



TRILOGY I-90

IDENTITY & VALUE IN BELLEVUE

3600 136th Place SE, Bellevue, WA 98006



SIGNAGE VISIBLE FROM I-90



**OUTDOOR
COLLABORATION SPACE**



SECURE BIKE STORAGE & SHOWERS



NEARBY FOOD OPTIONS

MULTIPLE SPACES AVAILABLE FROM 3,439 RSF TO 23,663 RSF

FLOOR / SUITE	SPACE AVAILABLE	AVAILABILITY
First - Entire Floor	23,663 RSF	Immediately
Second - Suite 220	3,439 RSF	Immediately
Third - Entire Floor	18,217 RSF	June 1, 2026
Fourth - Entire Floor	9,711 RSF	Immediately

UNMATCHED EXPOSURE

- Three exterior signs
- Large exterior building signage visible from I-90
- Monument signage
- Full floor & full building branding opportunity

EXCEPTIONAL EXPERIENCE

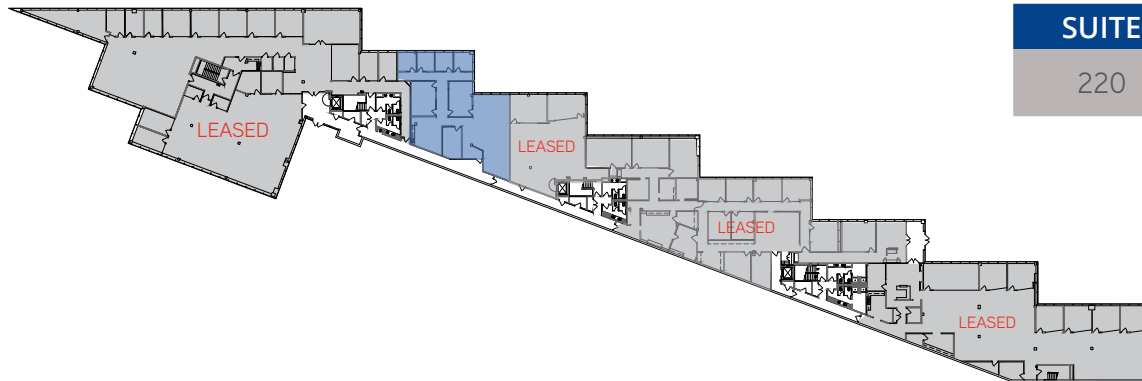
- Park at your door with immediate suite access
- Controlled access for each floor
- Striking architecture with modern design
- Creative, tech-oriented office space

1ST FLOOR



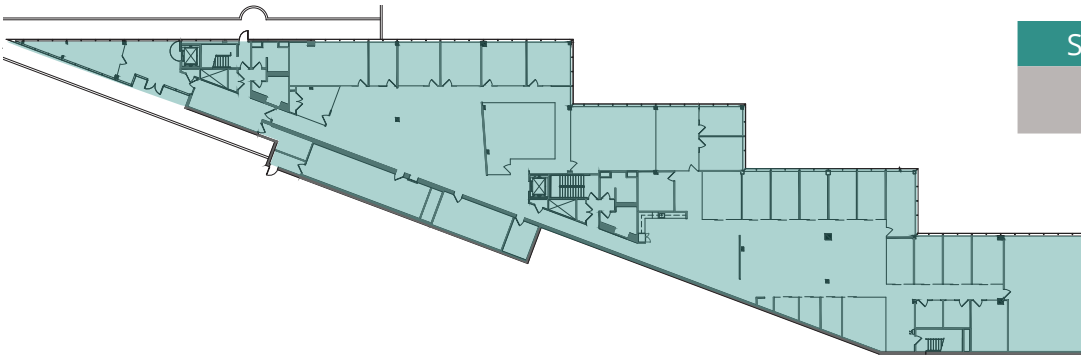
SUITE	SIZE
100	23,663 RSF

2ND FLOOR



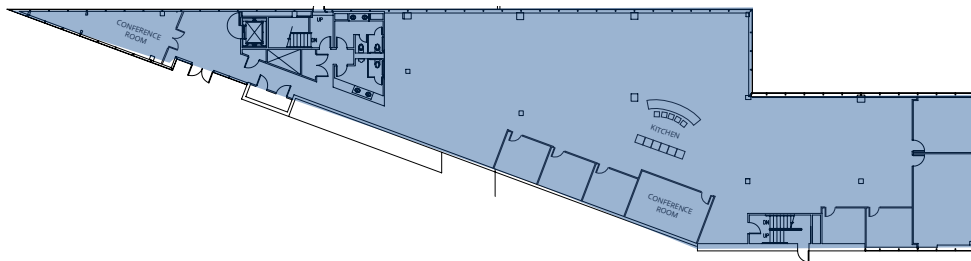
SUITE	SIZE
220	3,439 RSF

3RD FLOOR



SUITE	SIZE
300	18,217 RSF

4TH FLOOR



SUITE	SIZE
400	9,711 RSF

ADVANTAGEOUS AMENITIES

- FREE covered and surface parking: 3.33/1,000
- Large windows with abundant natural light
- Secure bike storage, showers and lockers
- Rooftop deck areas

WINNING LOCATION

- Prime Bellevue I-90 tech corridor location
- Immediate access to I-90 and I-405
- Adjacent to the Eastgate Park & Ride
- 5 minutes to more than 125 dining/service amenities



SEATTLE CBD
15 MINUTE DRIVE



LAKE
WASHINGTON

MERCER ISLAND
9 MINUTE DRIVE

DOWNTOWN BELLEVUE
10 MINUTE DRIVE

FACTORIA
2 MINUTE DRIVE

**EASTGATE
P & R**
10 MINUTE WALK



ADJACENT TO PARK & RIDE



DIRECT ACCESS TO I-90 & I-405



2-5 MINUTES TO NEARBY AMENITIES

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