

# PARK 120

BELLEVUE, WASHINGTON

BUILDING A: 636 120TH AVE NE | BUILDING B: 626 120TH AVE NE  
BUILDING C: 616 120TH AVE NE | BUILDING D: 606 120TH AVE NE



# PARK 120

BELLEVUE, WASHINGTON



<b>Year Built:</b>	1980/1981	
<b>Square Footage:</b>	636 120th Ave NE / Building A	20,647 SF
	626 120th Ave NE / Building B	20,647 SF
	616 120th Ave NE / Building C	20,647 SF
	606 120th Ave NE / Building D	20,647 SF
	<b>Total Square Footage</b>	<b>82,588 SF</b>
<b>Rental Rate:</b>	\$27.50-\$30.00 per rentable square foot, NNN	
<b>Operating Expenses:</b>	2024 Estimated Operating Expenses: \$10.75/RSF. Tenant is separately metered for electrical	
<b>Load Factors:</b>	Per 1996 BOMA standards (varies) extremely efficient space with low load factors	
<b>Parking/Rates:</b>	Approximately 4 stalls for every 1,000 square feet of usable area. Surface is free, reserved stalls currently \$100.00 per stall per month	
<b>Fiber Optics:</b>	Providers of fiber optics include Xfinity / Comcast and CenturyLink	
<b>Area Amenities:</b>	Park 120 is near the up and coming Spring District and a stone's throw to Downtown Bellevue. There are abundant food, grocery, and retail amenities within walking distance or a short drive without having to cross I-405	
<b>Location:</b>	Conveniently located just off of Bellevue's main drag of NE 8th with unmatched access to I-405 (via NE 8th and NE 4th) at the midpoint between I-90, and SR-520. At this location, there is ample opportunity for tenants to take full advantage of the Light Rail with two stops under a 6 minute walk to Park 120	
<b>Ownership:</b>	Sheen's Bellevue One	
<b>Property Management:</b>	Rob Gasca Real Estate Group LLC	
<b>Leasing:</b>	Tony Ulacia   425.646.5244   ulacia@broderickgroup.com Eric Haehl   425.646.5266   haehl@broderickgroup.com	

## PROPERTY HIGHLIGHTS



ABUNDANT  
PARKING AVAILABLE  
WITH ACCESS AT  
120TH AVE NE



CLOSE PROXIMITY  
TO RESTAURANTS  
& FOOD SERVICES



WALKING DISTANCE  
TO NUMEROUS RETAIL  
AMENITIES



LOCATED 2 BLOCKS  
AWAY FROM  
BELLEVUE'S FUTURE  
LIGHT RAIL STATION



DIRECT ACCESS TO  
SUITES WITH PERSONAL  
RESTROOM FACILITIES



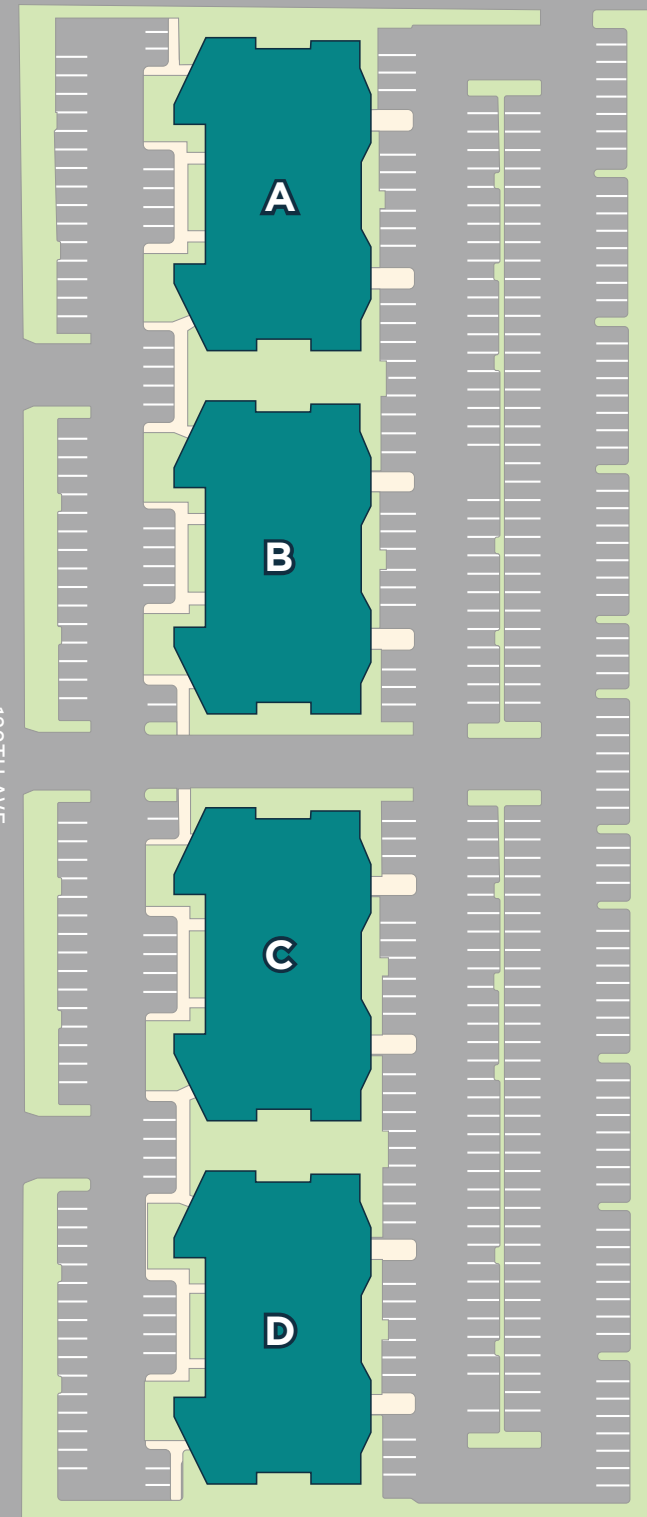
# PARK 120 } BELLEVUE, WASHINGTON

## AVAILABLE SPACE

**BUILDING C } 616 120TH NE AVENUE, BELLEVUE, WA 98005**

Suite	RSF Available	Avail. Date	Rental Rate	Comments
100	4,822 RSF	Now	\$27.50-\$30.00/ RSF, NNN	Brand new buildout with nice finishes and new carpet and paint. Open work space, conference rooms, kitchenette, and two private offices. <a href="#">▶ Click to view Virtual Tour</a>
204	2,660 RSF	Now	\$27.50-\$30.00/ RSF, NNN	<a href="#">▶ Click to view Virtual Tour</a>

120TH AVE.



The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

# A COMMUNITY OF CONVENIENCE



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## FUTURE ESTIMATE LIGHT RAIL TRAVEL TIMES

Wilburton Station > Bellevue CBD	2 minutes
Wilburton Station > Microsoft Headquarters	16 minutes
Wilburton Station > Seattle's International District	21 minutes
Wilburton Station > U District	34 minutes
Wilburton Station > SeaTac Airport	55 minutes

**PARK 120**

**THE SPRING DISTRICT**

**SPRING DISTRICT / 120TH STATION**  
OPENING 2024/2025

**WILBURTON STATION**  
OPENING 2024/2025

**EAST MAIN STATION**  
OPENING 2024/2025

**BELLEVUE DOWNTOWN STATION**  
OPENING 2024/2025

## CURRENT ESTIMATE DRIVING TRAVEL TIMES

Park 120 > Downtown Kirkland	9 minutes
Park 120 > Microsoft Headquarters	12 minutes
Park 120 > Downtown Seattle	16 minutes



MAIN ST

NE 4TH

NE 8TH

NE 10TH

NE 12TH

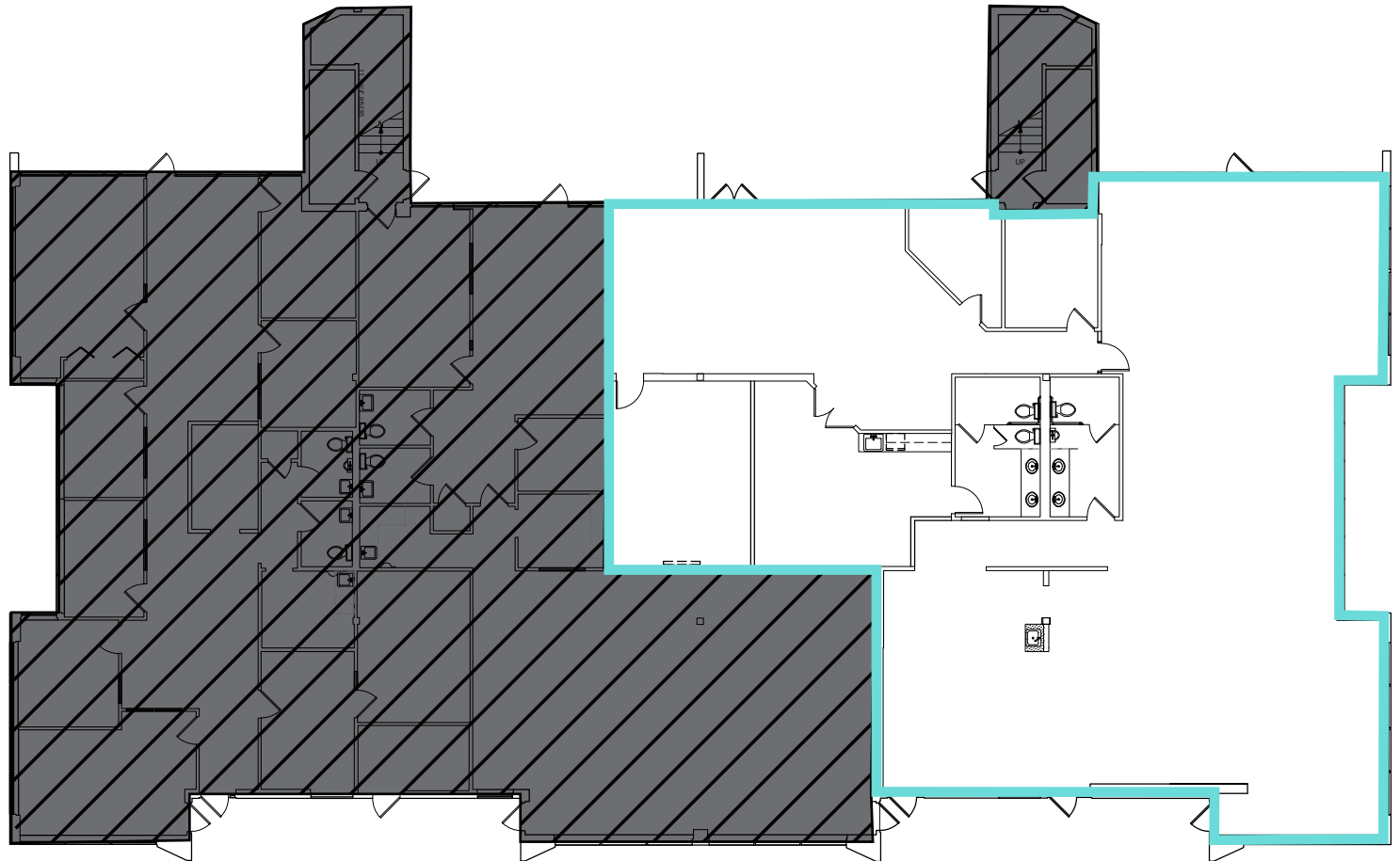
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## BUILDING C - FLOOR 1

- + Suite 100 - 4,822 RSF
- + Available Now
- + Brand new buildout with nice finishes and new carpet and paint.
- + Open work space, conference rooms, kitchenette, and two private offices.

 [CLICK TO VIEW VIRTUAL TOUR](#)



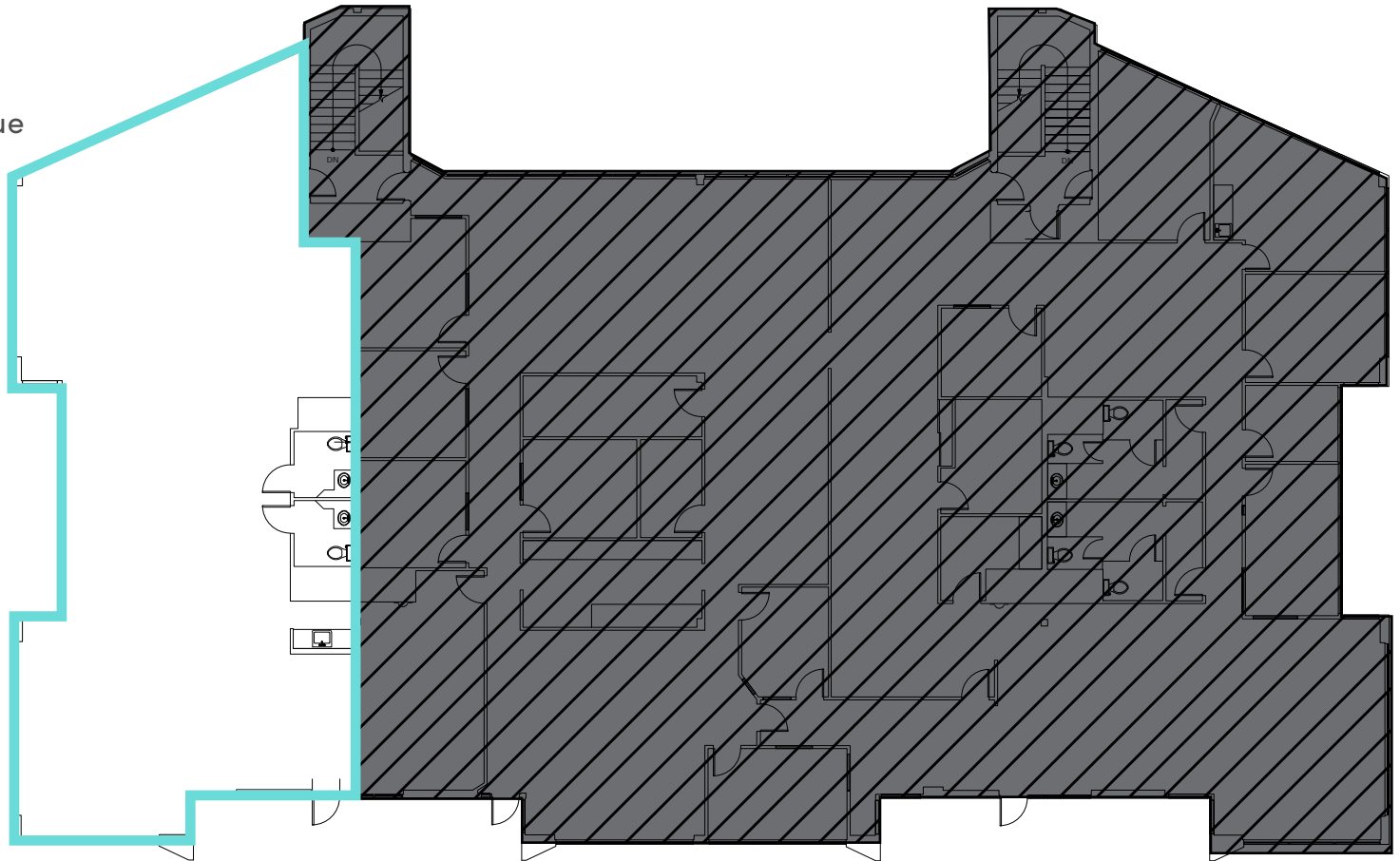
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## BUILDING C - FLOOR 2

- + Suite 204 - 2,660 RSF
- + Available Now
- + Views of Downtown Bellevue

 [CLICK TO VIEW VIRTUAL TOUR](#)



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