

# 15 LAKE BELLEVUE



**BRODERICK**  
• GROUP •



# 15 LAKE BELLEVUE



Unique waterfront location



Close-in Bellevue location with excellent visibility



Walking distance to restaurants, amenities, & The Spring District



Steps away from Wilburton light rail station



Minutes to downtown Bellevue



Waterfront, wraparound deck spans entire building



Experienced local landlord with strong pride of ownership



Free parking: 3.5 - 3.75 stalls/1,000 RSF



Fiber provided by Qwest

## BRODERICK GROUP

### TYLER SLONE

425.274.4281

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### ERIC MEUSSNER

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### COLIN TANIGAWA

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The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.







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## ONLY BUILDING IN BELLEVUE TO SIT ON LIGHT RAIL AND WATERFRONT



### ESTIMATED LIGHT RAIL TRAVEL TIMES

Wilburton Station > Bellevue CBD	2 minutes
Wilburton Station > Microsoft Headquarters	16 minutes
Wilburton Station > Seattle's International District	21 minutes
Wilburton Station > U District	34 minutes
Wilburton Station > SeaTac Airport	55 minutes



### CURRENT ESTIMATED DRIVING TRAVEL TIMES

15 Lake Bellevue > Downtown Kirkland	9 minutes
15 Lake Bellevue > Microsoft Headquarters	12 minutes
15 Lake Bellevue > Downtown Seattle	16 minutes

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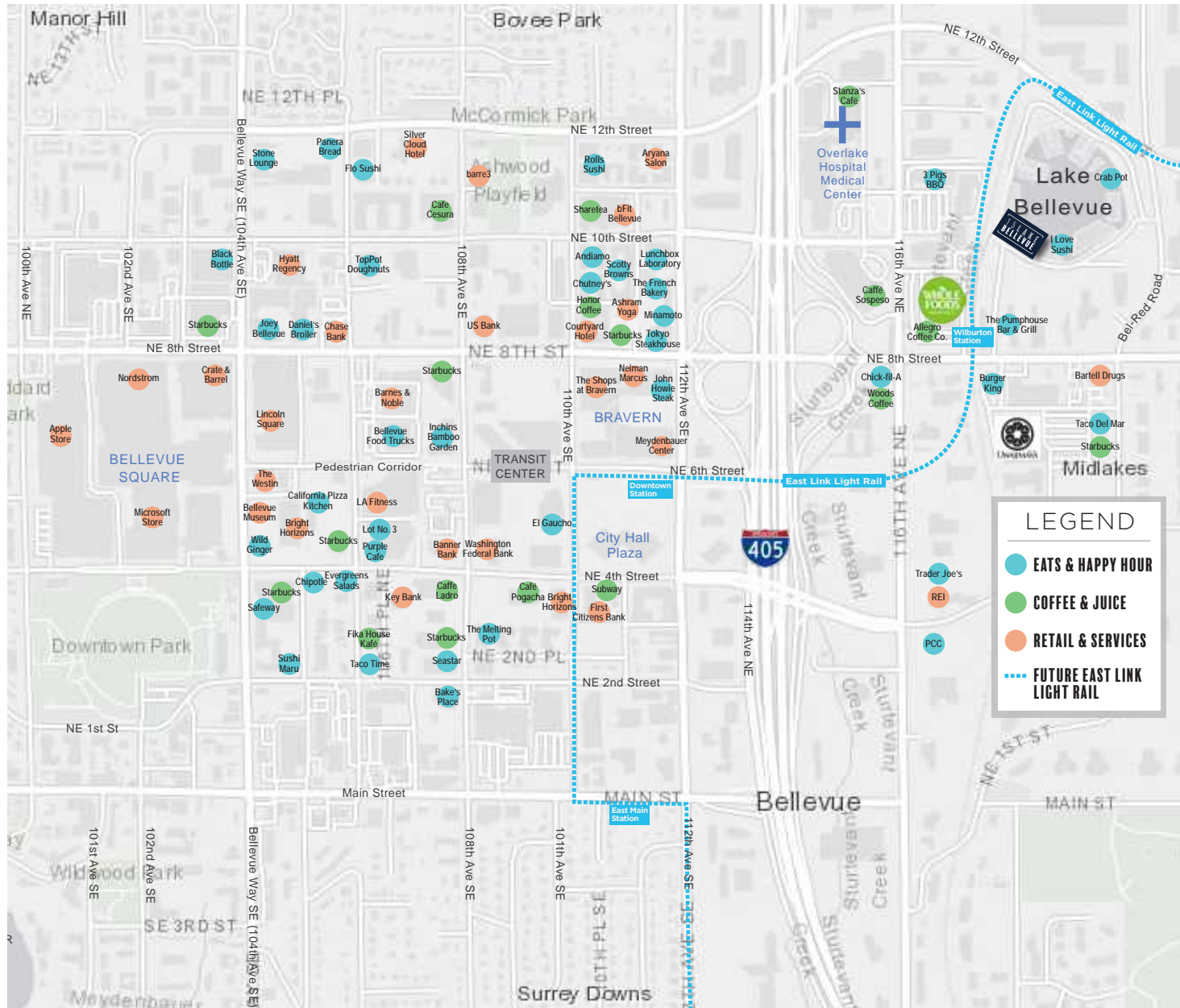


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## SHORT LIGHT RAIL RIDE TO DOWNTOWN BELLEVUE & ENDLESS AMENITIES



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