



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:

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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	NET RENT RATE/RSF
E-100	6,618 RSF	1	1407	Now	\$22
E-110	1,652 RSF	1	1407	Now	\$25
E-210	2,137 RSF	2	1407	10/1/25	\$25
W-208	4,067 RSF	2	1417	12/1/25	\$25

FEATURES:

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

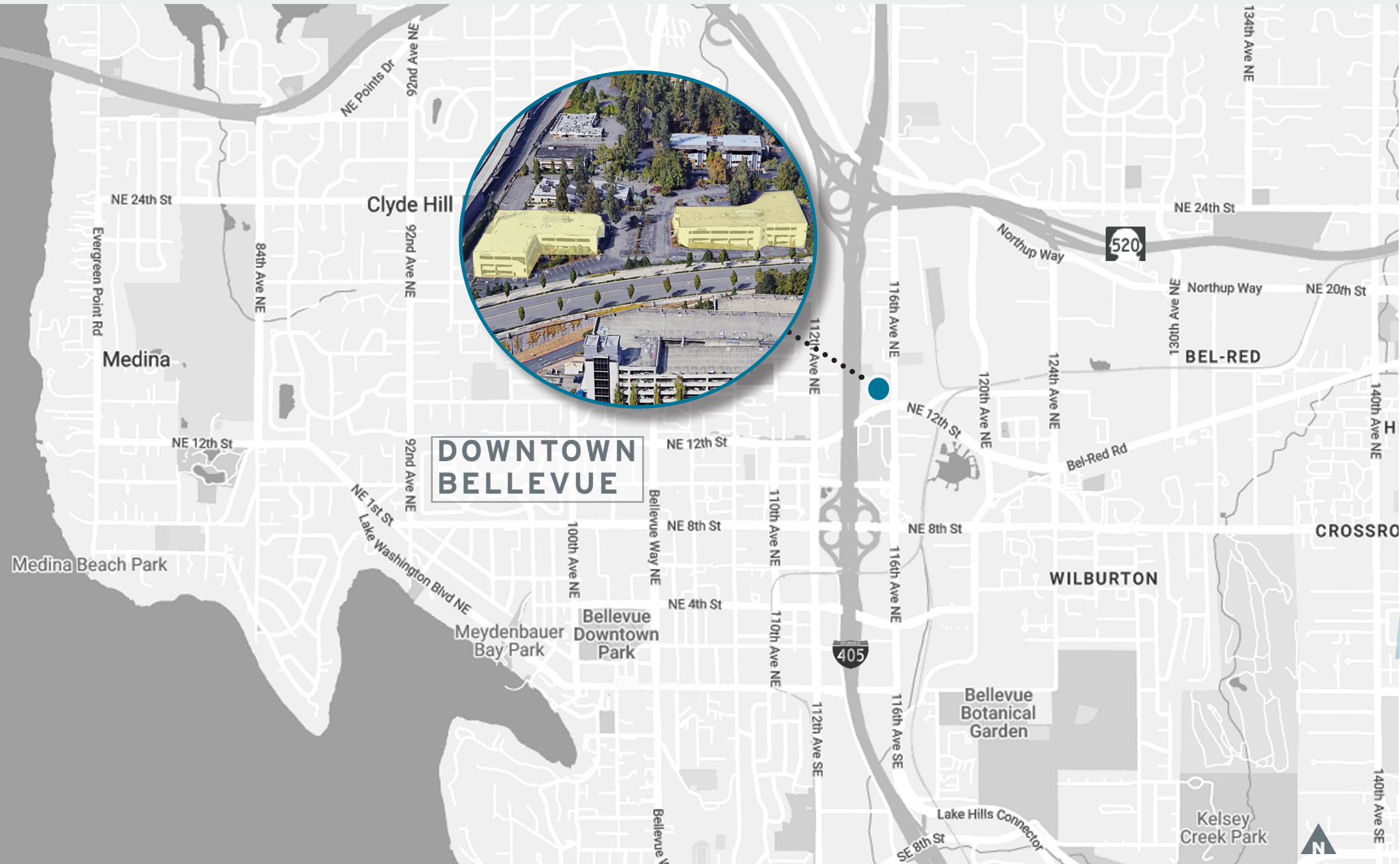
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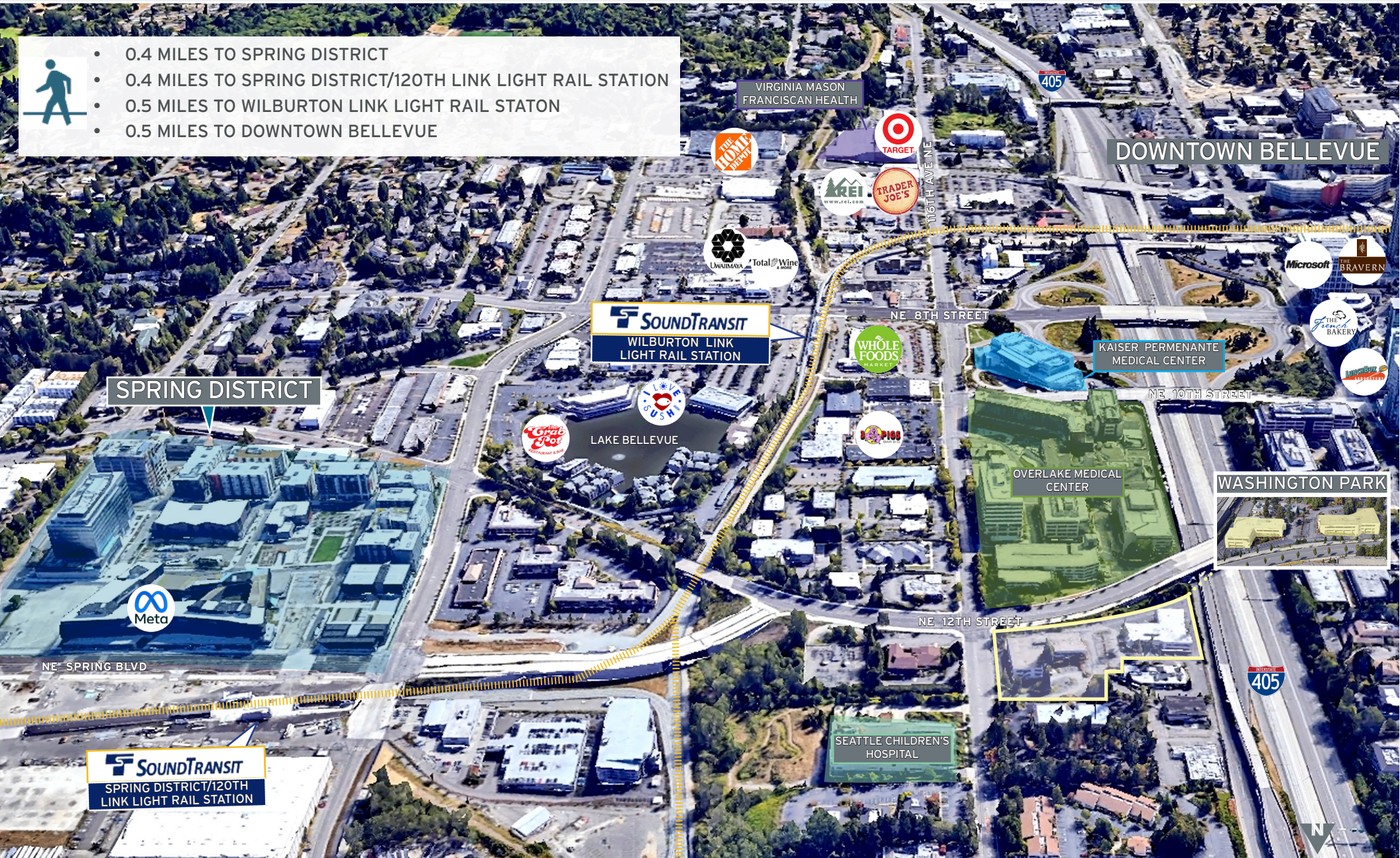
**DOWNTOWN
BELLEVUE**

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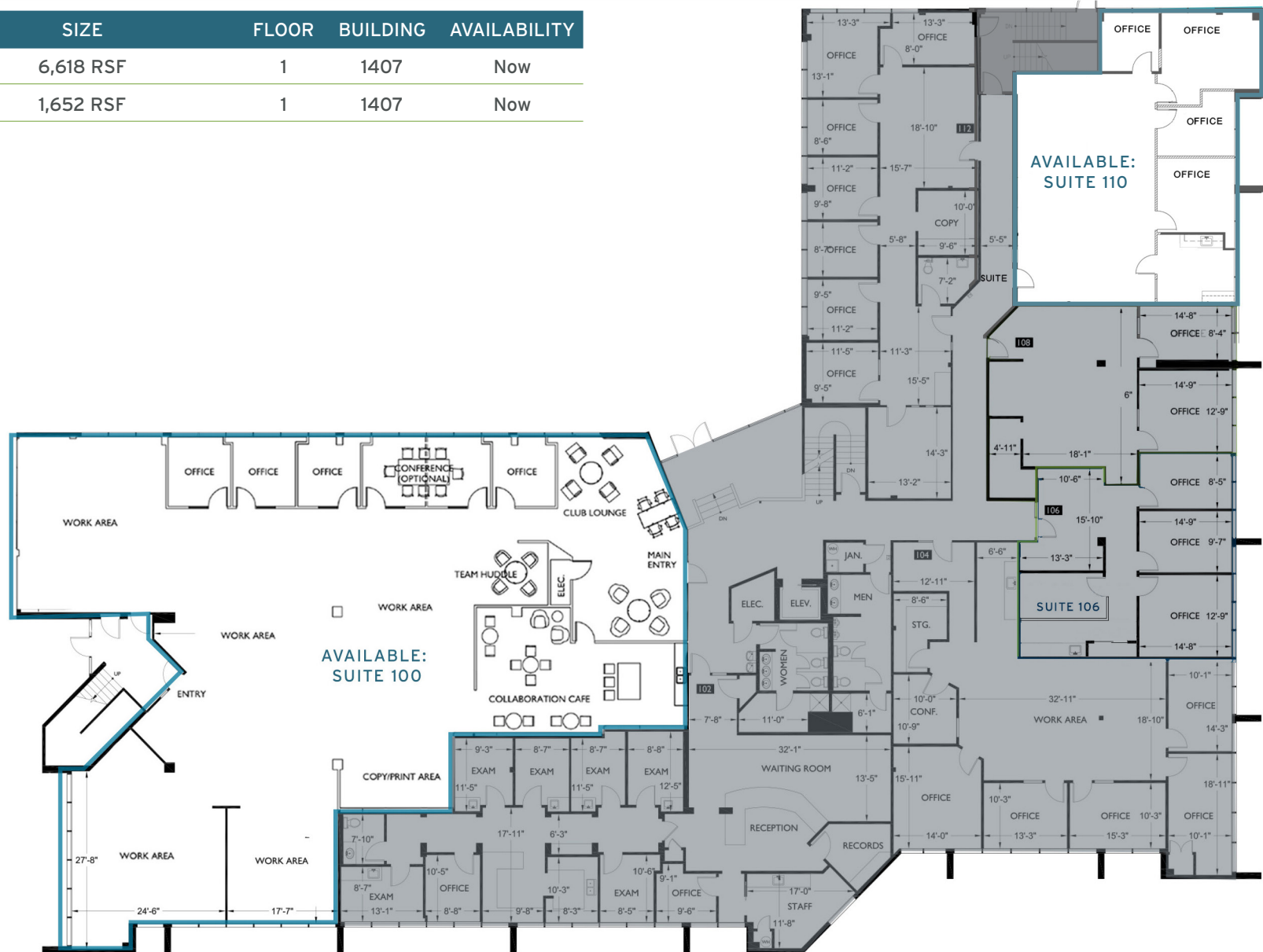
- 0.4 MILES TO SPRING DISTRICT
- 0.4 MILES TO SPRING DISTRICT/120TH LINK LIGHT RAIL STATION
- 0.5 MILES TO WILBURTON LINK LIGHT RAIL STATION
- 0.5 MILES TO DOWNTOWN BELLEVUE



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SAMPLE TEST FIT: SUITE E-100

The floor plan includes the following areas:

- SMALL CONF ROOM
- OFFICE #7
- OFFICE #6
- OFFICE #5
- OFFICE #4
- OFFICE #3
- OFFICE #2
- OFFICE #1
- CLUB LOUNGE
- OFFICE #8
- ENTRY
- UP
- DOWN
- OPEN OFFICE AREA
- TEAM HUDDLE
- ELEC.
- MAIN ENTRY
- COLLABORATION CAFE
- WAITING R
- RECEPTION
- STAIR
- WOMEN
- ELEC.
- EXAM
- EXAM
- EXAM
- EXAM
- OFFICE
- OFFICE
- EXAM
- OFFICE
- OFFICE #9
- OFFICE #10
- COPY/PRINT AREA
- LARGE CONFERENCE ROOM

1407 WASHINGTON PARK
SUITE E-100 | TEST FIT

WASHINGTON PARK

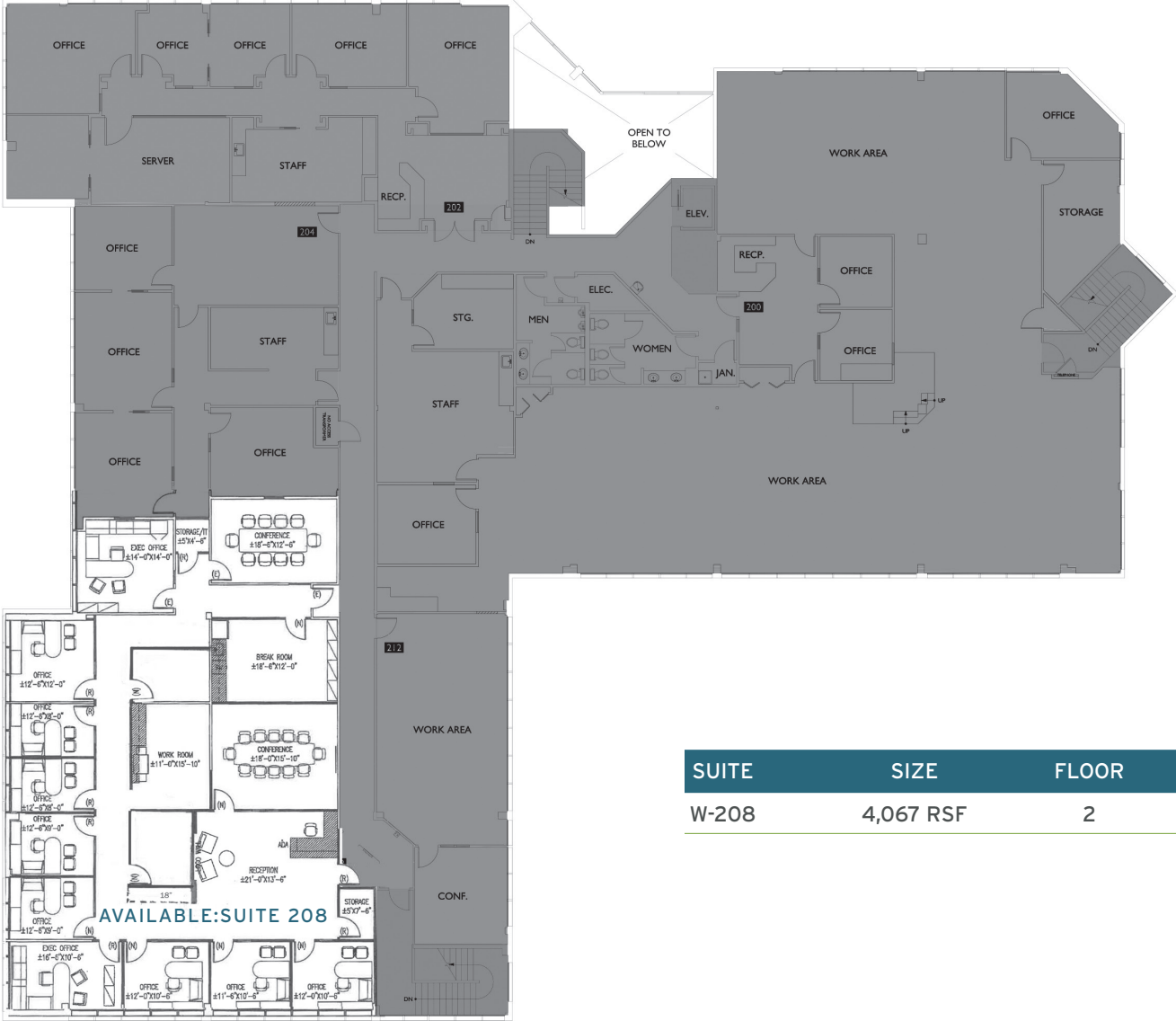
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