



CBRE



PENDULUM PLAZA

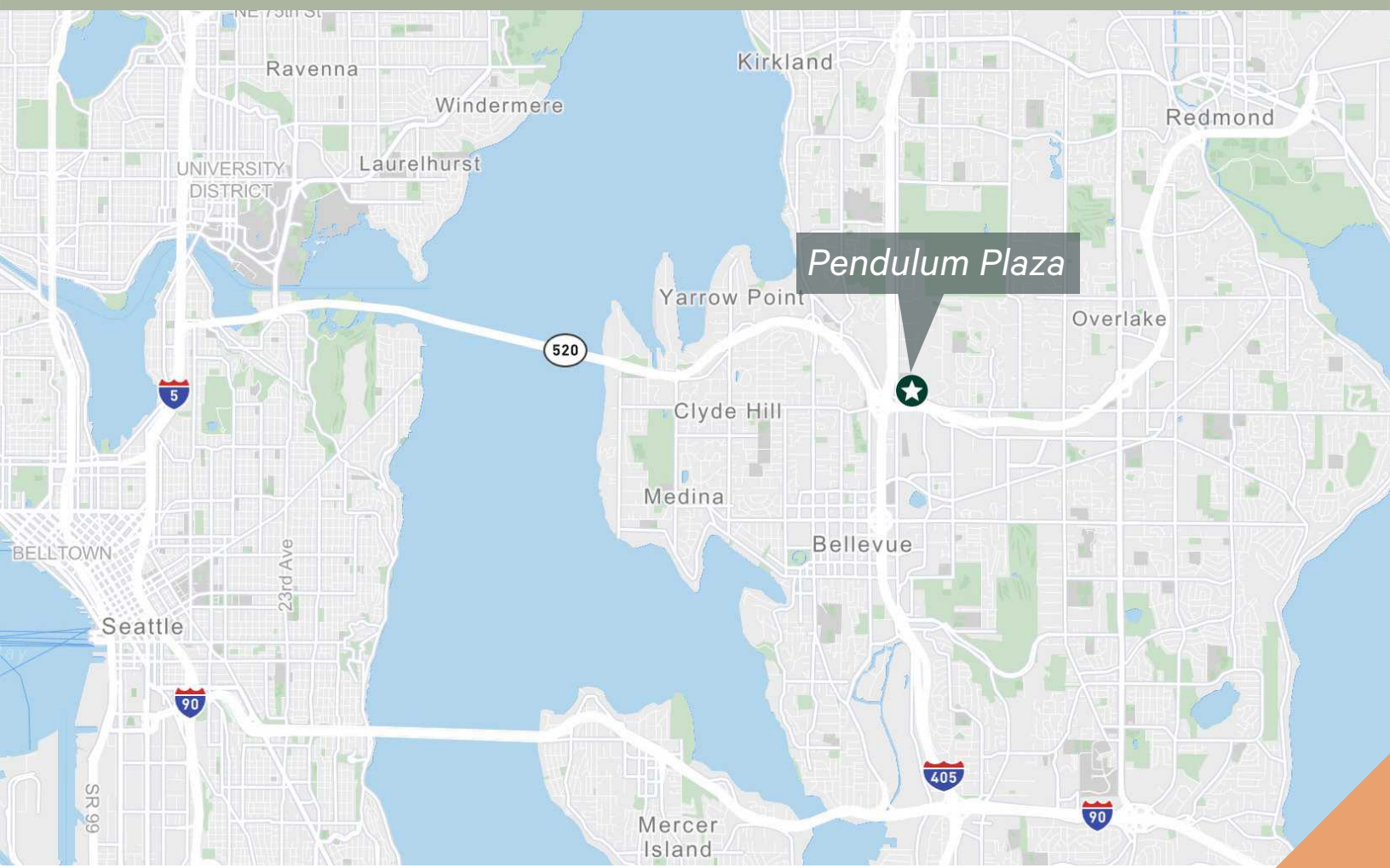
2600 116TH AVE. NE, BELLEVUE, WA 98004

PROPERTY DETAILS

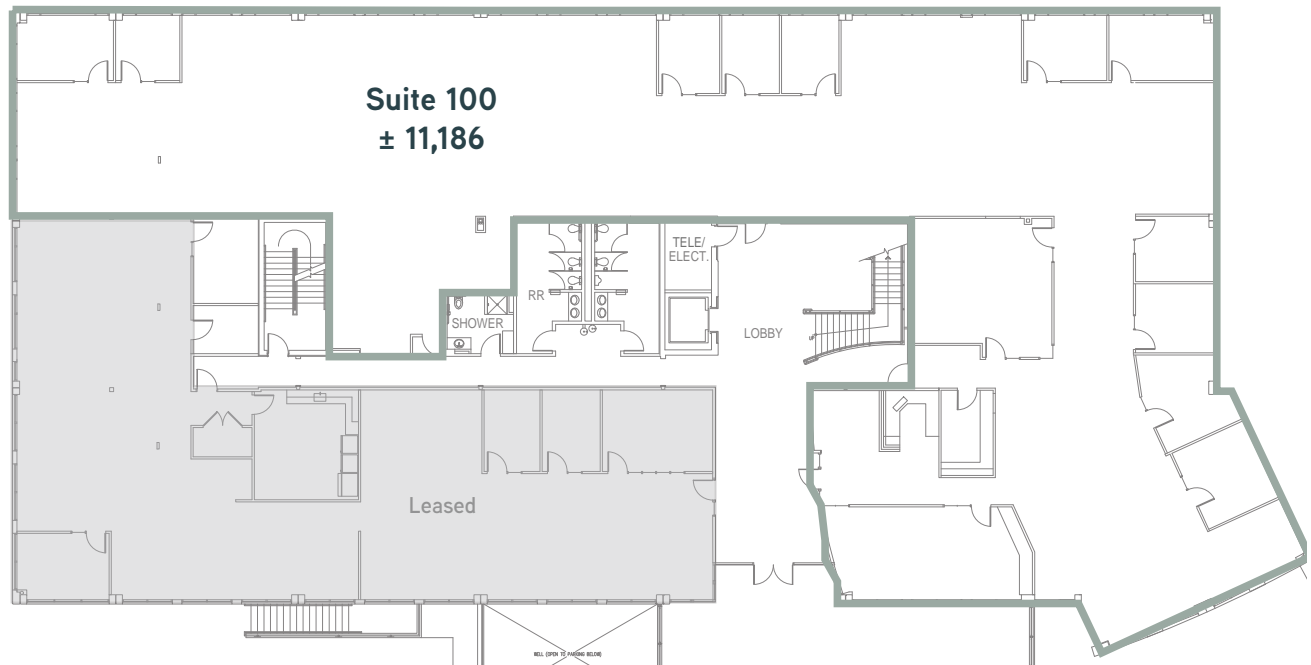
Class A Office Building for Sublease

- Two-story, Class A, 34,823 square foot office building
- Immediate access to SR-520 and I-405 at the crossroads of Bellevue and South Kirkland
- Adjacent to the Cross Corridor trail and walking distance to the Spring District light rail and amenities
- Covered garage & surface parking at a ratio of 4/1,000 SF
- On-site shower facility
- Locally owned and managed

Prime Location

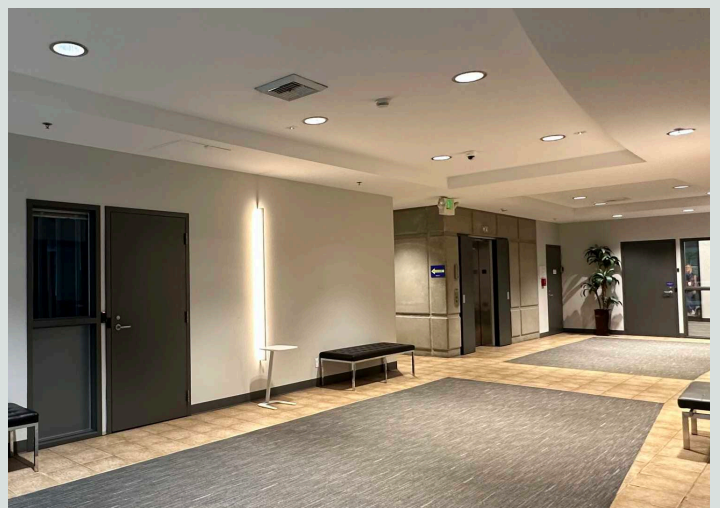


FLOOR PLAN



AVAILABLE SPACE

- Suite 100: $\pm 11,186$ RSF
- Flexible lease term
- Rate: \$44.00/SF, Full Service
- Furnished



AMENITIES

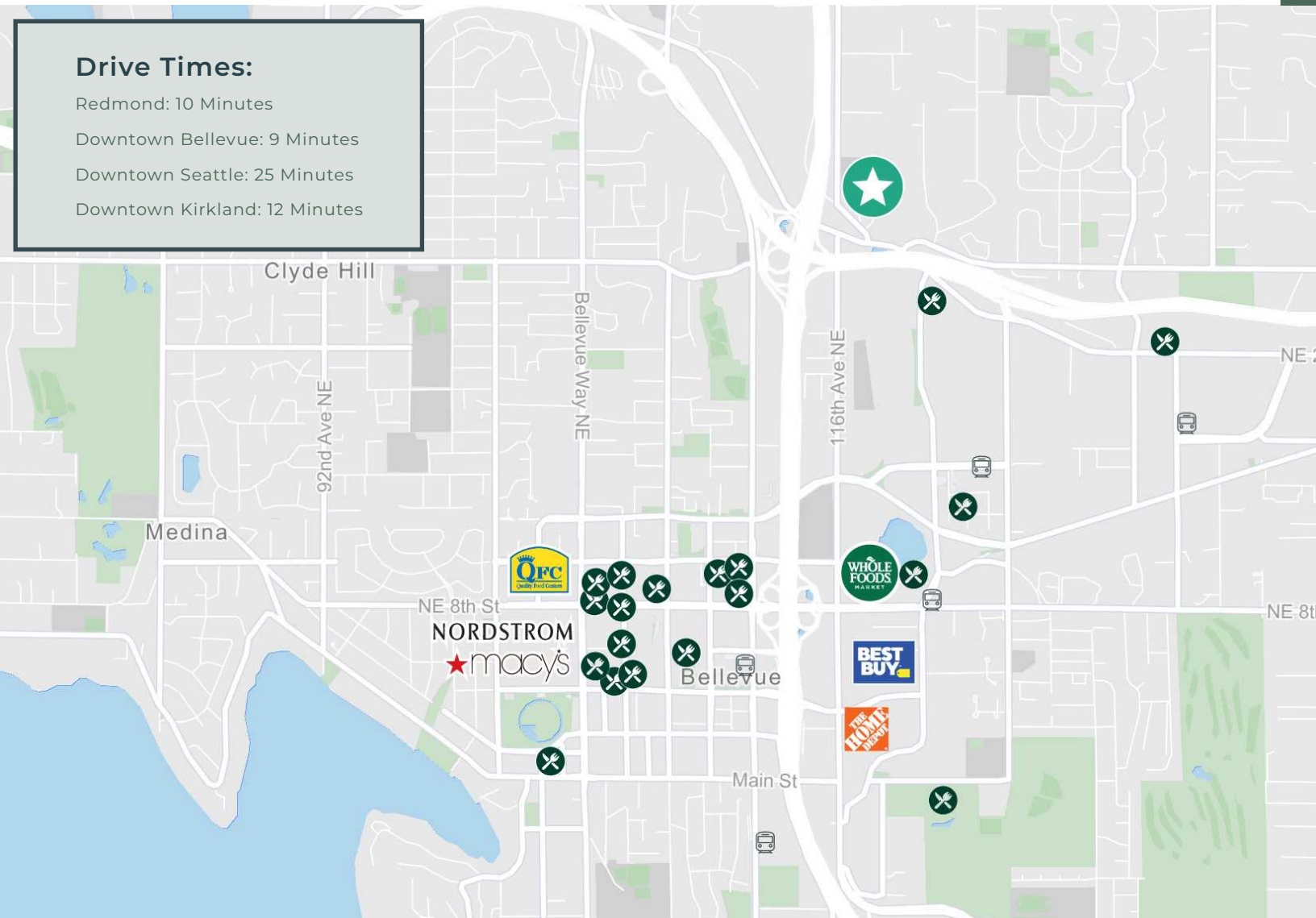
Drive Times:

Redmond: 10 Minutes

Downtown Bellevue: 9 Minutes

Downtown Seattle: 25 Minutes

Downtown Kirkland: 12 Minutes



BELLEVUE BREWING COMPANY
12190 NE District Wy



DOTE COFFEE BAR
1565 121st Ave NE



COPPER KETTLE COFFEE BAR
12001 Main St



I LOVE SUSHI
23 Lake Bellevue Dr



WHOLE FOODS MARKET
888 116th Ave NE



BEST BUY



QFC



THE HOME DEPOT



MACY'S

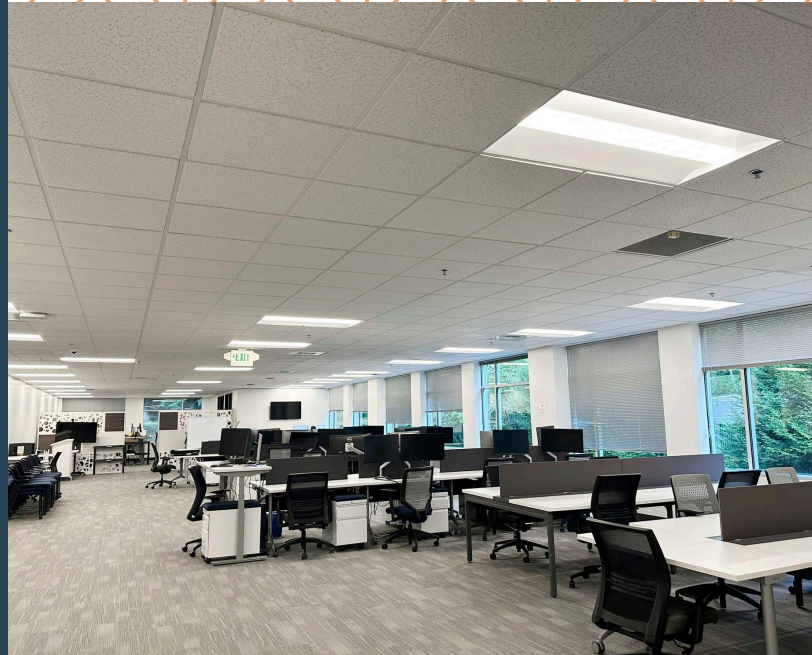


NORDSTROM



LIGHT RAIL STATION

5 minutes to the Spring District Light rail station, currently running between Bellevue and Redmond. In 2026 the line will be connected with Seattle, +/- 30 min ride.



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CONTACTS

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CBRE

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