









330 112th Ave NE ~ P.O. Box 4184 ~ Bellevue, WA 98009-4184

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OFFICE SPACE FOR LEASE

PHONE: (425) 455-9976
FAX: (425) 646-3374

Building Name/Address	Space Available/Location	Rental Rate Estimated NNN	Comments	Listing Agent(s)
AUBURN				
 Ellingson Crossing 4025 A St SE Auburn, WA 98002	1,024 RSF - 2,739 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
 West Valley Plaza Bldg 100 3702 W Valley Hwy N Auburn, WA 98001	Suite 110: 1,519 RSF	\$16/RSF Gross	Great flex space just off SR-167, near Emerald Downs and Auburn Municipal Airport. Sublease through 9/30/12.	Jay Bergevin
BELLEVUE				
 116th Medical Development 1835 116th Ave NE Bellevue, WA 98004	35,000 RSF	\$36/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	Suite 300: 1,551 RSF Suite 301: 2,191 RSF - 4,653 RSF Suite 302: 799 RSF Suite 305: 440 RSF	\$24.50/RSF \$24.50/RSF \$24/RSF \$27.14/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. Signage available. Recent full building remodel. On-site property management. Free surface parking. Parking ratio: 3/1,000.	Monica Wallace Felicia Tsao Louis Wenger
 435 Building 435 108th Ave NE Bellevue, WA 98004	11,745 RSF (Div. to 6,090 & 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
 Bellevue Business Park 1940-2020 126th Ave NE Bellevue, WA 98005	A100/101: 2,226 RSF B101: 771 RSF	\$17/RSF NNN NNN: \$4/SF	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. Various flex spaces also available.	Monica Wallace Louis Wenger








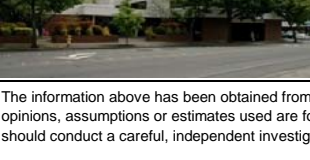
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	Bel-Red Professional Center Building A 15611 Bel-Red Rd Bellevue, WA 98008	1,700 RSF - 4,864 RSF	\$24.50/RSF Full Service	Efficient medical office space built-out with 7 exam rooms, reception, storage, lab space, file room and large therapy room. Park-like setting near Microsoft. Great access to SR-520, Redmond and Bellevue. Building and monument signage available. Parking ratio: 5/1,000.	Ryan Olson Ann Bishop
	Courtyard Off Main 136 102nd Ave SE Bellevue, WA 98004	Suite 102: 1,709 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 71,445 RSF available with notice	\$13.50/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 Tim Jackson David Doud
	Cressman Lockwood Bldg Law Offices - 2nd Floor 11033 NE 24th St Bellevue, WA 98004	Suite H Suite N Suite H+N (Executive suite packages)	Monthly Rent: \$972 \$689 \$1,269 Full Service	Entire 2nd floor reserved for attorneys and staff in an "executive suite" arrangement. Monthly rental packages include services. 2 minutes from Bellevue CBD. Direct access from SR-520. Storage space, lockers and shower facilities available. Parking ratio: 3.5/1,000.	Ann Bishop
	Factoria Center 12402 SE 38th St Bellevue, WA 98007	2,500 RSF - 11,000 RSF	\$24/RSF NNN NNN: \$3.80/RSF	Major renovations in progress. Prominent building with easy access, across from Factoria Mall. Close to other amenities and freeways. Office space also available. Signage available. Ready for Tenant Improvements!	Doug Plager
	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 from Factoria Mall. Easy access to freeways. Close to restaurants, shops and many other amenities. Estimated delivery: March 2010.	Doug Plager
	Hilltop Office Park 12330 NE 8th St Bellevue, WA 98005	Suite 100: 1,314 RSF Suite 201: 1,677 RSF (Dental)	\$22/RSF NNN \$16/RSF NNN NNN: \$6.87/RSF	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. Suite 100 has Class A build-outs. Ample on-site parking.	Jay Bergevin
	Johnson Building 11542 NE 21st St Bellevue, WA 98004	2,740 RSF	\$12/RSF NNN NNN: \$4/RSF	Strategically located in the 116th Ave NE Corridor, close to Overlake Hospital, Group Health and the future Children's Hospital. Easy access to I-405, SR-520, Bellevue CBD and Microsoft. Short-term, as-is.	Ellen Post








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	Kaylen Retail Center 821-827 Bellevue Way NE Bellevue, WA 98004	Suite 208: 500 RSF	\$25/RSF Full Service	Great location directly across from Bellevue Square and Lincoln Square. Well built-out with 2 private offices with windows, an open area and HVAC. Space can also accommodate retail use. Close to region's premier dining and other amenities.	Monica Wallace Louis Wenger
	Lincoln Center 515-555 116th Ave NE Bellevue, WA 98004	340 RSF - 3,750 RSF	\$16 - \$18/RSF Full Service	Office space available in 2 buildings just outside of Bellevue CBD. Located right off I-405 on Bellevue's auto row. On-site conference room and ample free on-site parking available. Close to Group Health and Overlake Hospital and Whole Foods. Parking ratio: 3.28/1,000.	Valorie Vaughn
	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
	Park 120 606-636 120th Ave NE Bellevue, WA 98005	A101/202: 4,000 RSF - 14,989 RSF B100: 2,870 RSF C101: 4,740 RSF C111: 2,723 RSF	\$26.50/RSF Full Service	Easy-to-find location with high visibility. Conveniently just off I-405 at NE 8th St. Easy access to Downtown Bellevue's amenities. Ample free parking. Tenant Improvement Allowances available.	Ann Bishop
	Sherwood Forest Office Park 2661 NE Bel-Red Rd Bellevue, WA 98008	Suite 200: 1,039 RSF Suite 205: 563 RSF	\$22.50/RSF Full Service	Quiet office building in a park-like setting. Close to Microsoft, Nintendo and Group Health. Great access to SR-520. Efficient floor plan, perfect for smaller professional firms. Beautifully finished interiors. Suite 205 has in-suite plumbing and private shower. Ample free on-site parking.	Ann Bishop Brandon Burrowes
	SRO Center Building 10619 NE 8th St Bellevue, WA 98004	3,738 RSF (Divisible)	\$14/RSF NNN NNN: \$6/RSF	Available space frontage faces Barnes & Noble alley. Located in the heart of the Bellevue CBD. Within walking distance from Bellevue Square, the Westin, Lincoln Square, the Hyatt and more. Free on-site parking.	Jay Bergevin
	Thrifty Supply Building 13212 NE 16th St Bellevue, WA 98005	Suite 5: 1,600 RSF	\$12/RSF Gross	Office building located in the heart of the Bel-Red Corridor, right off Bel-Red Rd. 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








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BELLEVUE (Cont'd)					
	Tri-State II Building 320 106th Ave NE Bellevue, WA 98004	3,012 RSF	\$30/RSF Full Service	Prime location in Downtown Bellevue. Great street visibility and signage exposure. Parking available in front of space. Within walking distance of Bellevue Towers (condos), the Westin, Bellevue Square, shopping, restaurants and many other downtown amenities.	Ann Bishop
	Washington Park 1407-1417 116th Ave NE Bellevue, WA 98004	Suite E-104: 2,282 RSF Suite E-106: 1,119 RSF Suite E-210: 2,109 RSF Suite W-200: 3,558 RSF	RATE REDUCED \$22.50/RSF Full Service	High quality office building in a quiet park setting. Adjacent to the Bellevue CBD, Overlake Hospital and the future Children's Hospital. 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 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. Excellent access. Signage available. Ideal for dentists, clinics, chiropractors or other small business. Suite A is 2,677 SF and a fully built-out call center with 12 workstations and wiring already in place!	Doug Plager
ENUMCLAW					
	Courier-Herald Building 1627 Cole St Enumclaw, WA 98022	Suite 104: 231 RSF Suite 105: 273 RSF Suite 106: 248 RSF	\$23.66/RSF Gross	Office space for lease in the heart of Enumclaw. Great location right off SR-164. High visibility building on the corner of Cole Street and Myrtle Avenue.	Jay Bergevin
ISSAQUAH					
	Juniper Street Professional Building 710 NW Juniper St Issaquah, WA 98027	Suite 212: 1,700 RSF	\$18.57/RSF NNN	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 for employees and clients.	Ann Bishop Kathryn Colgan
LAKE STEVENS					
	Main Street Center 1801-1807 Main St Lake Stevens, WA 98258	252 RSF 846 RSF 1,150 RSF	\$12.50 - \$18/RSF NNN NNN: \$4 - \$6/RSF	Busy neighborhood center anchored by Jay's Market and True Value Hardware. Excellent location in heart of Downtown Lake Stevens. Strong local demographics. Office building built in 2005. Join Wells Fargo Bank, Edward Jones, Subway and more!	Jay Bergevin
LYNNWOOD					
	Alderwood Medical Center 18631 Alderwood Mall Pkwy Lynnwood, WA 98037	1,002 RSF - 11,008 RSF	\$21/RSF NNN NNN: \$9.95/RSF	Clinic space perfect for medical or dental specialties. Prime location directly across the street from Alderwood Mall and only 4 minutes from Stevens Hospital. Building signage available. Plumbing in place or accessible. Abundant on-site parking and easy access for patients. ADA accessible.	Ann Bishop








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MAPLE VALLEY					
	Hagen Plaza 23419 Maple Valley Black Diamond Rd SE Maple Valley, WA 98038	790 RSF - 8,388 RSF	RATE REDUCED \$15 - \$18/SF NNN NNN: \$5.77/SF	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
MERCER ISLAND					
	Island Square 2853 SE 27th St Mercer Island, WA 980	NEW Suite E284: 728 RSF	\$26/RSF NNN NNN: \$9.65/RSF	Join Mercer Island's thriving downtown district! Well built-out spaces in the heart of Mercer Island's downtown core. Excellent location and visibility. Great freeway access. Near QFC, Starbucks, Tully's Coffee, Washington Mutual and more! Covered parking available.	Monica Wallace
MONROE					
	Highway 2 Office/Retail 19265 Highway 2 Monroe, WA 98272	2,055 RSF	\$18/RSF NNN NNN: \$7/RSF	Located directly on SR-2, adjacent to First Mutual 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
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
REDMOND					
	Linder Electric 7004 180th Ave NE Redmond, WA 98052	21,760 RSF (Divisible)	\$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 square footage is 1,760 SF office and 20,000 SF yard space - both are divisible. Various configurations available.	Jay Bergevin
	The Village at Redmond Ridge 23535 Novelty Hill Rd, Bldg D Redmond, WA 98053	1,182 RSF	\$24/RSF NNN NNN: \$8.64/RSF	Located in a 77-acre mixed-use community in prestigious Redmond Ridge, anchored by QFC. Space is adjacent to Starbucks. Signage available. Ample parking. Join Starbucks, Papa Murphy's, Desert Sun Tanning and more!	Jay Bergevin
SAMMAMISH					
	Plateau Professional Center 336 228th Ave NE Sammamish, WA 98074	NEW Suite 201: 1,320 RSF	\$21/RSF NNN NNN: \$7.58/RSF	Rare professional office space available in the heart of the Sammamish Plateau commercial area. High visibility building and easy access. Well built-out space with expansive window lines. Ideal for attorneys, accountants, insurance brokers and professional services. Parking ratio: 3.5/1,000.	Ellen Post

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	Arrowhead Gardens 9200 2nd Ave SW Seattle, WA 98106	871 SF - 4,117 SF	\$15 - \$18/RSF NNN NNN: \$3.50/RSF	New mixed-use development with ground floor retail/office space below 400+ residential units. Restaurant use welcome. 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
	Cedar Park 12740 30th Ave NE Seattle, WA 98125	3,000 RSF (Divisible to 500 RSF)	\$15 - \$18/RSF NNN NNN: \$3.50/RSF	New mixed-use building with ground floor retail/office space, conveniently close to Lake City Way, I-5, the newly expanded Northgate Mall, restaurants and more. On-site meeting room available. Secure parking garage. Potential live/work space. Ready for Tenant build-out and Tenant Improvements!	Ryan Olson
	Grandview Plaza 4528 8th Ave NE Seattle, WA 98105	Suite 1A: 2,357 RSF	\$19.34/RSF Gross	Open floor plan with 7 private offices, conference room, kitchen and private restroom. Includes 4 reserved covered parking stalls. Great access to I-5. Close to University of Washington. Motivated Landlord. Utilities are metered separately.	Ryan Olson
	Jones Radio Building 2211-2217 5th Ave Seattle, WA 98121	3,290 SF - 9,017 SF	\$13/RSF NNN NNN: \$5/RSF	First office/retail floor space in 2 adjacent buildings. Amazing location in Belltown, next to Seattle CBD. Easy access to South Lake Union, Hwy 99 and I-5. Walking distance to Westlake Center Metro Transit Center and Light Rail. Secure parking in rear of building.	David Doud Tim Jackson
	The Kennedy 907 NE 45th St Seattle, WA 98105	834 SF	\$20/RSF NNN NNN: \$5.46/RSF	Beautifully built-out courtyard office space located at NE 45th and 9th in the U District, below 125 residential units. Easy access to I-5, SR-520 and Downtown Seattle. Walking distance to University of Washington. Features a reception and 2 private offices.	Monica Wallace Louis Wenger
	Linden Place at Bitter Lake 13000 Linden Ave N Seattle, WA 98133	Suite 4B: 600 SF Suite 6B: 1,486 SF (Perfect for restaurant use) Suite 107/108: 2,154 SF (divisible)	\$15 - \$18/RSF NNN NNN: \$3.50/RSF	New mixed-use development with 250 apartments above street-front retail/office. Strategic location immediately off Highway 99. Close to Haller Lake, 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	8,900 RSF (2 floors)	\$32/RSF Modified Gross	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

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SEATTLE (Cont'd)					
	Queen Anne Window & Door 2233 1st Ave S Seattle, WA 98134	7,314 RSF	\$18.50/SF NNN NNN: \$2.04/RSF	Flex building for sale in Seattle's SoDo area, located one block north of the Starbucks Corporate HQ. Maximum flexibility in the space utilization provides a unique offering. 1st floor flex space and 2nd floor office space, with storage/parking in the basement. Building is also for sale.	Ellen Post Bob Wallace
SNOHOMISH					
	Pioneer Market Building 1118 1st St Snohomish, WA 98280	5,488 RSF	\$12/RSF Gross NNN: \$3.12/RSF	Beautifully preserved historical building centrally located in the heart of historic Downtown Snohomish. Upper floor offices and first floor retail available. Tallest building in the city; all seismic work performed. Amazing views of Snohomish River and Snohomish Valley. Easily accessed by Highway 9 and Highway 2. Building is also for sale.	Jay Bergevin

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