

FOR LEASE 10940 & 11000 NE 33rd PL | Bellevue, WA

EVERGREEN OFFICE PARK



NEWMARK

JOE LYNCH

Executive Managing Director
425.362.1399
joe.lynch@nmrk.com

DAN HARDEN

Senior Managing Director
425.362.1393
dan.harden@nmrk.com

LOCATION

DOWNTOWN BELLEVUE

EVERGREEN OFFICE PARK

520



AVAILABLE SPACE



360 DEGREE VIEW OF COURTYARD

Building I - 10940 NE 33rd Place

Suite	Available SF	Rental Rate	Comments
202*	8,090 SF	Call For Rate	Available Now
204*	5,217 SF	Call For Rate	Available Now

*Suites can be combined for 13,307 SF

Building II - 11000 NE 33rd Place

Suite	Available SF	Rental Rate	Comments
200*	22,254 SF	Call For Rate	Available June 2026
320	1,847 SF	Call For Rate	Available Now

*Divisible



FACT SHEET

Property Addresses

Building I: 10940 NE 33rd Place, Bellevue, WA
Building II: 11000 NE 33rd Place, Bellevue, WA

Floors

Building I: Two (2) Stories
Building II: Three (3) Stories

Parking

3.6/1,000 SF (Free surface parking, covered parking available at market rates)

Freeway Access

Centrally located at the interchange of SR520 and I-405

Amenities and Renovation

New common area plaza with BBQ, gaming area, and outdoor seating. All new renovations completed in 2022.

Internet/Telecom Providers

Comcast | TW Telecom | Frontier

Electrical System

Power provided through vault-mounted transformers. Each building's main distribution panel consists of a 1,000 Amp, 277/480 Volt, 3-phase, 4 wire, 4 section main distribution panels

Building Hours

24 hour access, 365 days per year security hours for front doors: 7:30am - 6:00pm. HVAC hours (M - F): 7:30am – 6:00pm. After hours HVAC available on demand

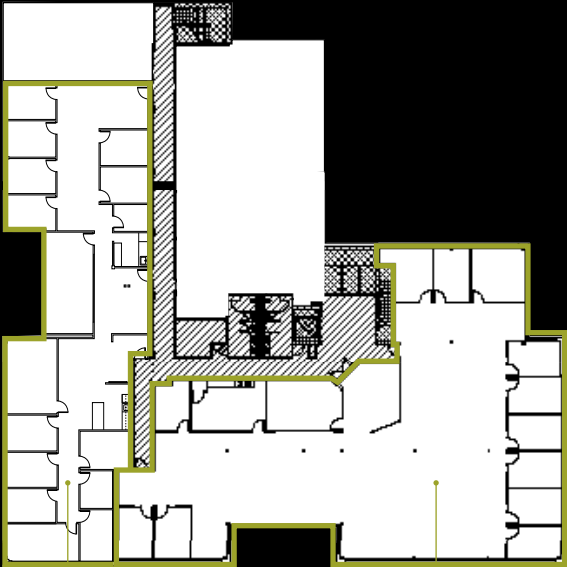


BUILDING I
SECOND FLOOR OFFICE

SUITE 202

8,090 SF

AVAILABLE NOW



SUITE 204

SUITE 202

*CAN BE COMBINED WITH SUITE 204 FOR 13,307 SF

AVAILABLE

SUITE 202

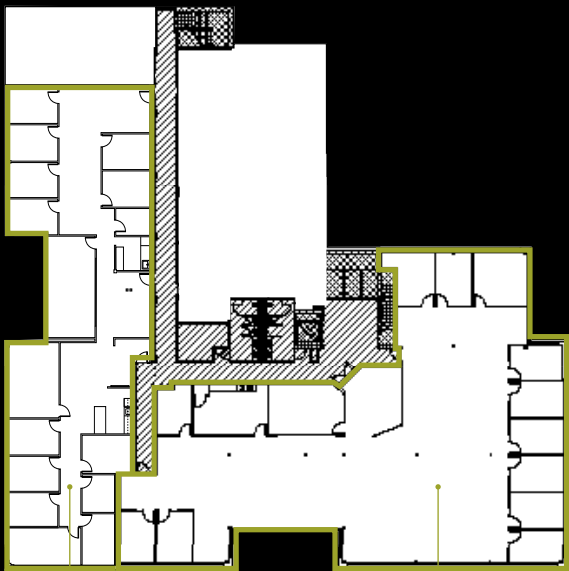
8,090 SF

ENTRANCE



BUILDING I
SECOND FLOOR OFFICE

SUITE 204
5,217 SF
AVAILABLE NOW



SUITE 204

SUITE 202

*CAN BE COMBINED WITH SUITE 202 FOR 13,307 SF

AVAILABLE

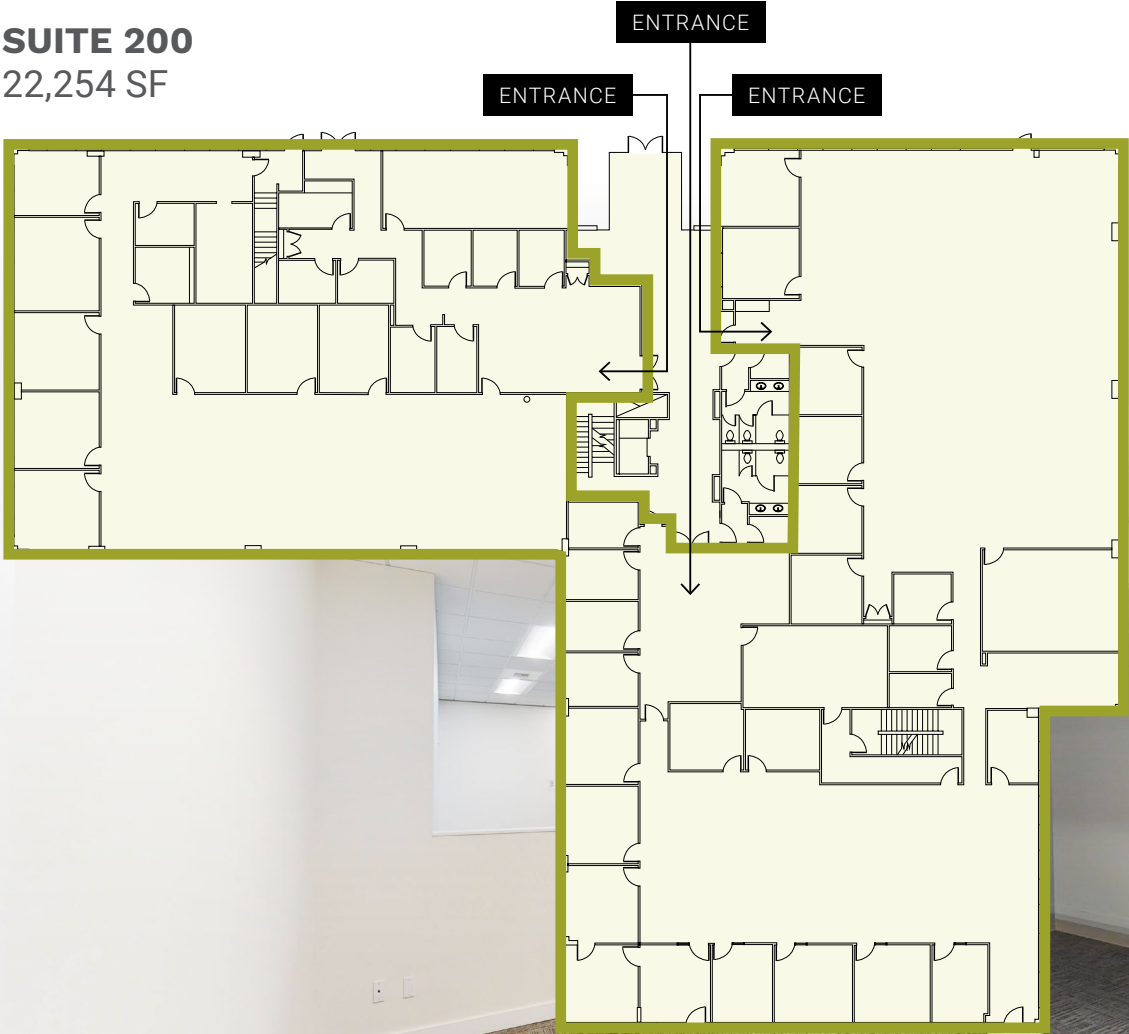
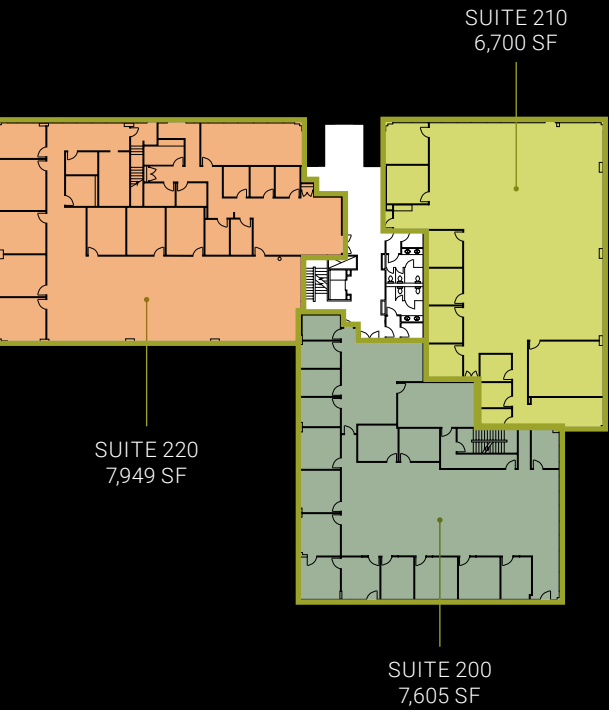
SUITE 204
5,217 SF



BUILDING II
SECOND FLOOR OFFICE

AVAILABLE

SUITE 200
22,254 SF
AVAILABLE JUNE 2026

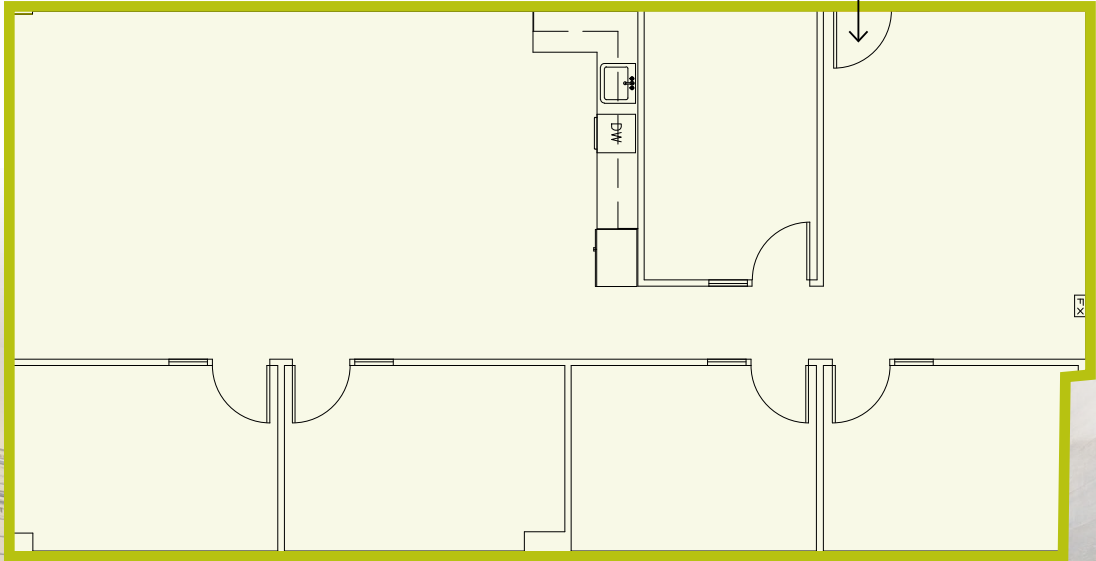


BUILDING II
THIRD FLOOR OFFICE

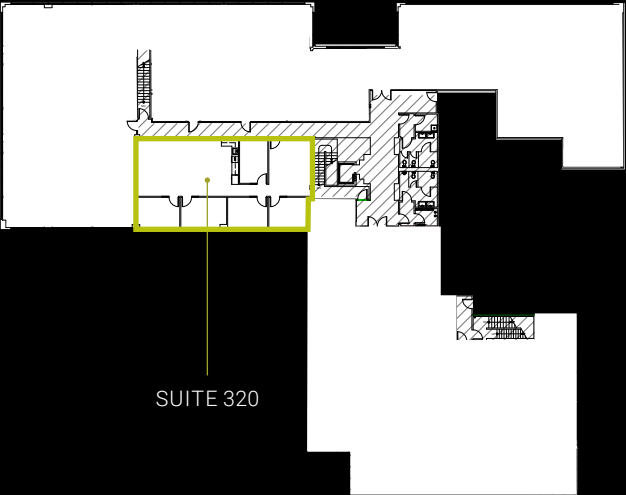
AVAILABLE

SUITE 320
1,847 SF

ENTRANCE



SUITE 320
1,847 SF
AVAILABLE NOW



LOCAL AMENITIES

1. Starbucks
Brief Encounter
Sushi in Joy
Tuscan Stone Pizza
2. Poppinjay's - A Cafe
3. Burgermaster
4. Gourmondo
5. Courage House
6. Dixie's BBQ
7. Beijing Duck Palace
Subway
8. Carillon Kitchen
Como
El Encanto
Le Grand
Starbucks



Transit

