



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

ziplay fiber

EXCLUSIVELY LISTED BY

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The information contained herein has been received from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to independently verify all information. COPYRIGHT Leibsohn & Company

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

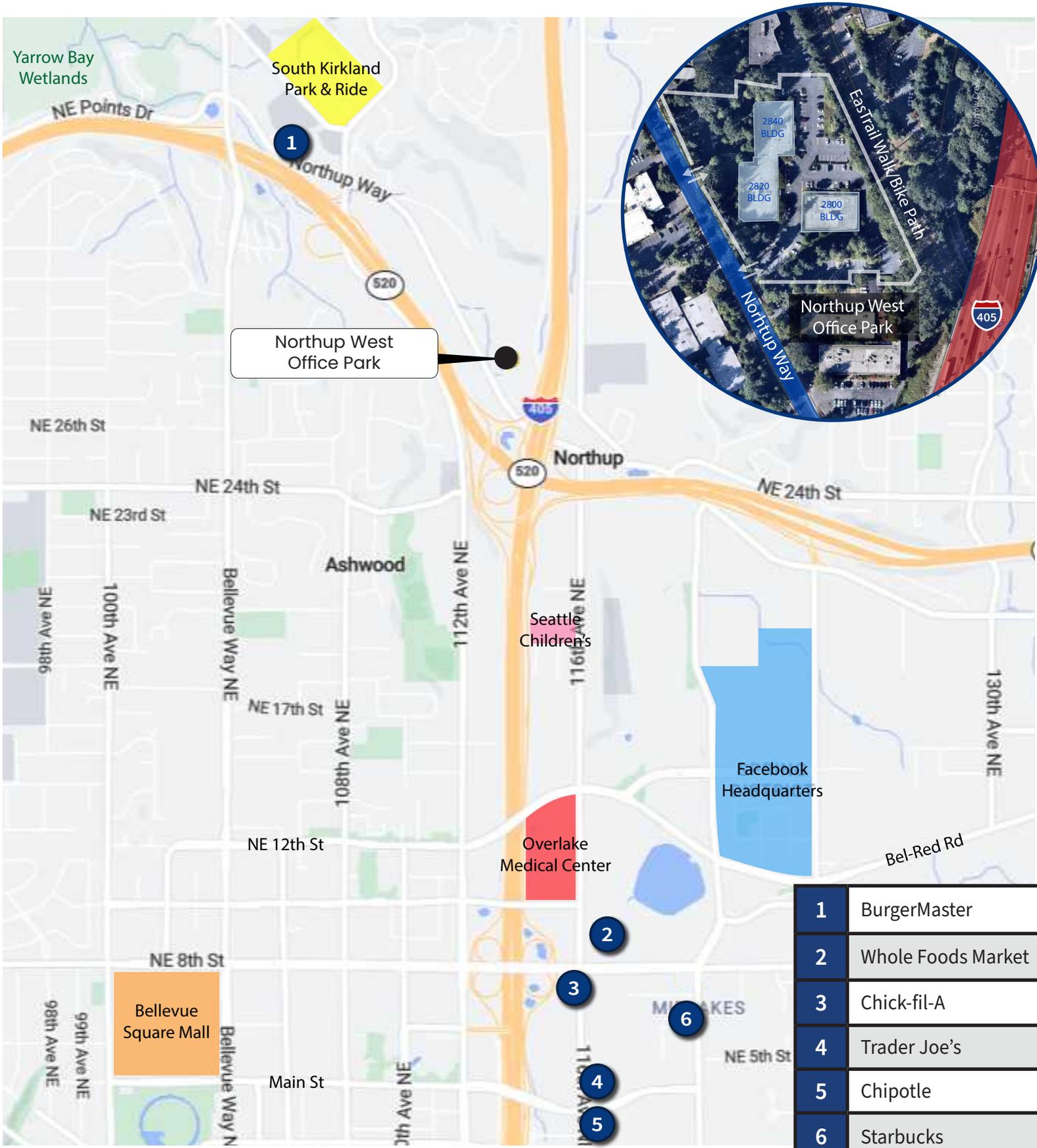
Office Spaces for Sublease

(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



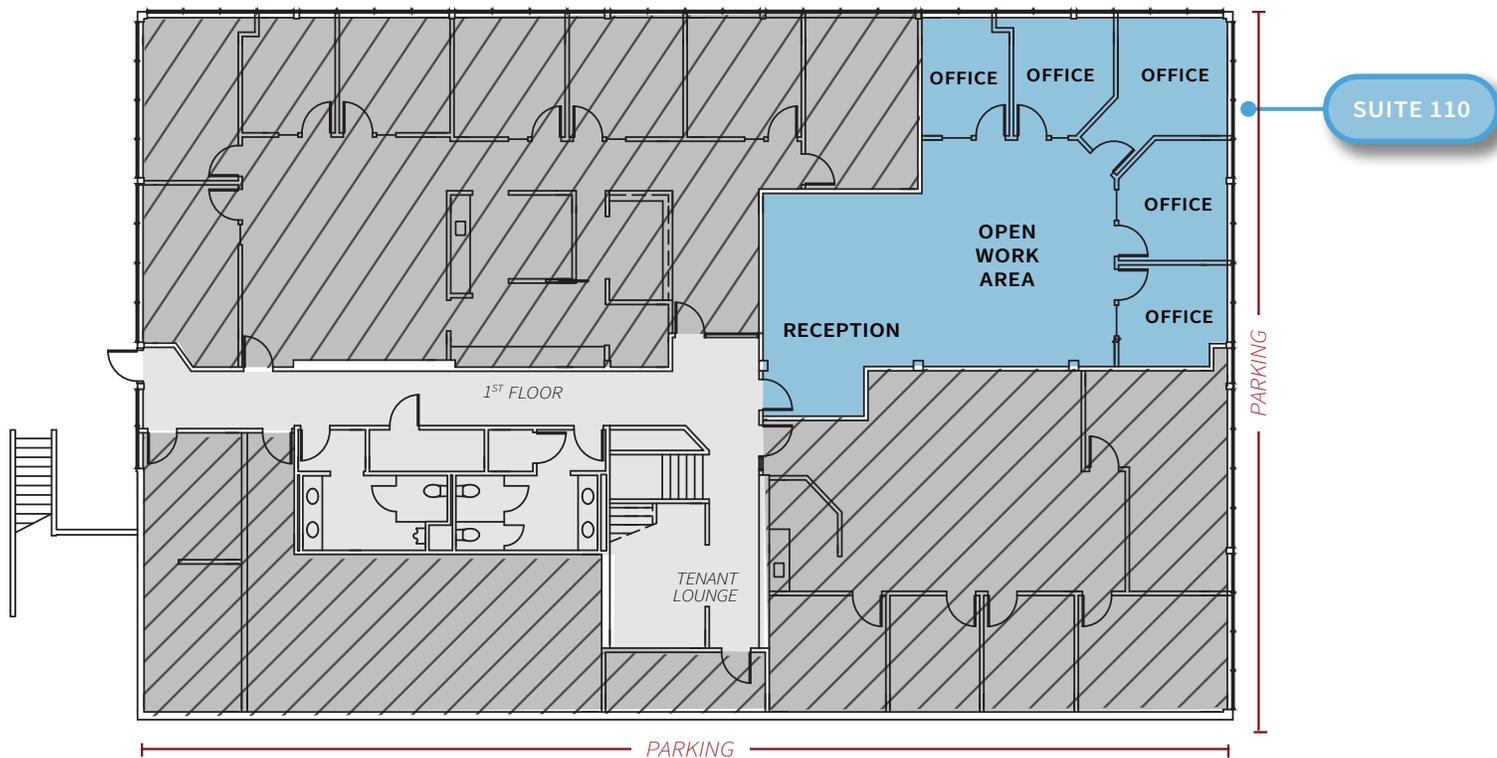
1	BurgerMaster
2	Whole Foods Market
3	Chick-fil-A
4	Trader Joe's
5	Chipotle
6	Starbucks



2800 BUILDING

1st FLOOR

NORTHUP WEST



Office Spaces for Lease

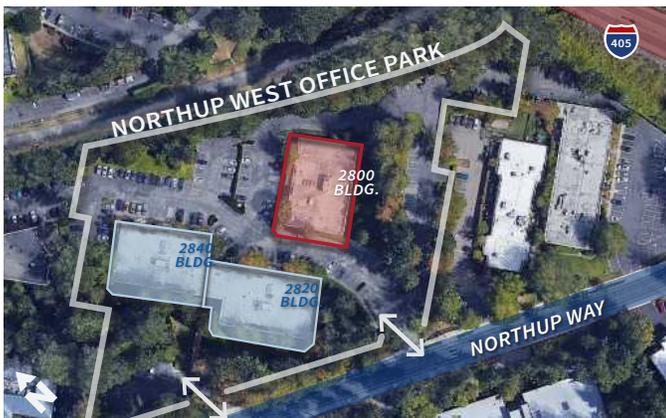
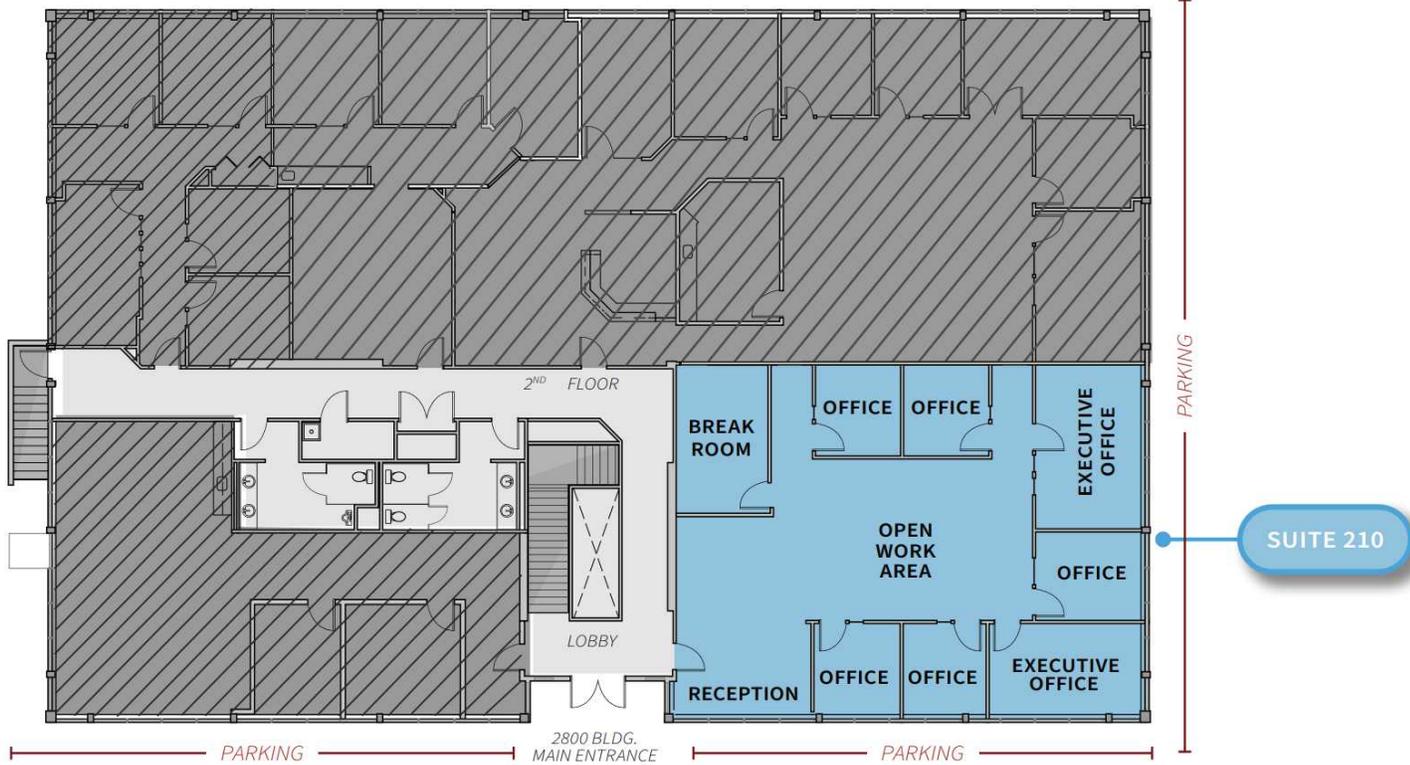
Suite	Size	Lease Rate	Availability
110	1,692 RSF	\$5,287.50/Month, Full Service	Now



2800 BUILDING

2ND FLOOR

NORTHUP WEST



Office Spaces for Lease

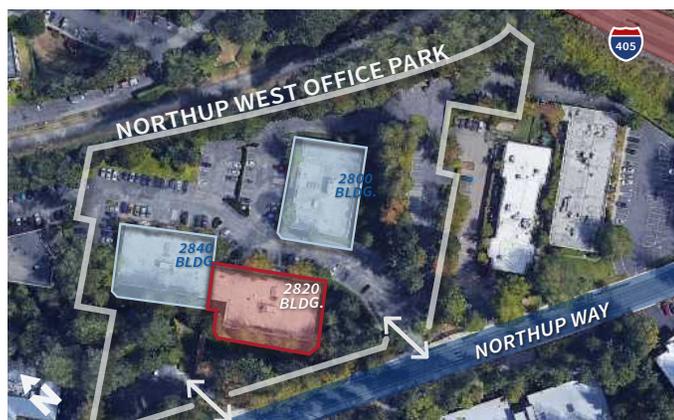
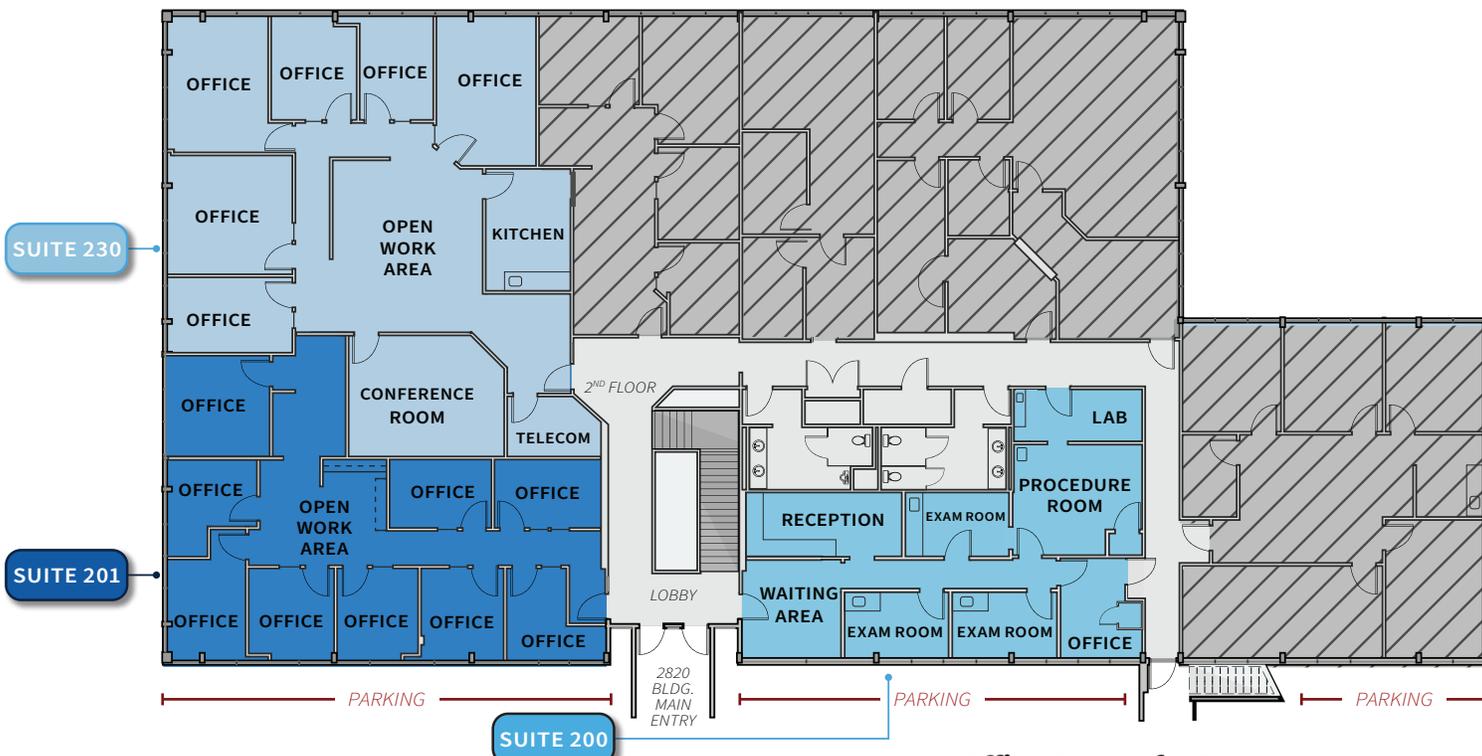
Suite	Size	Lease Rate	Availability
210	2,338 RSF	\$7,014.00/Month, Full Service	5/1/24
220	2,940 RSF	\$8,820.00/Month, Full Service	LEASED
230	1,314 RSF	\$4,325.25/Month, Full Service	LEASED



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

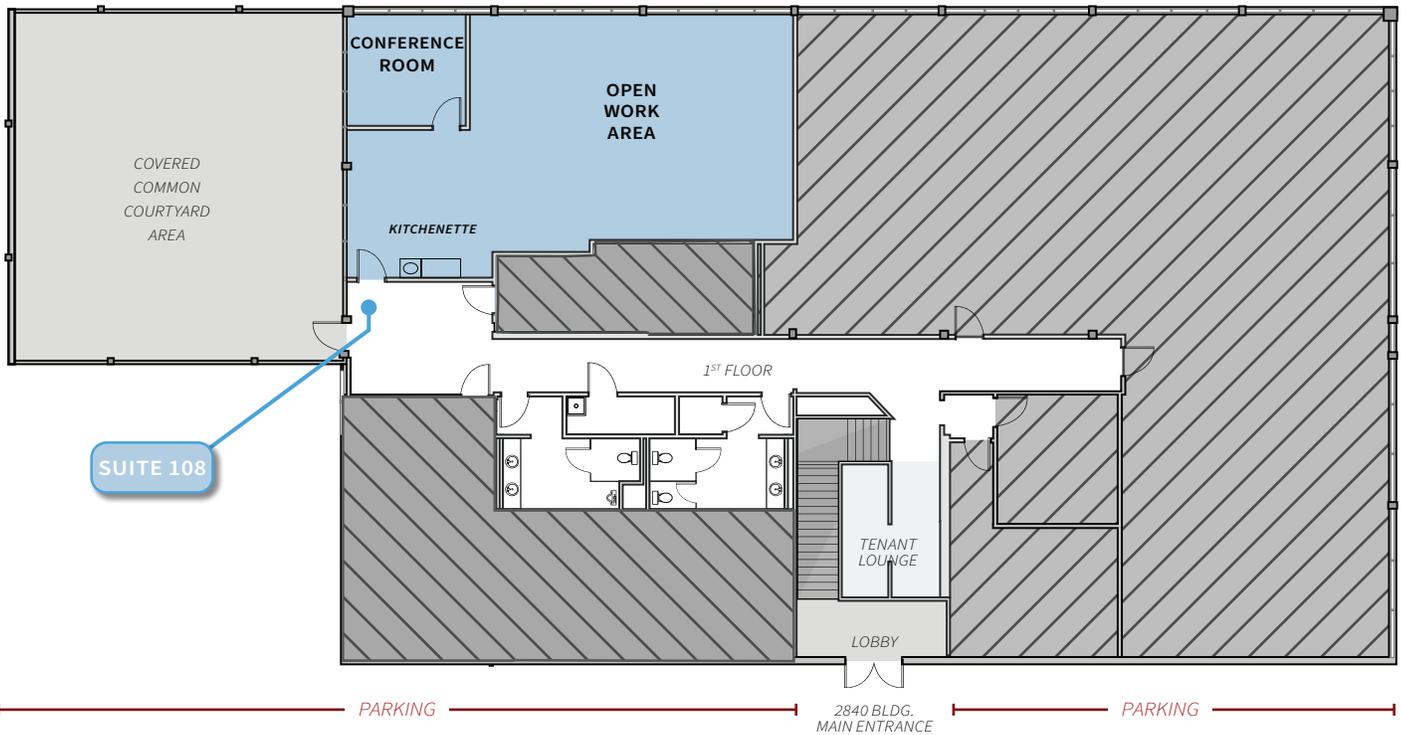
Suite	Size	Sublease Rate	Availability
201	1,788 RSF	\$4,470.00/Month, Full Service	Now Term thru 12/31/28
230	2,611 RSF	\$6,527.50/Month, Full Service	Now Term thru 12/31/28



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