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
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206-229-7523

Jamie Nguyen
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jnguyen@wallaceproperties.com
425-610-5394

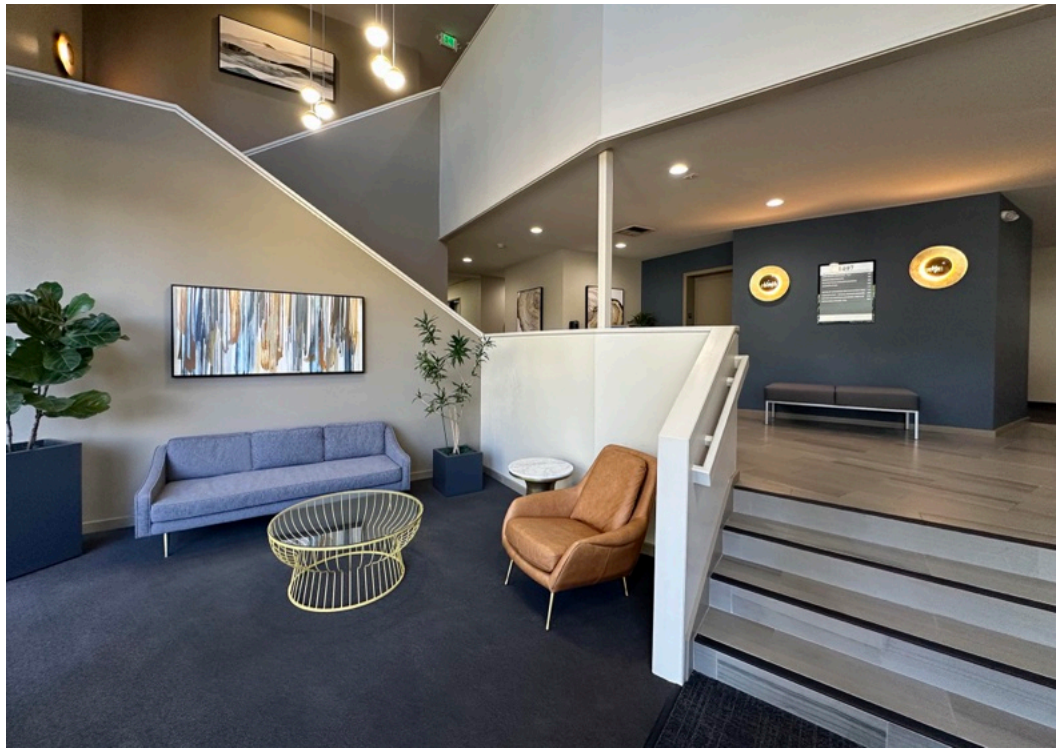
WASHINGTON PARK

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-108	1,100 RSF	1	1407	2/1/2027	$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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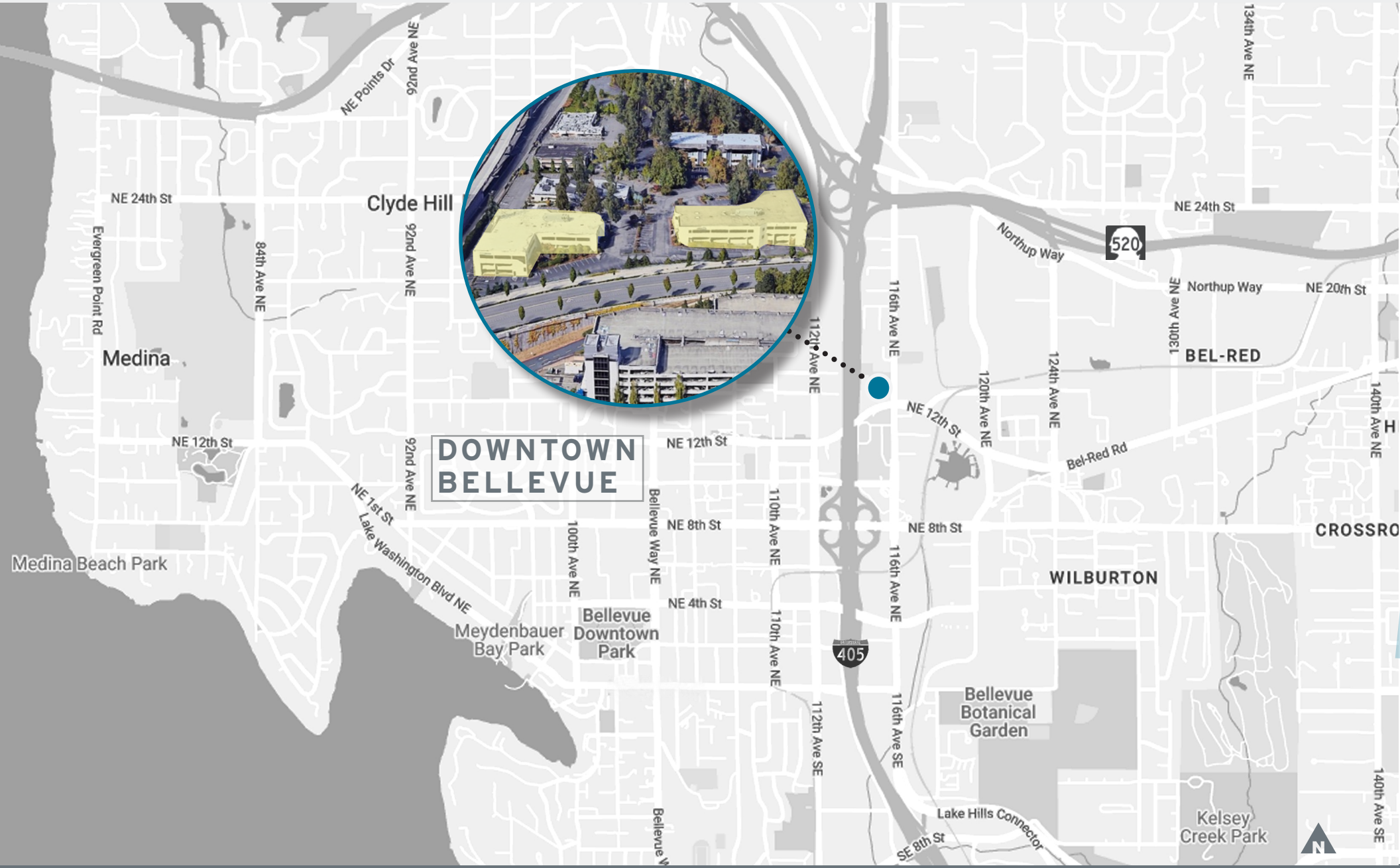
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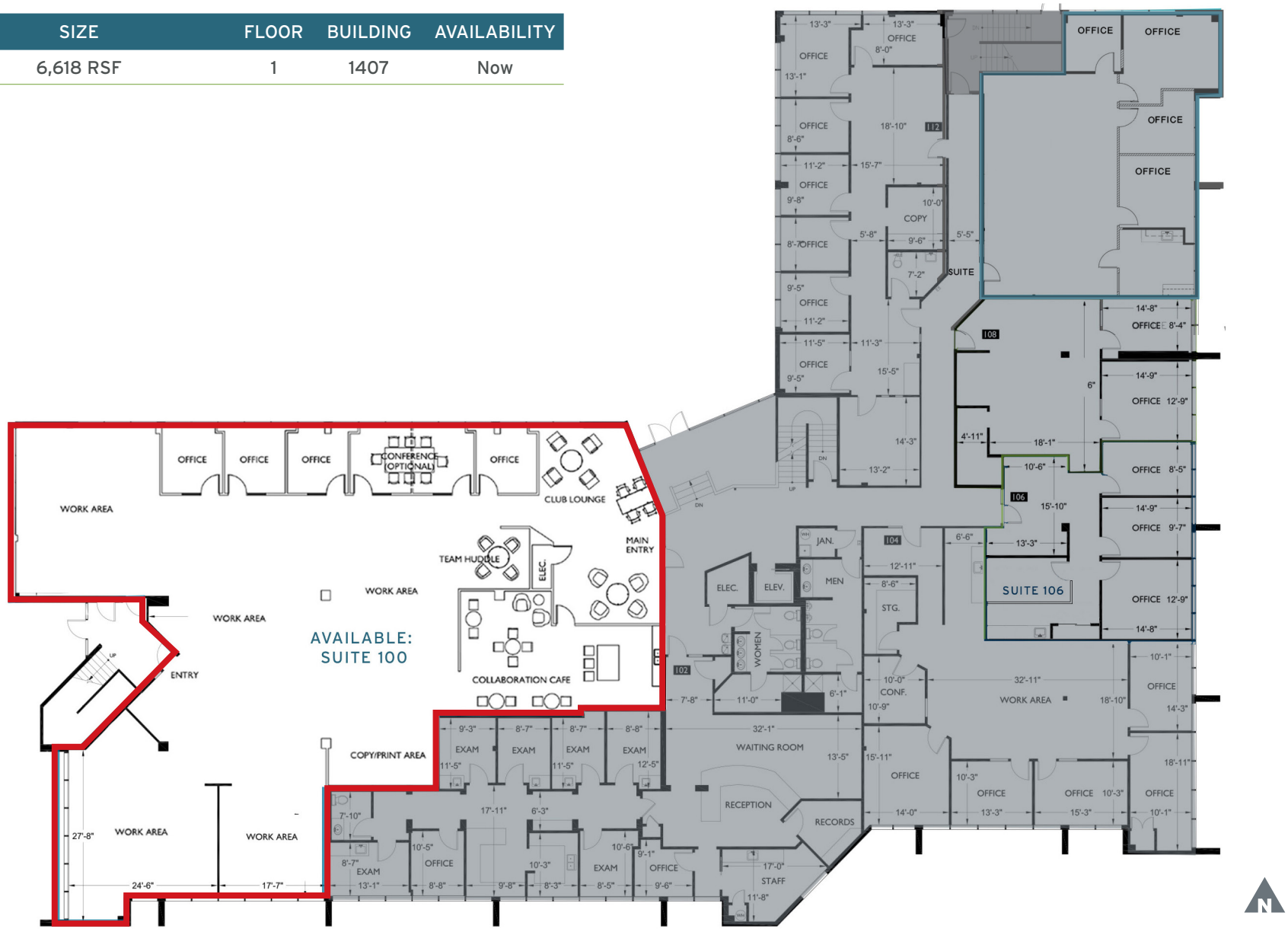
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SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
E-100	6,618 RSF	1	1407	Now



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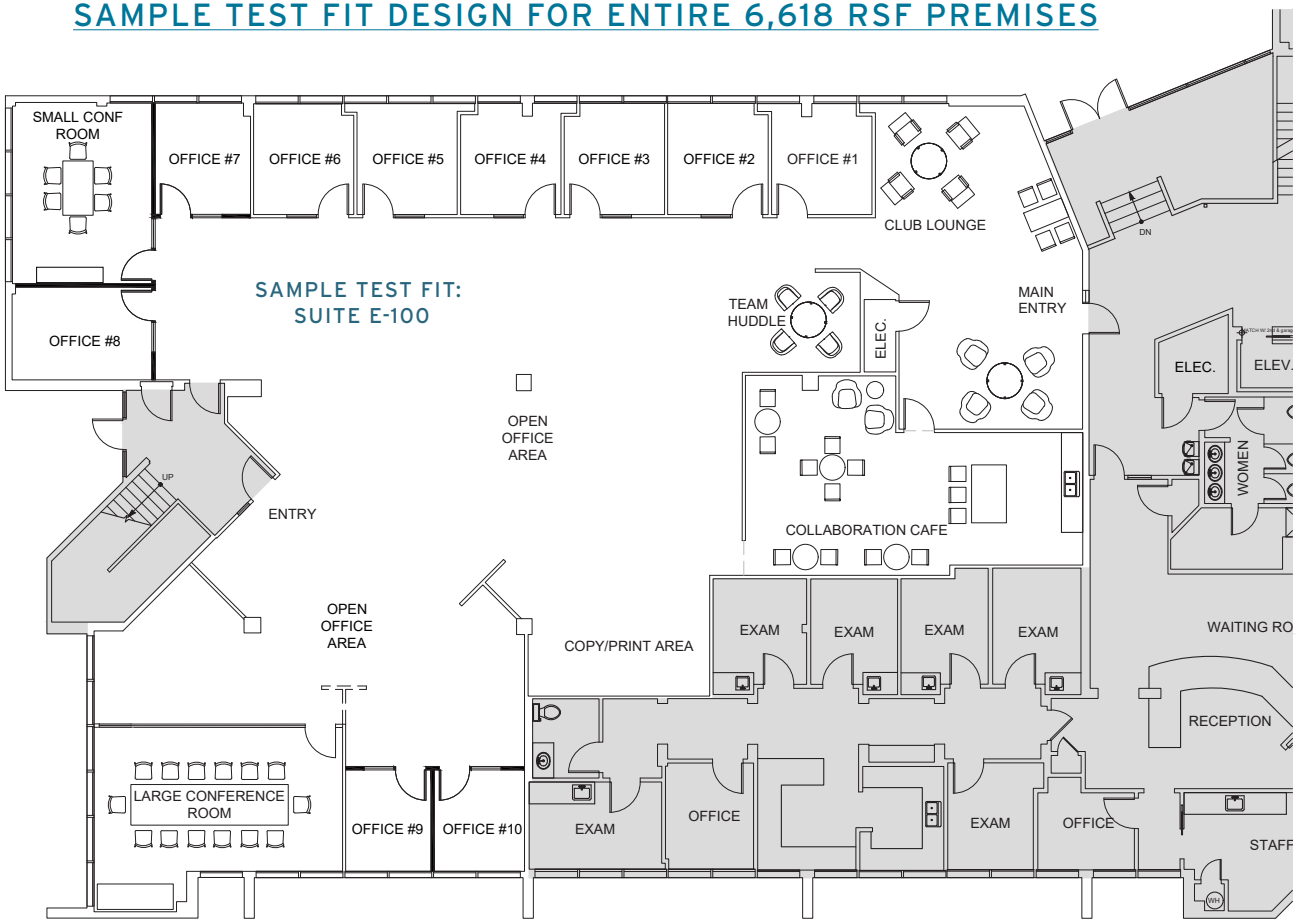
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SAMPLE TEST FIT DESIGN FOR ENTIRE 6,618 RSF PREMISES



1407 WASHINGTON PARK
SUITE E-100 | TEST FIT

WALLACE PROPERTIES

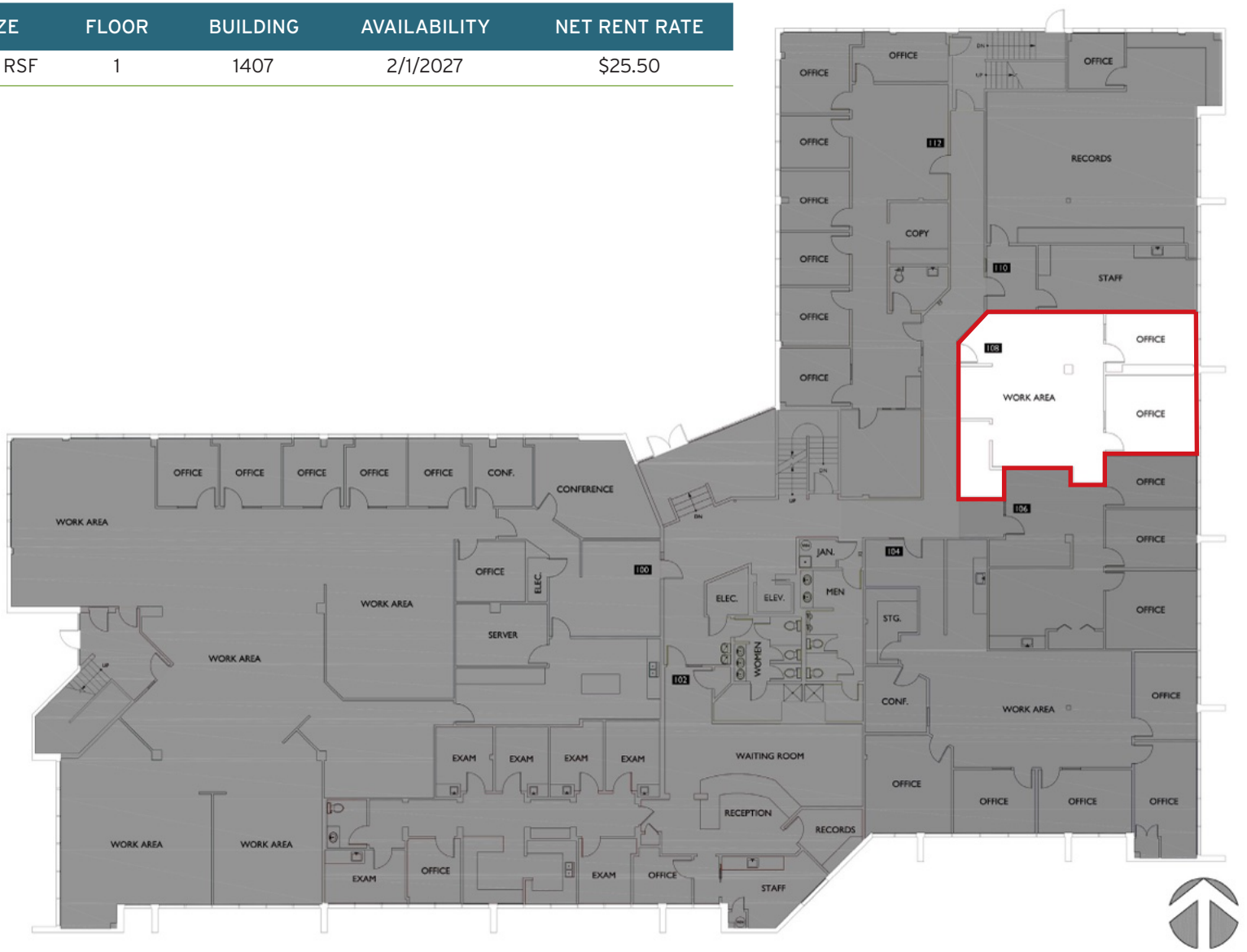
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SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY	NET RENT RATE
E-108	1,100 RSF	1	1407	2/1/2027	$25.50


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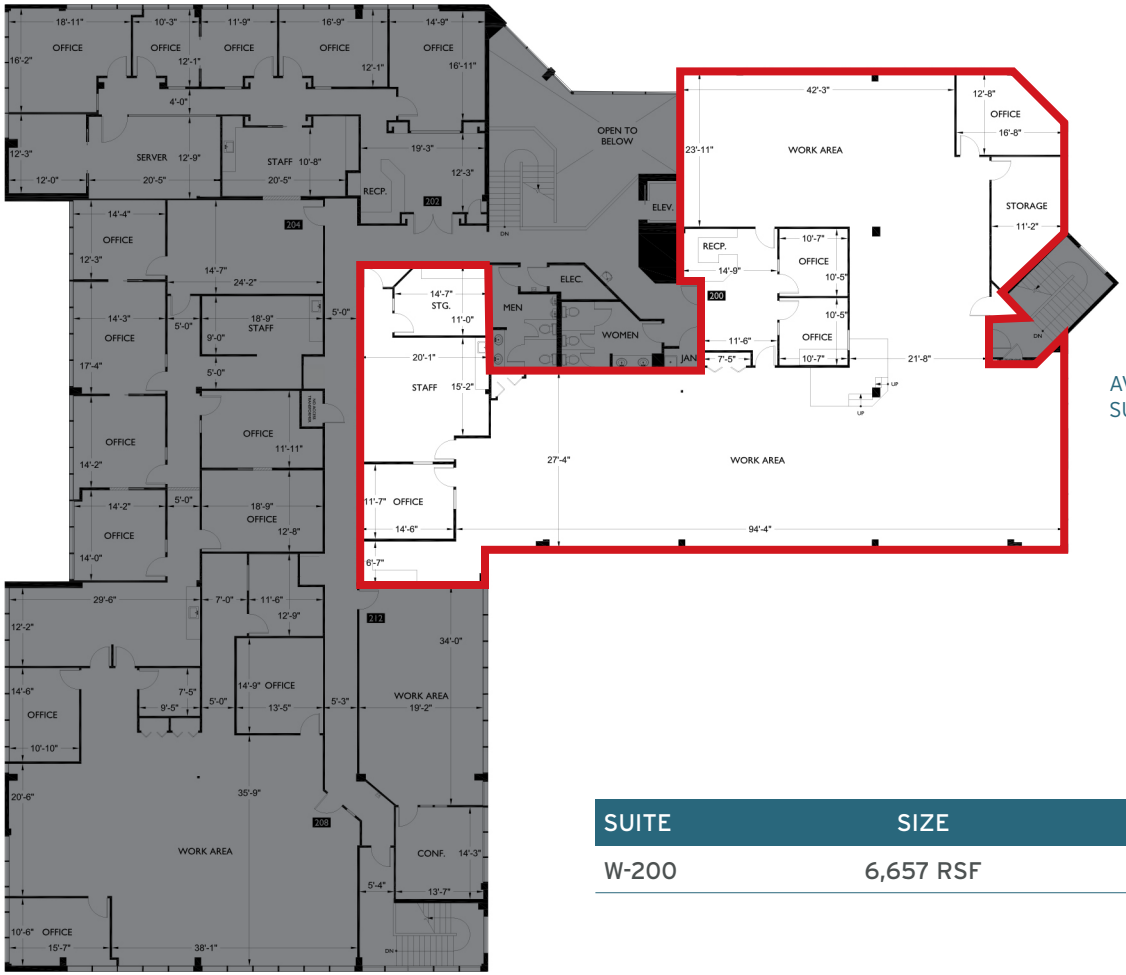


SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
W-100	10,885 RSF	1	1417	Now

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AVAILABLE
SUITE 200

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

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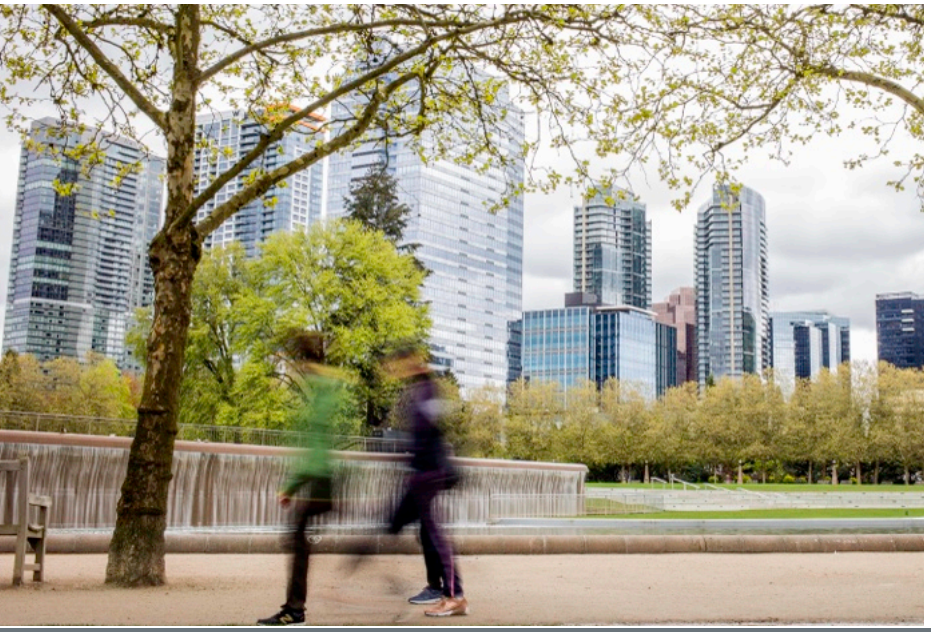
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