

FULL BUILDING OPPORTUNITY | UP TO 31,057 RSF AVAILABLE



BELLEFIELD

ALDERWOOD BUILDING



1601 114th Ave SE, Bellevue WA 98004

TALON
PRIVATE CAPITAL

CBRE

FULL BUILDING OPPORTUNITY



Available Date: March 1, 2023



Up to 31,057 RSF Available



Demised opportunities available
down to $\pm 5,200$ SF



Exterior and interior
improvements proposed



Covered parking on the ground floor





Floor to ceiling glass throughout the building allowing for abundant natural light



Serene water views



Waterfront outdoor seating areas directly adjacent to the building



Highly visible top of building signage and building naming rights available to full building users



FULL FLOOR: 31,057 RSF

CONCEPTUAL PLAN



DEMISED OPTIONS

Demised options are approximate square footages

2 TENANT OPTION

- Suite A: ±11,500 SF
- Suite B: ±14,200 SF



3 TENANT OPTION

- Suite A: ±11,500 SF
- Suite B: ±9,000 SF
- Suite C: ±5,200 SF





7+

MILES OF
HIKING TRAILS



320

ACRE FRESHWATER
WETLAND ECOSYSTEM



Bicycle share
program



Kayak &
paddleboard rentals



Updated gym
& locker room



Daily food trucks
in two locations



Dilettante
Mocha Café



Expanded
outdoor deck,
bocce ball court



Training & conference
center facility



EV charging
stations



On-site auto
detail services



Dry cleaning
services



7+ Miles of
Walking trails



Year-round
tenant events
& activities

JUST 5 MINUTES FROM DOWNTOWN BELLEVUE,

Bellefield is a reimagined office campus set on 65 beautifully wooded acres and encircled by the Mercer Slough – a freshwater canoe trail that leads into Lake Washington.



15

BUILDING
CAMPUS





- Bellefield offers businesses a visionary way to work. Start with the contemporary offices - renovated with the latest technology and décor designed to inspire. Think a cafe, espresso nooks, room for foosball. The cool, out-of-the-ordinary amenities that make employees happy, and productivity more enjoyable.
- Step out in nature and explore the walking trails. See how peace and quiet lifts the stress from the hustle and bustle. Our bike share, kayak rentals, and fitness program rounds out an offering that's so original, it inspires original thinking. Isn't that the way work should be?

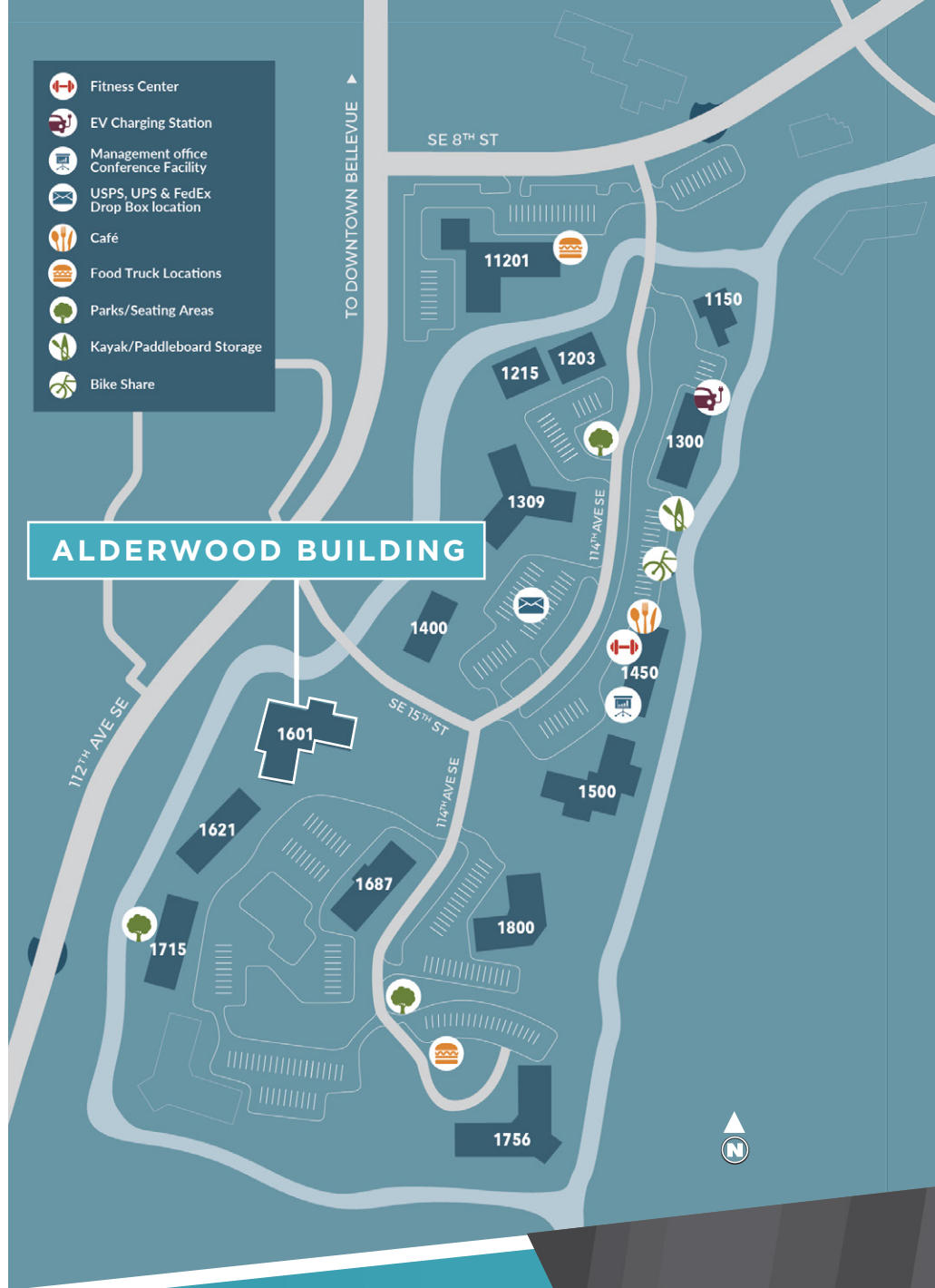




BELLEFIELD

CAMPUS MAP

- 1601** ALDERWOOD BUILDING
1601 114th Avenue SE
- 1621** ARBOR BUILDING
1621 114th Avenue SE
- 1800** ASPENWOOD BUILDING
1800 114th Avenue SE
- 1150** CONFERENCE CENTER
1150 114th Avenue SE
- 1400** CEDAR BUILDING
1400 112th Avenue SE
- 1450** CONIFER BUILDING
PROPERTY MANAGEMENT OFFICE
1450 114th Avenue SE
- 1309** COURTHOUSE BUILDING
1309 114th Avenue SE
- 1756** EDIFICS BUILDING
1756 114th Avenue SE
- 11201** GATEWAY 112 BUILDING
11201 SE 8th Street
- 1500** GLU BUILDING
1500 114th Avenue SE
- 1215** GOLDSMITH BUILDING
1215 114th Avenue SE
- 1300** MADRONA BUILDING
1300 114th Avenue SE
- 1687** MAPLEWOOD BUILDING
1687 114th Avenue SE
- 1203** MASTEC BUILDING
1203 114th Avenue SE
- 1715** WOODRIDGE BUILDING
1715 114th Avenue SE



FOR MORE INFORMATION PLEASE CONTACT:

LENNON ATTEBERRY
+1 425 462 6991
lennon.attedberry@cbre.com

TIM OWENS
+1 425 462 6913
tim.owens@cbre.com

CORTNEY JANIKULA
+1 425 462 6975
cortney.janikula@cbre.com

CBRE, Inc. | 929 108th Avenue NE | Suite 700 | Bellevue, WA 98004

bellefield-officepark.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_October2022

CBRE