

150-330

120th Avenue NE &
11900 NE 1st Street
Bellevue, WA



RIDGEWOOD

CORPORATE SQUARE

a **KBS** property

**AVAILABLE
FOR LEASE**

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CBRE

PROPERTY OVERVIEW

SEVEN BUILDING CAMPUS ON 14 ACRES

TOTAL PROJECT AREA	242,000 RSF
RATE	\$36.50/SF, Triple Net
2026 OPERATING EXPENSES	Building F: \$16.10/SF Building G: \$16.00/SF
PARKING	4/1,000, free surface & covered at market rate
CERTIFICATIONS	Verified Healthy Building for Indoor Air



AVAILABLE SPACE

BUILDING	SUITE	SIZE	AVAILABLE
F 150 120th Ave NE	310	2,889 SF	Now
G 11900 NE 1st St	100	5,147 SF	Now



TENANT AMENITY CENTER

- » State-of-the-art fitness center
- » Shower and locker facilities
- » Upgraded cafe
- » Formal conference rooms with advanced AV
- » Bike Room
- » Training Room
- » Concierge Services
- » Casual meeting spaces
- » On-site Property Management



AMENITIES



Services / Retail **71**



Restaurants & Bars **59**



Shops/Entertainment **58**



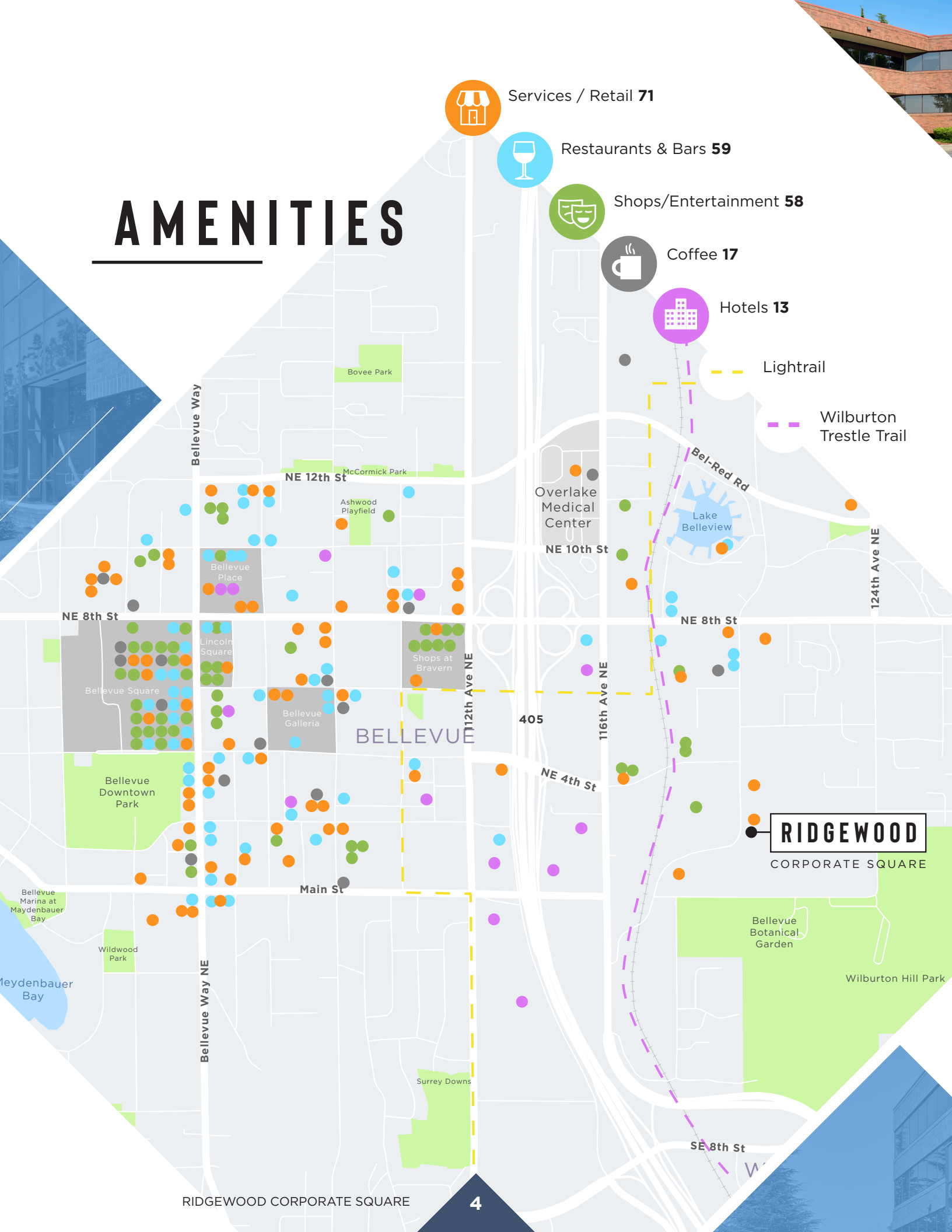
Coffee **17**



Hotels **13**

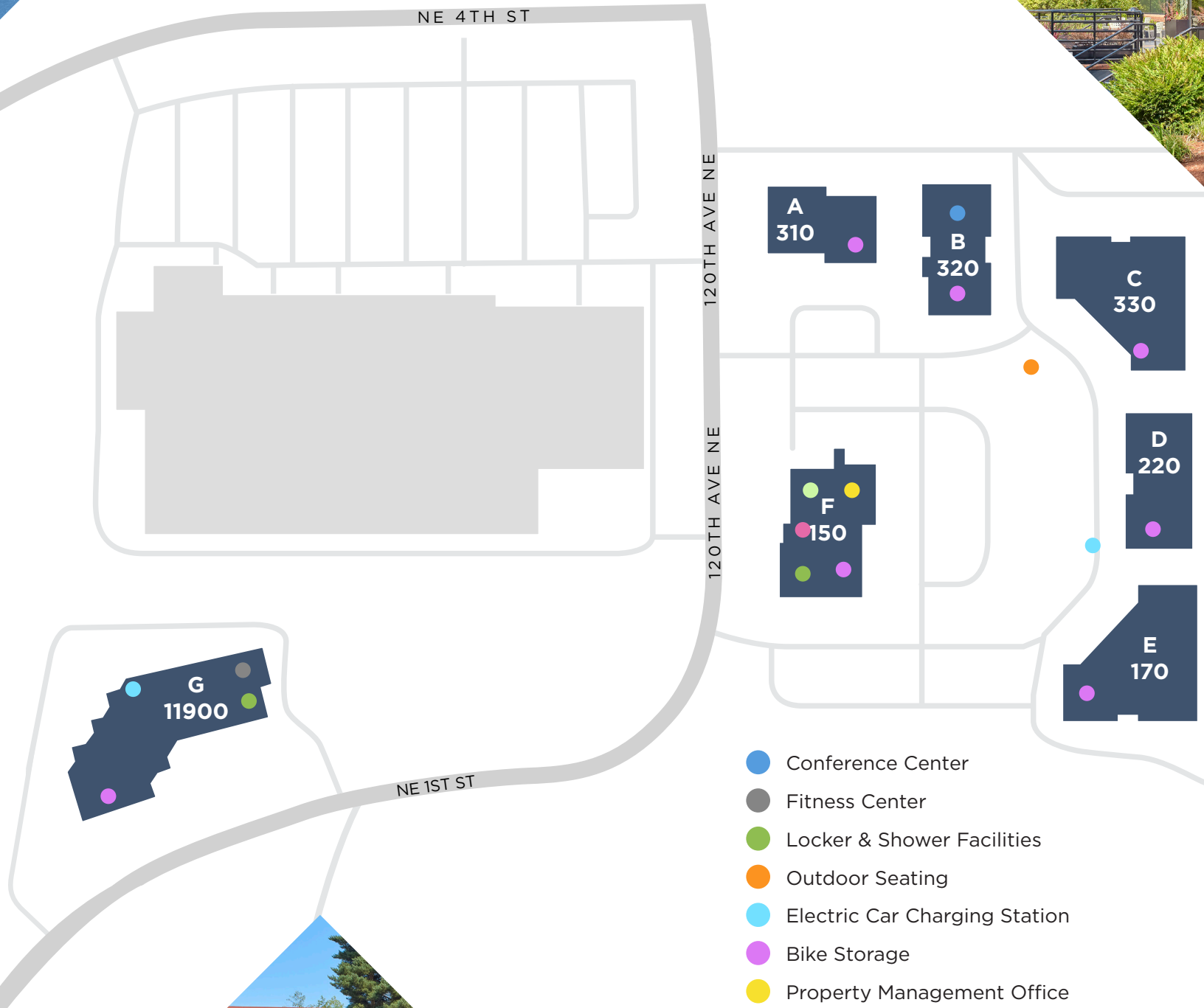
 Lightrail

 Wilburton Trestle Trail



SITE PLAN

← To I-405 & Downtown Bellevue



- Conference Center
- Fitness Center
- Locker & Shower Facilities
- Outdoor Seating
- Electric Car Charging Station
- Bike Storage
- Property Management Office
- Poppinjay's Deli
- Tenant Amenity Building





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FOR MORE INFORMATION

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