



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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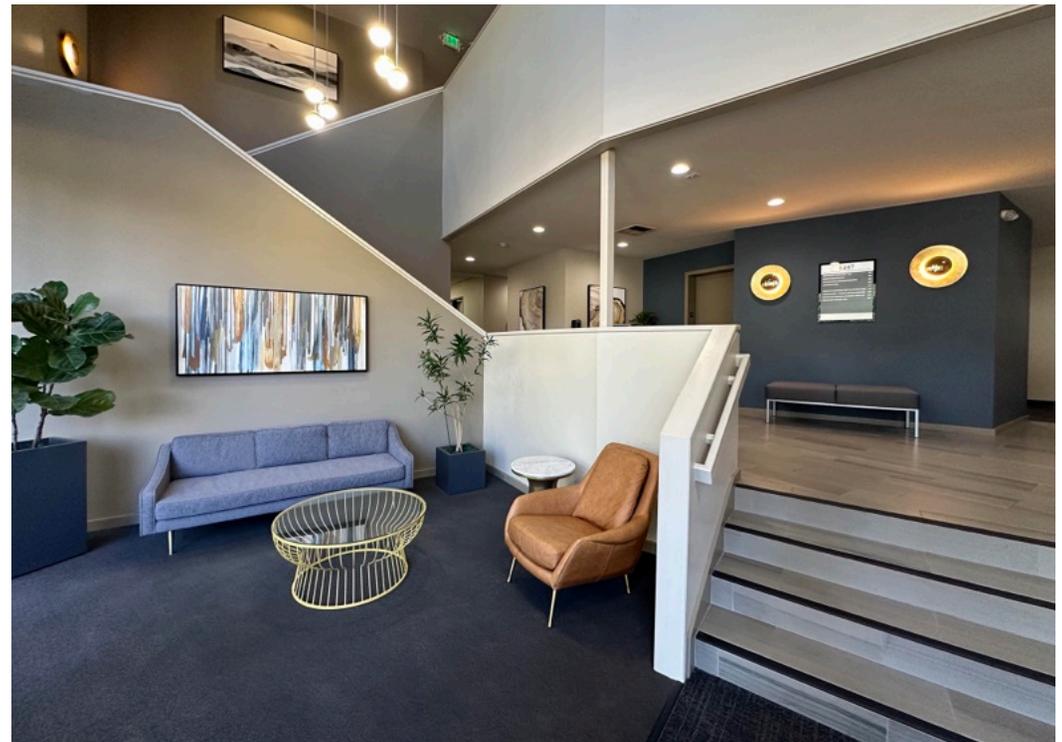
WASHINGTON PARK

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

SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY	NET RENT RATE
E-100	6,618 RSF	1	1407	Now	\$22 (Rent Ready)
E-210	2,137 RSF	2	1407	Now	\$25.50
W-100	10,885 RSF	1	1417	Now	\$25.50
W-200	6,657 RSF	2	1417	Now	\$25.50

FEATURES:

- EST. 2026 OPERATING EXPENSES: \$12.61/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

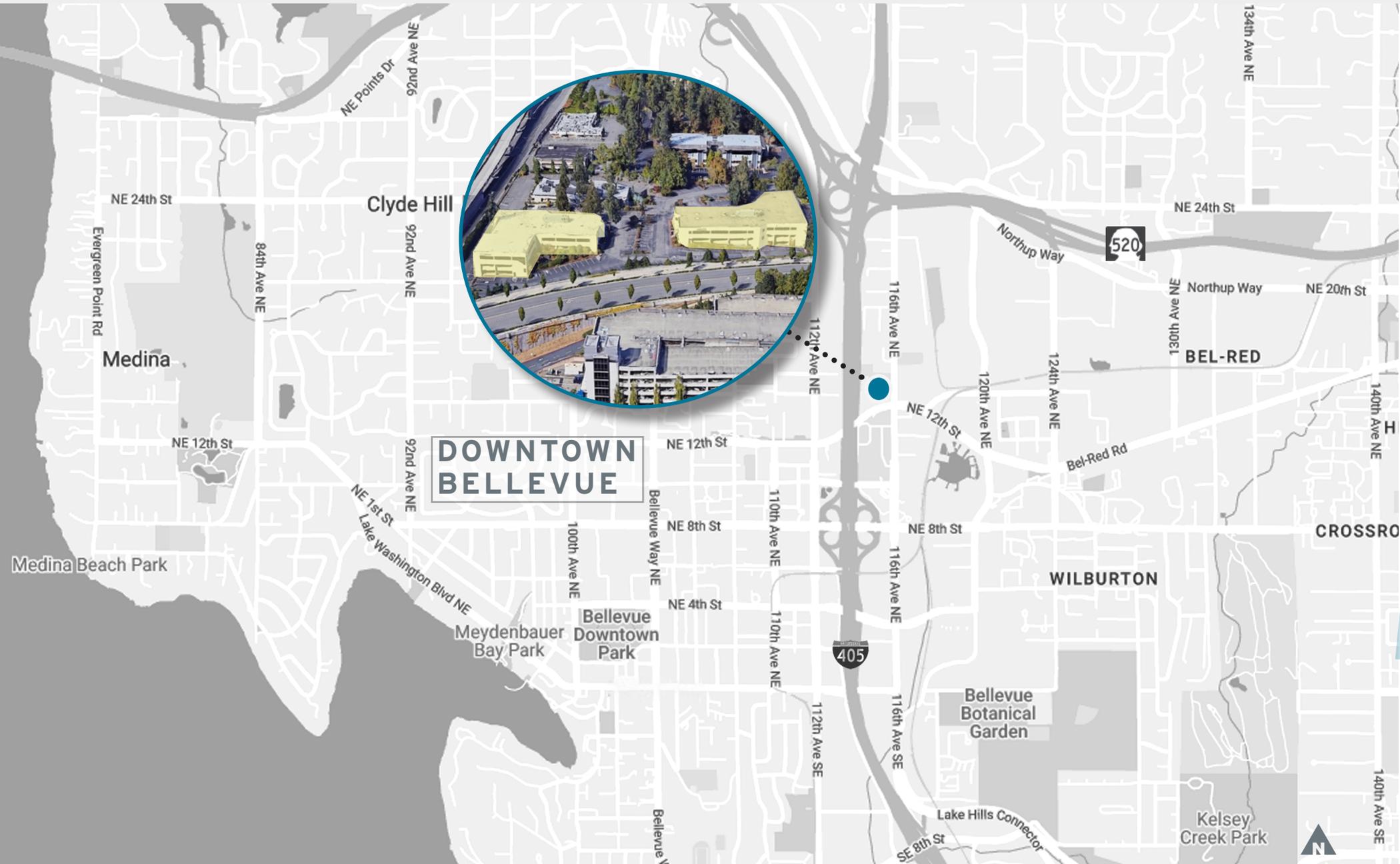
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**DOWNTOWN
BELLEVUE**



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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



SPRING DISTRICT

DOWNTOWN BELLEVUE

WASHINGTON PARK

SOUNDTRANSIT
WILBURTON LINK
LIGHT RAIL STATION

SOUNDTRANSIT
SPRING DISTRICT/120TH
LINK LIGHT RAIL STATION

VIRGINIA MASON
FRANCISCAN HEALTH

KAISER PERMANENTE
MEDICAL CENTER

OVERLAKE MEDICAL
CENTER

SEATTLE CHILDREN'S
HOSPITAL

LAKE BELLEVUE

NE 8TH STREET

NE 10TH STREET

NE 12TH STREET

NE SPRING BLVD

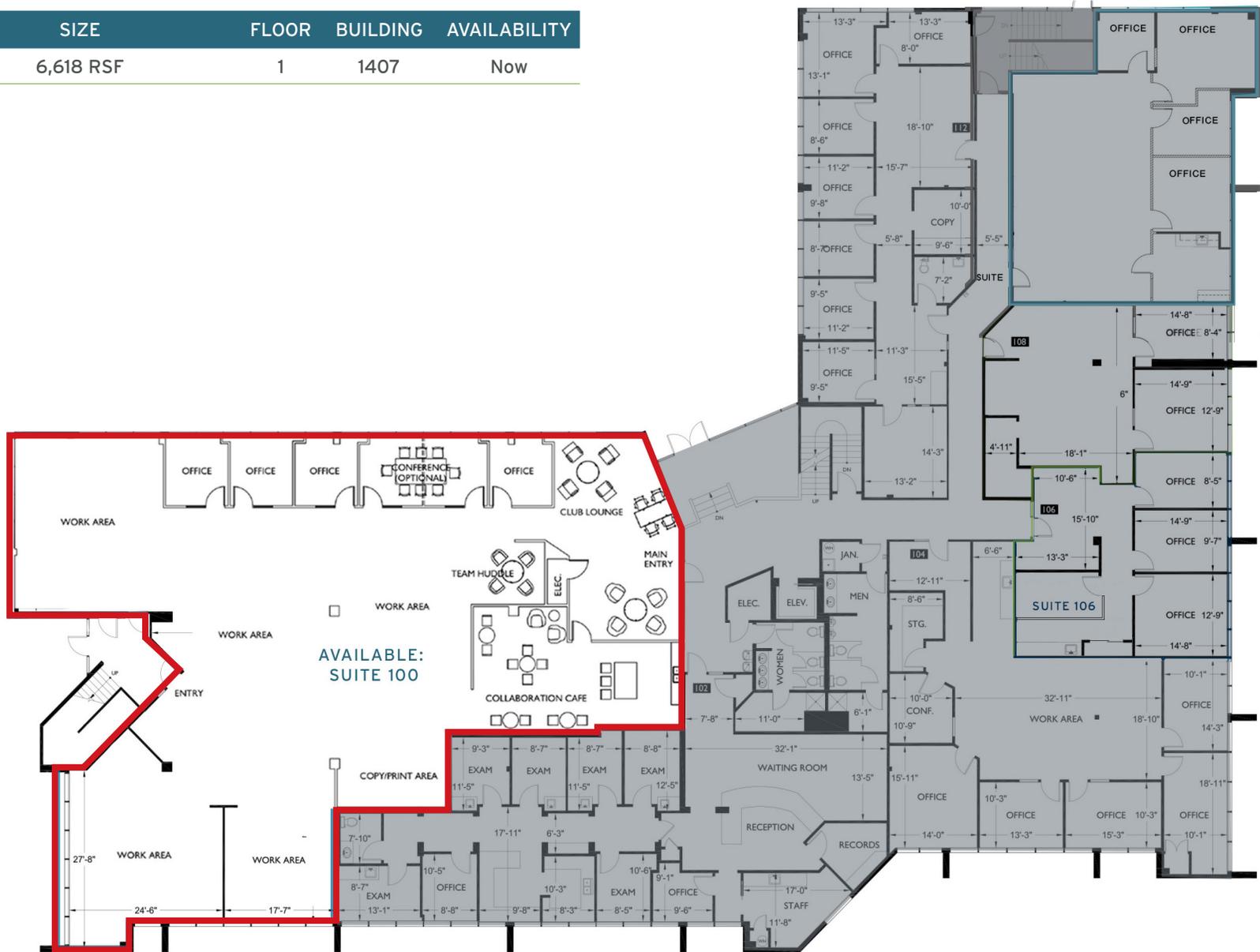
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SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
E-100	6,618 RSF	1	1407	Now



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SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
E-210	2,137 RSF	2	1407	Now



AVAILABLE:-
SUITE 210



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Available: Suite 100

SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
W-100	10,885 RSF	1	1417	Now

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AVAILABLE
SUITE 200

SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
W-200	6,657 RSF	2	1417	Now

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