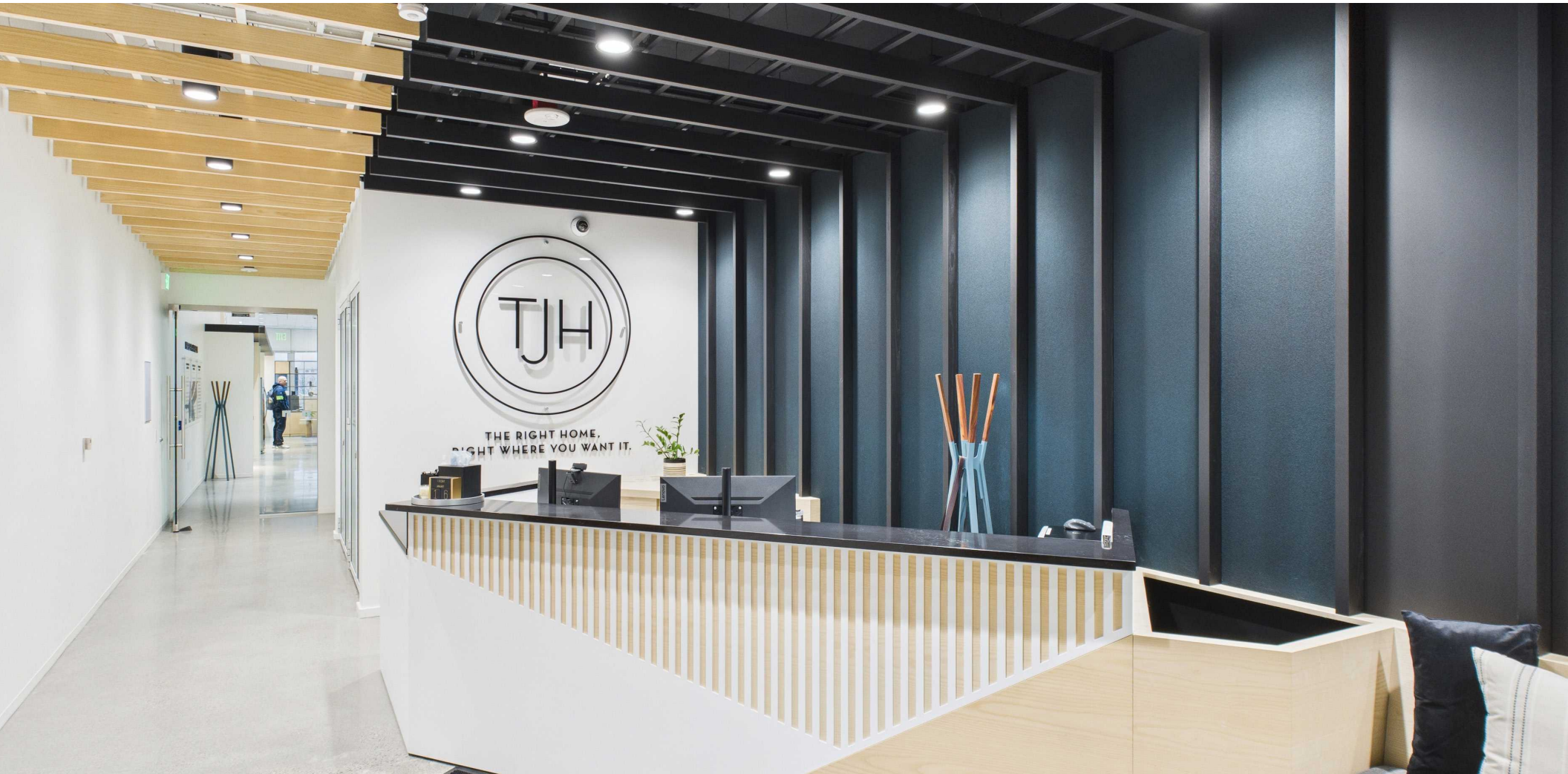

Sublease Opportunity

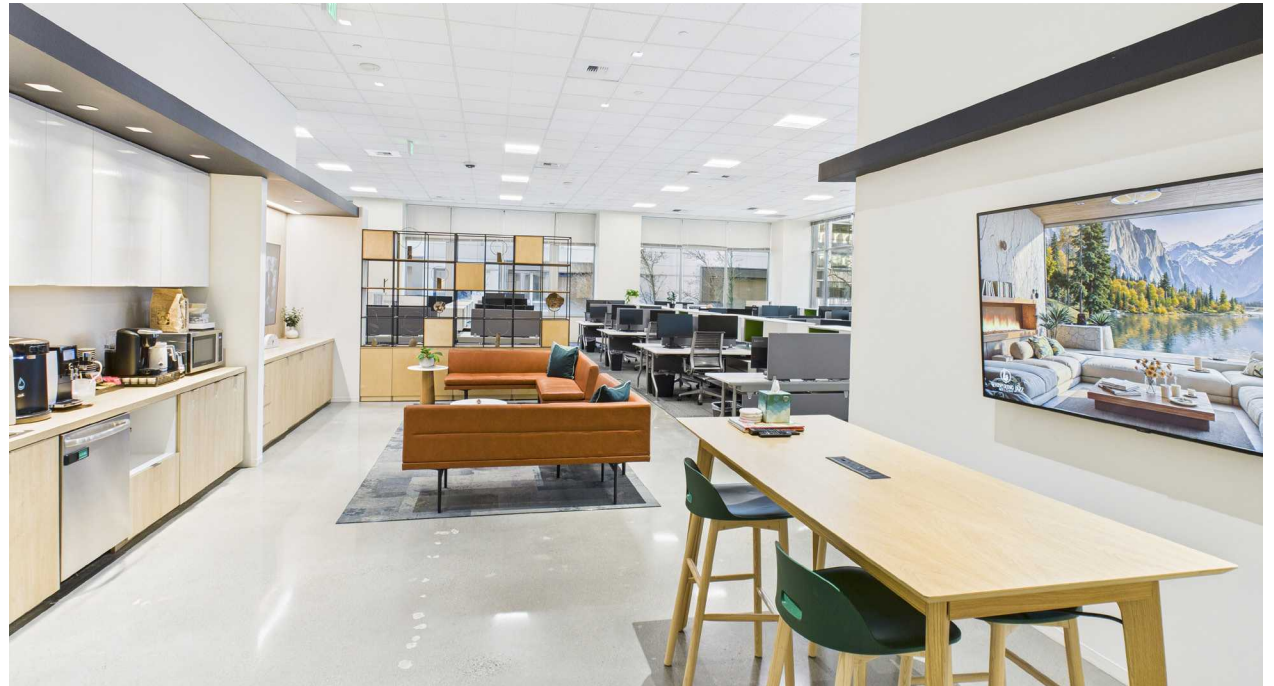
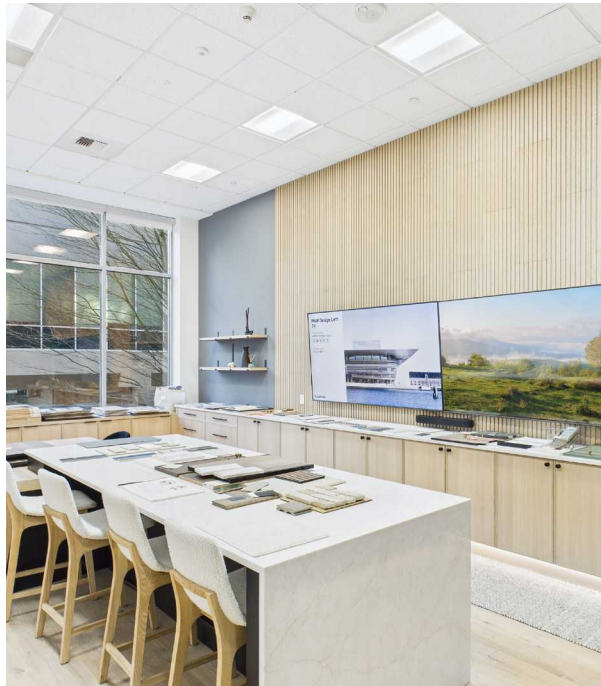
225 108th Ave NE, Suite N-150, Bellevue

**8,121 RSF FOR SUBLEASE
AT CIVICA OFFICE COMMONS**



Sublease Opportunity in Bellevue

- Plug and Play sublease opportunity with Class A finishes
- First floor space with vaulted ceilings ideal for tech user
- Available approximately 5/1/2026
- New lobby renovations coming in 2026
- Conference/Training Center to accommodate up to 65 people
- Onsite retail including Seastar Restaurant and Raw Bar and Fonte Coffee
- Above market parking ratio of 3.4/1,000 USF



FOR SUBLEASE | CIVICA OFFICE COMMONS | SUITE N-150

8,121

RENTABLE SQUARE FEET

10 / 30 / 31

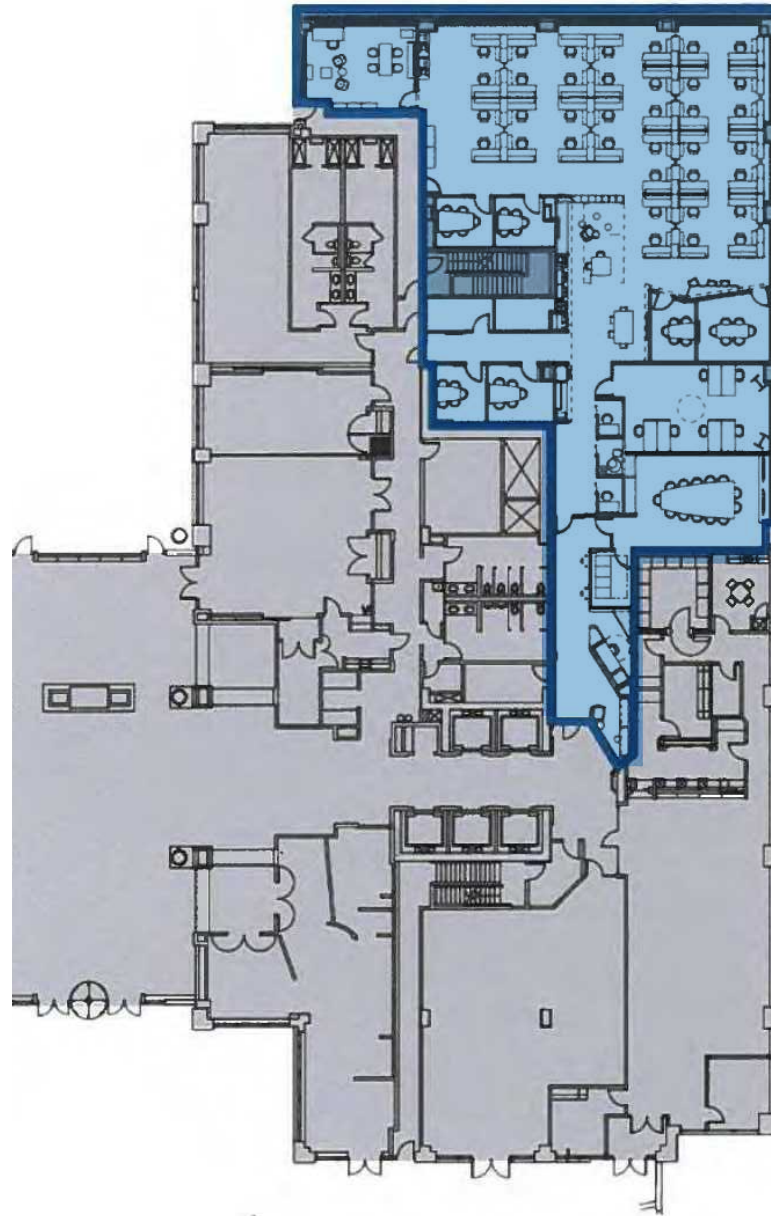
LEASE EXPIRATION DATE

\$45.00 / SF

ASKING RATE

\$15.98 / SF

NNN ESTIMATE



108TH AVE NE



15,256

Population



46,930

Daytime Population



90

Restaurants



294

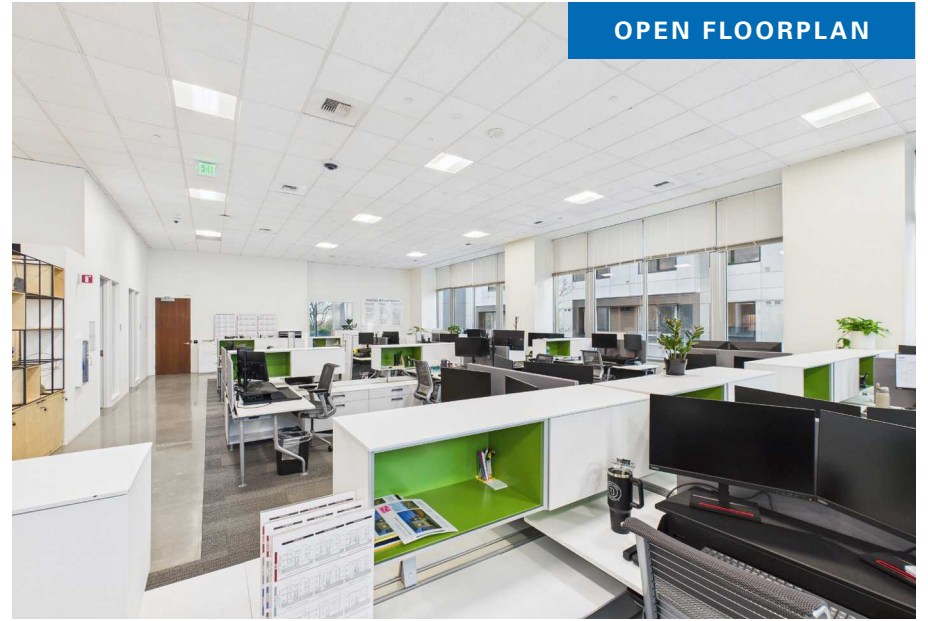
Shops

LOCATED WITHIN .5 MILES

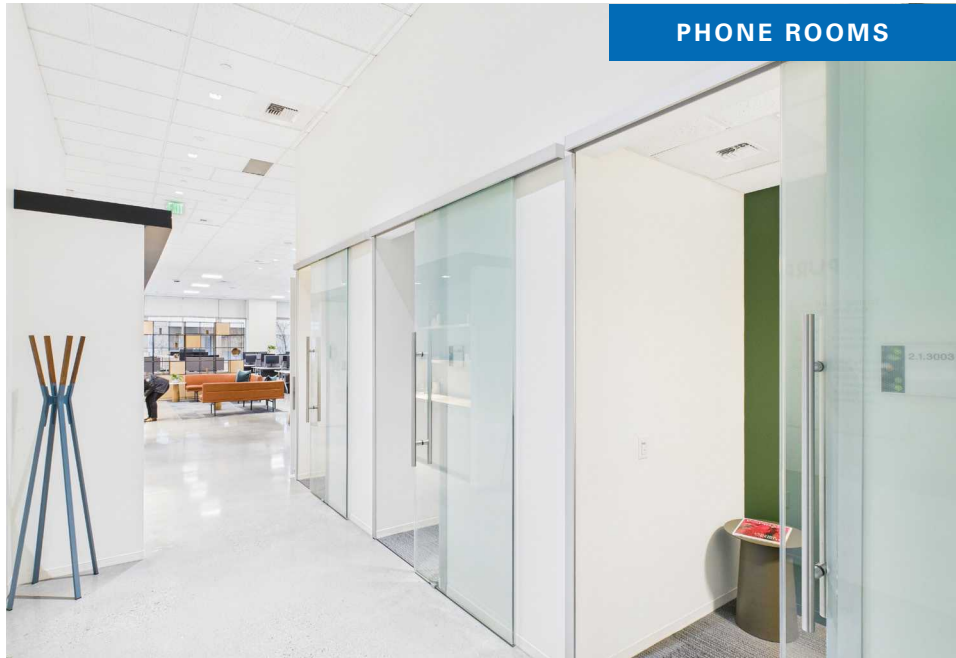
FOR SUBLEASE | CIVICA OFFICE COMMONS | SUITE N-150



HIGH CEILINGS



OPEN FLOORPLAN

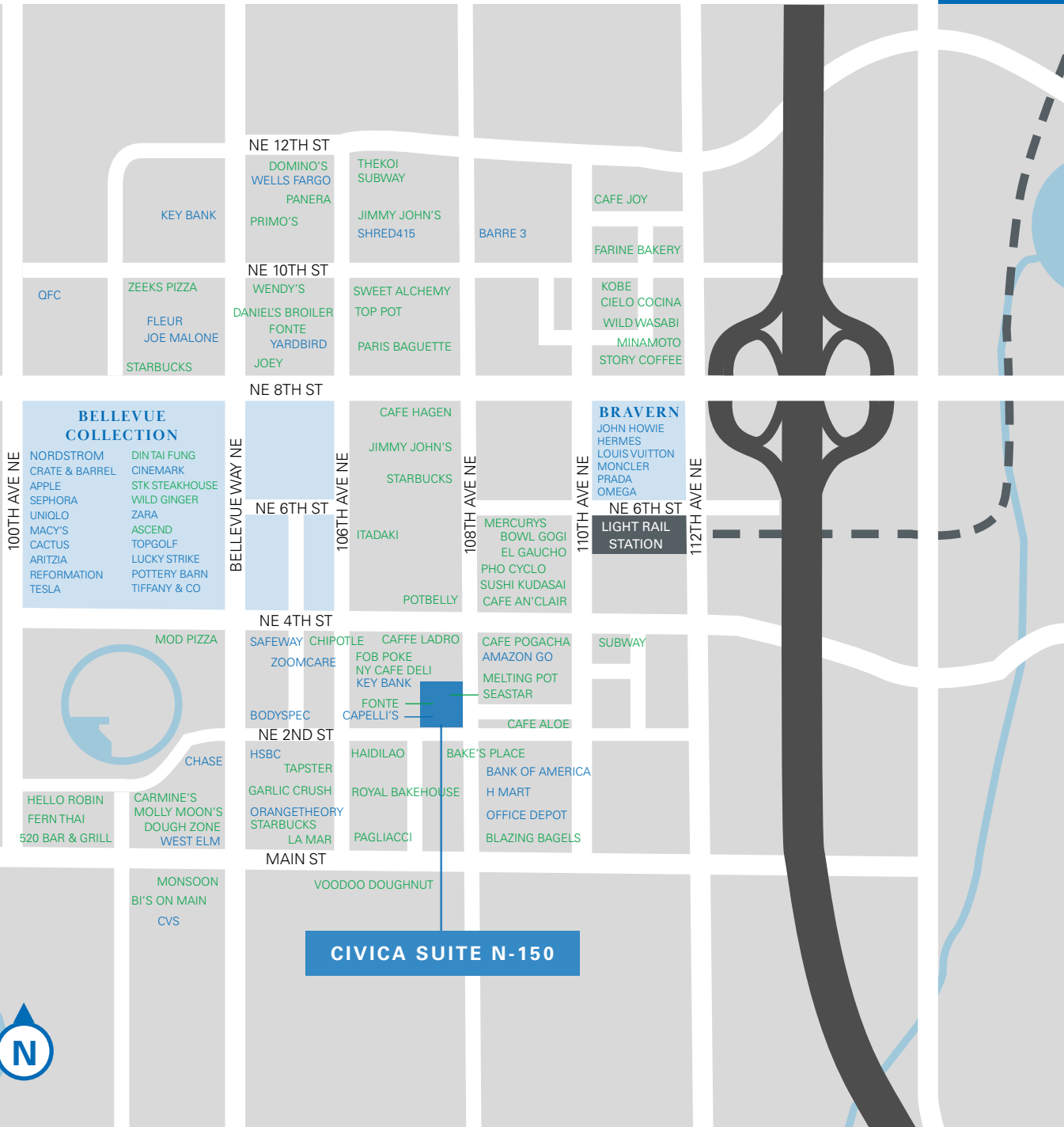


PHONE ROOMS



FULL KITCHEN

FOR SUBLEASE | CIVICA OFFICE COMMONS | SUITE N-150



Nearby Amenities

Downtown Bellevue offers an array of amenities within walking distance.

Located within 1 block:

- Seastar Restaruant & Raw Bar
- Capelli's Barbershop
- Bake's Place
- Bright Horizons
- Fonte Coffee
- Potbelly Sandwich Shop
- Key Bank
- The Melting Pot
- AC Lounge
- Caffe Ladro
- Cafe Pogacha
- FOB Poke Bar
- Chay Concept
- L'Experience Paris
- New York Cafe
- Mendocino Farms
- Haidilao Hot Pot

RESTAURANT RETAIL

Sublease Opportunity

225 108th Ave NE, Suite N-150, Bellevue

For more information, please contact:

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