



NORTHUP WEST OFFICE PARK

2800, 2820, & 2840 NORTHUP WAY | BELLEVUE, WA 98004

Location

- Close to Kirkland, Redmond, & Downtown Bellevue
- Easy Access to I-405, SR-520, & I-90
- Near Microsoft Campus & Facebook HQ
- South Kirkland Park & Ride Located Nearby
- Bus Stops Adjacent for Bus Routes 249 & 250

Parking

- Abundant Free Parking Available
- Parking Ratio of 4.0/1,000 SF

Telecom

zply fiber

EXCLUSIVELY LISTED BY

Dan Krekel, ccim | (425) 586-4655 • dkrekel@leibsohn.com

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Amenities

- Near Abundance of Retail & Restaurant Locations Peaceful Park-Like Setting with Outdoor Picnic Areas
- Adjacent to Walking & Cycling on **EASTRAIL**
- Tenant Lounges Available for Use Located in Each Building

**Building Common Area
Upgrades Recently
Completed!**

Monument Signage Available!

Office Spaces for Lease

2800 Building

Suite	Size	Rate
110	1,692 RSF	\$37.50/RSF, FS
210	2,338 RSF	\$36.00/RSF, FS

2820 Building

Suite	Size	Rate
200	1,315 RSF	\$39.50/RSF, FS

2840 Building

Suite	Size	Rate
108	1,460 RSF	\$37.50/RSF, FS

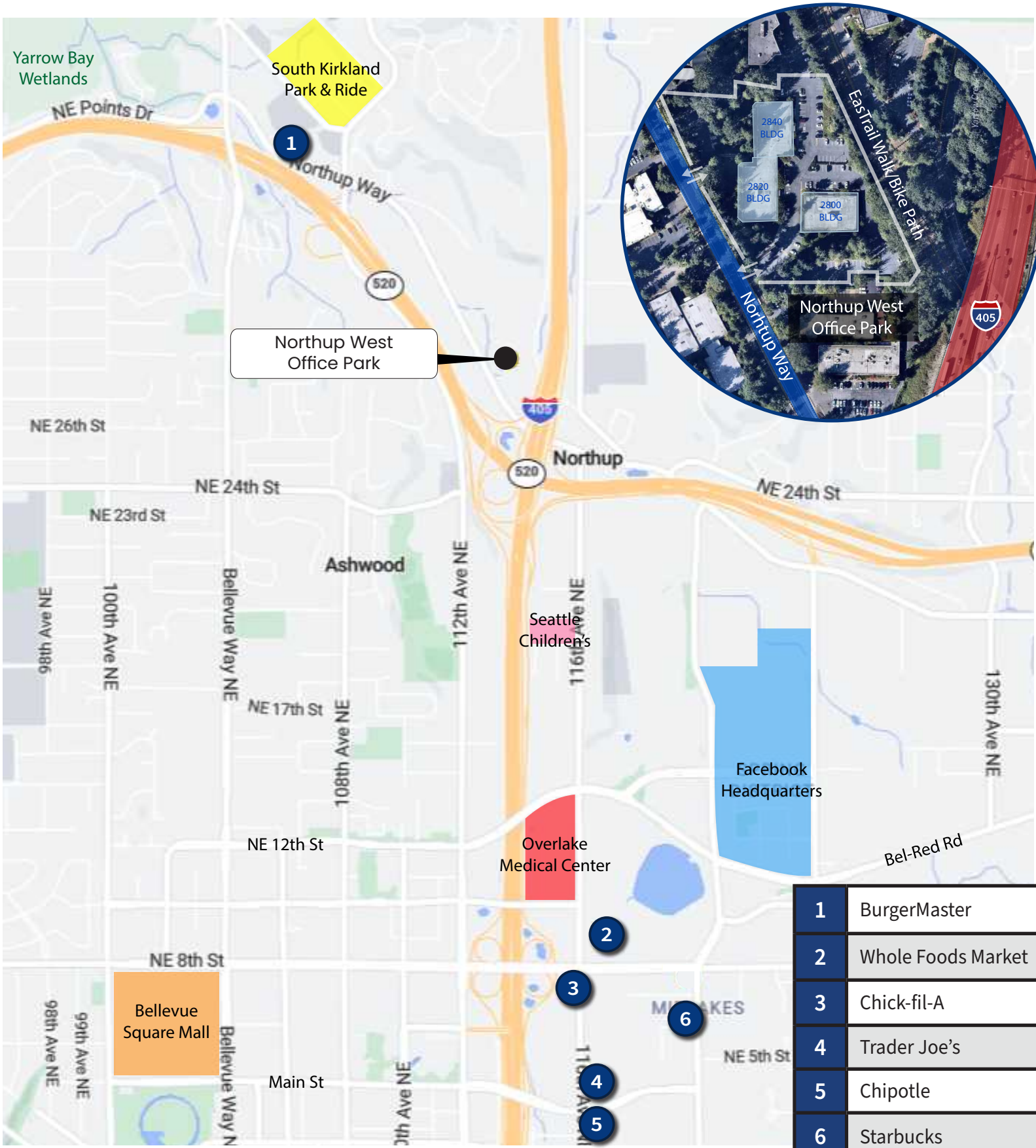
Office Spaces for Sublease

(w/Sublease Term thru 12/31/28)

2820 Building

Suite	Size	Rate
201	1,788 RSF	\$30.00/RSF, FS
230	2,611 RSF	\$30.00/RSF, FS

NORTHUP WEST OFFICE PARK



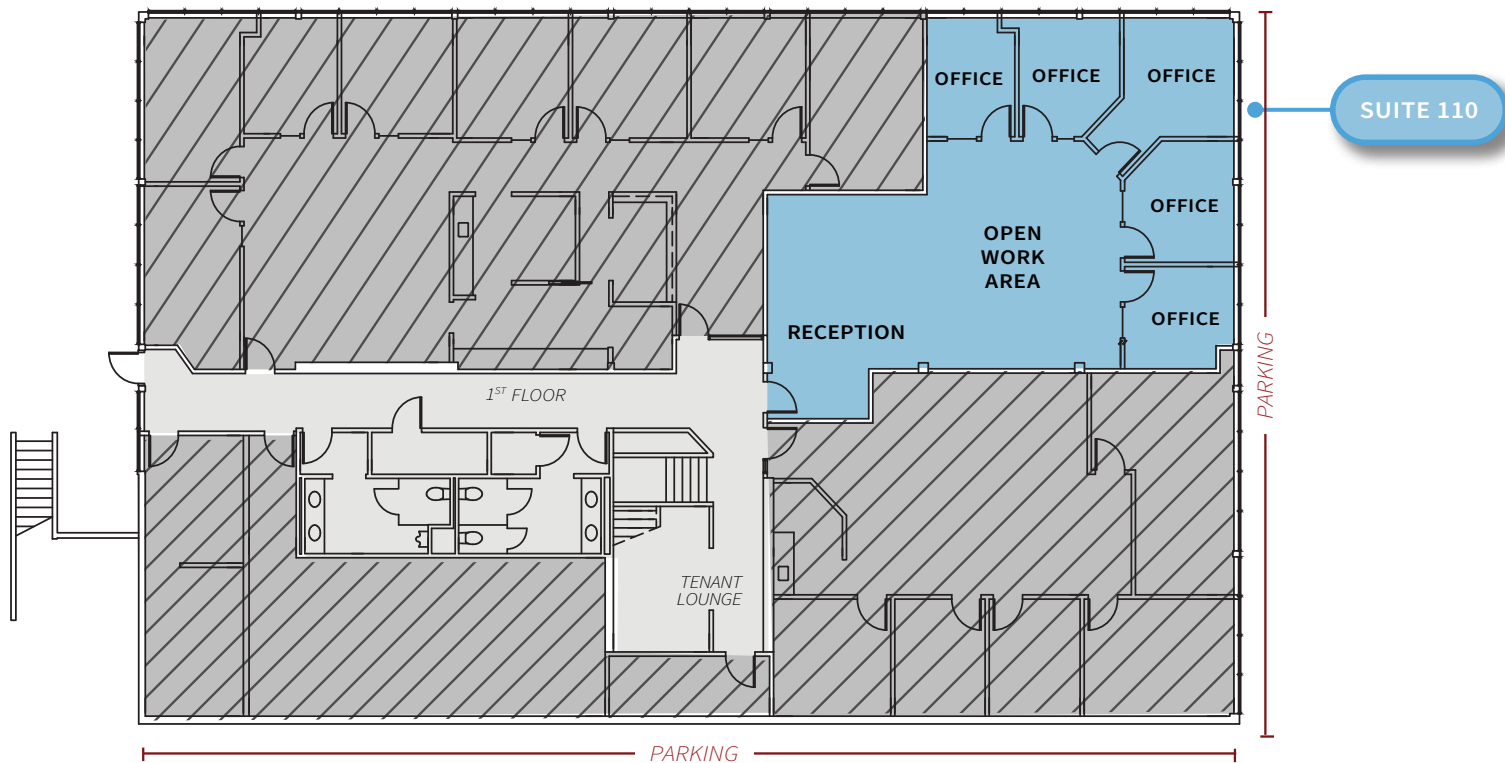
1	BurgerMaster
2	Whole Foods Market
3	Chick-fil-A
4	Trader Joe's
5	Chipotle
6	Starbucks



2800 BUILDING

1st FLOOR

NORTHUP WEST



Office Spaces for Lease

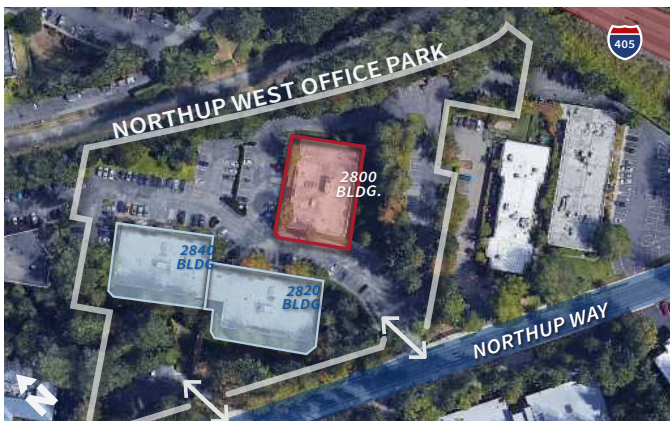
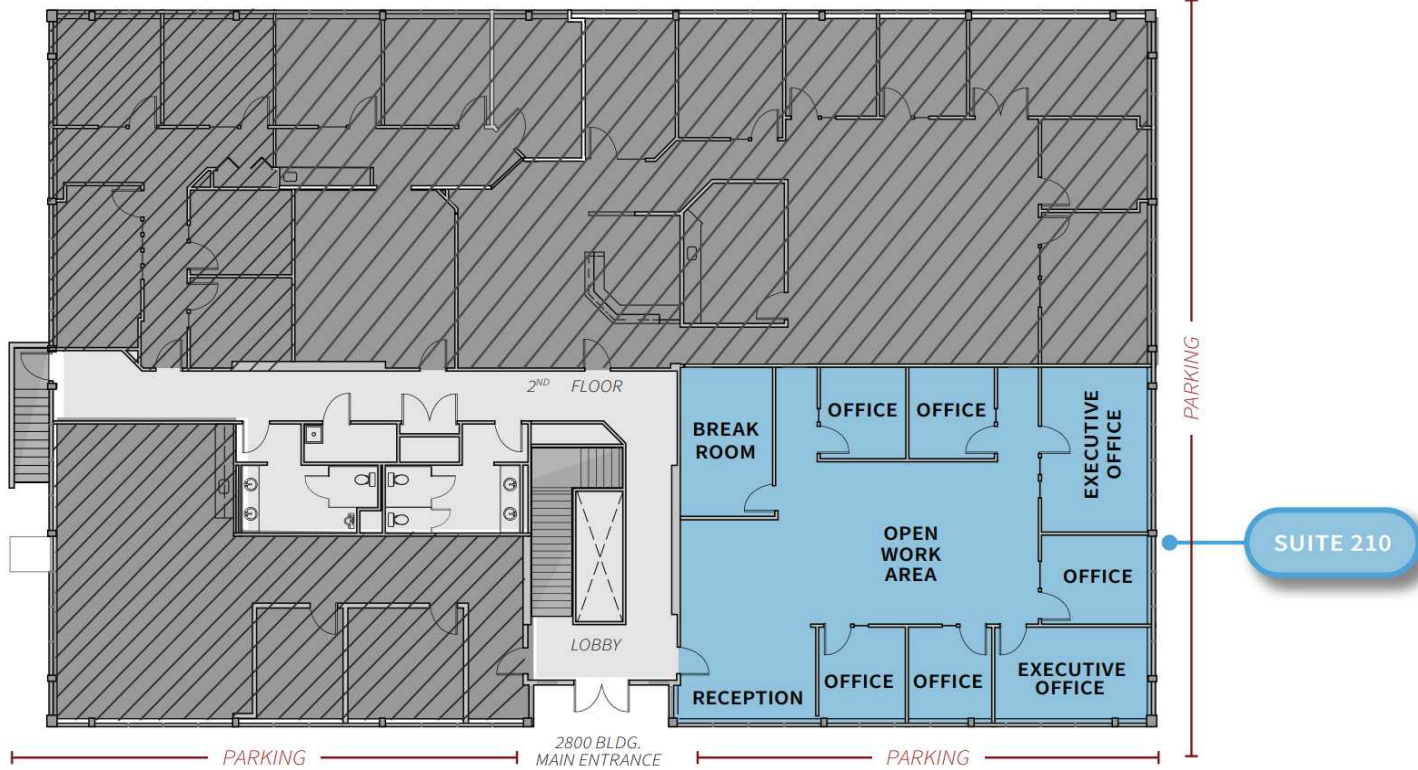
Suite	Size	Lease Rate	Availability
110	1,692 RSF	\$5,287.50/Month, Full Service	Now



2800 BUILDING

2ND FLOOR

NORTHUP WEST



Office Spaces for Lease

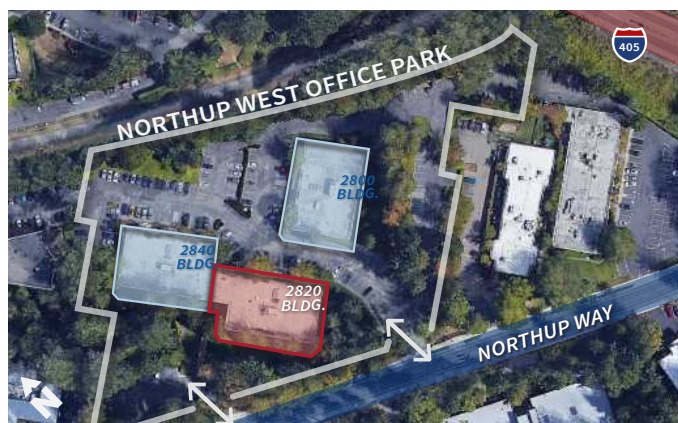
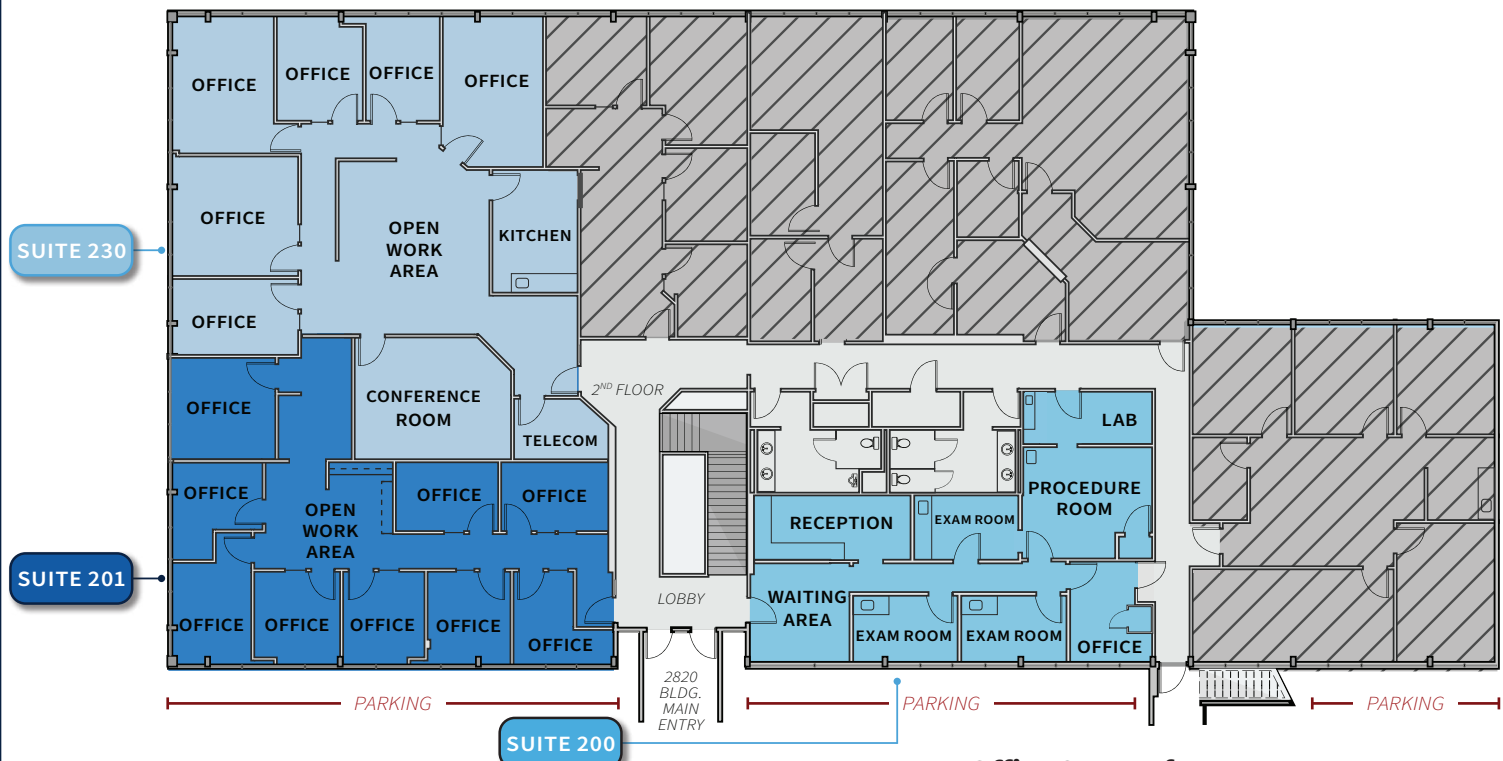
Suite	Size	Lease Rate	Availability
210	2,338 RSF	\$7,014.00/Month, Full Service	5/1/24
220	2,940 RSF	\$8,820.00/Month, Full Service	LEASED
230	1,314 RSF	\$4,325.25/Month, Full Service	LEASED



2820 BUILDING

2ND FLOOR

NORTHUP WEST



Office Spaces for Lease

Suite	Size	Lease Rate	Availability
200	1,315 RSF	\$4,328.50/Month, Full Service	5/1/24

Office Spaces for Sublease

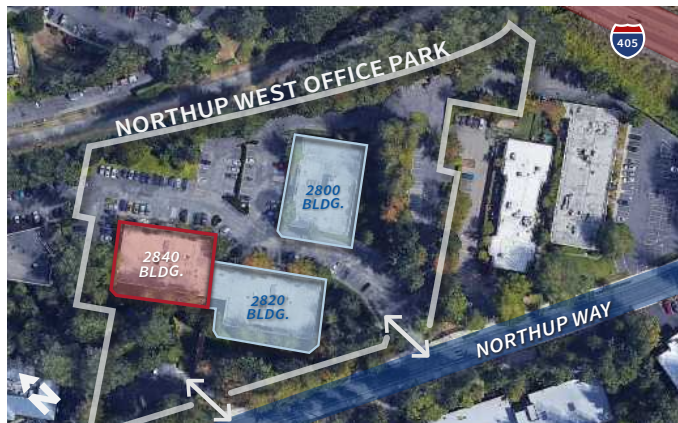
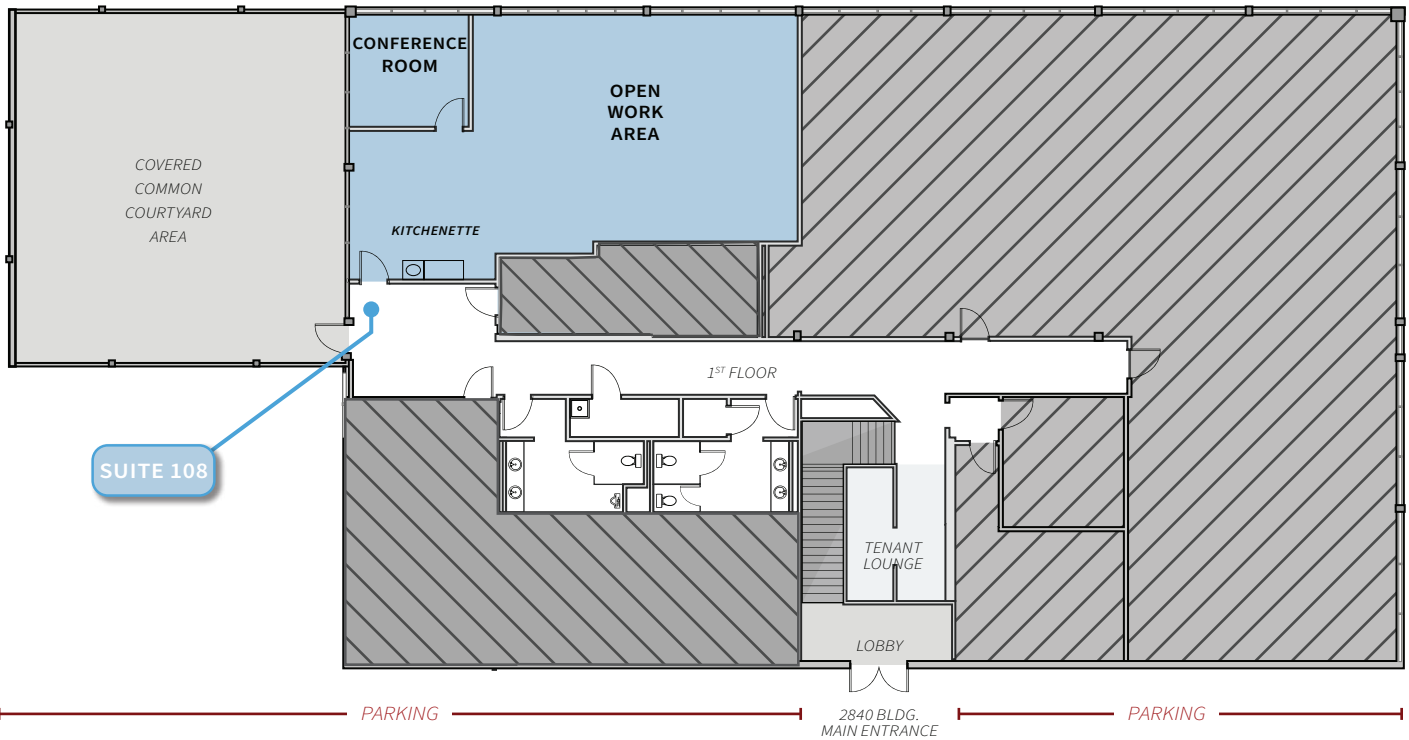
Suite	Size	Sublease Rate	Availability
201	1,788 RSF	\$4,470.00/Month, Full Service	Now Term thru 12/31/28
230	2,611 RSF	\$6,527.50/Month, Full Service	Now Term thru 12/31/28



2840 BUILDING

1ST FLOOR

NORTHUP WEST



Office Spaces for Lease

Suite	Size	Lease Rate	Availability
100	1,057 RSF	\$2,114.00/Month, Full Service	LEASED
108	1,460 RSF	\$4,562.50/Month, Full Service	Now