

CLASS A OFFICE FOR LEASE

OVERLAKE 520



WEST BUILDING - 14335 NE 24TH STREET, BELLEVUE WA 98007 | EAST BUILDING - 14475 NE 24TH STREET, BELLEVUE WA 98007

PROPERTIES.CBRE.US/OVERLAKE-520/

PROPERTY HIGHLIGHTS



Less than a half mile from the Overlake Light Rail Station



Prominent freeway visibility



Parking: 4/1,000 SF



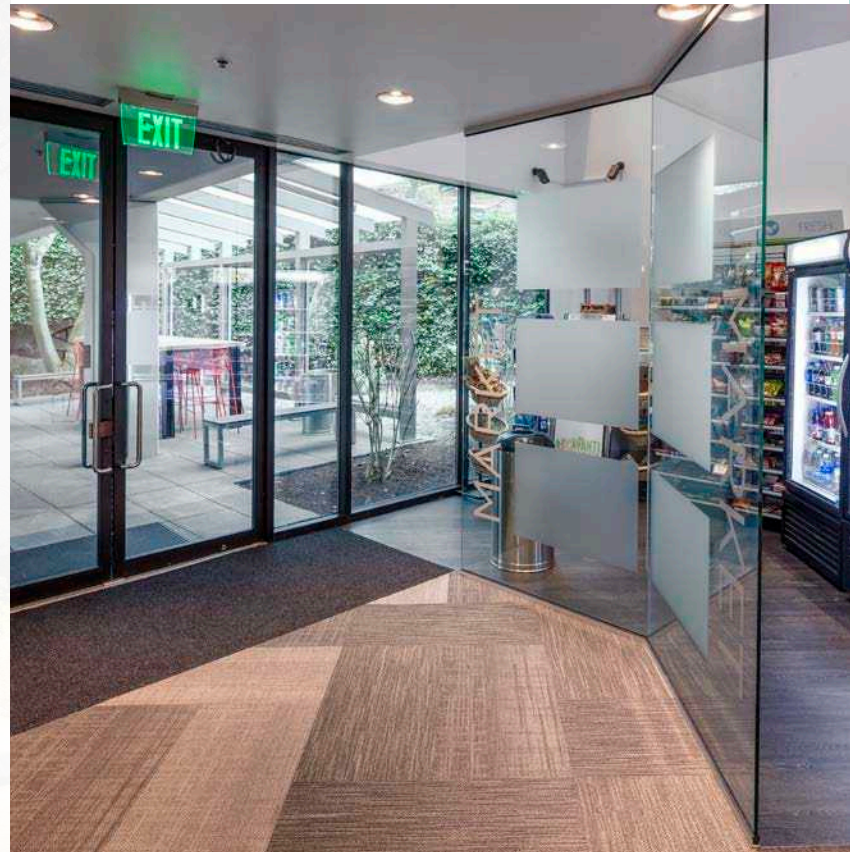
Avanti Market



Amenities include a fitness center, bike storage, an outdoor amenity space and shuttle service to the Microsoft Campus



2024 Estimated Operating Expenses: \$15.00 / SF





A REFRESHED PERSPECTIVE



Improved site entry



Outdoor seating areas with collaborative working spaces



New property signage and wayfinding



Enhanced building lobbies



Upgraded landscaping



New exterior paint

AVAILABLE SPACE

EAST BUILDING

SUITE 100 | 9,536 SF | AVAILABLE 60 DAY NOTICE

SUITE 150 | 3,213 SF | AVAILABLE NOW

SUITE 210 | 19,704 SF | AVAILABLE MAY 1, 2025

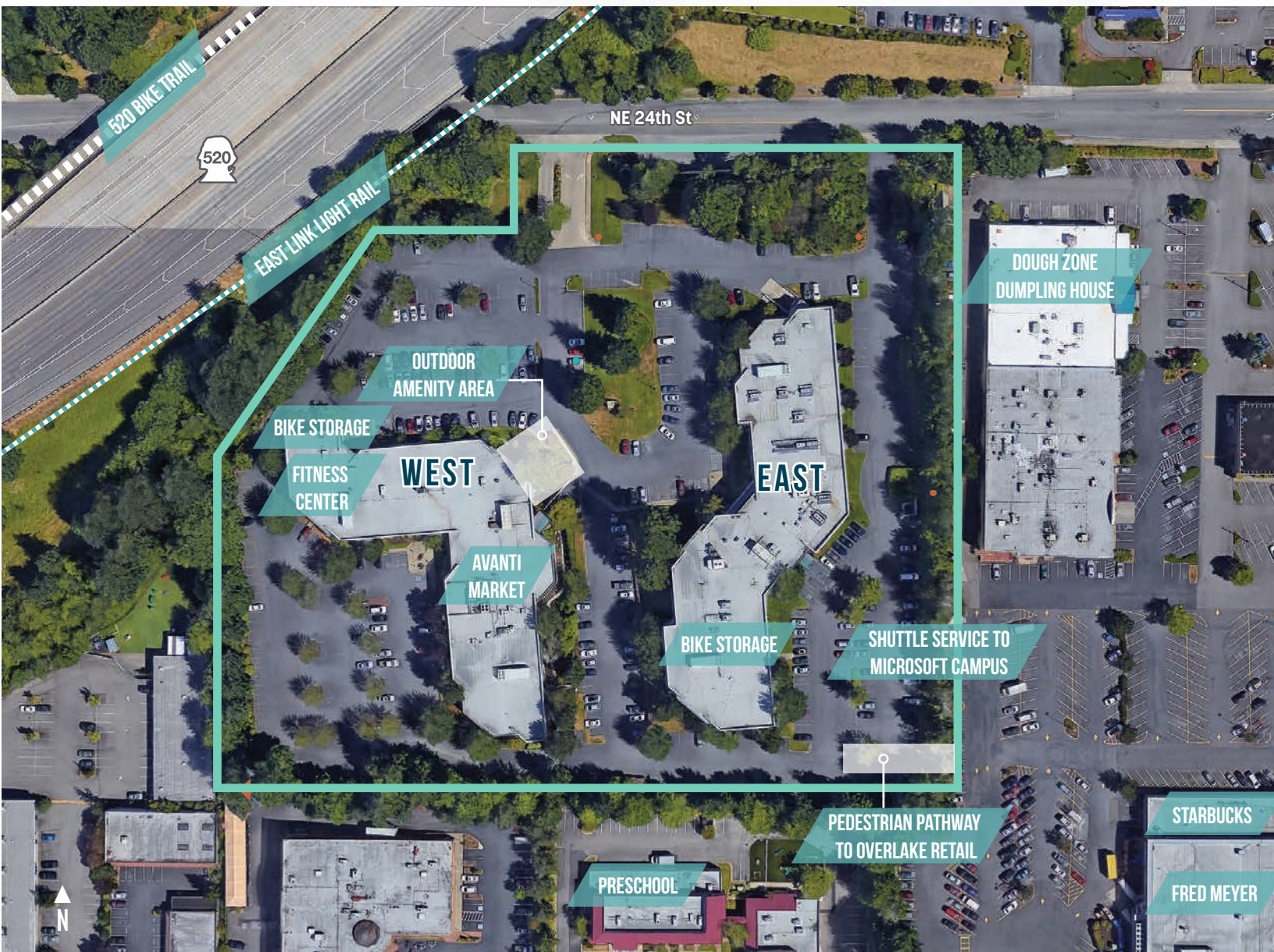
(ABILITY TO EXPAND UP TO 37,326 SF)

WEST BUILDING

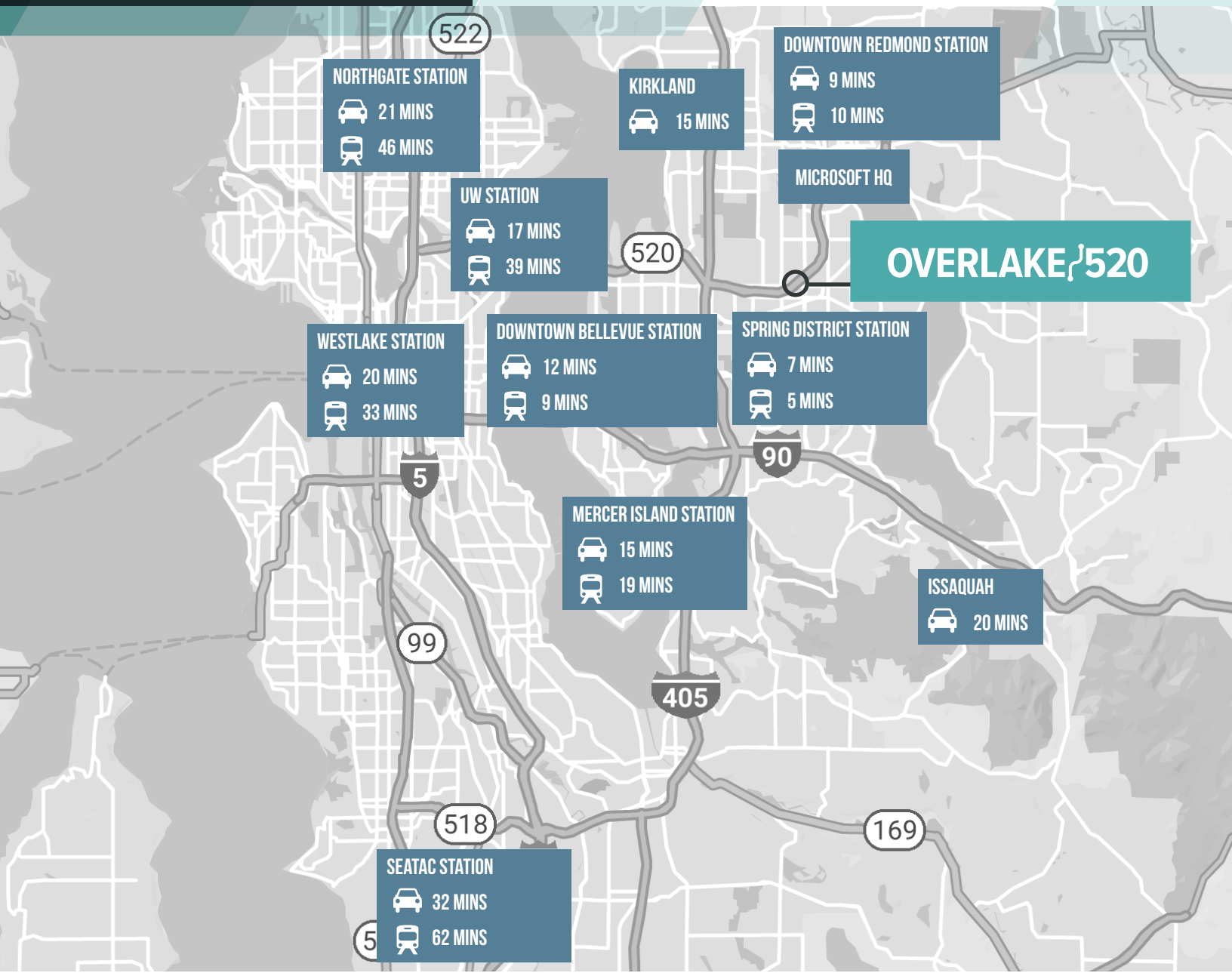
SUITE 210 | 9,073 SF | AVAILABLE MAY 1, 2025



SITE PLAN



TRANSIT



AMENITIES

- RESTAURANTS
- GROCERY / DAILY ERRANDS
- BANKS
- HOTELS
- CHILDCARE / EDUCATION
- FITNESS



OVERLAKE 520



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INNOVATUS
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LEASING

CBRE

MANAGEMENT

LPCWEST
LINCOLN PROPERTY COMPANY

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