



Office/flex spaces for lease along SR 520

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North Creek Business Park

14202 - 14260 NE 21st St. • Bellevue, WA

Building A: entire building - 10,096 SF

- 85% office/flex space; 15% warehouse
- available with 60 days' notice

Building B: Suite 14260 - 2,462 SF

- 1,932 SF office/flex; 530 SF warehouse

- Base Rent - \$27.00/RSF/Yr, NNN (est. 2025 NNNs=\$7.19)
- Great access to I-405 and SR 520
- 3.5 stalls/1,000 RSF
- Close proximity to major bus routes and local retail/restaurants
- Zoned BR-GC - permitted uses include:
 - Specialty school/day care center
 - Light manufacturing/fabrication
 - General retail/office
 - Financial, business and personal services
 - Construction services
 - Veterinary clinic

Building A - entire building

10,096 SF: office/flex space

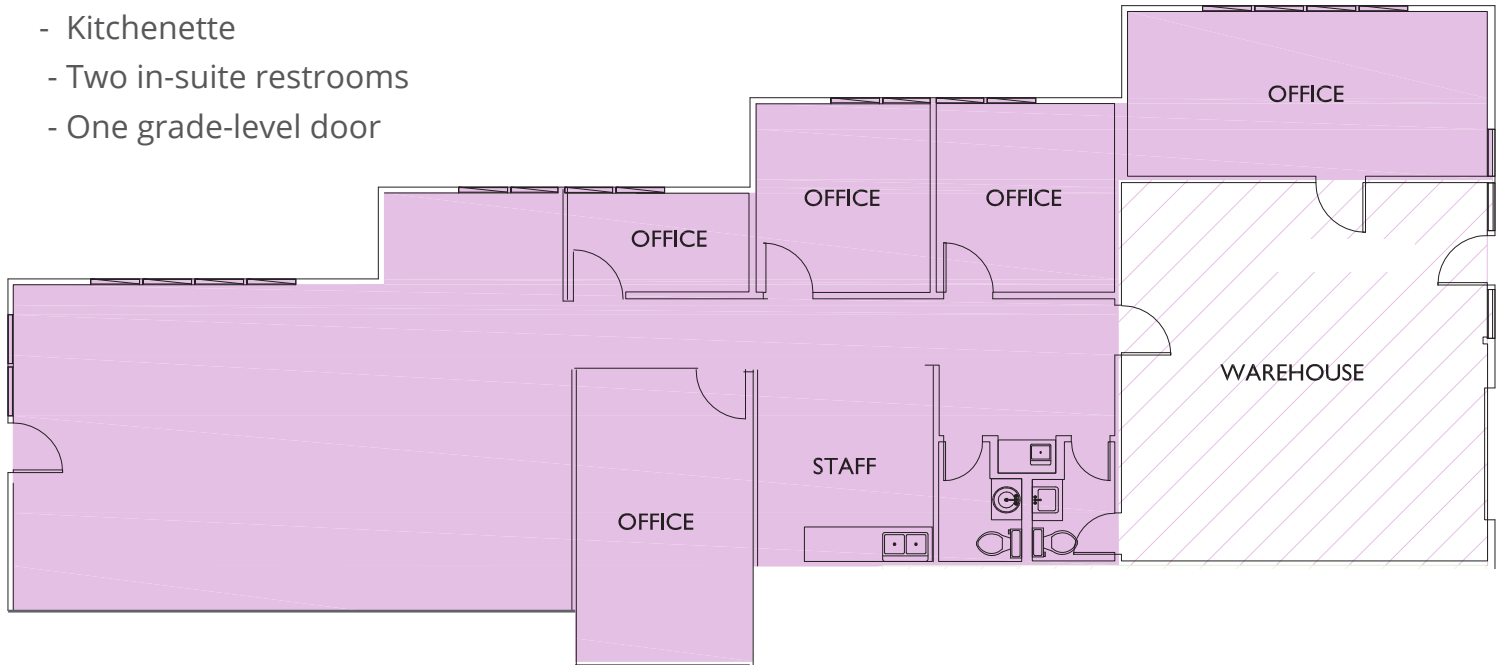
- 85% office/flex space; 15% warehouse
- Mix of private offices and open spaces
- Conference rooms
- In-suite restrooms
- Three (3) grade-level doors



Building B - Suite 14260

2,462 SF: 1,932 SF office/flex; 530 SF warehouse

- Mix of private offices and open space
- Kitchenette
- Two in-suite restrooms
- One grade-level door



Location

