



**WALLACE**  
PROPERTIES

330 112th Ave NE, Suite 200  
Bellevue, WA 98004  
425-455-9976  
www.wallaceproperties.com



# WASHINGTON PARK

1407 & 1417 116TH AVE NE | BELLEVUE, WA 98004

FOR LEASING INFORMATION, PLEASE CONTACT:

**Ann Bishop, MBA**  
Senior Vice President  
bishop@wallaceproperties.com  
206-229-7523



# WASHINGTON PARK

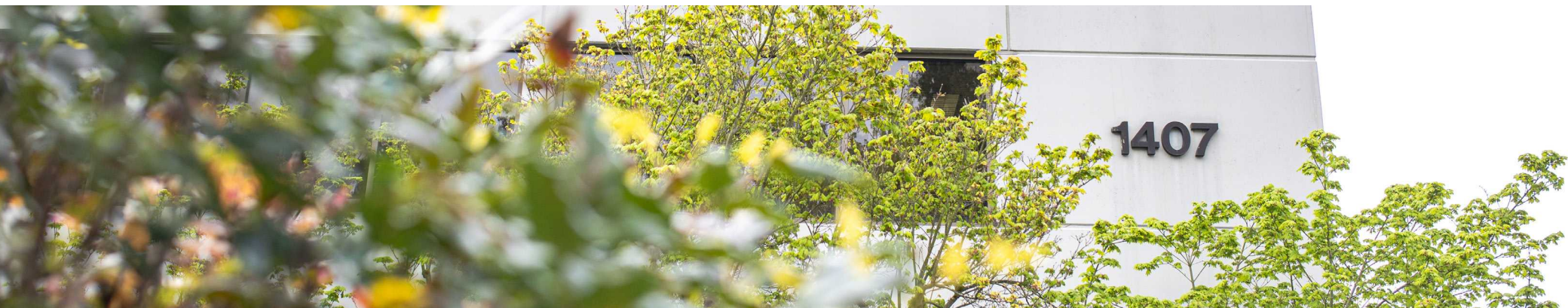
BELLEVUE OFFICE SPACE FOR LEASE | 1407 & 1417 116TH AVE NE, BELLEVUE, WA 98004

## AVAILABLE SPACE:

SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
100	6,618 RSF (Can Demise to 3,075 RSF)	1	1407	Now
110	1,652 RSF	1	1407	Now

## FEATURES:

- LEASE TYPE: FULL SERVICE WITH BASE YEAR, INCLUDING IN-SUITE UTILITIES AND JANITORIAL SERVICE. PLEASE CALL FOR RATES.
- GREAT LOCATION IN AN OFFICE CAMPUS SETTING WITH EXCELLENT FREEWAY ACCESS
- IDEAL FOR GENERAL OFFICE OR PROFESSIONAL SERVICES INCLUDING MEDICAL
- FREE SURFACE PARKING AND RESERVED GARAGE PARKING AT \$75/MONTH PER STALL
- PARKING RATIO: 3.04/1,000, INCLUDING RESERVED PARKING. ADDITIONAL PARKING AVAILABLE FOR MEDICAL TENANTS
- WALKING DISTANCE TO DOWNTOWN BELLEVUE AMENITIES, SPRING DISTRICT AND 120TH SOUND TRANSIT LIGHT RAIL STATION





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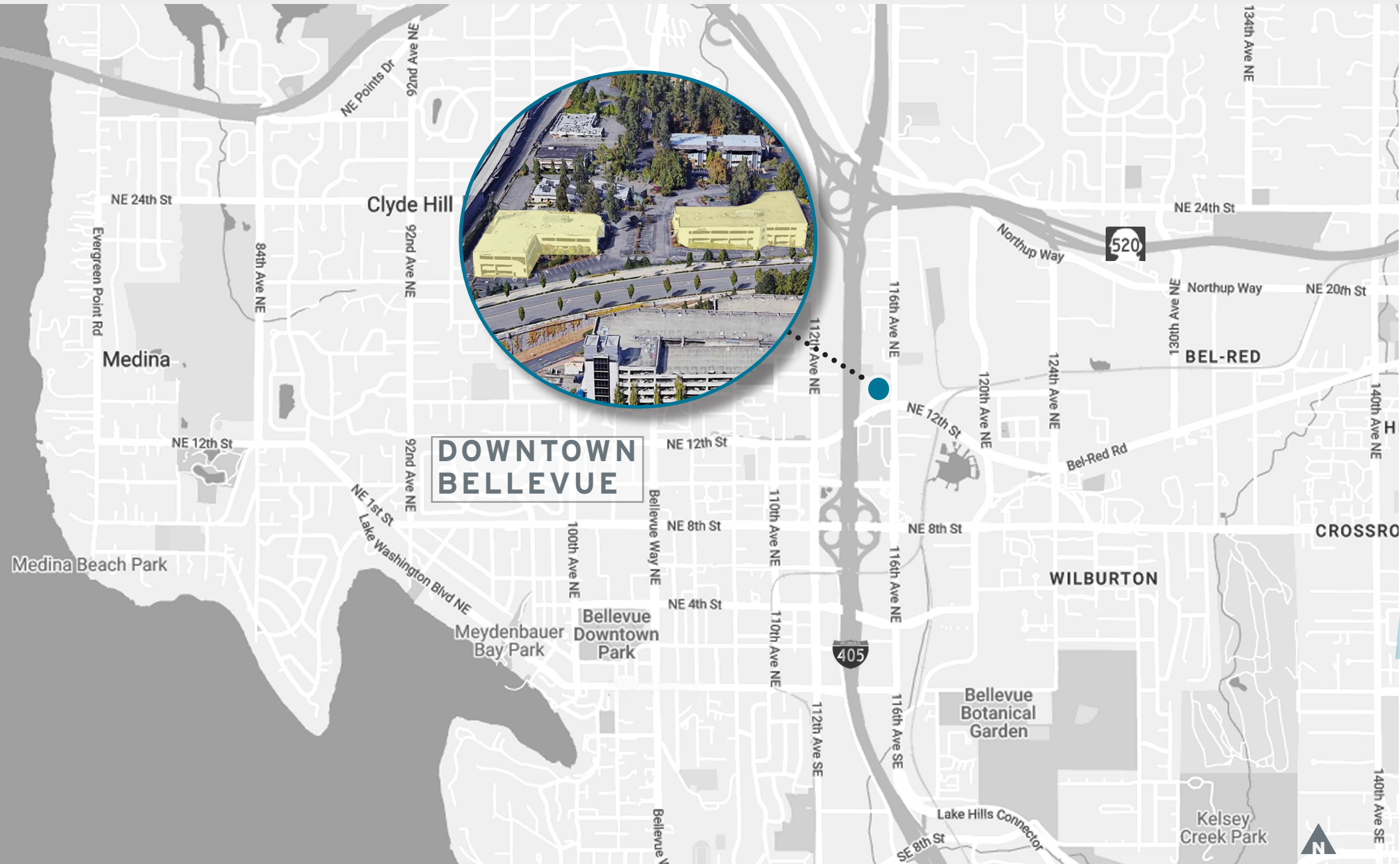


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**DOWNTOWN  
BELLEVUE**

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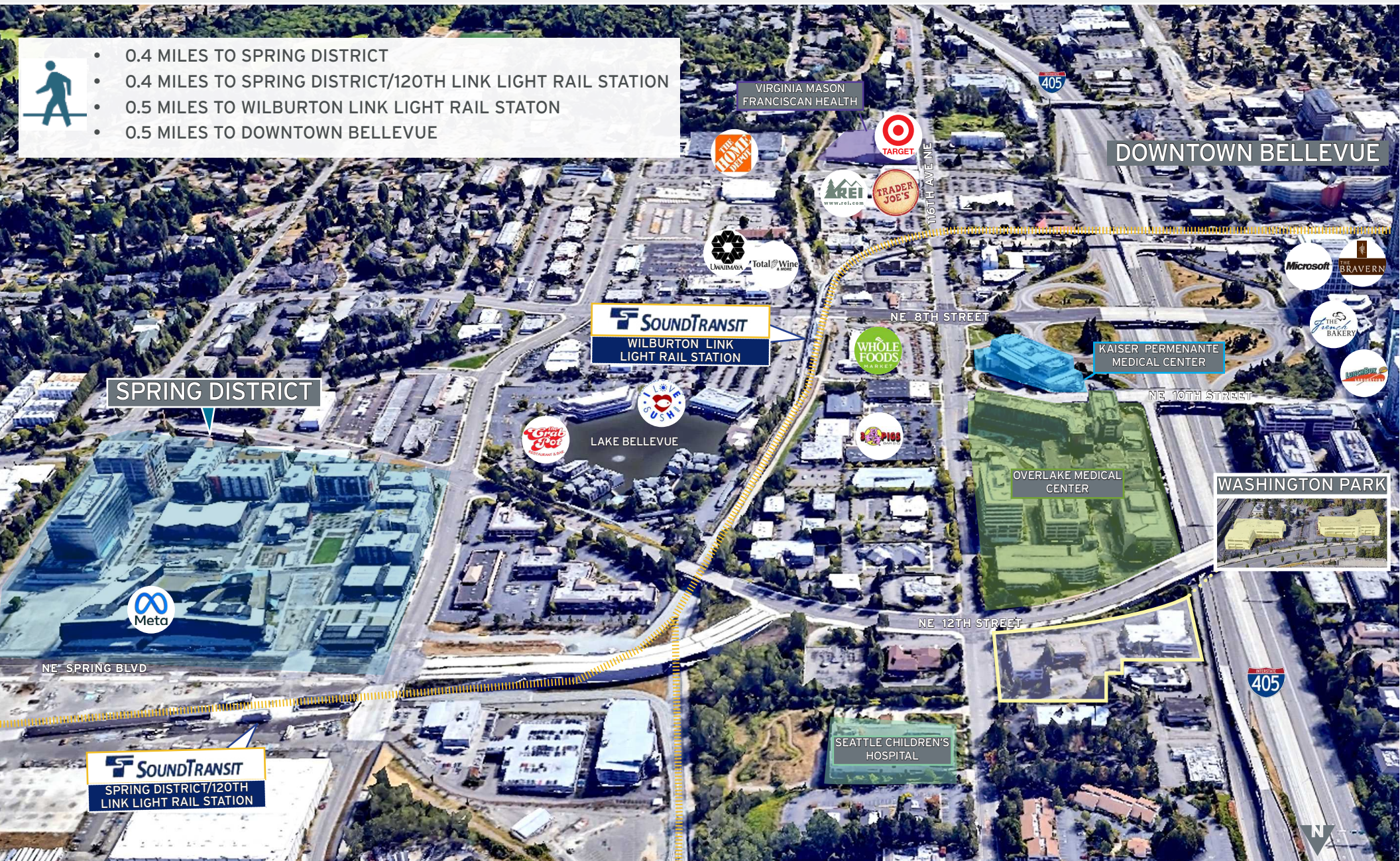


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- 0.4 MILES TO SPRING DISTRICT
- 0.4 MILES TO SPRING DISTRICT/120TH LINK LIGHT RAIL STATION
- 0.5 MILES TO WILBURTON LINK LIGHT RAIL STATION
- 0.5 MILES TO DOWNTOWN BELLEVUE



SPRING DISTRICT

DOWNTOWN BELLEVUE

WASHINGTON PARK

SOUNDTRANSIT  
WILBURTON LINK  
LIGHT RAIL STATION

SOUNDTRANSIT  
SPRING DISTRICT/120TH  
LINK LIGHT RAIL STATION

VIRGINIA MASON  
FRANCISCAN HEALTH

KAISER PERMANENTE  
MEDICAL CENTER

OVERLAKE MEDICAL  
CENTER

SEATTLE CHILDREN'S  
HOSPITAL

LAKE BELLEVUE

NE 12TH STREET

NE 8TH STREET

NE 10TH STREET

NE SPRING BLVD

116TH AVENUE

405

405



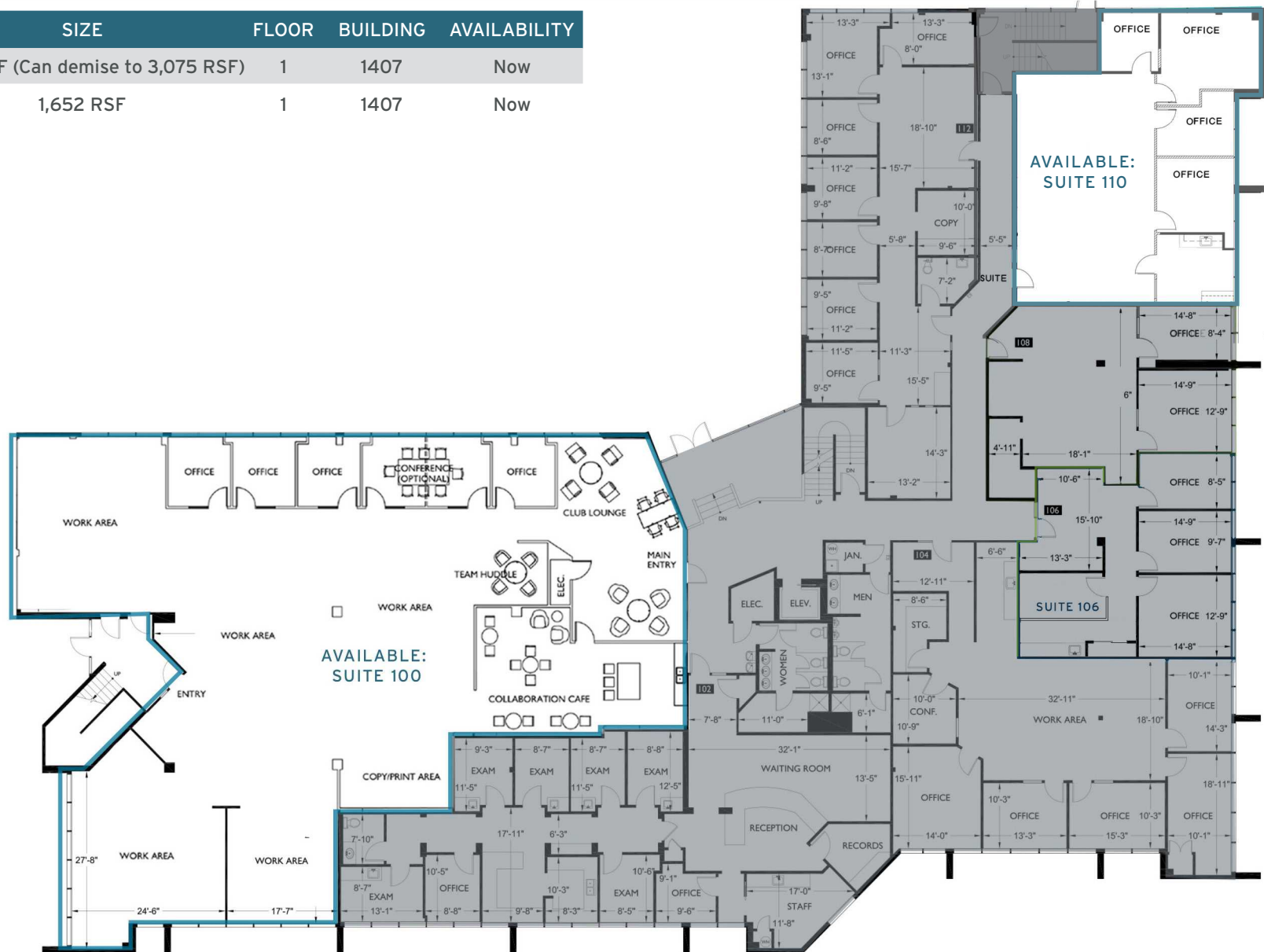
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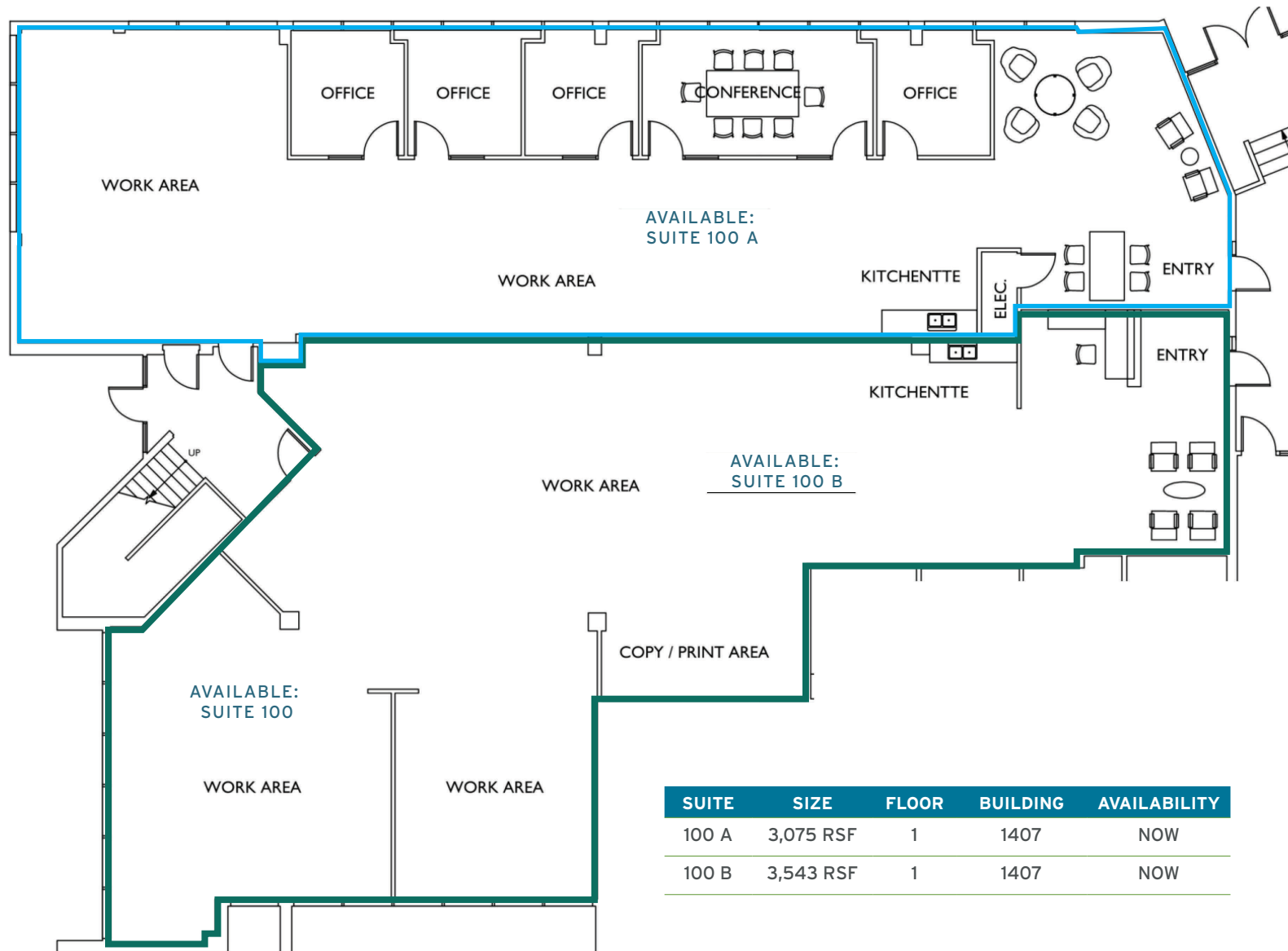
SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
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## SAMPLE TEST FIT DESIGN FOR A POTENTIAL DEMISING WALL TO SPLIT THE SPACE INTO TWO SUITES



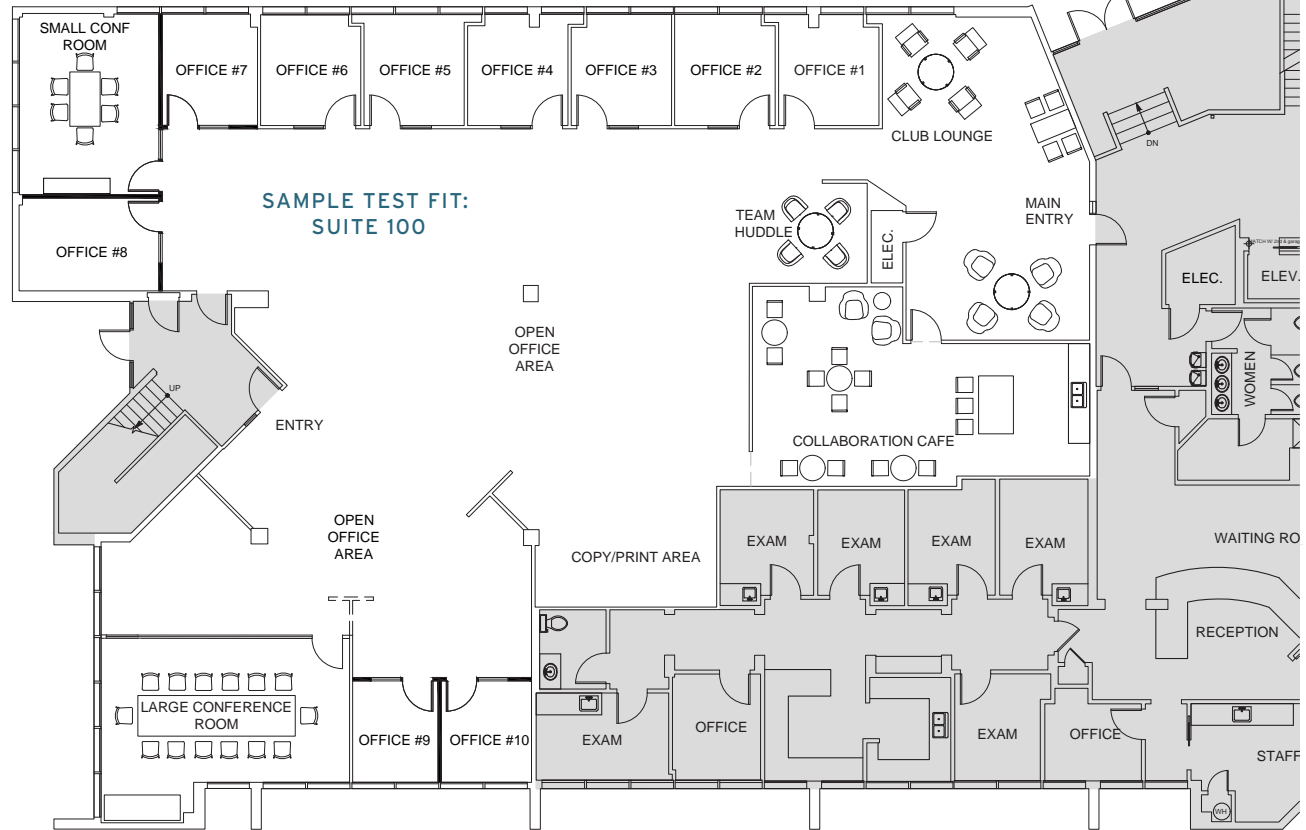
SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
100 A	3,075 RSF	1	1407	NOW
100 B	3,543 RSF	1	1407	NOW



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## SAMPLE TEST FIT DESIGN FOR ENTIRE 6,618 RSF PREMISES



1407 WASHINGTON PARK  
SUITE 100 | TEST FIT  
11.30.2022

E



# WASHINGTON PARK

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