

OFFICE
LEASE



PARK HEIGHTS BUILDING

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OFFICE SPACES NEAR DOWNTOWN BELLEVUE

1,853 SF - 6,349 SF Available

\$40.00/SF, Full Service



PROPERTY FEATURES:

- Close-In Bellevue Location
- Free Surface Parking
- Minutes from Downtown Bellevue, Bellevue Square, Future Link Light Rail Station, Overlake Medical Center, and Spring District
- Located next to I-405 and SR-520

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

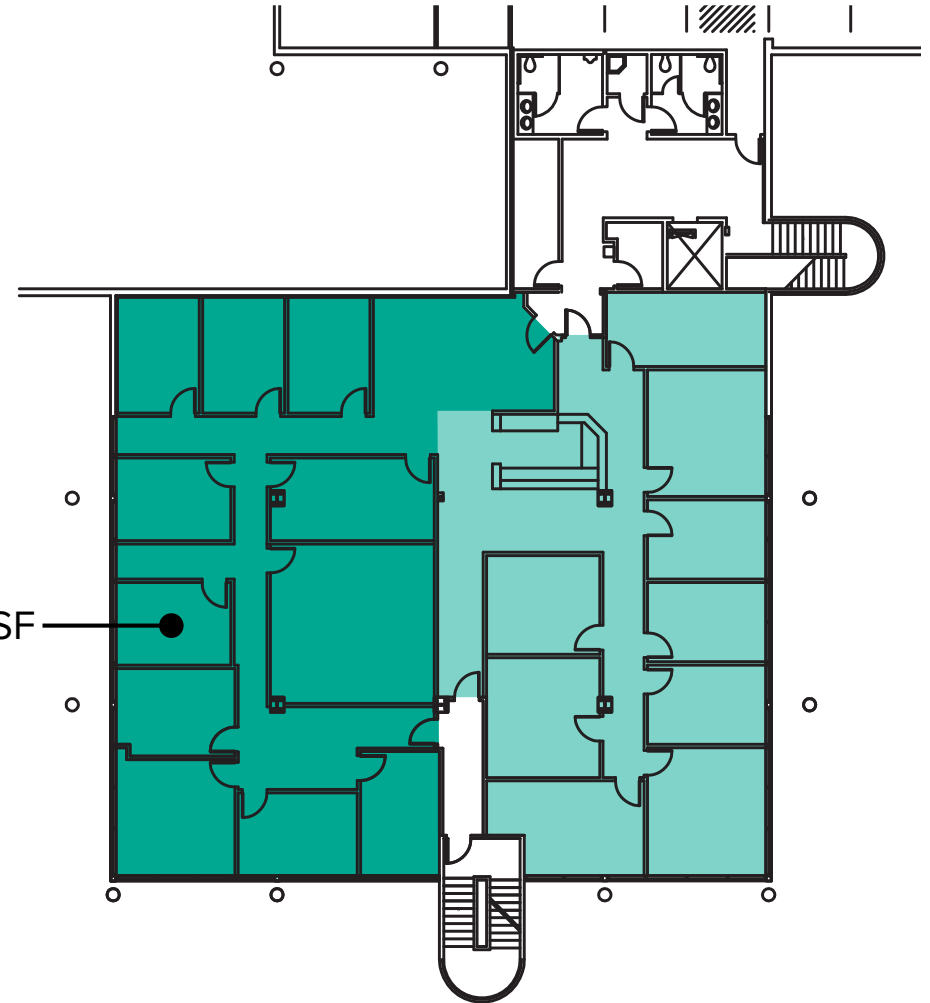


FIRST LEVEL FLOOR PLAN

SUITE 150-W FEATURES

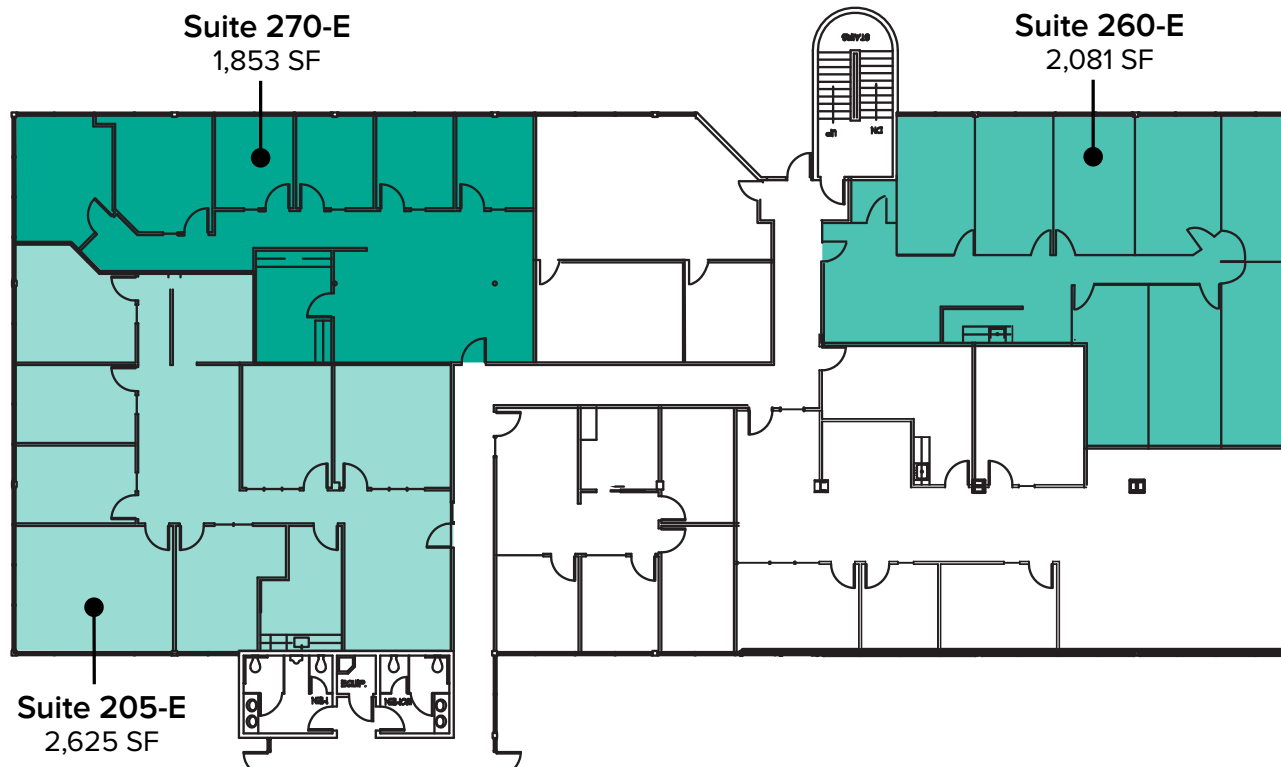
- Available with 60 Days' Notice
- 2,795 SF - 6,349 SF
- \$40.00/SF, Full Service
- Private Entry
- 17 Private Offices
- Reception Area
- Lab Area
- Conference and Break Rooms
- Restrooms Adjacent to Entry
- Endcap without Adjacent Neighboring Tenants
- First Floor Space with Flexible Configurations

Suite 150-W
2,795 SF - 6,349 SF



SECOND LEVEL FLOOR PLAN

Suite	Square Feet	Rate	Notes
205-E	2,625 SF	\$40.00/SF, Full Service	Corner office space with natural lighting, 6 large private offices, large conference room, reception area, open area and kitchenette. Can be combined with Suite 270-E for a total of 4,478 SF. Available 1/1/2025.
260-E	2,081 SF	\$40.00/SF, Full Service	Corner office space with with natural lighting, 8 private offices, kitchenette, and reception area. Available 8/1/2024.
270-E	1,853 SF	\$40.00/SF, Full Service	End cap office space with efficient layout, 6 private offices, break room with kitchenette, and open office area. Can be combined with Suite 205-E for a total of 4,478 SF. Available 9/1/2024.



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LOCATION MAP

