

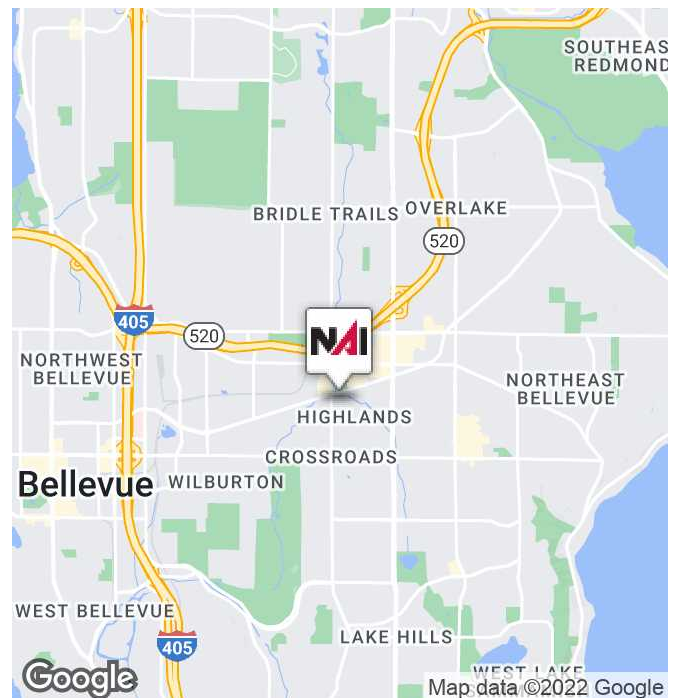


# Rockwood Office Park

1402 140th PI NE, Bellevue, WA 98007

## Property Highlights

- Suite 103: 1,497 RSF
- Great suburban Bellevue location
- Excellent access off of 140th Avenue NE & Bel-Red Road
- Close proximity to Downtown Bellevue, Overlake/Microsoft, I-405, & SR 520
- High-speed internet via fiber access provided by landlord
- Well maintained building with on-site management
- Abundant parking (some covered)
- Zoned PO – Professional Office
- 1 to 3 year lease terms available
- Available Now
- Lease rate: \$32.00/RSF per year, Fully Serviced





FOR LEASE



OFFICE



1,497 SF



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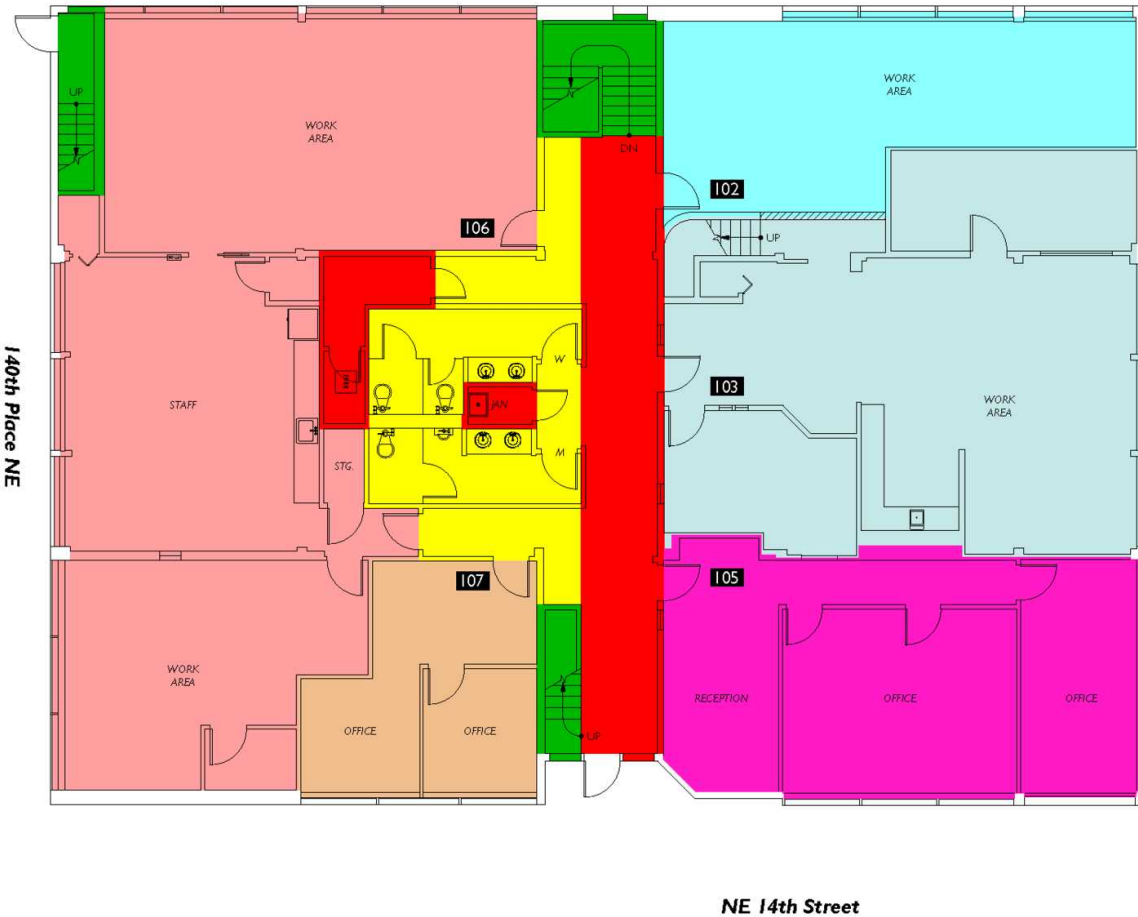
FOR LEASE



OFFICE



1,497 SF



Floor Summary	SQ. FT.
Total Rentable Area	5,811
Total Occupant Area	4,802
Load Factor	1.2100
Floor Service Area	445
Building Service Area	473
Total Vertical	214

Suite #	Occupant Area	Rentable Area
Suite 102	556	673
Suite 103	1,237	1,497
Suite 105	821	993
Suite 106	1,848	2,236
Suite 107	340	411

Area Analysis performed in accordance with ANSI/BOMA Z65.1 - 2010 Method A Standard.

Proposed Wall



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