

# Lake Hills






VILLAGE

655 156TH AVE SE, BELLEVUE, WA 98007



OFFICE RATE : \$32.00 - \$35.00 PSF NNN | 2024 OPERATING EXPENSES: \$11.43/RSF

## FEATURES

-  NEW FULLY EQUIPPED FITNESS CENTER WITH SHOWERS FOR TENANT USE
-  ACCESS TO BUILDING-A COMMUNAL KITCHENETTE
-  GREAT VISIBILITY FROM LAKE HILLS BLVD. & 156TH
-  COMCAST & CENTURYLINK (FIBER AVAILABLE)
-  AMPLE SURFACE & GARAGE PARKING (PARKING RATIO: 4/1,000 RSF)
-  ANCHORED BY OVERLAKE MEDICAL CLINIC & LAKE HILLS PUBLIC LIBRARY
-  +56,000 SF OF CLASS A OFFICE
-  +70,000 SF OF RETAIL & RESTAURANT SPACE

### FOR MORE INFORMATION, PLEASE CONTACT:

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**Jack Franz** | jfranz@orioncp.com | 925.482.7232

1218 Third Ave, Suite 2200, Seattle, WA 98101 | orioncp.com



## FOR LEASE

Class 'A' mixed-use neighborhood office space with residential and retail. Amenities include restaurants, shops, a medical clinic and a King Country library branch. Centrally located; north to SR-520, south to I-90, and east to I-405 in sought-after Bellevue.

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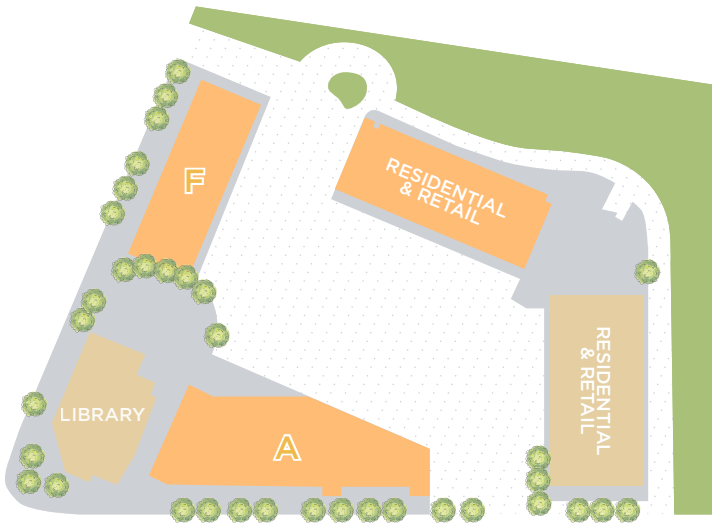
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COMMERCIAL PARTNERS

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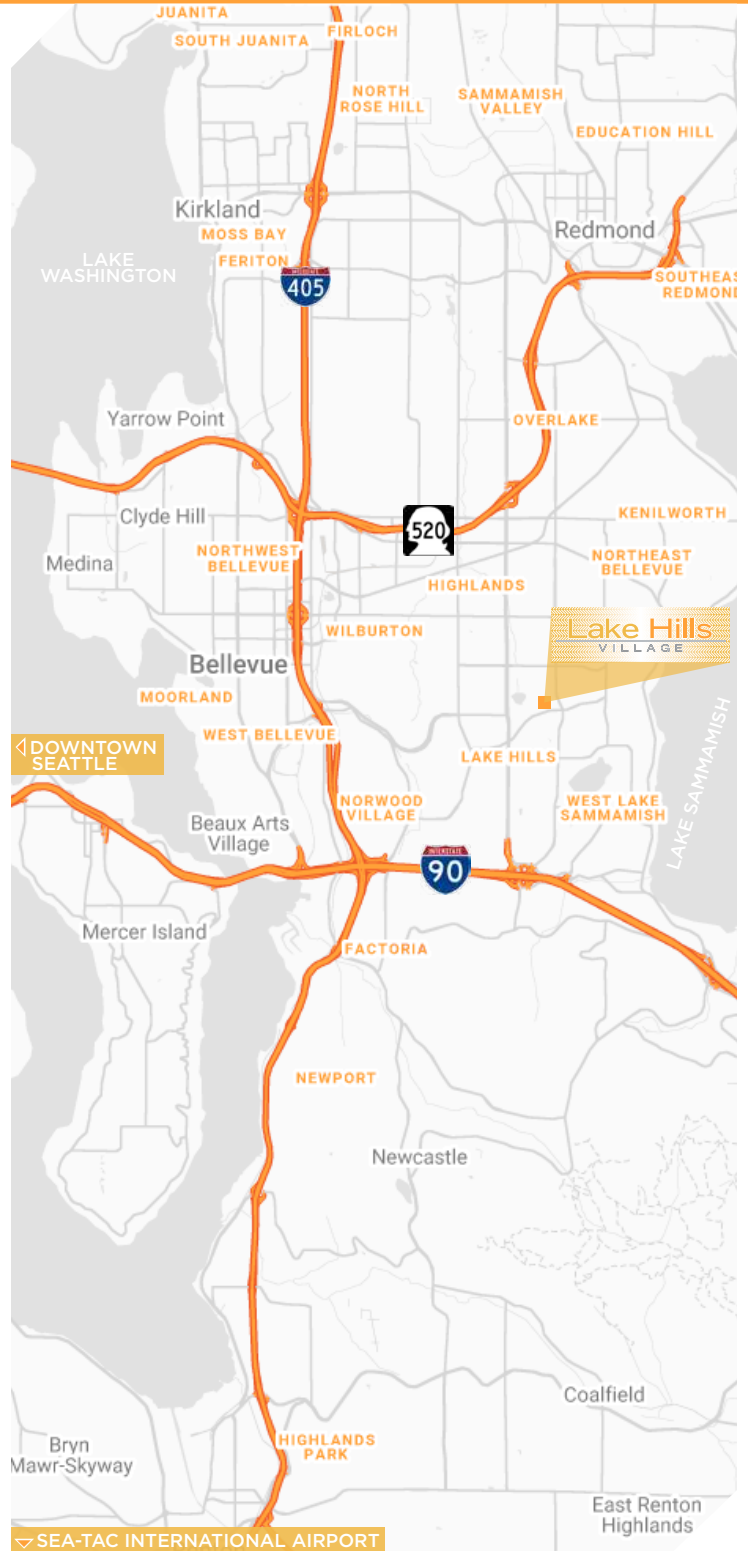
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## GETTING AROUND

Lake Hills Village is located just minutes away from Downtown Bellevue and has easy access to and from Mercer Island, Downtown Seattle, and Sea-Tac International Airport.

- 4 MINUTES ▶ CROSSROADS (MALL) BELLEVUE
- 5-9 MINUTES ▶ HWY ACCESS: I-90, I-405 & WA-520
- 10 MINUTES ▶ DOWNTOWN BELLEVUE
- 10 MINUTES ▶ MERCER ISLAND
- 15 MINUTES ▶ KIRKLAND
- 20 MINUTES ▶ DOWNTOWN SEATTLE
- 40 MINUTES ▶ SEA-TAC INTERNATIONAL AIRPORT



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