

## EAST VALLEY OFFICE CENTER I & II

### PROJECT OVERVIEW

<i>Project</i>	Twin four-story, Class A suburban office buildings which benefit from large flexible floor plates that have the ability to be configured for both single and multi-tenant use.	<i>Construction</i>	Vista wall glazed aluminum curtain wall systems with blue, reflective glass façades and aluminum accents at main entrances.
<i>Year Built</i>	East Valley Office Center I - 1986 East Valley Office Center II - 1987	<i>Location</i>	Located in Renton directly adjacent Interstate 405 at the intersection of Interstate 167, only twenty minutes from downtown Seattle and the Bellevue Central Business District.
<i>Total SF</i>	274,610± SF		
<i>Site</i>	14.21 Acres	<i>Access</i>	Easily accessed via Interstates 405, 167, 5 and 99 at the Seattle Center/Mercer Street Exit.

### DESIGN FEATURES

<i>HVAC</i>	Each building is equipped with a variable air volume cooling system with perimeter fan powered electric duct heaters and four 90-ton McQuay AC units.	<i>Elevators</i>	Each building is serviced by two 2,500 lb. capacity Dover passenger elevators and one 4,500 lb. capacity Dover freight elevator.
<i>Life Safety</i>	The building is fully equipped with fire sprinklers and an externally monitored fire alarm system. A card-key system allows tenants 24-hour access to the building.	<i>Floor Plates</i>	34,300± SF
		<i>Load Factor</i>	Approximately 12% multi-tenant
		<i>Communications</i>	State-of-the-art telecommunications access including fiber optic capabilities.

### AMENITIES

<i>Parking</i>	Surface parking accommodates 1,416 automobiles providing an above-market parking ratio of 5.2 spaces per 1,000 SF.	<i>Building Services</i>	Building services include overnight mail drop boxes, a conference center and cafeteria.
<i>Building Hours</i>	Building hours and services are from 7:00 a.m. to 6:00 p.m., Monday through Friday.	<i>Attractions</i>	Recreational opportunities are abundant nearby in the city of Renton, including award winning parks, an 18-hole golf course and over seven miles of walking, jogging or biking trails.
<i>Retail Services</i>	Southcenter Regional Mall is only minutes away. Surrounding services include restaurants, hotels and service retail.		