

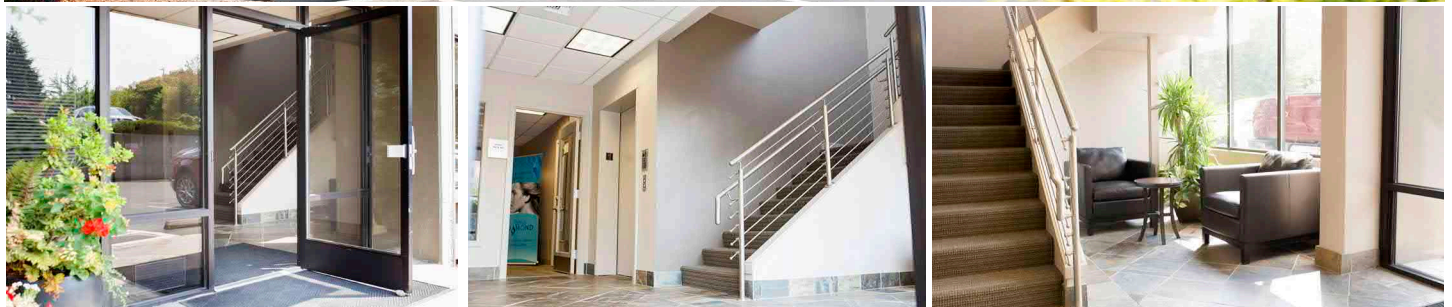
Office/Healthcare Space in Bellevue

Loben Building | 1220 116th Ave NE | Bellevue, WA 98004



WALLACE
PROPERTIES

330 112th Ave NE, Suite 200
Bellevue, WA 98004
425-455-9976
www.wallaceproperties.com

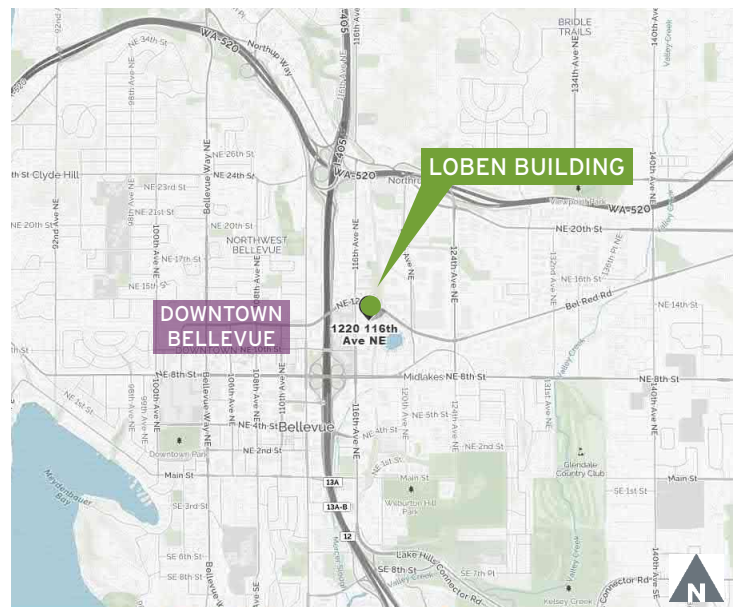


AVAILABILITIES

- Suite 203: 1,052 RSF
- Rental Rate: \$25.00 NNN/RSF/YR + Op. Ex.
- Estimated 2022 Operating Expenses: \$13.85/RSF/YR (including utilities & janitorial services)

BUILDING FEATURES

- Free on-site parking, plus option for reserved garage parking at \$50 per stall per month
- Easy access to major freeways in all directions
- Across the street from Starbucks, Overlake Hospital, Kaiser Permanente. Close proximity to the newly constructed Spring District
- Short walk to Whole Foods and downtown Bellevue restaurants and amenities



For more information, please contact:

Ann Bishop
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206-229-7523 Mobile
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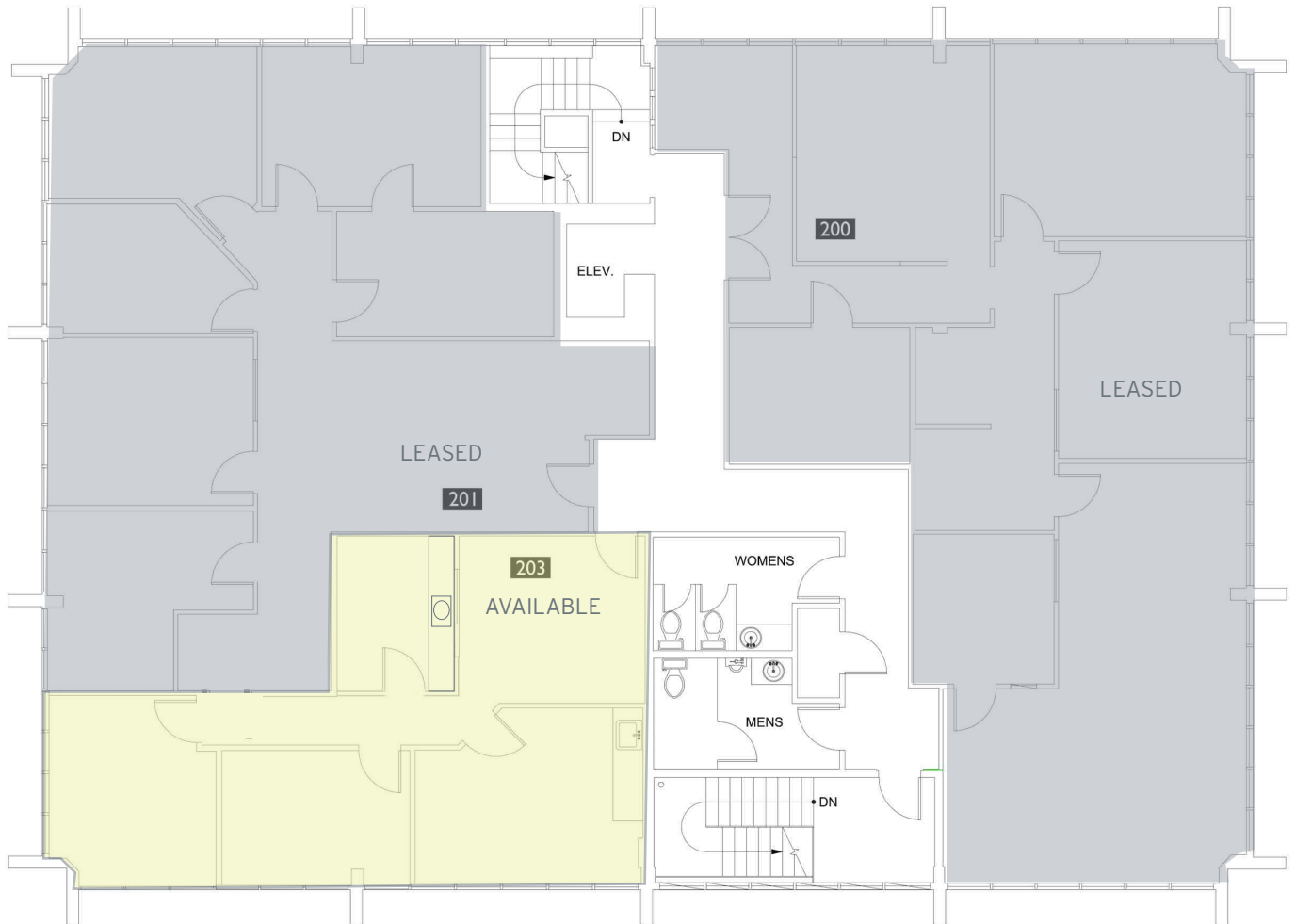
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Suite 203: 1,052 RSF

Previously occupied by a psychologist. General office build-out.

FLOOR 2



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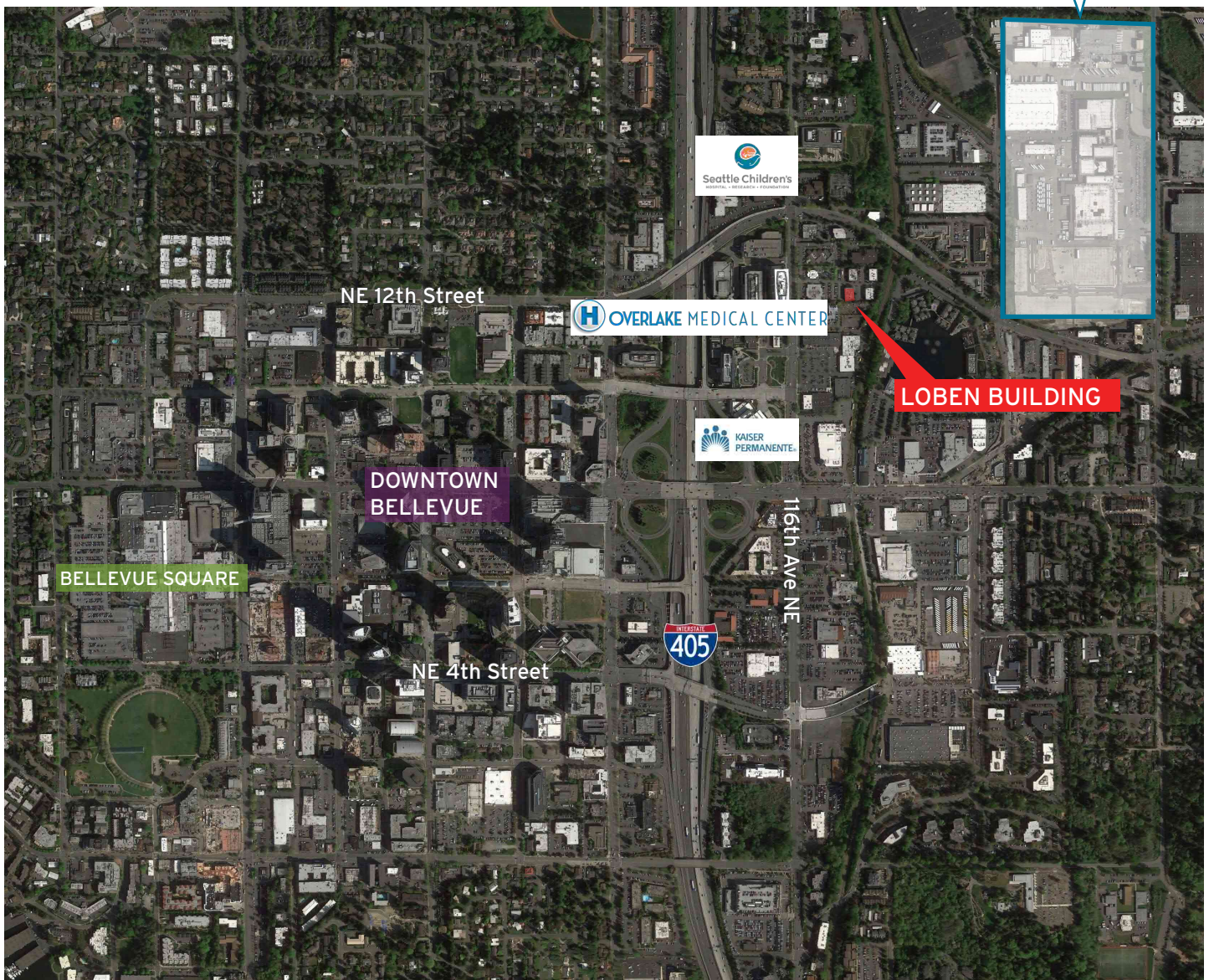
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The Spring District

Loben Building is proximate to The Spring District, home of Global Innovation Exchange (GIX) world institute and REI corporate campus. Loben Building is located on a Metro bus line, and its tenants/clients will have future access to light rail stations.



Wright Runstad Master Planned Development



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