



WALLACE
PROPERTIES

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

FOR LEASE: WASHINGTON PARK

1407 116th Avenue NE | Bellevue, WA



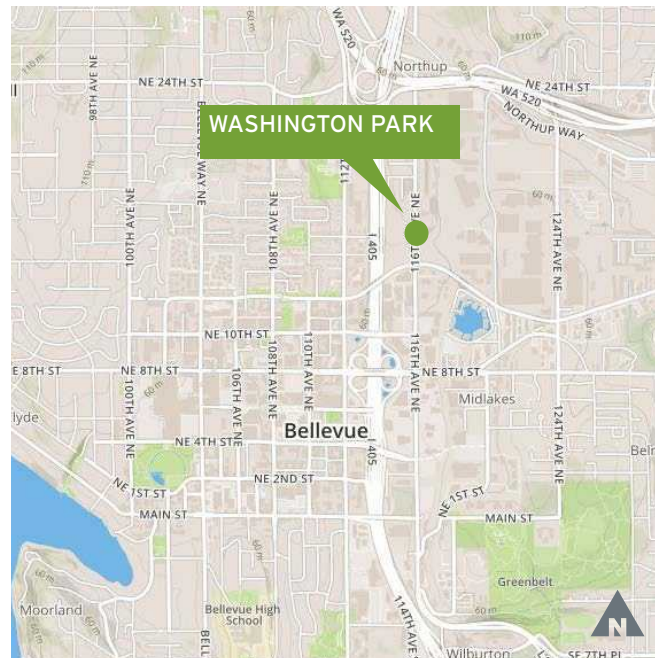
FEATURES

- Rental Rate: \$27.50 per RSF/year fully serviced, including utilities and janitorial
- Great location in an office campus setting
- Ideal for general office or professional services
- Adjacent to Downtown Bellevue without the cost and hassle
- FREE surface parking and reserved garage parking at \$75 per stall
- Parking ratio: 3.38/1,000
- Walk to restaurants and Downtown Bellevue amenities
- Excellent freeway access

Availabilities

East Building | 1407 116th Ave NE

Suite 110 Floor 1 1,652 RSF



Traffic Counts:	Traffic Vol
NE 12th Street	21,100
I-405	187,334

For more information, please contact:

Ann Bishop, MBA
bishop@wallaceproperties.com
425-278-6308 Direct
206-229-7523 Mobile

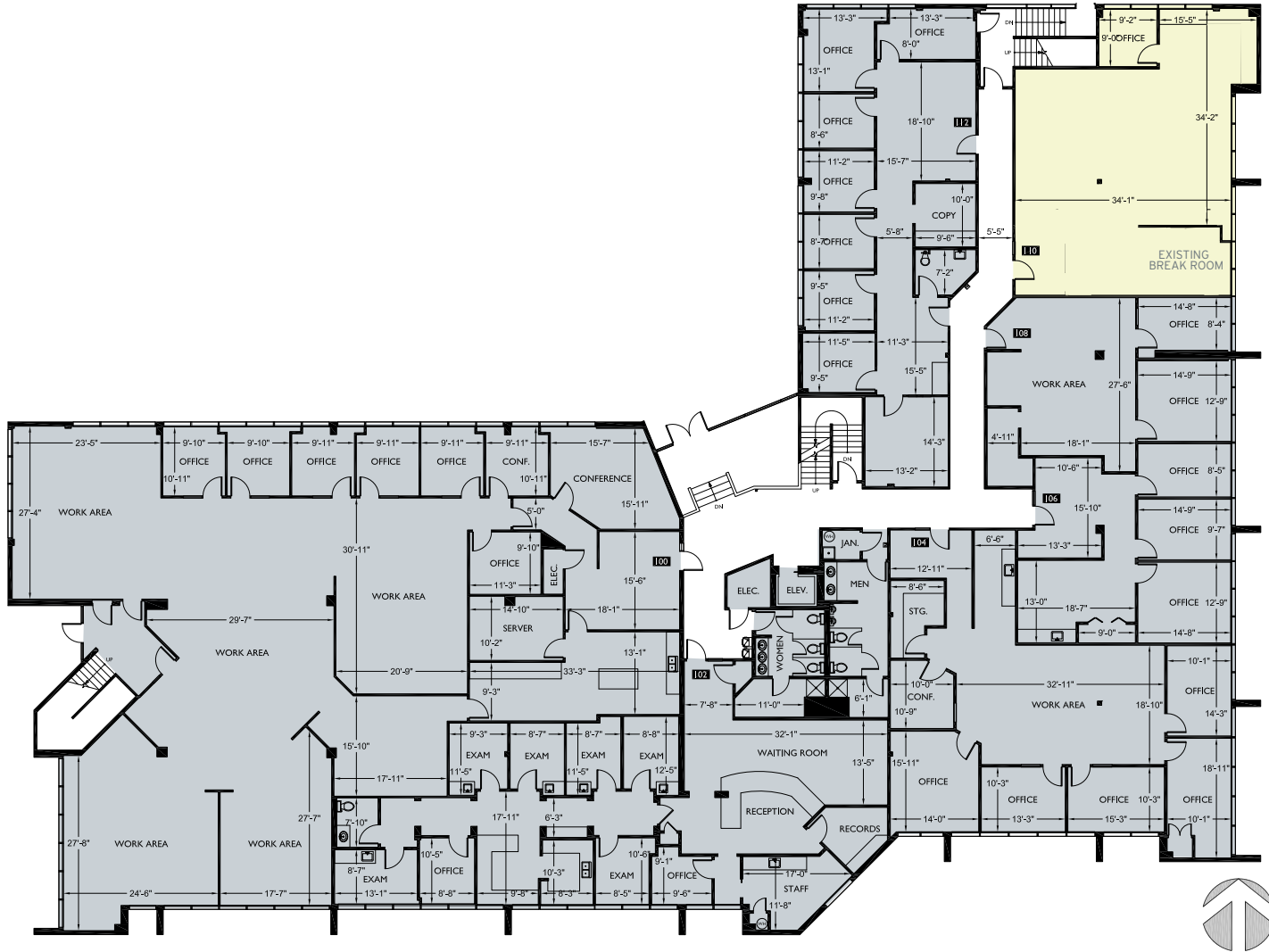
Tom Gockel
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425-455-9976 Office
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The information contained herein has been obtained from sources deemed reliable but is not guaranteed.

FOR LEASE: WASHINGTON PARK

1407 116th Avenue NE | Bellevue, WA

East Building - 1407 116th Ave NE, Bellevue, WA
Suite 110 | 1,652 RSF | Floorplan (current configuration)



- Leased
- Available

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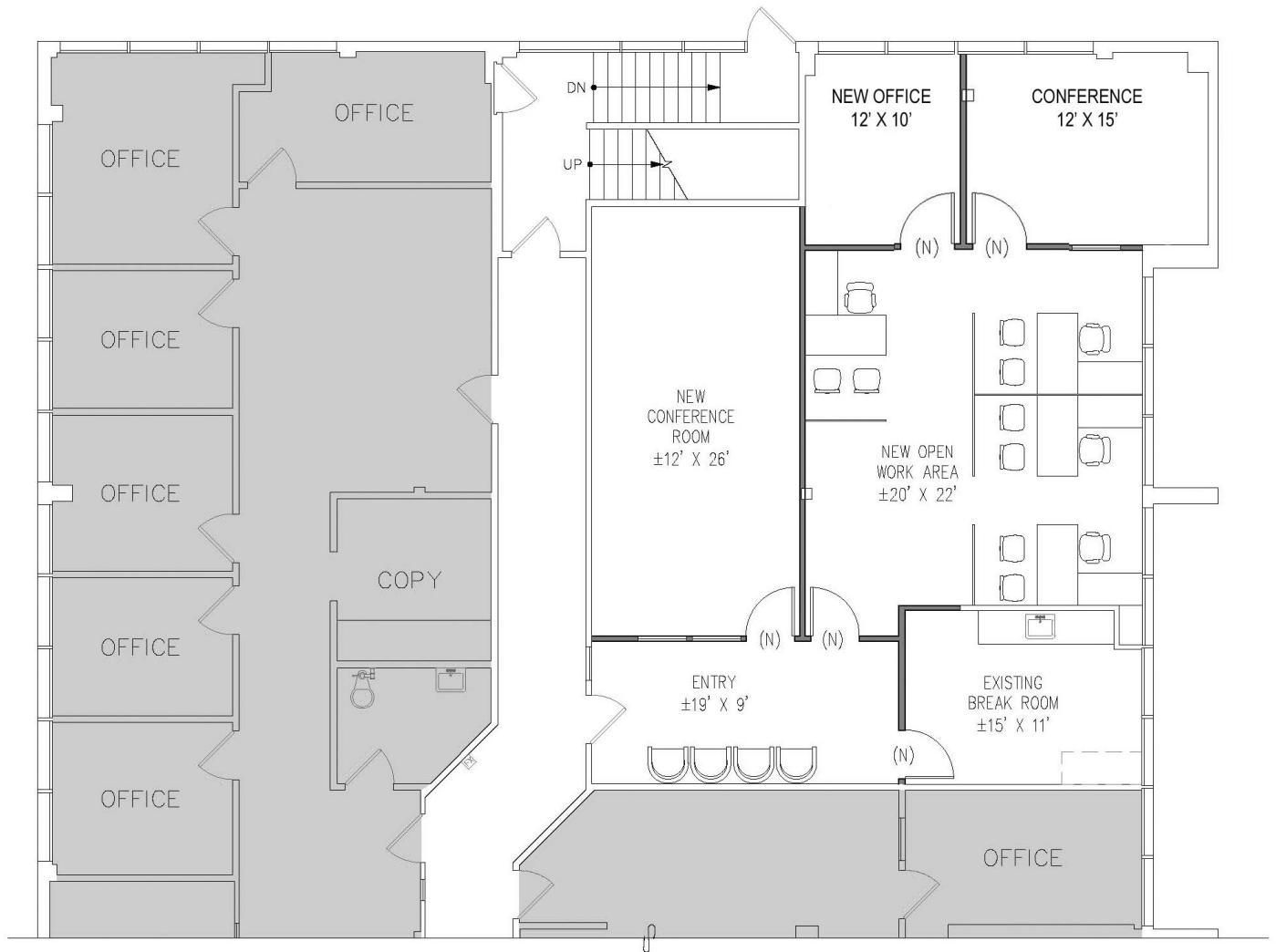
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FOR LEASE: WASHINGTON PARK

1407 116th Avenue NE | Bellevue, WA

East Building - 1407 116th Ave NE, Bellevue, WA
Suite 110 | 1,652 RSF | Test-Fit (potential layout)



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Demographics				
		1 Mile	3 Miles	5 Miles
POPULATION	2018 Estimated Population	17,190	98,729	236,395
	2023 Projected Population	18,733	107,235	256,892
	2010 Census Population	11,472	85,257	206,908
	2000 Census Population	7,065	76,085	190,060
	Projected Annual Growth 2018 to 2023	1.8%	1.7%	1.7%
	Historical Annual Growth 2000 to 2018	8.0%	1.7%	1.4%
	2018 Median Age	35.5	37.6	39.2
HOUSEHOLDS	2018 Estimated Households	9,872	43,641	100,367
	2023 Projected Households	10,683	47,159	108,519
	2010 Census Households	6,300	37,206	87,856
	2000 Census Households	3,529	33,856	81,591
	Projected Annual Growth 2018 to 2023	1.6%	1.6%	1.6%
	Historical Annual Growth 2000 to 2018	10.0%	1.6%	1.3%
RACE/ETHNICITY	2018 Estimated White	60.5%	59.9%	64.3%
	2018 Estimated Black or African American	2.7%	2.7%	2.6%
	2018 Estimated Asian or Pacific Islander	31.0%	29.5%	26.0%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
	2018 Estimated Other Races	5.5%	7.5%	6.8%
	2018 Estimated Hispanic	5.2%	8.3%	6.6%
INCOME	2018 Estimated Average Household Income	\$162,533	\$165,094	\$174,712
	2018 Estimated Median Household Income	\$114,166	\$120,302	\$125,842
	2018 Estimated Per Capita Income	\$93,434	\$73,084	\$74,263
EDUCATION (Age 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	0.9%	2.2%	2.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	1.3%	1.8%	1.7%
	2018 Estimated High School Graduate	4.6%	8.3%	8.5%
	2018 Estimated Some College	11.5%	12.4%	12.8%
	2018 Estimated Associates Degree Only	5.6%	6.3%	6.4%
	2018 Estimated Bachelors Degree Only	41.6%	38.8%	38.8%
	2018 Estimated Graduate Degree	34.4%	30.1%	29.9%
BUSINESS	2018 Estimated Total Businesses	4,434	9,432	16,856
	2018 Estimated Total Employees	60,229	115,103	221,651
	2018 Estimated Employee Population per Business	13.6	12.2	13.1
	2018 Estimated Residential Population per Business	3.9	10.5	14.0

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