

WR WILBURTON RIDGE

BUILDING C



**CONVENIENTLY
LOCATED CLOSE
TO DOWNTOWN
BELLEVUE**

**528 RSF
AVAILABLE FOR
LEASE**

**MARKET READY
SPACES AVAILABLE**

345 118TH AVE SE
BELLEVUE, WA 98005

BRODERICK
• GROUP •



WILBURTON RIDGE

BUILDING C



NEWLY IMPROVED LOBBY

BUILDING FEATURES

- + 8,847 RSF, Two Story Building
- + 528 RSF Available for Lease
- + Asking Rate: \$42/SF, Full Service
- + Newly improved market ready suites available
- + Common area and restroom renovations recently completed
- + Strategic and convenient Wilburton location right outside of Downtown Bellevue

COLIN TANIGAWA

425.274.4283

tanigawa@broderickgroup.com

TIM CANTRELL

425.274.4292

cantrell@broderickgroup.com

BRODERICK
GROUP

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



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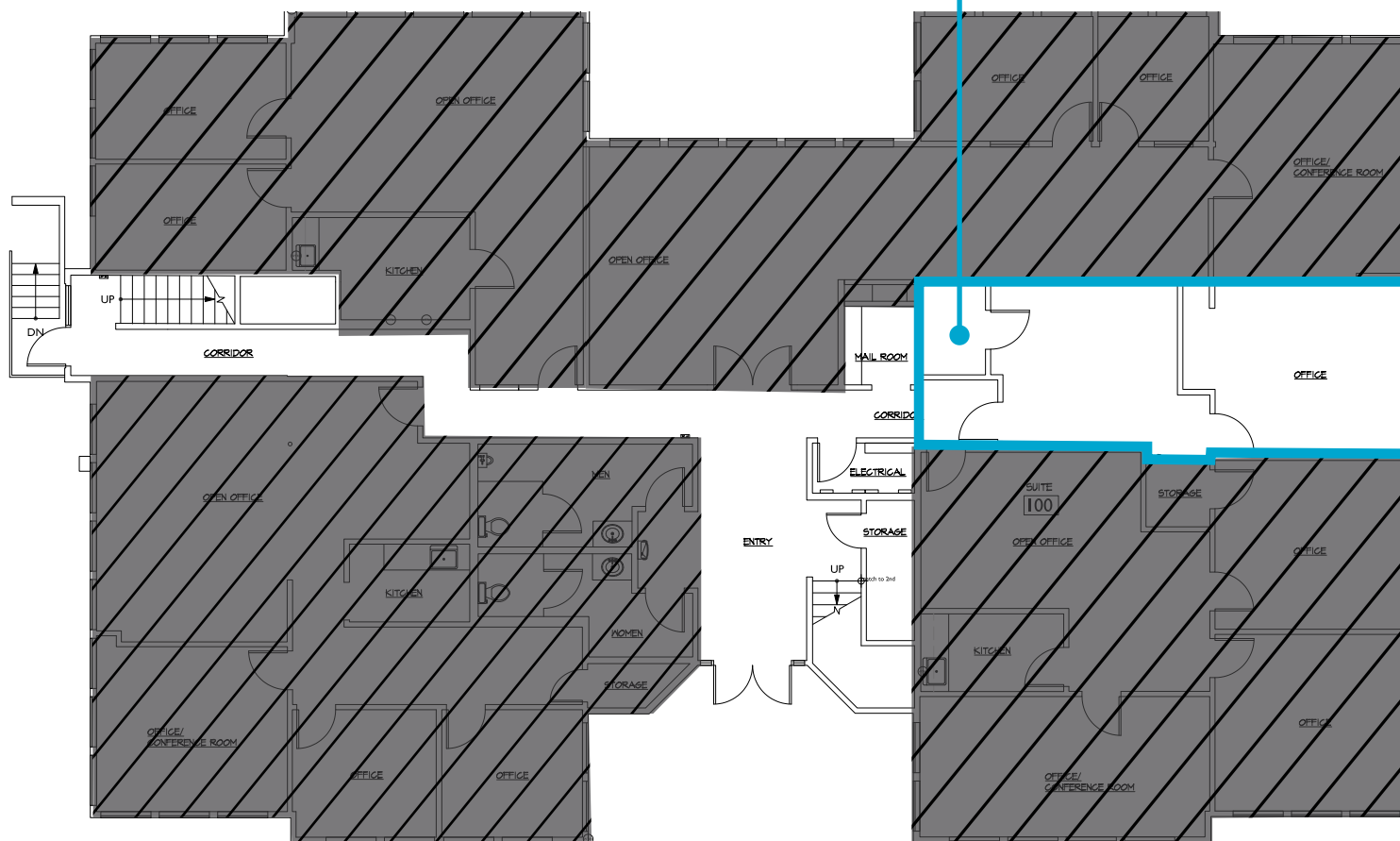
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VACANT - AVAILABLE NOW

FLOOR 1

SUITE 110

528 RSF
AVAILABLE WITH 30 DAYS NOTICE



LOCATION

345 118TH AVE SE | BELLEVUE, WA 98005



**DOWNTOWN
BELLEVUE**

FUTURE BELLEVUE DOWNTOWN
LIGHT RAIL STATION



FUTURE EAST MAIN
LIGHT RAIL STATION



116th Ave NE

NE 4th St

Main St

FUTURE WILBURTON
LIGHT RAIL STATION



BELLEVUE
BOTANICAL GARDEN



WR
**WILBURTON
RIDGE**
BUILDING C

AMENITIES

1. Residence Inn by Marriott Seattle
2. Bellevue Club
3. Solarium
4. Hilton Bellevue
5. Copper Kettle Coffee Bar
6. Extended Stay America
7. Hampton Inn & Suite
8. Bellevue PCC Market
9. Chipotle
10. Target
11. Starbucks
12. Kura Sushi
13. Trader Joe's

FUTURE LIGHT RAIL

Lake Hills Connector

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For further information or to schedule a tour please contact:

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