


















OFFICE SPACE FOR LEASE (CONSULT OUR WEBSITE FLYERS, MAPS, FLOOR PLANS, ETC.)

330 112th AVE NE - P.O. BOX 4184 BELLEVUE, WA 98009-4184 P: (425) 455-9976 F: (425) 646-3374 W: WWW.WALLACEPROPERTIES.COM

		Rental Rate				
Building Name/Address	Space Available/Location	Estimated NNN	Comments	Listing Agent(s)		
AUBURN						
	Ellingson Crossing 4025 A St SE Auburn, WA 98002	B102:1,016 RSF A103: 2,200 RSF	\$26/RSF NNN NNN: \$7.62/RSF	High visibility center on the corner of A St SE and Ellingson Rd. Newly built in 2007. High traffic counts. Easy access to Downtown Auburn, SR-167, SR-18 and I-5. Join Starbucks, Taco Time and more! Parking ratio: 4/1,000.	Tim Jackson	
BELLEVUE						
	116th Medical Development 1835 116th Ave NE Bellevue, WA 98004	35,000 RSF (Divisible)	\$34/RSF NNN	Proposed Class A medical office building in the heart of Bellevue's medical core. TI Allowance and signage available. Can accommodate all types of medical uses. Potential for ambulatory surgery center. Close to Children's Hospital, Overlake Hospital, Group Health and Bellevue CBD. Building ownership potentially available.	Ann Bishop	
	330 Building 330 112th Ave NE Bellevue, WA 98004	ONLY 1 SPACE LEFT! Suite 302: 799 RSF	\$24/RSF Full Service	Excellent downtown location with direct freeway access via NE 4th St. High visibility building on the corner of NE 4th and 112th Ave NE. Recent full building remodel. On-site property management. Free surface parking. Parking ratio:3/1,000.	Monica Wallace Louis Wenger	
	399 Building 330 112th Ave NE Bellevue, WA 98004	NEW 5,336 SF	\$20/SF NNN	Built-out with 11 private offices, reception area, conference room , kitchen area and more! Excellent downtown location with direct freeway access via NE 4th St. Exterior signage available with excellent freeway visibility. On-site property management. Free surface parking. Parking ratio:3/1,000.	Monica Wallace Louis Wenger	
	435 Building 435 108th Ave NE Bellevue, WA 98004	11,745 RSF (Div. to 6,090 RSF & 5,655 RSF)	\$20/RSF NNN	High visibility building in an amazing location in Downtown Bellevue, across the street from the Bellevue Transit Center. Free on-site parking. Building and monument signage available. Divisible to 6,090 RSF on upper floor and 5,655 RSF on lower floor. Parking ratio: 3.3/1,000.	Ann Bishop	
	989 Elements Building 989 112th Ave NE Bellevue, WA 98004	718 - 951 RSF	\$28-\$32/RSF NNN	Elements is located on the corner of 112th Avenue NE & NE 10th, the gateway to downtown Bellevue in the pedestrian friendly Ashwood Neighborhood. High visibility and easy access from I-405 and major arterials. Strong demographics and traffic counts. Please contact agents for more information on leasing and NNN rates. NNN rates are an estimate	Scott Blankenship Peter Johndrow	









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OFFICE SPACE FOR LEASE (Con't)

	Building Name/Address	Space Available/Location	Rental Rate Estimated NNN	Comments	Listing Agent(s)
BELLEVUE (Cont'd)					
	Bellevue Business Park 1940-2020 126th Ave NE Bellevue, WA 98005	Suite A101: 1,535 RSF Suite A106: 1,660 RSF Suite B101: 771 RSF Suite B106: 1,687 RSF Suite C203: 1,800 RSF	\$12/RSF NNN NNN: \$3.63/RSF	Great location directly off SR-520 and Northup Way with great access from Downtown Bellevue, Redmond, Kirkland and Seattle. Close to Bellevue CBD and Bel-Red Corridor. Well built-out spaces. Ample free on-site parking. Parking ratio: 3/1,000.	Monica Wallace Louis Wenger
	Bellevue East 14040-14042 NE 8th St Bellevue, WA 98004	NEW Suites from: 140 RSF- 1,170 RSF	\$16-17 RSF Gross	Well situated business park in suburban east Bellevue, centrally located between Crosswords and Downtown Bellevue. Easy access to SR-520 and I-405. Suites have efficient floor plans. Nicely landscaped grounds. Excellent for smaller professional businesses.	Ann Bishop Brandon Burrowes
	Bellewood Two and Six 2025/2125 112th Ave NE Bellevue, WA 98004	Suite 100: 3,467 RSF Suite 201: 3,995 RSF	\$22/RSF Gross	Quiet office park setting near Hidden Valley Sports Park. Excellent access to I-405, SR-520, Bellevue CBD, Seattle and Redmond. Close to Overlake Hospital and Group Health.	Jay Bergevin
	Bellewood Three 2101 112th Ave NE Bellevue, WA 98004	Suite 200: 964 RSF	\$20/RSF Full Service	Quiet office park setting near Hidden Valley Sports Park. Excellent access to I-405, SR-520, Bellevue CBD, Seattle and Redmond. Close to Overlake Hospital and Group Health.	Bret Olson Ryan Olson
	Bel-Red Professional Center Building A 15611 Bel-Red Rd Bellevue, WA 98008	1,700 RSF - 4,864 RSF	\$24.50/RSF Full Service	Efficient medical office space built-out with 7 exam rooms, reception, storage, lab space, file room and large therapy room. Park-like setting near Microsoft. Great access to SR-520, Redmond and Bellevue. Building and monument signage available. Parking ratio: 5/1,000.	Ann Bishop Brandon Burrowes
	Courtyard Off Main 136 102nd Ave SE Bellevue, WA 98004	Suite 102: 1,709 RSF (Divisible to 850 RSF)	\$24/RSF NNN NNN: \$4.79/RSF	Excellent location in Old Bellevue. First floor office below 109 apartment homes. Covered parking available. Walking distance to Main Street's restaurants and shops. Close to residential neighborhoods, Bellevue Downtown Park, Bellevue Square and Lincoln Square.	Ryan Olson
	Corridor Building 14360 SE Eastgate Way Bellevue, WA 98007	50,800 RSF available immediately 72,576 RSF available with notice	\$11.50/RSF NNN NNN: \$4/RSF	Office/flex building in a great location in the I-90 Corridor with easy access to I-405. 3 dock-high roll-up doors and 2 grade-level roll-up doors in the rear of the building. 26' ceiling. Abundant on-site parking. Freeway visibility. Across from Eastgate Park & Ride. Parking ratio: 3/1,000.	Ann Bishop David Doud Brandon Burrowes
	Cressman Lockwood Bldg Law Offices - 2nd Floor 11033 NE 24th St Bellevue, WA 98004	Suite E: 138 RSF Suite F: 215 RSF Suite K: 57 RSF Suite L: 85 RSF (Executive suite packages)	\$1,037/month \$1,396/month \$171/month \$640/month Full Service	2nd floor "executive suite" packages include services, i.e. receptionist, phones, conference rooms and access to extensive legal library. Close to/from Bellevue CBD. Easy access to/from SR-520. Storage space, lockers and shower facilities available. Suites K & L priced to lease with Suite E or F. Parking ratio: 3.5/1,000.	Ann Bishop
	Factoria Center 12402 SE 38th St Bellevue, WA 98007	9,674 RSF (Divisible to 1,937 RSF)	\$24/RSF NNN NNN: \$3.80/RSF	2nd floor office space above Asian grocery, coming soon. Major renovations in progress. Located across from Factoria Mall. Close to other amenities and freeways. Signage available. Ready for Tenant Improvements!	Doug Plager










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	Factoria Center Retail 12400 SE 38th St Bellevue, WA 98006	1,000 RSF - 3,000 RSF	\$24/RSF NNN NNN: \$3.80/SF	New retail/office under construction in Bellevue's Factoria neighborhood. Second floor office space with patio. Great location across the street from Factoria Mall. Easy access to freeways. Close to restaurants, shops and more!	Doug Plager
	Family Medical Center 1200 116th Ave NE Bellevue, WA 98004	Suite G: 1,811 RSF (Divisible to 843 RSF & 968 RSF)	LOWERED RATE! \$23.50/RSF NNN NNN: \$11.87/RSF (includes utilities)	Fully built-out medical office. Excellent location across from Overlake Hospital and Group Health. Close to Children's Hospital and Bellevue CBD. Tenant Improvement Allowance available. Great parking.	Ann Bishop Brandon Burrowes
	Hilltop Office Park 12330 NE 8th St Bellevue, WA 98005	Suite 201: 1,677 RSF	\$23/RSF Full Service	Excellent location on NE 8th Street, the main arterial in Bellevue. Direct access to Downtown Bellevue office core and I-405. Expansive window lines provide lots of natural light. Quiet office setting. Nicely landscaped grounds. Ample on-site parking.	Jay Bergevin
	Loben Building 1220 116th Ave NE Bellevue, WA 98004	Suite 203: 1,048 SF	\$23/SF NNN	The Loben Building is perfect for medical or dental use. This recently renovated building is well equipped with a sink, reception window and waiting area. Space offers covered parking with elevator access. Close to Overlake Hospital and Group Health.	Kit Tangen
	Main Street Scott Building 11040 Main St Bellevue, WA 98004	Suite 100/101: 18,566 RSF Can Divide	\$28/RSF Full Service	Ground floor suite with flexible floor plan and extensive window line. Beautifully landscaped and maintained building. Easy access from freeway and Bellevue CBD. Downtown amenities in close proximity. Exterior signage available. Free surface parking available: 3/1,000.	Monica Wallace Felicia Tsao Louis Wenger
	Palazzo Condominium 1100 106th Ave NE Bellevue, WA 98004	Suite 102: 2,457 RSF	\$28/RSF NNN	Beautifully designed dental office in amazing Downtown Bellevue location, close to many high-rise residential towers. Can accommodate other medical uses. Includes 3 patient chairs and a large lab. Exterior signage available.	Ann Bishop Brandon Burrowes
	Park 120 606-636 120th Ave NE Bellevue, WA 98005	A100: 6,077 RSF A102: 4,399 RSF A203: 2,857 RSF B100: 2,870 RSF B102: 3,551 RSF B103: 3,544 RSF C204: 2,660 RSF D204: 6,636 RSF	Suites A: \$27.50/RSF Full Service Suites B/C/D: \$26.50/RSF Full Service	Enjoy downtown amenities without the hassle of urban gridlock. Excellent location just off I-405, across the freeway from Bellevue CBD. Ample free surface parking. Prominent building signage for larger tenant. Tenant Improvement Allowance available. A100 and A102 can be combined; D202 and D204 can be combined.	Ann Bishop Brandon Burrowes
	The Commons 1200 112th Ave NE Bellevue, WA 98004	NEW! 5,812 RSF	\$29.50/SF NNN NNN: \$8.48/RSF	The Commons offers abundant parking and is conveniently located near Overlake Hospital, Group Health and the new Children's hospital. This property has a long term sublease until April 30, 2019.	Ann Bishop Brandon Burrowes








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BELLEVUE (Cont'd)					
	Thrifty Supply Building 13212 NE 16th St Bellevue, WA 98005	Suite 5: 1,600 RSF	\$12/RSF Gross	Located in the heart of Bel-Red Corridor. Close to Staples and Safeway. Easy access to freeways and Bellevue CBD. Adjacent vacant lot with security fencing and gate also available for lease - perfect for auto or equipment storage.	Tim Jackson David Doud
	Tri-State Building 350 106th Ave NE Bellevue, WA 98004	6,243 RSF	\$30/RSF Full Service	First floor office space available. Centrally located in the heart of Bellevue CBD, on the highly visible corner of NE 4th and 106th Ave NE. Covered parking available. Close to many condominium and apartment towers, shopping, restaurants and other downtown amenities.	Ann Bishop
	University Book Store 990 - 102nd Ave NE Bellevue, WA 98004	NEW! 2,562 SF (Divisible to 544 SF)	\$22/SF Gross	Convenient Downtown Bellevue location with ample, covered parking and private entrance. Space includes sink and storage room.	Ryan Olson
	Washington Federal 10001 NE 8th St Bellevue, WA 98004	Suite 201: 678 RSF	\$25/RSF Full Service	Rare small office suites available in Bellevue CBD. Located on the corner of NE 8th St and 100th Ave NE, adjacent to Bellevue Square. On-site parking available. Within walking distance to the Hyatt, Bellevue Place, Lincoln Square, the Westin, numerous restaurants, shops and more.	Ellen Post
	Washington Park 1407-1417 116th Ave NE Bellevue, WA 98004	Suite W-200: 3,558 RSF	\$22.50/RSF Full Service	High quality office building in a quiet park setting. Adjacent to the Bellevue CBD, Overlake Hospital and Children's Hospital Bellevue Clinic. Conveniently located just off I-405 with freeway visibility. Great access and on-site parking. Ideal for general office or professional services.	Ellen Post
BOTHELL					
	The Clark Building 3700 Monte Villa Parkway Bothell, WA 98012	29,318 RSF (Divisible to 10,897 RSF)	\$16/SF NNN	Available for immediate occupancy. Office/Flex space with 4/1000 parking. Raised floor computer room infrastructure for employee cafeteria and roll-up door.	Ellen Post
	The Lloyd Building 17928 Bothell-Everett Hwy Bothell, WA 98012	929 RSF - 2,677 RSF	\$12/RSF NNN (First year's rental rate) NNN: \$3.25/RSF	High visibility commercial condos on Bothell-Everett Hwy. Great access. Signage available. Ideal for dentist, clinic, chiropractor or other small business. Suite A is a fully built-out call center with 12 workstations and wiring already in place!	Doug Plager
COVINGTON					
	Covington Medical Center 27121 174th PL SE Covington, WA 98042	4,350 SF	\$18/RSF NNN	Great for medical, dental or office and currently built-out as a full service salon/spa. Located just off SE 272nd street with easy freeway access and high VPD traffic count. Tenant improvement allowance available along with building signage.	Ann Bishop Brandon Burrowes
ISSAQUAH					
	Juniper Street Professional Building 710 NW Juniper St Issaquah, WA 98027	Suite 212: 1,700 RSF	\$18.57/RSF NNN: \$9.45/RSF	Office/medical building located close to Gilman Village, The Commons at Issaquah, Target, Costco and more. Excellent access to I-90 and Downtown Issaquah. Ample free on-site parking.	Ann Bishop









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KIRKLAND					
	Evergreen Park 13118 120th Ave NE Kirkland, WA 98034	Suite 13122: 1,885 RSF	\$22/RSF NNN	Evergreen Park is build out for medical or dental. Located just off of I-405 and just one block from Evergreen Medical Hospital. This property offers an excellent location, relaxing views to landscaped pond and a tenant improvement allowance.	Ann Bishop Brandon Burrowes
LAKE STEVENS					
	Main Street Center 1801-1807 Main St Lake Stevens, WA 98258	1805A: 464 SF / 1805C: 460 SF 1805D1: 523 SF / 1805D2: 721 SF 12420A: 1,150 SF 12424B:846 RSF	\$20/RSF NNN \$14/RSF NNN \$16/RSF NNN NNN: \$4 - \$6/RSF	Busy neighborhood center located in heart of Downtown Lake Stevens. Strong local demographics. Office building built in 2005. Join Jay's Market, Wells Fargo Bank, Edward Jones, Subway and more! Ample on-site parking.	Jay Bergevin
MAPLE VALLEY					
	Hagen Plaza 23419 Maple Valley Black Diamond Rd SE Maple Valley, WA 98038	790 RSF - 8,388 RSF	\$15 - \$18/RSF NNN NNN: \$5.77/RSF	Located in the heart of rapidly-growing Maple Valley. Easy access to major freeways. High traffic site along Maple Valley Black Diamond Rd SE (SR-169). Extensively remodeled in 2004. Ample free on-site parking and signage available. Parking ratio: 5/1,000.	Tim Jackson Roxana Miller
MONROE					
	Washington Federal Building 19265 Highway 2 Monroe, WA 98272	2,055 RSF	\$18/RSF NNN NNN: \$7/RSF	Located directly on SR-2, adjacent to Washington Federal Bank. Superb visibility and high traffic counts. Ample free parking. Signage available. Tremendous growth projected for the area. Ideal for accountant, attorney, chiropractor, physical therapy or other professional services.	Ellen Post
	Esplanade at Mill Creek 3916 148th St SE Mill Creek, WA 98012	908 SF - 1,327 SF	\$18 - \$22/ SF	Great visibility from Seattle Hill Road. Esplanade at Mill Creek is located in a strong bedroom community retail, surrounded by roof tops. Several new residential developments planned or under construction.	Peter Johndrow
MTLK TERRACE					
	Pantech Building 6608 SW 216th Steet Mtlk Terrace, WA 98043	1,595 SF	\$20/ SF FS	2nd floor office space avaialbe. Nice entry way with 3 private offices. Storage/server Room and shower room. Site next to Primera Blue Cross campus. Easy access to I-5 and Highway 99.	Peter Johndrow
	Terrace Village Shopping Center 22001 66th Avenue W Mtlk Terrace, WA 98043	286 SF - 3,155 SF	\$16-\$22/SF FS	Office Space is 2nd floor space within the Retail Buildings. Rates vary, please call agent for specifics. Excellent access to both Hwy 99 and I-5. Center is visible from 220th Avenue and 66th.	Peter Johndrow
MUKILTEO					
	EK Coaches Building 11601 Cyrus Way Mukilteo, WA 98275	3,008 RSF	\$16/RSF Gross	2nd floor office space ready for tenant build-out. Across from 50,000 SF of light industrial/warehouse space. Excellent location, one block from Mukilteo Speedway.	Ann Bishop






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MUKILTEO (Cont'd)					
	Mukilteo Professional Building 8423 Mukilteo Speedway Mukilteo, WA 98275	Suite 101: 2,787 SF Suite 201: 1,047 SF Suite 202: 754 SF	\$16-\$22/SF FS	Ideal for financial, legal or medical/dental users. Abundant parking and great visibility to Mukilteo Speedway.	Peter Johndrow Jay Bergevin
REDMOND					
	Linder Electric 7004 180th Ave NE Redmond, WA 98052	1,760 RSF (12,000 RSF yard)	\$5,000/month NNN NNN: \$735/month	Quick access to SR-202/Redmond Way and SR-520. Excellent location! Minutes from Downtown Redmond and Microsoft Main Campus. Total SF consists of 800 SF office and 12,000 SF yard space. Includes 30 parking stalls.	Jay Bergevin
	Oakridge Park Building 3 17935 NE 65th Street Redmond, WA 98052	NEW! 12,436 SF	\$12/SF NNN	Great location! Close to Lake Sammamish, Marymoor Park, Whole Foods, Redmond Town Center and more! Outfitted for Fibre/Ts1/DSL. Power: 440v/3 Phase	Jay Bergevin
	Urbane Redmond Condominium 8296 160th Ave NE Redmond, WA 98052	NEW! 1,355 SF	\$2,500 SF/month	Urbane Redmond Condominium is a short walk away from Redmond Center, which is home to QFC, HSBC, Trader Joe's, Canyon's Restaurant, Pharmaca, Pet Pros, Starbucks and more! Exceptional visibility, access and demographics!	Jay Bergevin
RENTON					
	Spencer Court 334 Wells Ave S Renton, WA 98055	Suite A: 3,330 RSF Suite B: 1,186 RSF Suite C: 1,481 RSF	\$10/RSF NNN NNN: \$3.50/RSF	Mixed-use development with first floor office/retail space below 3 floors of residential units. Located near Renton City Hall. Easy access to I-405 and close to many amenities. Ample free parking. Available suites can be leased together for a total of 5,967 SF. Parking ratio: 4/1,000.	Ryan Olson
SEATTLE					
	Arrowhead Gardens 9200 2nd Ave SW Seattle, WA 98106	871 RSF - 2,916 RSF	\$15 - \$18/RSF NNN NNN: \$3.50/RSF	New mixed-use development with ground floor retail/office space below 400+ residential units. Signage available on Olson PI SW and Meyers Way S. Adjacent to a King County Metro Park & Ride/Transit Center. Convenient access to freeways. Traffic count: 28,700 vpd on Olson PI SW.	Ryan Olson
	Dakota at Rainier Court 3642 33rd Ave S Seattle, WA 98144	Suite C2/C3: 3,031 SF (Divisible) Suite C5: 1,741 SF	\$12 - \$15/SF NNN: 3.50/SF	First floor retail/office space available in a mixed-use project located on Rainier Ave S. Exterior building signage available. Tenant Improvement Allowance available based on lease terms. Close to freeways and Lake Washington. Join Pizza Hut and Allstate Insurance!	Ryan Olson
	Elmer J. Nordstrom Medical Tower 1229 Madison St Seattle, WA 98104	Suite 890: 2,308 RSF	\$27.50/RSF NNN Full Service: \$15.12/RSF	Premier location in Seattle's First Hill medical district. On-site parking and free short-term parking available. Multiple medical specialties offer excellent referral sources. Easy access to/from I-5. Walking distance to restaurants and cafes. Tenant Improvement Allowance available.	Ann Bishop

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SEATTLE (Con't'd)					
	Green Lake Place 6800 E Green Lake Way N Seattle, WA 98115	NEW 2,128 SF	\$24/RSF Gross	Plug and play space with unobstructed views of Green Lake. Building offers abundant storage space, common kitchenette and showers.	Jay Bergevin Peter Johndrow
	The Kennedy 907 NE 45th St Seattle, WA 98105	834 RSF	\$20/RSF NNN NNN: \$5.06/RSF	Beautifully built-out courtyard office space located at NE 45th and 9th in the U District. Easy access to I-5, SR-520 and Downtown Seattle. Walking distance to University of Washington. Features a reception and 2 private offices. Free visitor onsite parking available.	Monica Wallace Louis Wenger
	Linden Place at Bitter Lake 13000 Linden Ave N Seattle, WA 98133	Suite 4B: 600 RSF Suite 6B: 1,486 RSF (Perfect for restaurant use) Suite 107/108: 2,154 RSF (divisible)	\$15 - \$18/RSF NNN NNN: \$3.50/RSF	New mixed-use development with retail/office below 250 apartments. Strategic location immediately off Highway 99. Close to Northwest Hospital, Shoreline Community College and Northgate Mall. Excellent access and on-site parking. Strong demographics in a high growth area. Tenant Improvement packages available.	Ryan Olson
	Northgate Pointe 11300 Roosevelt Way NE Seattle, WA 98125	5,800 RSF (On 2 floors)	RATE REDUCED \$25/RSF NNN NNN: \$5/RSF	New highly visible building in the Northgate Urban Center. Office space available on 2 floors. Tenant Improvement Allowances available. Can also accommodate medical/dental use and first floor retail use. Close to I-5, Northgate Mall and many amenities. Parking ratio: 3/1,000.	Ryan Olson
	Victoria Park 13716 Lake City Way NE Seattle, WA 98125	NEW 4,650 SF	\$15 - \$18/RSF NNN NNN: \$3.50/RSF	New mixed-use development with first floor commercial space. Great visibility to Lake City Way. Easy access to I-5. Covered parking available. Expected delivery March 1, 2011	Ryan Olson

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