

BELLEGROVE MEDICAL PARK

SUBLEASE OFFERING



1515 116th Avenue NE, Suite 105
BELLEVUE, WA

Medical Office Space for Sublease



ACCESS SCHEDULE

- 24/7 Exclusive Access: 2 private treatment rooms
- Thursday - Saturday: Full access to entire dental suite
- Building Access: 24/7 with individual key and security code

IDEAL FOR

General dentists, specialists, or practitioners seeking a premium Bellevue location with flexible terms.

SUITE	105
SIZE	Approximately 1,231 SF subject to shared access arrangement
CURRENT TENANT	Space will be shared with an Established Orthodontic Practice
ASKING NET RENTAL RATE	\$35/RSF NNN + Operating Expenses
CONDITION	Fully Equipped Dental Space



PROPERTY HIGHLIGHTS



Healthcare Proximity

Prime location in Bellevue's Healthcare District, neighboring three medical facilities: Overlake Medical Center & Clinics, Kaiser Permanente, Seattle Children's Bellevue Clinic and Surgery Center.



Excellent Access

I-405 and SR-520



Ample Parking

4.16/1,000



Pedestrian Access

- 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



FIRST FLOOR SUITE 105: Approximately 1,231 SF subject to shared access arrangement
 LEASE RATE: \$35/SF NNN + Operating Expenses

