MercerPointe
AT BELLEFIELD

1745 114TH AVENUE SE

BELLEVUE, WASHINGTON 98004



Full Building Renovation Underway Soon at Mercer Pointe

BRODERICK GROUP

ONWARD INVESTORS

Mercer Pointe at Bellefield is a two-story 71,000 SF Class A office building situated in a tranquil, natural setting along the Mercer Slough within Bellefield Office Park. The property offers abundant covered and surface parking, and is strategically located within close proximity to the Bellevue Central Business District, the I-90 Corridor and I-405.

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Extensive building improvements underway soon, including newly renovated main entrance, lobby areas, landscaping and outdoor patio area.



THE FACTS AT YOUR FINGERTIPS

Address	1745 114th Avenue SE, Bellevue, WA 98004
Size	Two-story Class A building totaling 71,329 SF
Load Factors	Single Tenant: 10.75%; Multi-tenant: 14.53%
Floor Plates	Floor 1: 36,056 SF Floor 2: 35,273 SF
Parking	3.5 actual stalls per 1,000 USF with approximately 1.1 stalls per 1,000 RSF located in the garage
Operating Expenses	2017 estimated operating expenses are $10.04/ RSF, including electrical

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A **Natural** Impression

Property Features



Location	Within Bellefield Office Park in South Bellevue.
Access	Convenient access to I-405, I-90 and Bellevue CBD. Two access points to Mercer Pointe either from SE 8th Street or 112th Avenue NE.
Rich, Natural Environment	Situated along the Mercer Slough with access to an abundance of walking/running trails and water activities.
On-Site Athletic Facility	Located on-site with workout equipment and showers/lockers.
HVAC	212 tons of cooling distributed by VAV boxes. Supplemental cooling in place for computer room, stairwells and restrooms
Security	Card key access system
Ceiling Height	12' Slab-to-Slab Height & 9' Finished Ceiling Height
Construction	Post-tension, concrete slab system
Electrical	Overall building capacity of 1600 AMP, 277/480 Volt, 3-phase, 4 wire AC Tenant plug load of up to approx. 5 watts per square foot
Telecommunications	Fiber services are provided by CenturyLink
Elevators	Two hydraulic passenger elevators and one traction freight elevator
Generator	Emergency diesel generator provides up to 450 kw of electrical capacity
Floor Load	Live load design floors: 50 lbs per SF Partition Loading: 25 lbs per SF
Property Management	Top of class on-site property management and engineering provided by JLL.
Owner	CRE Bellevue LLC, an affiliate of Onward Investors

The information contained herein has been given to us by the owner or other sources that we deem reliable. We have no reason to doubt its accuracy. All prospective tenants should carefully verify the information contained herein.

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Aerial Map



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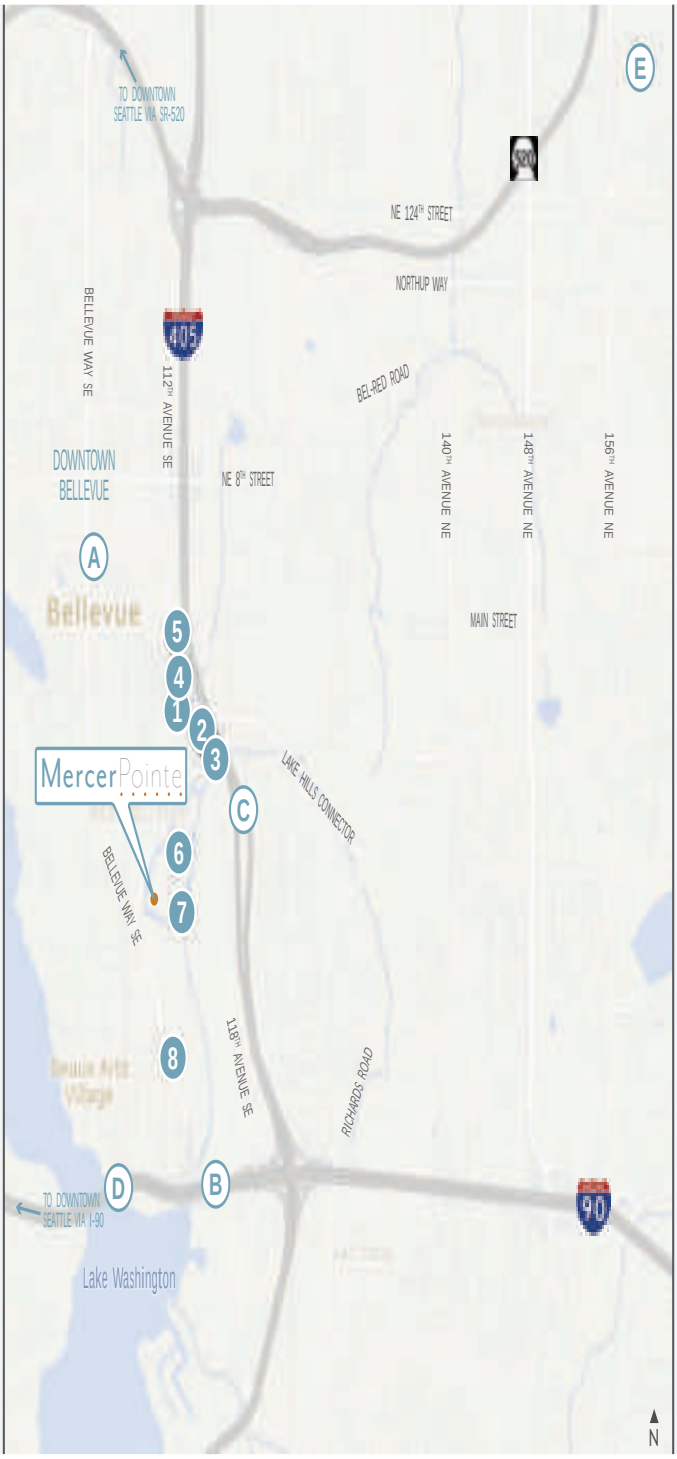
Area Amenities

1. Bellevue Club & Hotel
2. Park & Ride
3. Residence Inn
4. Hilton Bellevue
5. Red Lion Hotel Bellevue
6. Dilettante Mocha Café
7. Food Truck Service currently at Bellefield
8. Future Eastlink stop / Current Park & Ride
9. Nearby Bus stops



DISTANCE / TIME

- A Downtown Bellevue — 2.6 Miles / 10 Minutes
- B I-90 — 2 Miles / 7 Minutes
- C I-405 — 2.3 Miles / 5 Minutes
- D Downtown Seattle — 10.1 Miles / 16 Minutes
- E Microsoft Main Campus — 6.7 Miles / 11 Minutes

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Planned Main Entrance

RENOVATION RENDERINGS



NEW entry will provide a contemporary and inviting feel at Mercer Pointe.

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Planned Main Lobby

RENOVATION RENDERINGS





NEW main lobby common area will provide an elegant and contemporary first impression.

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Available Space

FLOOR / SUITE	SQUARE FEET	AVAILABLE DATE	RENTAL RATE	COMMENTS
1 / 100	36,056	9/1/2016	$25.00/ RSF, NNN	Full floor. Exceptional views to Mercer Slough and efficient floor plate. Divisible to approximately 16,000 SF & 17,000 SF.
2 / 200	35,273	9/1/2016	$25.00/ RSF, NNN	Full floor. Exceptional views to Mercer Slough and efficient floor plate. Divisible to approximately 16,000 SF & 17,000 SF.
Total:	**71,329**			





Planned renovation for patio / outdoor seating area.

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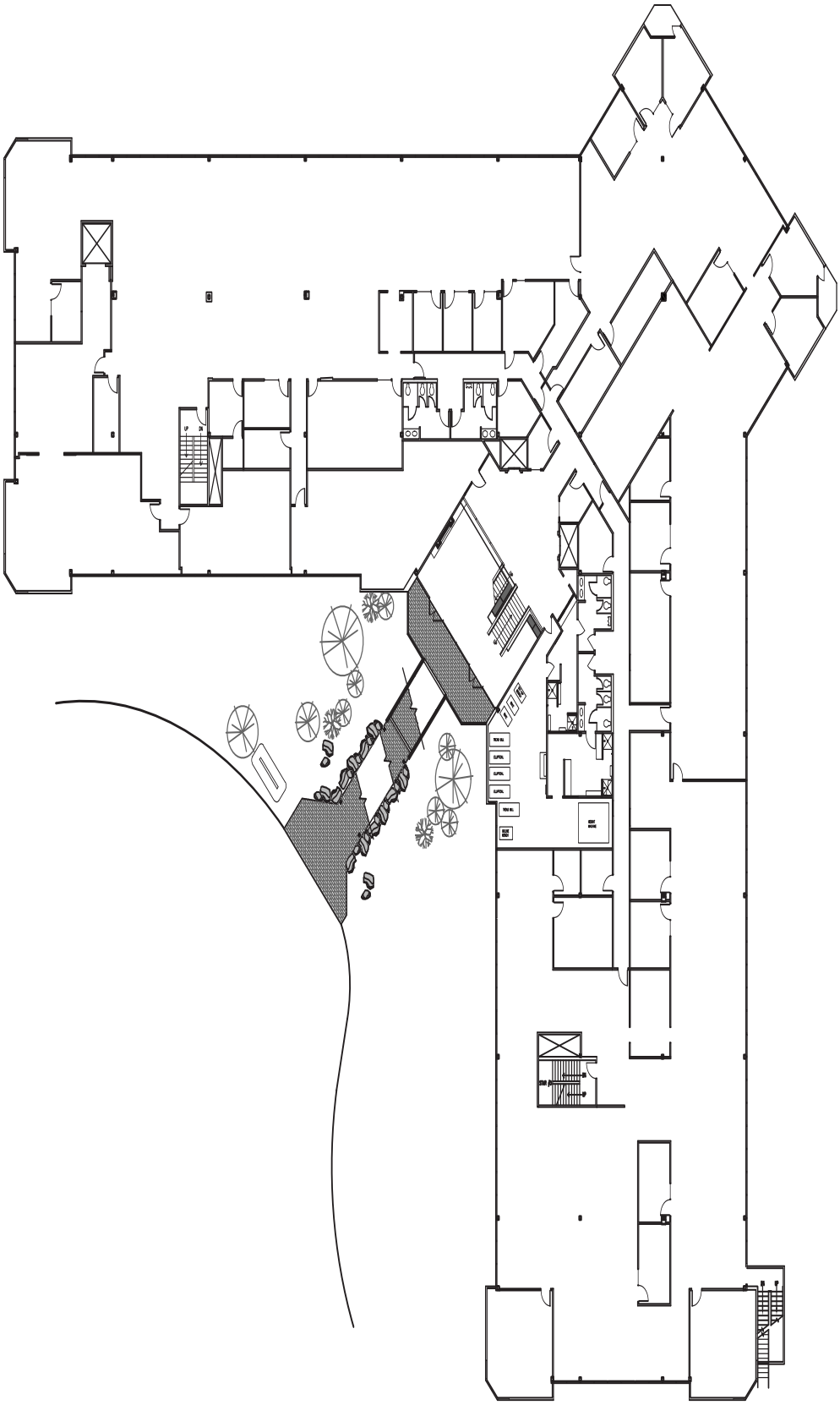
Floor 1

As-Built Floor Plan

36,056 RSF



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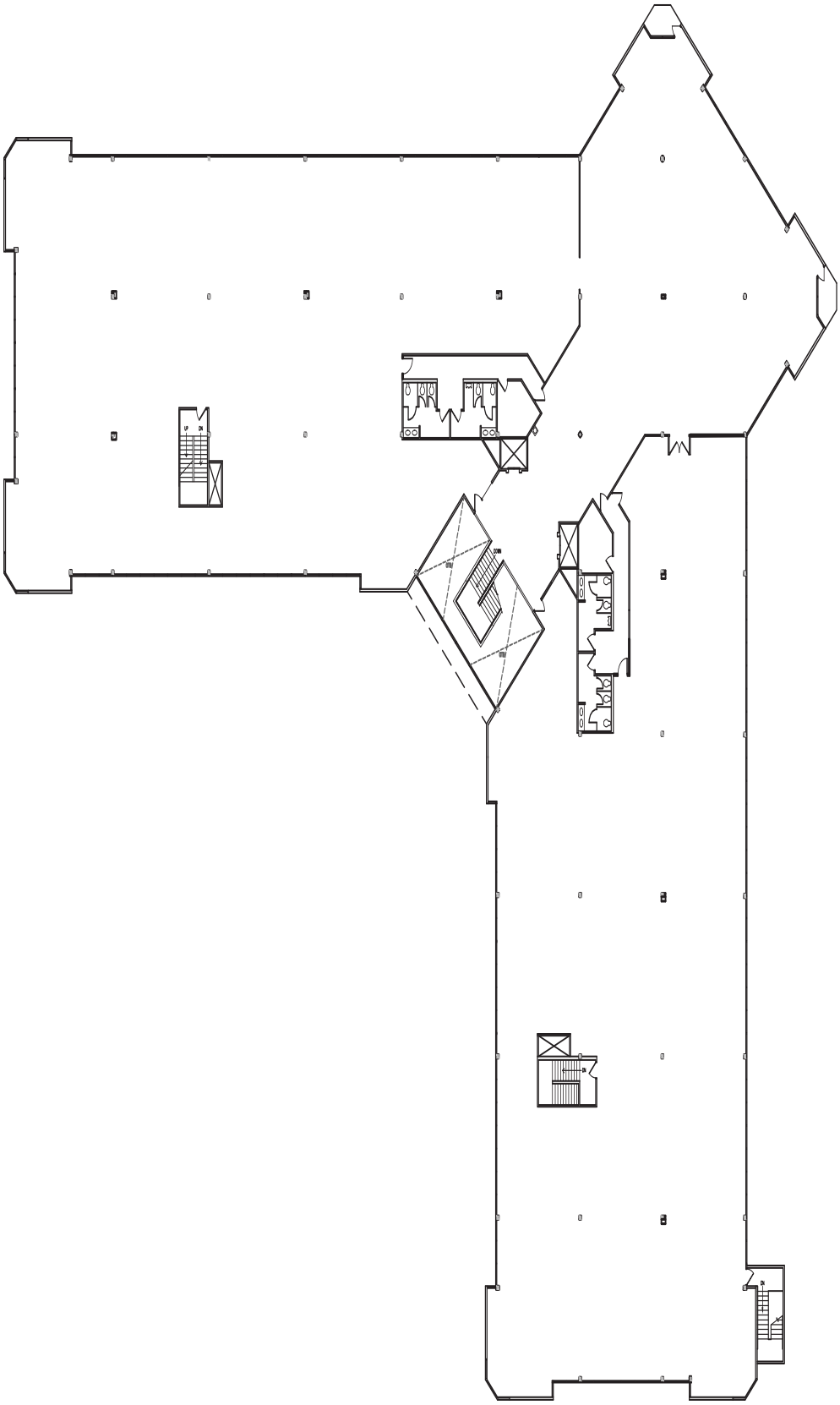
Floor 2

As-Built Floor Plan

35,273 RSF



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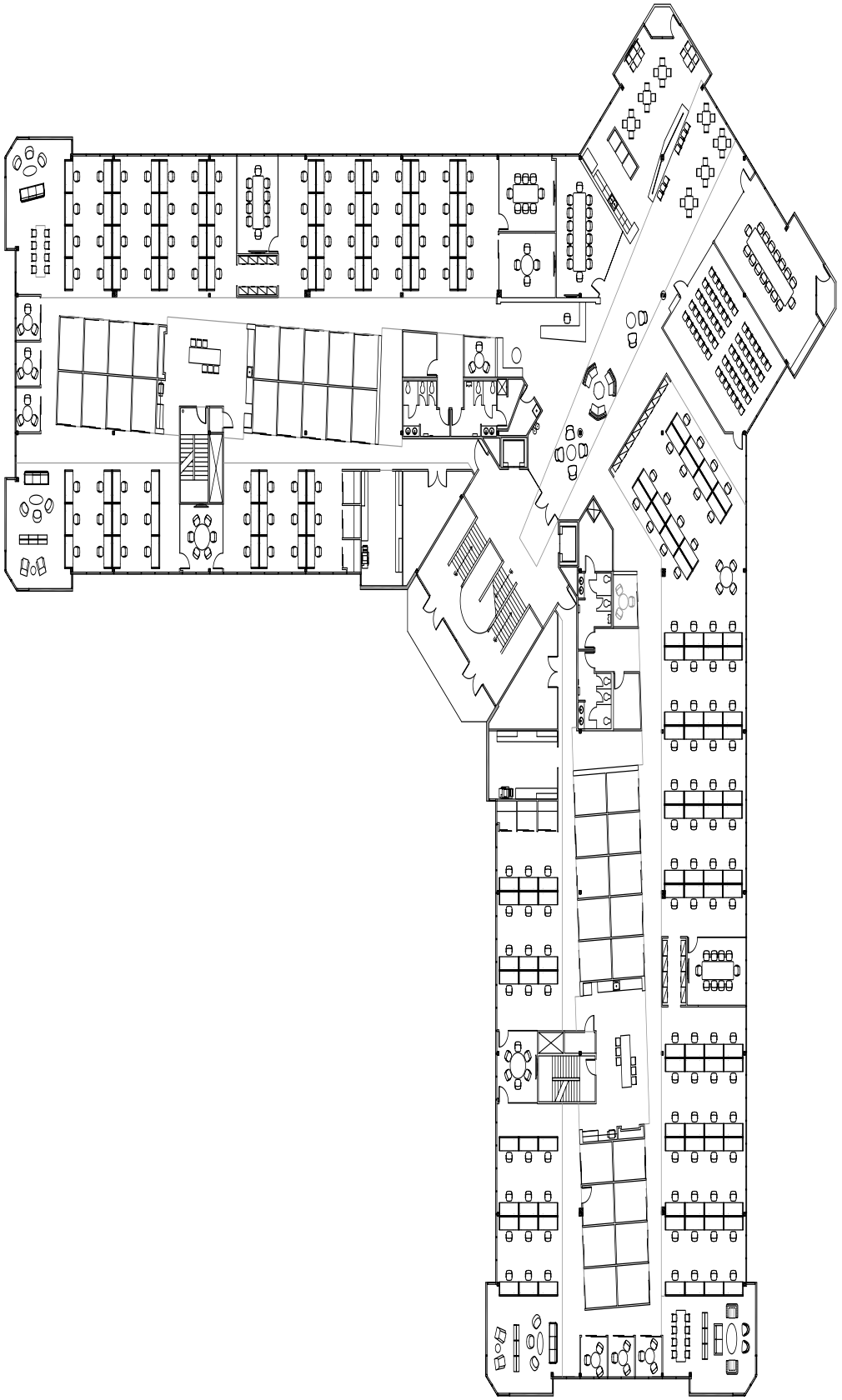
Sample Floor Plan

Open Plan Concept

35,021 RSF

Workstations	184
Private Offices	36
Conference Rooms	17
Private / Phone Rooms	6
Per Person SF	159



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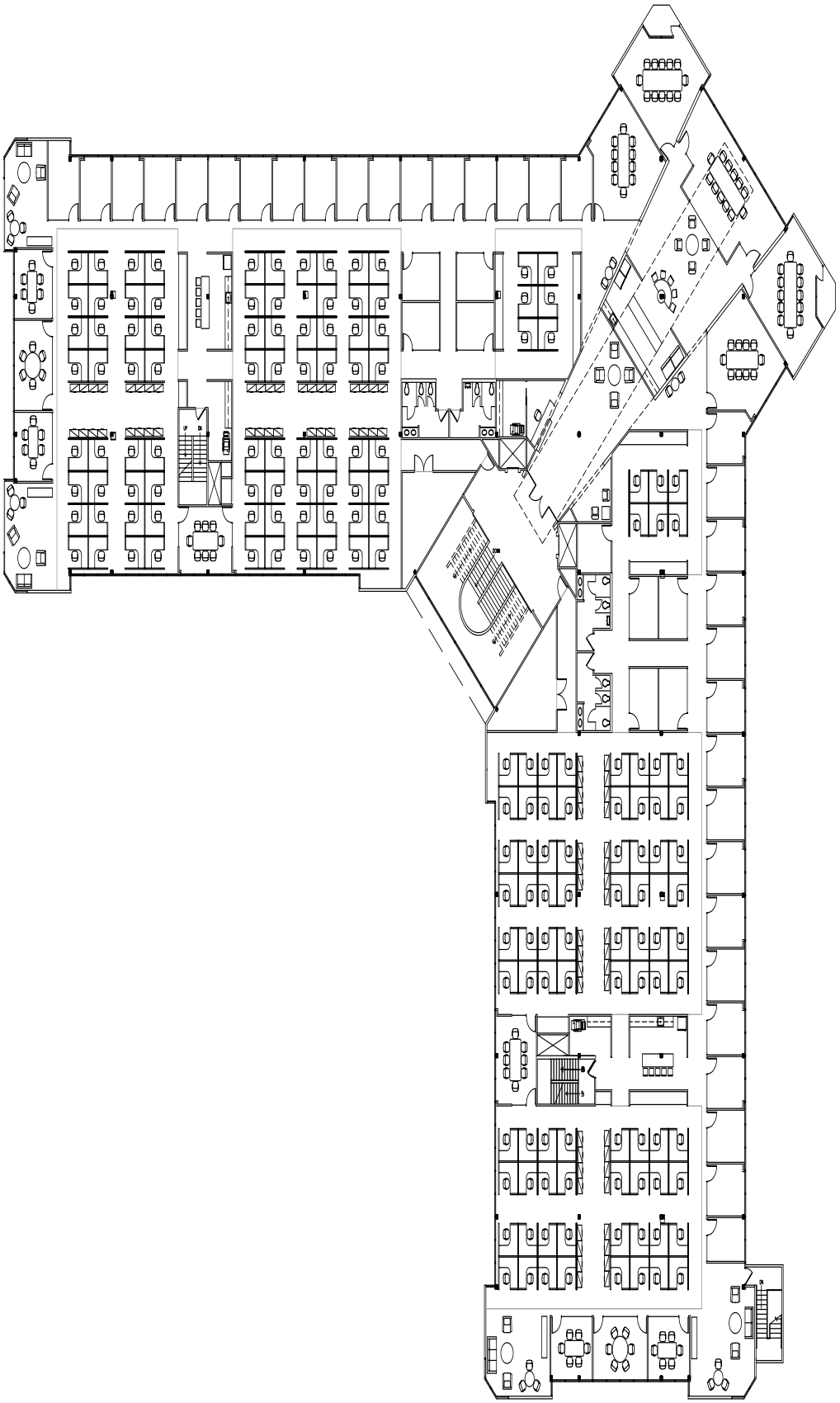
Sample Floor Plan

Mix - Private/Open Concept

35,021 RSF

Workstations	170
Private Offices	42
Conference Rooms	14
Per Person SF	165



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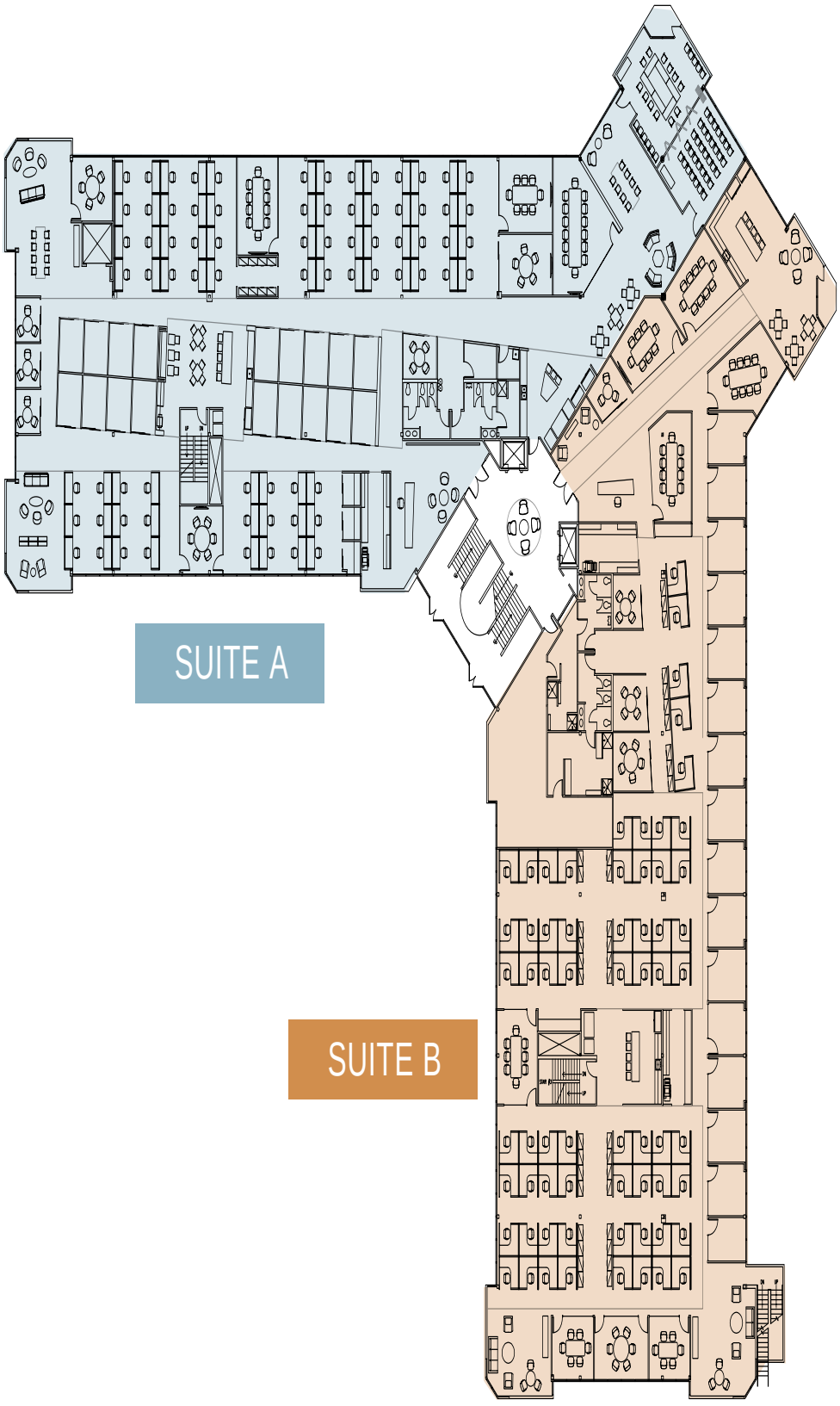
Sample Floor Plan

Multi-Tenant Concept



Suite A: 17,687 RSF

Workstations	76
Private Offices	18
Conference Rooms	12
Private / Phone Room	3

Suite B: 16,670 RSF

Workstations	65
Private Offices	16
Conference Rooms	12

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