



WALLACE
PROPERTIES

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



WASHINGTON PARK

1407 & 1417 116TH AVE NE | BELLEVUE, WA 98004

FOR LEASING INFORMATION, PLEASE CONTACT:

Ann Bishop, MBA
Senior Vice President
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206-229-7523

Tom Gockel
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tgockel@wallaceproperties.com
425-246-6479

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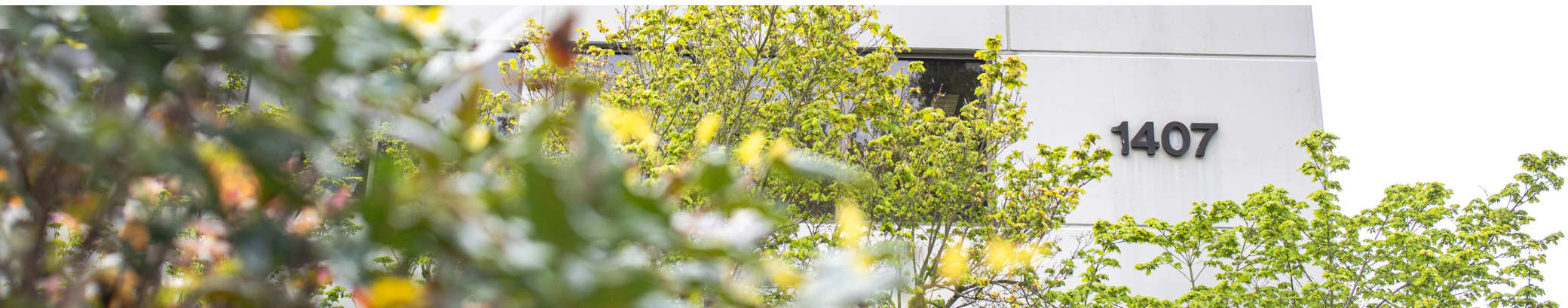
BELLEVUE OFFICE SPACE FOR LEASE | 1407 & 1417 116TH AVE NE, BELLEVUE, WA 98004

AVAILABLE SPACE:

SUITE	SIZE	FLOOR	BUILDING	RATE & LEASE TYPE	AVAILABILITY
212	944 RSF	2	1417	Call for rates. Full service w/ base year	Now
100	6,618 RSF (Can Demise to 3,075 RSF)	1	1407	Call for rates. Full service w/ base year	Now
108	1,100 RSF	1	1407	Full service w/ base year. Sublease opportunity offers discounted rent on remaining Sublease term to encourage quick lease-up.	Sublease through 5/31/23

FEATURES:

- LEASE TYPE: FULL SERVICE WITH BASE YEAR
- GREAT LOCATION IN AN OFFICE CAMPUS SETTING WITH EXCELLENT FREEWAY ACCESS
- IDEAL FOR GENERAL OFFICE OR PROFESSIONAL SERVICES INCLUDING MEDICAL
- FREE SURFACE PARKING AND RESERVED GARAGE PARKING AT \$75 PER STALL
- PARKING RATIO: 3.04/1,000, INCLUDING RESERVED PARKING. ADDITIONAL PARKING AVAILABLE FOR MEDICAL TENANTS
- WALKING DISTANCE TO DOWNTOWN BELLEVUE AMENITIES, SPRING DISTRICT AND 120TH SOUND TRANSIT LIGHT RAIL STATION



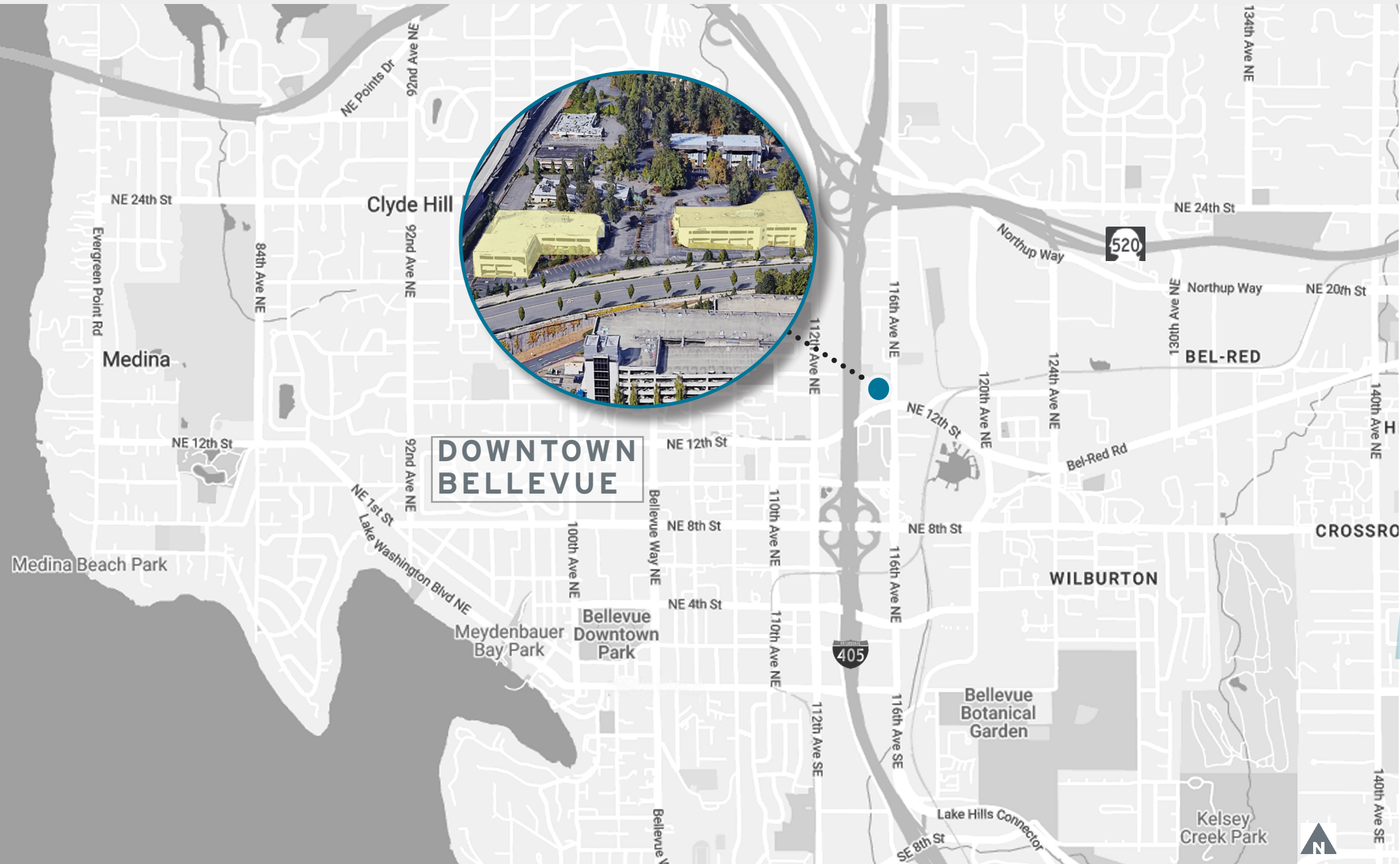
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- 0.4 MILES TO SPRING DISTRICT
- 0.4 MILES TO SPRING DISTRICT/120TH LINK LIGHT RAIL STATION
- 0.5 MILES TO WILBURTON LINK LIGHT RAIL STATION
- 0.5 MILES TO DOWNTOWN BELLEVUE



SPRING DISTRICT

SOUNDTRANSIT
SPRING DISTRICT/120TH
LINK LIGHT RAIL STATION

SOUNDTRANSIT
WILBURTON LINK
LIGHT RAIL STATION

DOWNTOWN BELLEVUE

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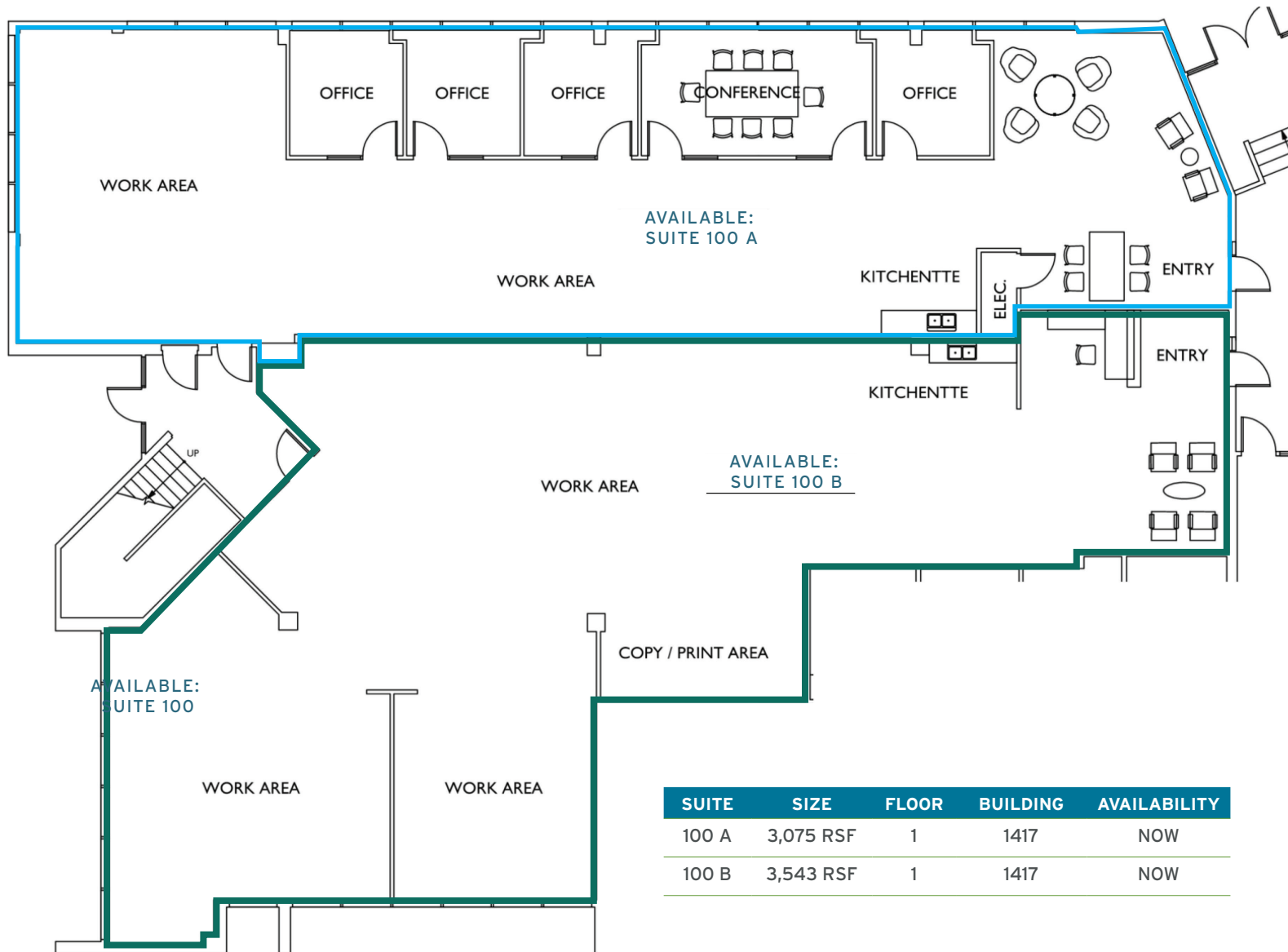
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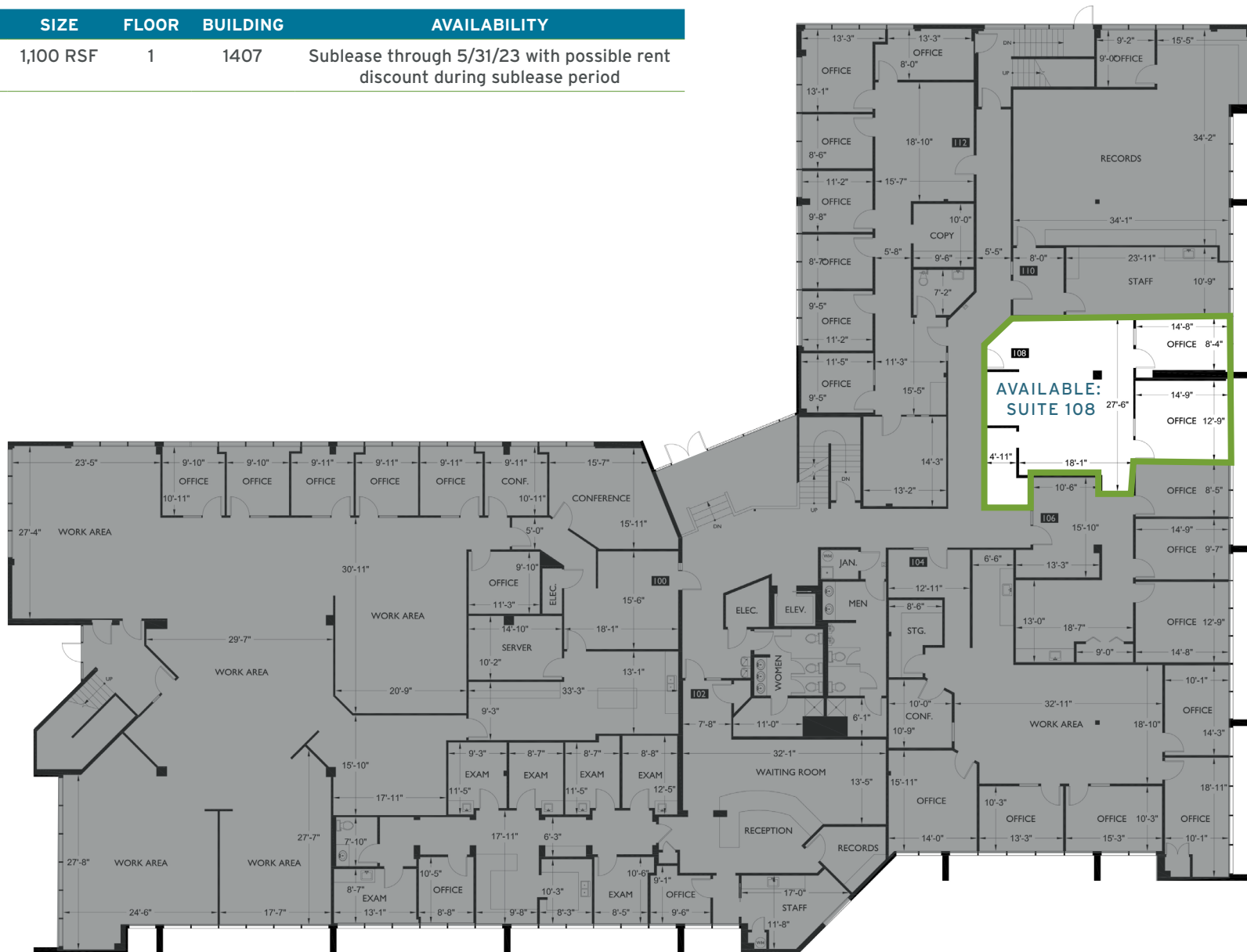
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