

Flex / Retail / Office for Lease

11635 NE 8th St Bellevue, WA 98004



1 Unit for lease | 4,209 SF

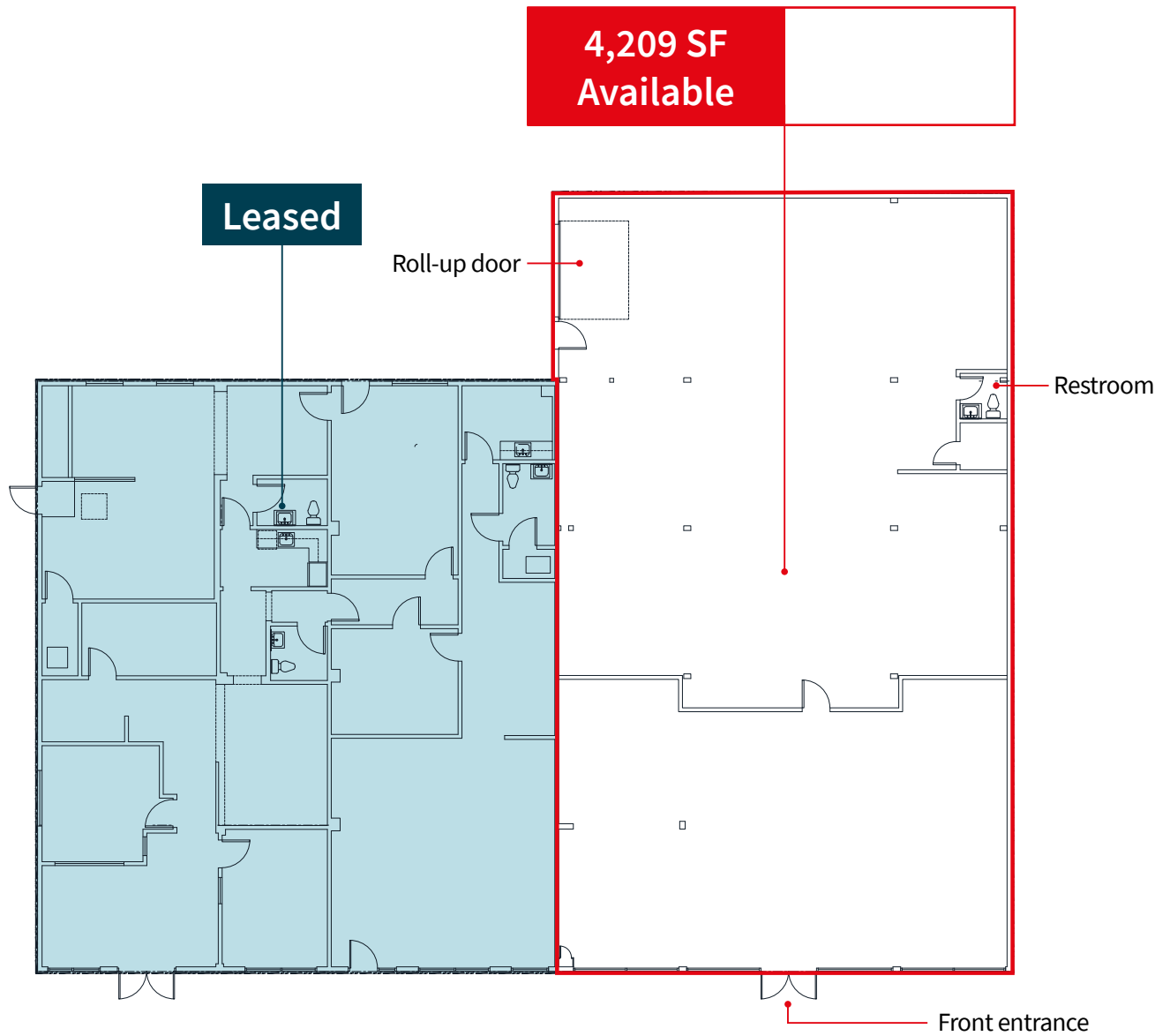
Highlights

- Recently completed market-ready work
- Uses: General Commercial & Retail
- 2,100 SF of fenced yard available
- 1 roll-up door
- High-visibility location with prominent signage facing out to NE 8th street which sees +/-36,000 vehicles per day
- Free surface parking
- 3-minute walk to Whole Foods, Chick-fil-A and Uwajimaya
- 400 feet from I-405/NE 8th Street northbound on-and-off ramps, 1,500 feet from southbound on-and-off ramps
- One of the most multi-modal locations in the region with adjacency to:
 - Wilburton Light Rail Station (opening April 27, 2024)
 - Eastrail and its access to 42 miles of trails
 - I-405
 - King County Metro's Bus Rapid Transit line on NE 8th Street
- Standard pitched roof with 13' peak, 6' foot off-center peak of 12', and 9'+ at walls
- Ceiling heights are to the bottom of steel rafters with the roof center line down the N-S axis of the space



4,209 SF Available

With recently completed market-ready work







Broker Information

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