

**NEW CLASS A  
OFFICE SPACE  
FOR LEASE**

**3150  
BUILDING  
RICHARDS ROAD** BELLEVUE, WASHINGTON

**FEATURES**

- Fully Renovated Class A construction
- \$25.00/SF, Full Service
- Abundant surface and covered parking at no cost
- Turn-key tenant improvements
- Unique opportunity for tenants to be in a fully renovated building at below market rates
- Extremely energy efficient new light fixtures (Only 55 watts of input)
- Locker room available for tenant's use
- Minutes from all Factoria amenities, including over 20 restaurants
- Direct access to I-90 & I-405, Bellevue and Seattle



FOR MORE INFORMATION PLEASE CONTACT:

**Kevin Murray**

425.462.6969

kevin.murray@cbre.com

**Tim Owens**

425.462.6913

tim.owens@cbre.com

**CBRE**  
CB RICHARD ELLIS

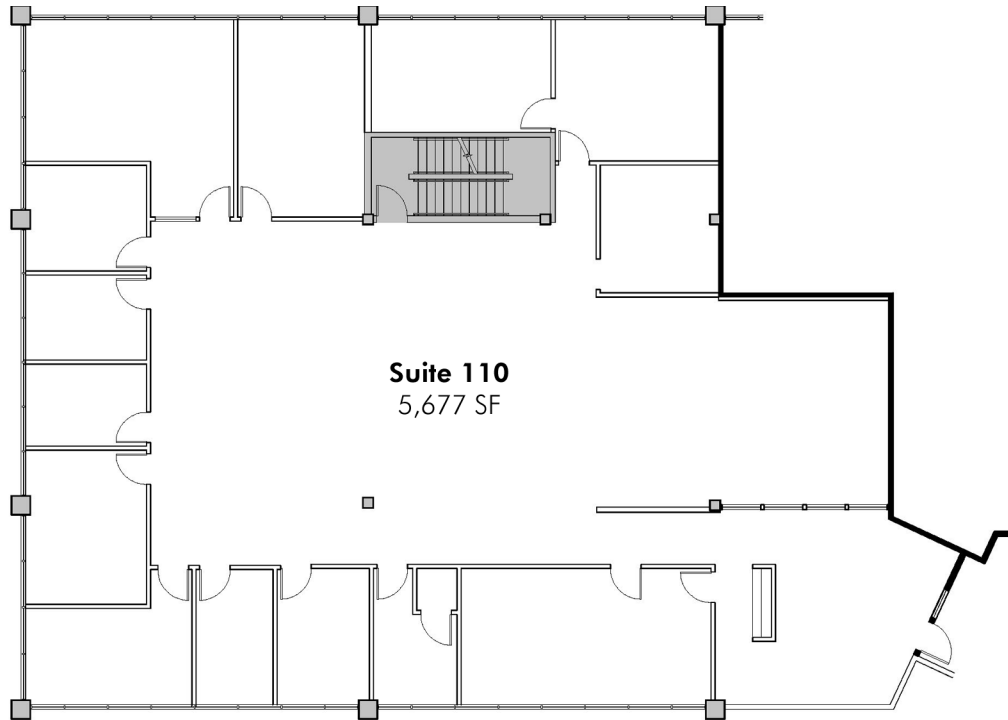
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# 3150 BUILDING RICHARDS ROAD

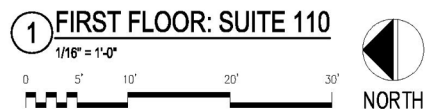
BELLEVUE, WASHINGTON

FULLY RENOVATED  
CLASS A  
CONSTRUCTION

## FIRST FLOOR



Suite 110  
5,677 SF



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CB Richard Ellis | 10885 NE 4th Street | Suite 500 | Bellevue, WA 98004 | T 425.455.8500 | F 425.462.6966

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