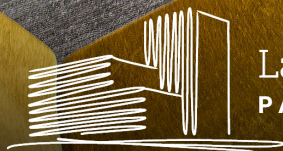




# COMMONS 90

AVAILABLE  
FOR LEASE

15900 SE Eastgate Way, Bldg B | Bellevue, WA 98008



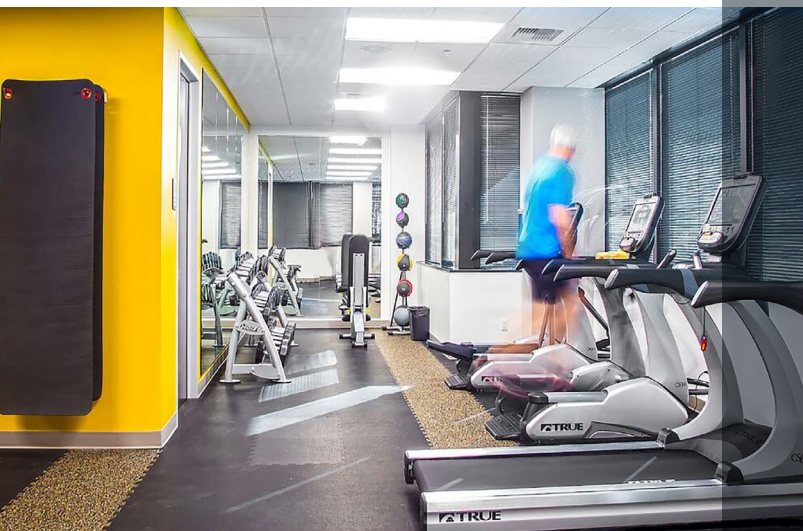
Lake Washington  
PARTNERS

**CBRE**



## PROPERTY HIGHLIGHTS

- ±5,848 RSF vacant in Suite 125
- Lease Rate: \$24.50, NNN/PSF/Year
- Estimated OPEX = \$9.25 PSF/Year
- Next level office experience combining urban amenities, modern improvements with free parking and ease of access. Parking ratio is 4.8/1,000 RSF
- Premier Eastgate location with direct freeway access and prominent visibility
- Contemporary amenity package: Fitness center with locker room and showers, bike storage, Avanti Market, serene courtyard with fire pits, and building conference room for tenant's use
- Designed to cater to the needs of technology companies – large, open floor plans, lit with CenturyLink fiber cable and abundant parking
- Local non-institutional ownership and professionally managed by URG with a management office less than one mile from the project



## FACT SHEET



**YEAR BUILT**  
1988 FULLY  
RENOVATED 2015



**BUILDING SIZE**  
3 STORIES,  
±66,355 RSF



**CONSTRUCTION**  
STEEL FRAME CONCRETE  
AND MASONRY CONSTRUCTION



**FLOOR PLATES**  
±22,000 RSF



**PARKING**  
4.8/1,000 RSF  
FREE OF CHARGE



**AMENITIES**  
FITNESS CENTER  
WITH SHOWERS  
& LOCKERS, BIKE  
STORAGE, CONFERENCE  
& TRAINING CENTER  
FOR LARGE GROUPS,  
AVANTI MARKET,  
OUTDOOR COURTYARD  
WITH FIRE PITS



**TELECOM/DATA**  
FIBER OPTIC  
CAPABILITIES PROVIDED  
BY CENTURYLINK



**OWNERSHIP**  
LOCALLY OWNED AND  
MANAGED BY LAKE  
WASHINGTON PARTNERS

# CONCEPTUAL FLOOR PLAN

AVAILABLE SPACE

±5,848 RSF

TRAINING ROOM

FITNESS CENTER/LOCKERS & SHOWERS

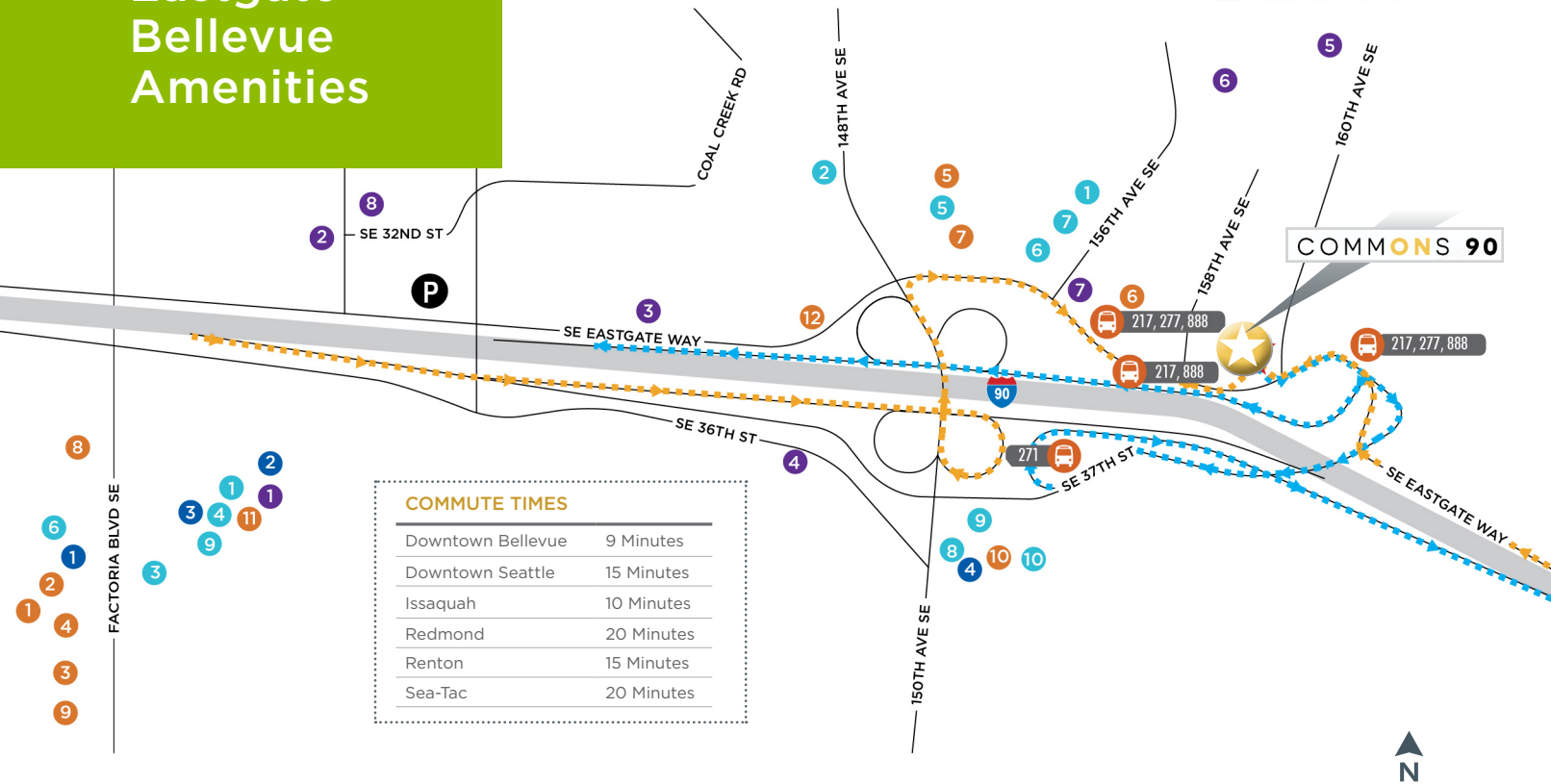
AVANTI MARKET



COMMONS 90

# Eastgate Bellevue Amenities

# COMMONS 90



## RESTAURANTS

- 1 Starbucks
- 2 Tully's
- 3 Subway
- 4 Applebee's
- 5 Dairy Queen
- 6 McDonald's
- 7 Jack in the Box
- 8 Baskin Robbins
- 9 Pizza Hut
- 10 Outback Steak House

## RETAIL AMENITIES

- 1 Market Place @ Factoria (more than 60 stores and services)
- 2 Nordstrom Rack
- 3 Walmart
- 4 TJ Maxx
- 5 Silver Cloud Inn
- 6 Hyatt house
- 7 Embassy Suites
- 8 AMC Theaters
- 9 Big Five Sporting Goods
- 10 Rite Aid
- 11 Bartell Drugs
- 12 Banking

## GROCERY

- 1 Target
- 2 Safeway
- 3 QFC
- 4 Albertson's

## CORPORATE

- 1 T-Mobile
- 2 HTC America
- 3 Intellectual Ventures
- 4 Windermere
- 5 Boeing
- 6 Microsoft
- 7 Verizon
- 8 ArenaNet

■■■■■ Ingress

■■■■■ Egress



Bus Stop



Eastgate Park & Ride and Freeway Station with more than 250 parking spaces

### FOR MORE INFORMATION PLEASE CONTACT:

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Lake Washington  
PARTNERS

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