



Overlake

MEDICAL PAVILION

WWW.OVERLAKEMEDICALPAVILION.COM



MEDICAL SPACE FOR LEASE

1231 116th Avenue NE • Bellevue, WA 98004

CBRE



Overlake

MEDICAL PAVILION

Located at the heart of the Overlake Hospital Medical Center and the Bellevue medical community, Overlake Medical Pavilion features 191,051 square feet of Class A medical-office space.

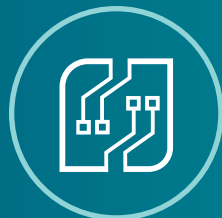


DESIGNED WITH BOTH THE PHYSICIAN AND PATIENT IN MIND

HIGHLIGHTS



Direct access to Overlake Hospital



Direct fiber connectivity to Overlake Hospital and external data



Abundant parking: 740 stalls (4 stalls per 1,000 SF)



Building parking accessible directly from 116th Avenue NE



On-site building management and maintenance



Aggressive tenant improvement allowance available

BUILDING FEATURES

- Floor load capacity and floor-to-floor heights designed for medical tenants
- Abundant natural light with views of downtown Bellevue and surrounding territory
- Bike racks, commuter lockers and men's and women's locker rooms with showers
- Floor-by-floor fresh air mechanical system
- Excellent access to I-405, SR-520 and I-90
- Service elevator serving floors 1-9
- Close proximity to downtown Bellevue, Metro bus service and future Link Light Rail stops
- Ground floor Starbucks
- High-rise rated life safety and smoke management
- LEED® Silver Certification for shell and core



View the Virtual Tour of the P3 Lobby



View the Virtual Tour of the P1 Lobby

“ Our patients are very pleased with the atmosphere and environment of our office in the Overlake Medical Pavilion. They frequently comment on how aesthetically pleasing and relaxing our office is to visit. ”

- Lucinda Berrington, Administrator
Overlake OBGYN (Suite 950)

“ Our move allowed us to enhance effective work flows and fully adapt to systems. We are able to see more patients, our staff work more efficiently, and the beautiful scenic work space just makes everyone feel better. ”

- Glenda Smith, Practice Administrator
Bellevue Ear, Nose & Throat (Suite 915)



PREMIER CLASS A MEDICAL OFFICE BUILD-OUT



LOCATION & ACCESS



Excellent access
to I-405, SR-520
and I-90



7 bus lines
within a half mile



Five minute walk to
future East Link Light
Rail stop



Located on the
Overlake Medical
Center Campus



Overlake

MEDICAL PAVILION

WWW.OVERLAKEMEDICALPAVILION.COM

FOR MORE INFORMATION PLEASE CONTACT:

TIM OWENS

+1 425 462 6913

tim.owens@cbre.com

MARCUS YAMAMOTO

+1 206 292 6062

marcus.yamamoto@cbre.com

PAUL CARR

+1 206 292 6005

paul.carr@cbre.com

KATIE SMITH

+1 206 292 6012

katie.m.smith@cbre.com

CBRE

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.