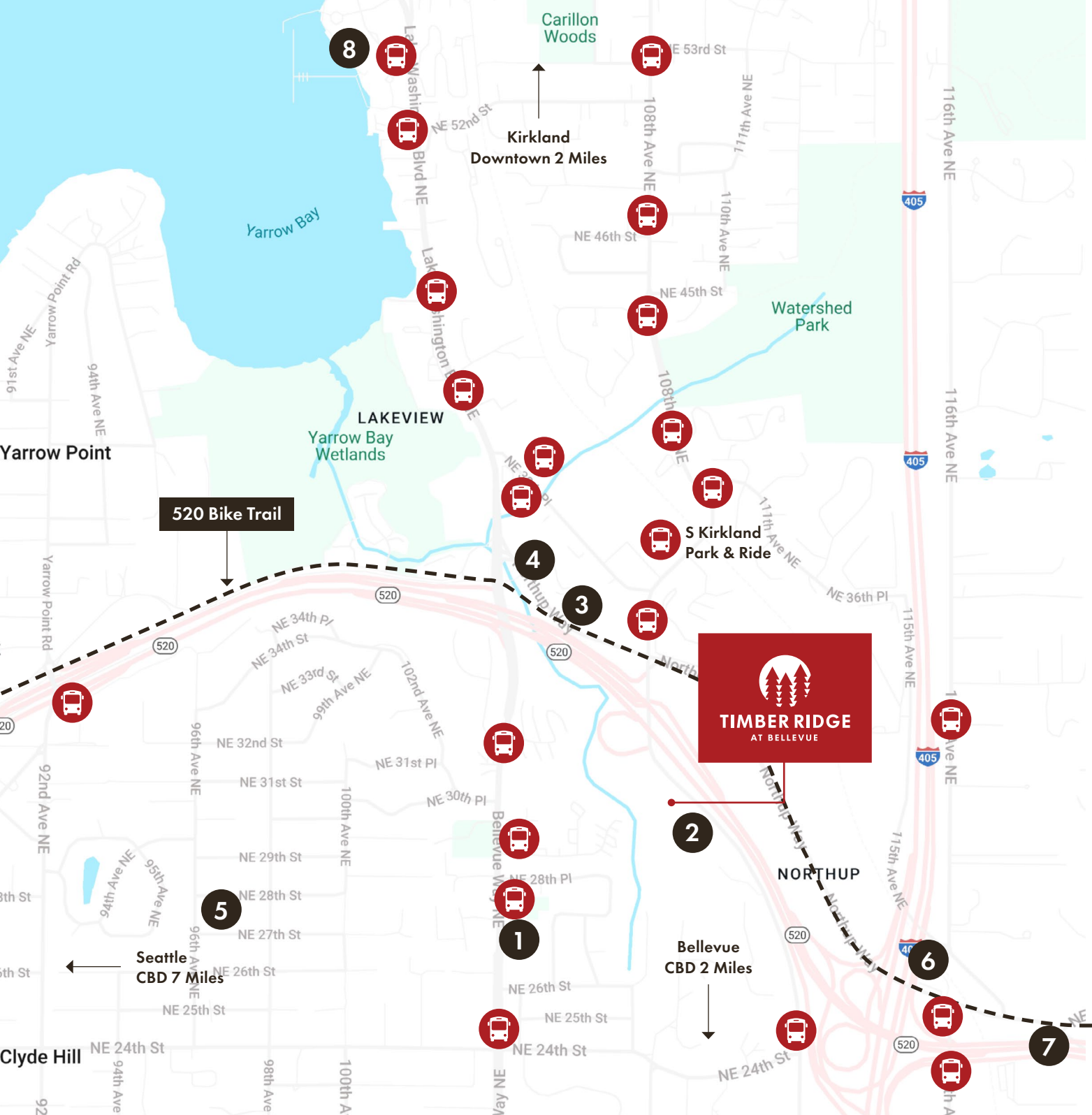
# Building 3015

Suite 200  
8,431 SF  
Available March 2027



Suite 200  
8,431 SF





# Restaurants

1. Starbucks
- Sushi in Joy
- Tuscan Stone Pizza
2. Poppinjay's - A Cafe
3. Burgermaster
4. Kitchen + Market
5. Courage House
6. Dixie's BBQ
7. Mercury Coffee
8. Como
- El Encanto
- Le Grand Bistro Americain
- Starbucks



Transit



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