



WALLACE
PROPERTIES

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



Lobby Entry

WASHINGTON PARK

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

FOR LEASING INFORMATION, PLEASE CONTACT:

Ann Bishop, MBA
Senior Vice President
bishop@wallaceproperties.com
206-229-7523

WASHINGTON PARK

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

AVAILABLE SPACE:

SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
E-100	6,618 RSF (Can Demise to 3,075 RSF)	1	1407	Now
E-110	1,652 RSF	1	1407	Now
E-210	2,137 RSF	2	1407	10/1/25
W-208	4,067 RSF	2	1417	12/1/25

FIRST YEAR ASKING RENT RATE: \$25.00/RSF/NNN (FOR 5-YEAR TERM)

EST. 2025 OPERATING EXPENSES: \$12.09/RSF (INCLUDING IN-SUITE ELECTRICITY AND JANITORIAL)

FEATURES:

- 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/MONTH 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



BLDG. 1407 UPDATED LOBBY

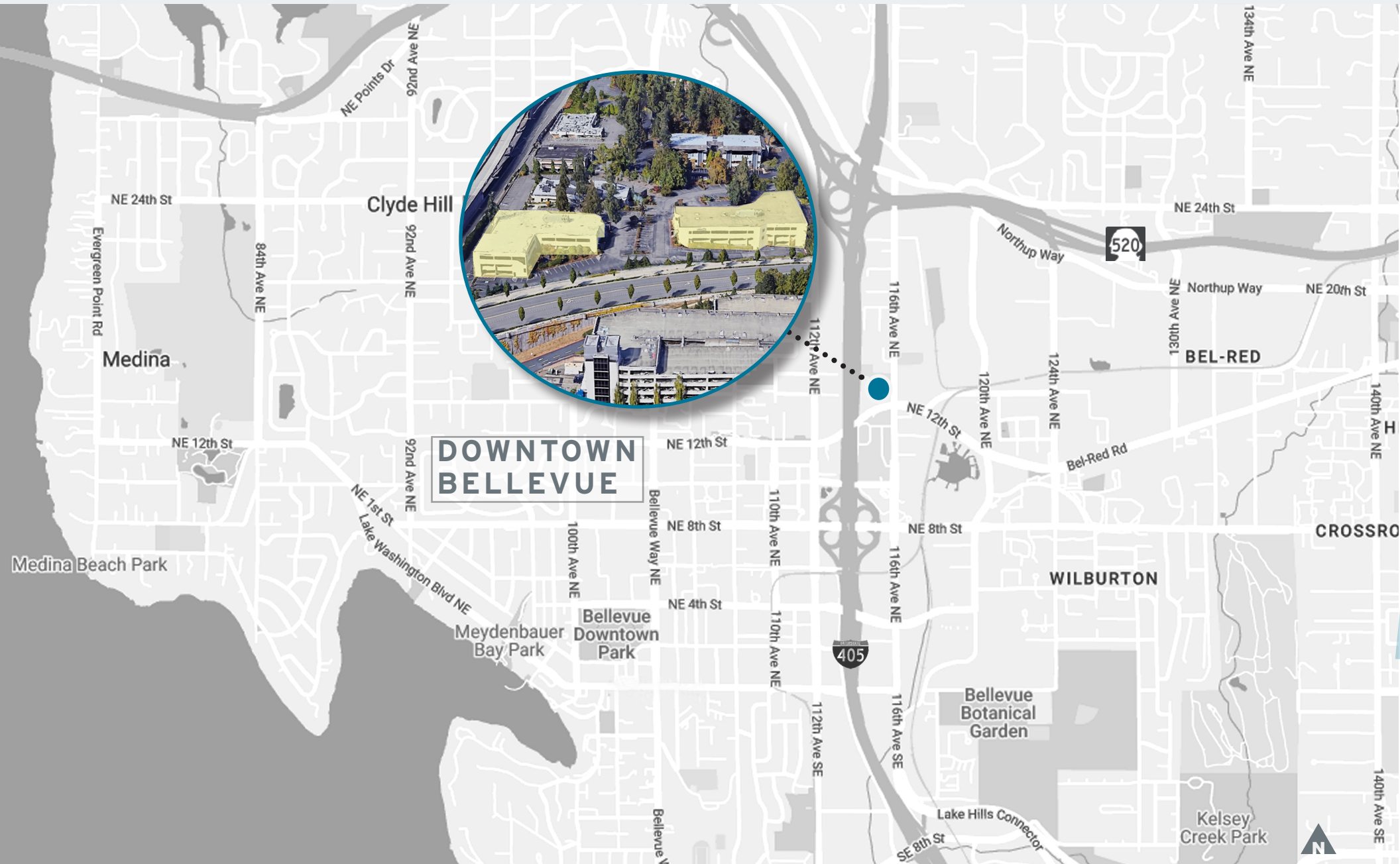
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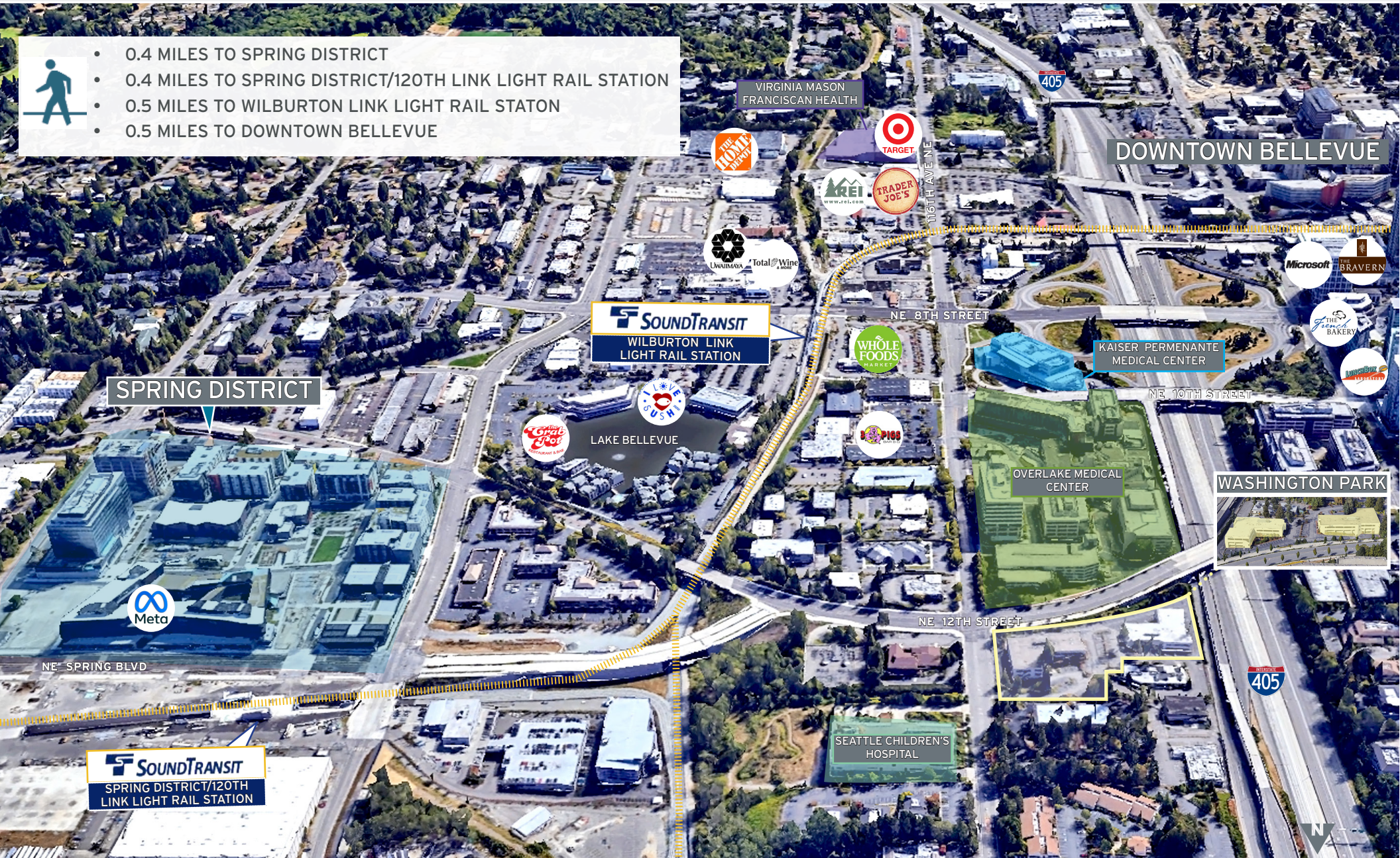
**DOWNTOWN
BELLEVUE**

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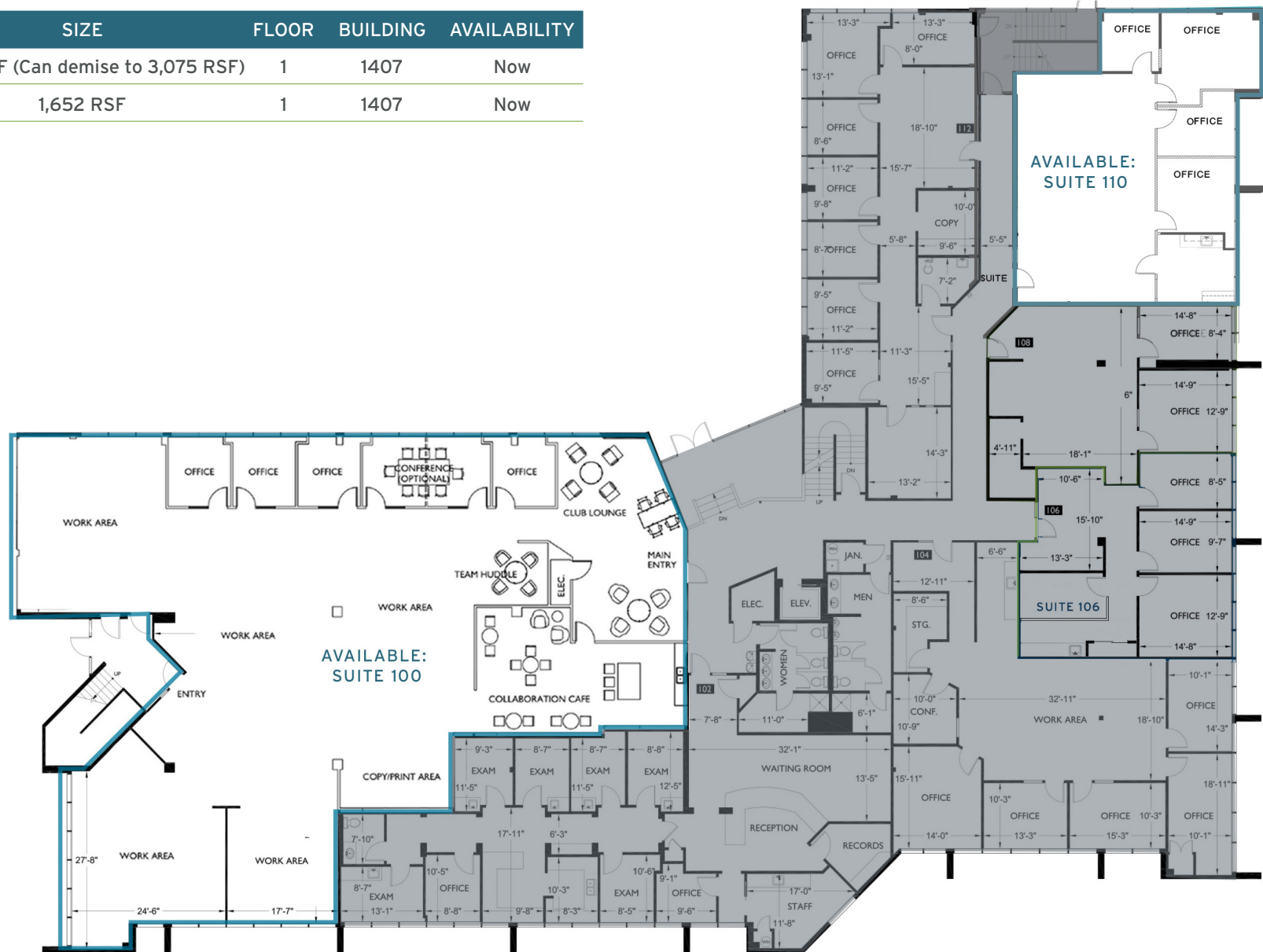
- 0.4 MILES TO SPRING DISTRICT
- 0.4 MILES TO SPRING DISTRICT/120TH LINK LIGHT RAIL STATION
- 0.5 MILES TO WILBURTON LINK LIGHT RAIL STATION
- 0.5 MILES TO DOWNTOWN BELLEVUE



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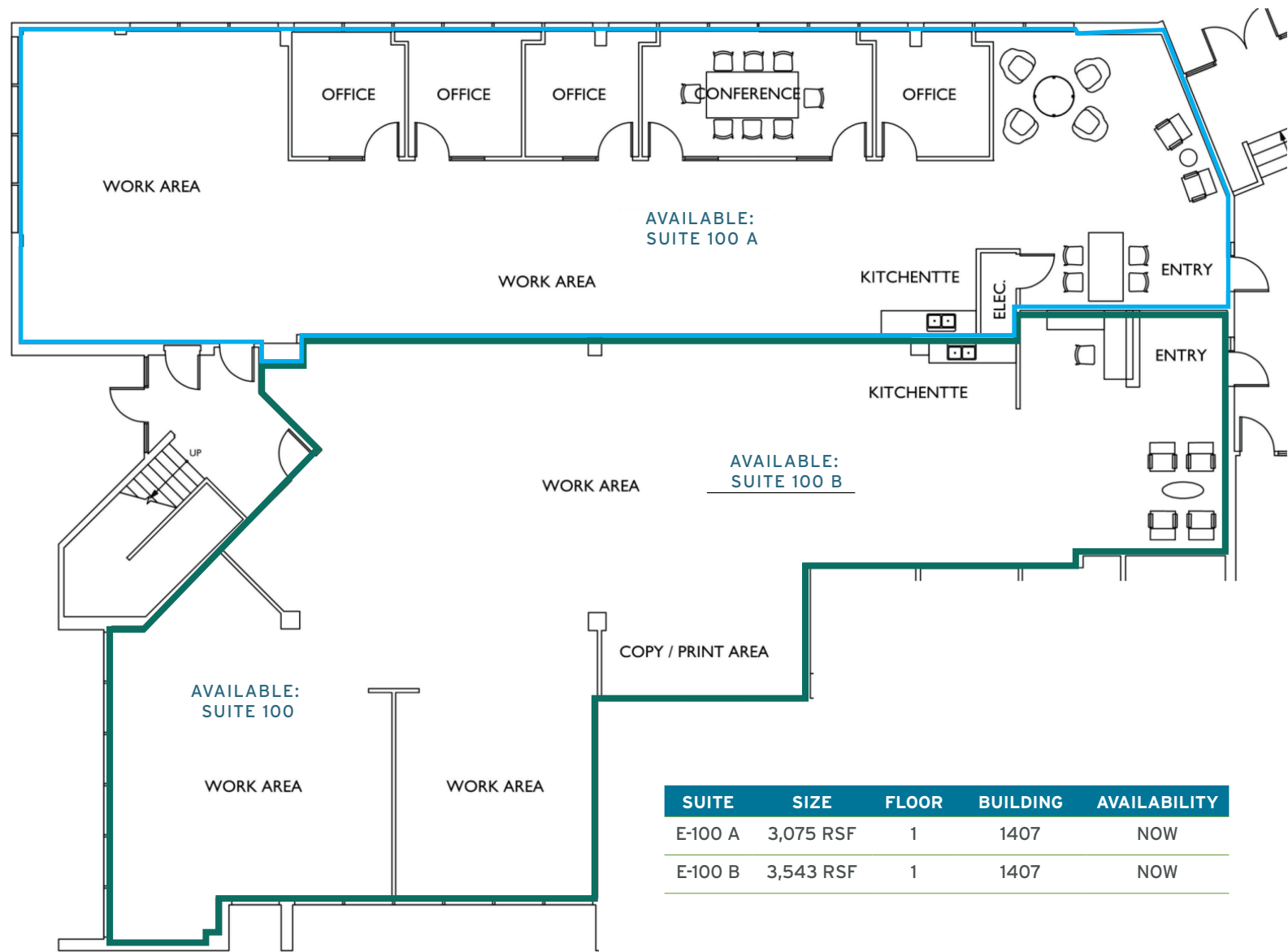
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SAMPLE TEST FIT DESIGN FOR A POTENTIAL DEMISING WALL TO SPLIT THE SPACE INTO TWO SUITES

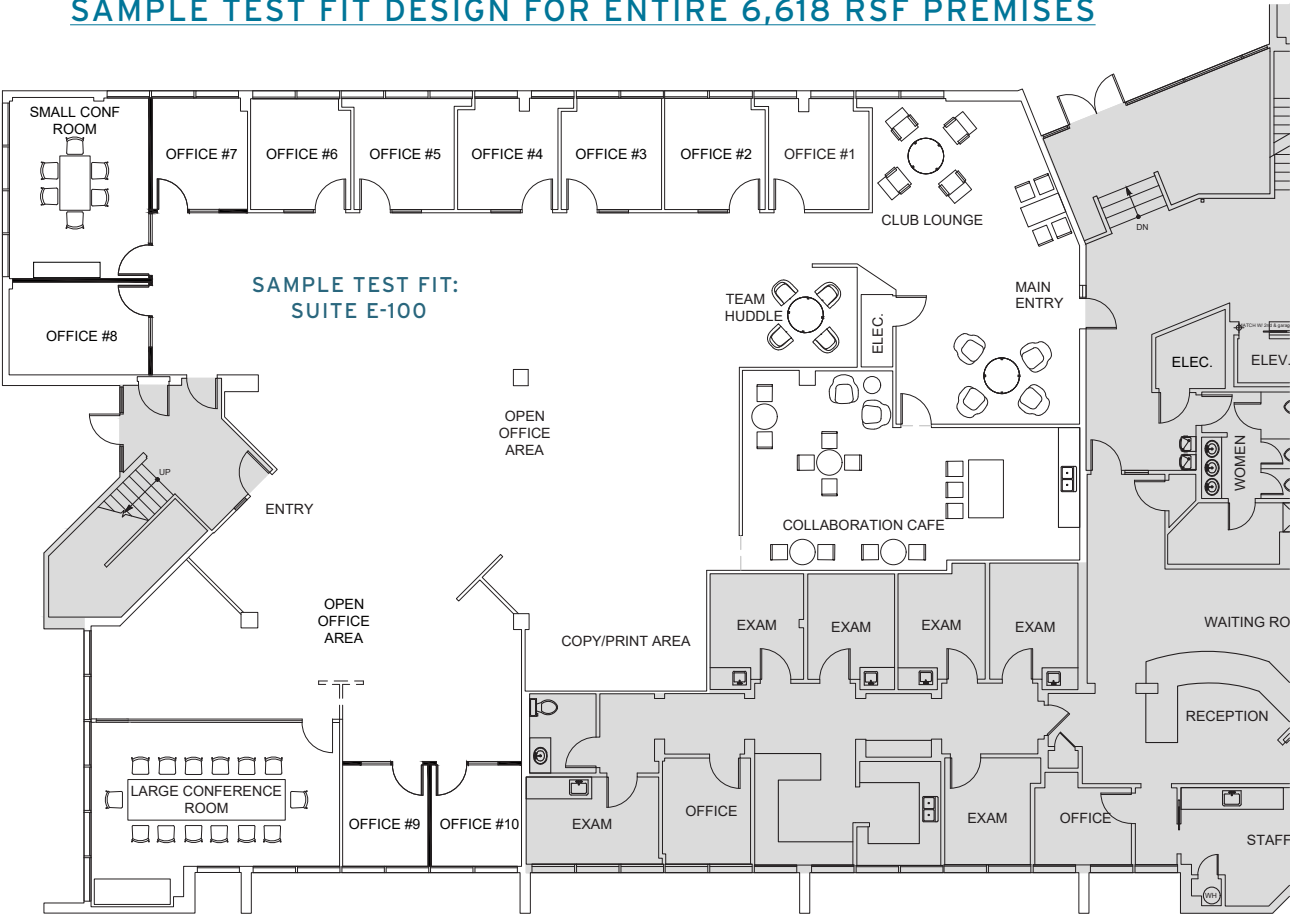


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SAMPLE TEST FIT DESIGN FOR ENTIRE 6,618 RSF PREMISES



1407 WASHINGTON PARK
SUITE E-100 | TEST FIT

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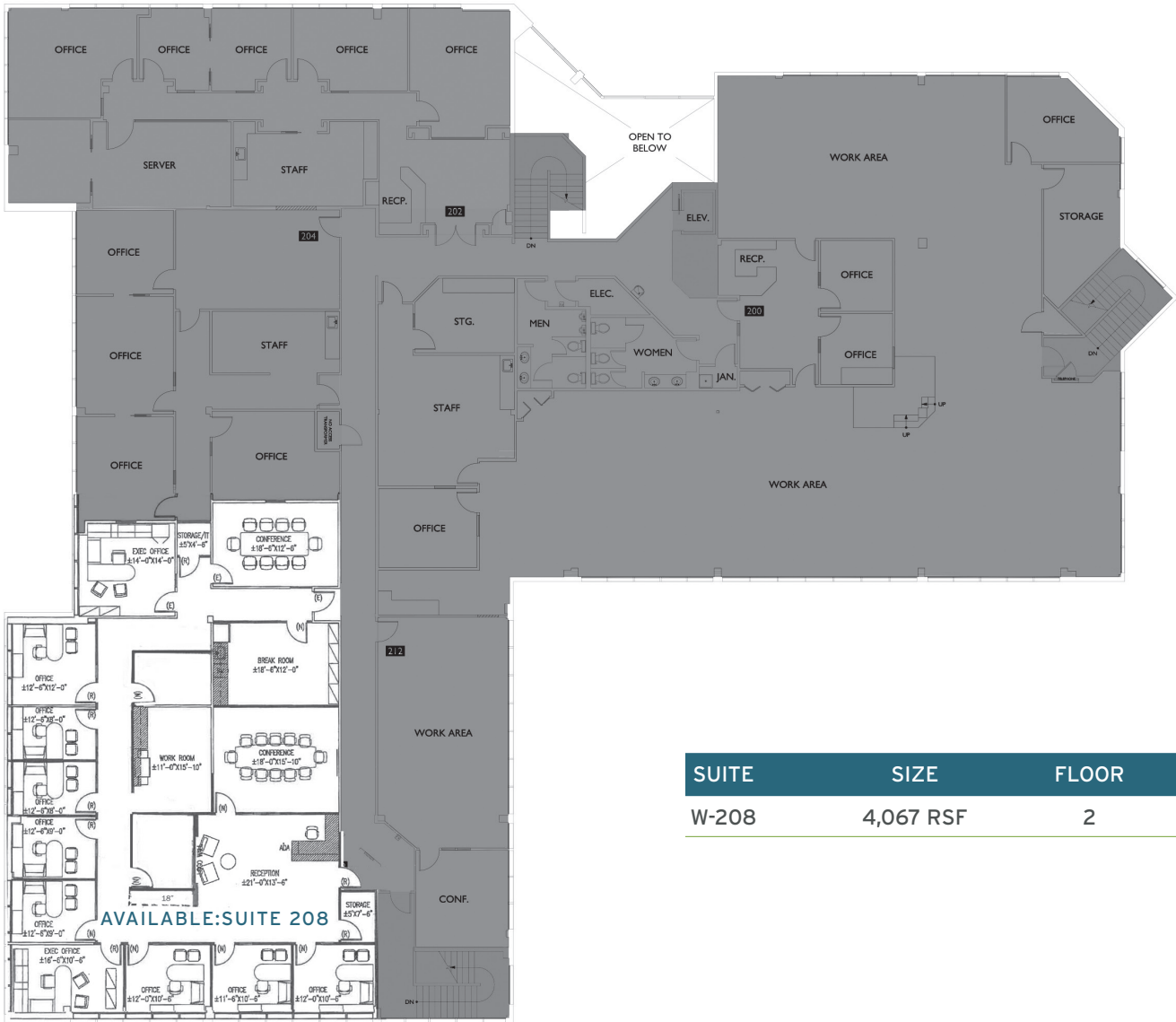
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E-210	2,137 RSF	2	1407	10/1/25



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