



## Office/flex spaces for lease along SR 520

**Gregg Riva**

Executive Vice President  
206 595 1525  
gregg.riva@colliers.com

**Derek Heed**

Executive Vice President  
425 453 3133  
derek.heed@colliers.com

11225 SE 6th St., Suite 240  
Bellevue, WA 98004  
425 453 4545  
colliers.com

### 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

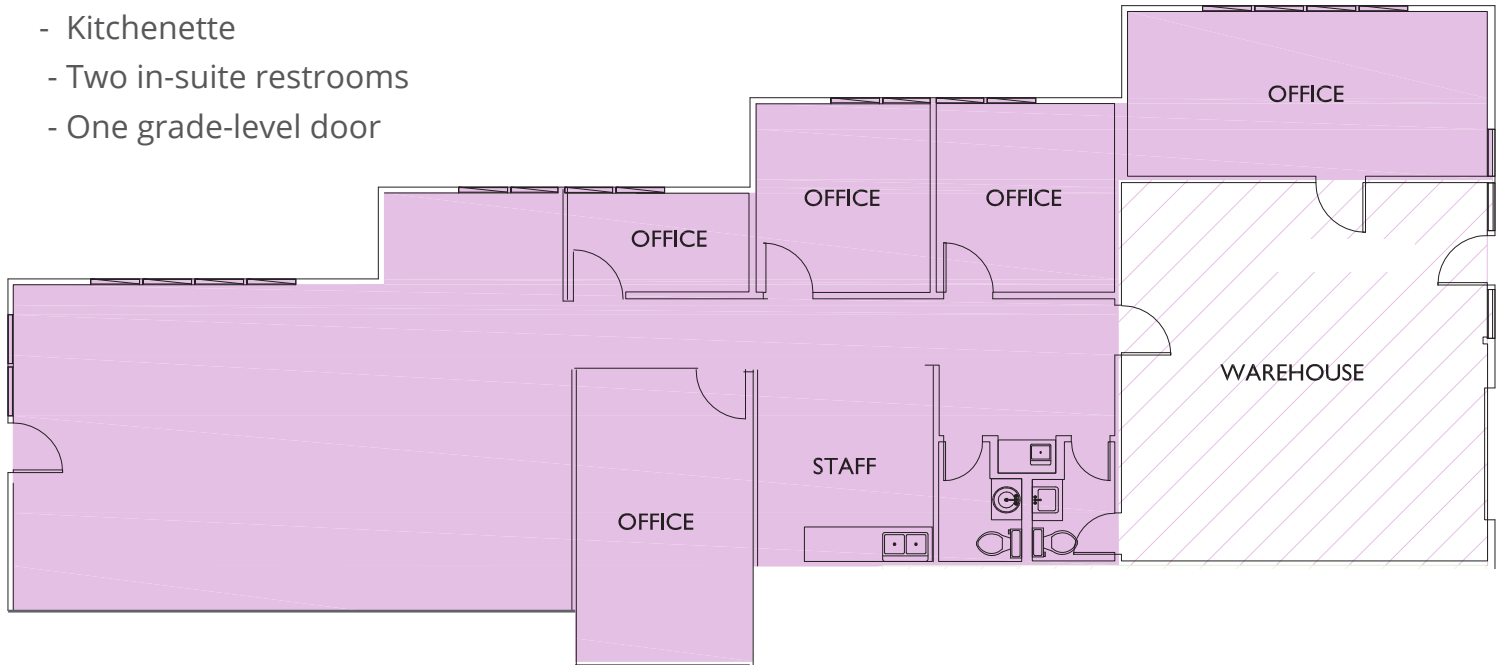
- 85% office/flex space; 15% warehouse
- Mix of private offices and open spaces
- Conference rooms
- In-suite restrooms
- Three (3) grade-level doors



# 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

