

CampusOfficePark

1601-1611 116th Avenue NE, Bellevue, WA



Office & Medical Space for Lease

**Leibsohn
& Company** 



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Property Features



- » Building Re-painted in 2025
- » Parking Ratio: **5.0/1,000 RSF**
- » Free Covered Parking
- » Community Conference Room & Kitchen Included
- » New LED Light Fixtures in all Common Areas & Suites
- » Walkable to Overlake Medical Pavilion, Kaiser Permanente, & Downtown Bellevue
- » Walkable to Bell Hop Service
- » **xfinity** Available



Available Suites



Building	Suite	Use	Size	Rent
1603	116	Office	1,733 RSF	\$35.00/RSF, Full Service
1611	200	Office	2,449 RSF	\$35.00/RSF , Full Service

Building	Suite	Use	Size	Rent
1611	118	Executive Suite	243 RSF	\$710.00/month, Gross
1611	134	Executive Suite	300 RSF	\$900.00/month, Gross
1611	211	Executive Suite	275 RSF	\$810.00/month, Gross
1611	218	Executive Suite	249 RSF	\$730.00/month, Gross
1611	222	Executive Suite	269 RSF	\$785.00/month, Gross



LocationAerial

520

Campus Office Park

Seattle Children's Bellevue Clinic and Surgery Center

Spring District Station

Meta

405

112TH AVENUE NE

116TH AVENUE NE

120TH AVENUE NE

NE 12TH STREET

Lake Bellevue

OVERLAKE
MEDICAL CENTER & CLINICS

Wilburton Station

NE 10TH STREET

KAISER PERMANENTE

116TH AVENUE NE

Downtown Bellevue

405

NE 8TH STREET

112TH AVENUE NE

LINK LIGHT RAIL



Nearby Amenities

Campus Office Park



Seattle Children's
Bellevue Clinic
and Surgery Center

OVERLAKE
MEDICAL CENTER & CLINICS

KAISER
PERMANENTE

Spring District

Wilburton

NEARBY MEDICAL RESOURCES

- 1 Bellevue Medical Park
- 2 Reproductive Medicine Associates
- 3 Cascade Medical Center
- 4 Bellevue Medical Imaging

NEARBY AMENITIES

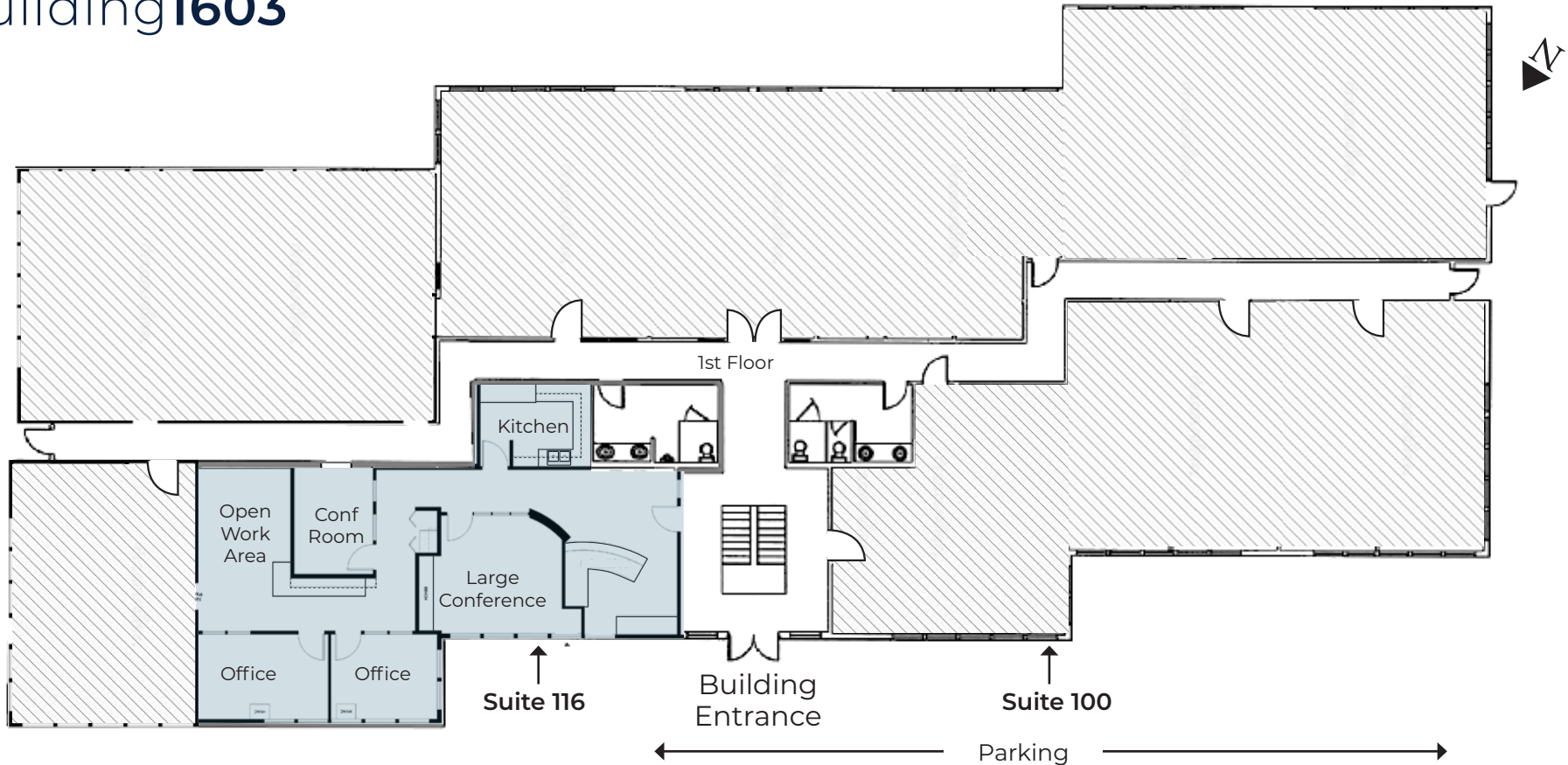
- 1 Chick-fil-a
- 2 Whole Foods Market
- 3 Pumphouse Bar & Grill
- 4 I Love Sushi
- 5 3 Pigs Bar B-Q
- 6 Crab Pot
- 7 Bellevue Brewing Company
- 8 Los Chilangos Taco Truck

EASTRAIL

Link



Building 1603



Suite	Size	Full Service Rate	Available	Features
100	1,224 RSF	LEASED		
112	1,842 RSF	LEASED		
114	1,833 RSF	LEASED		
116	1,733 RSF	\$5,054.58/mo	Immediately	3 Offices, Conference, Open Work Area, Reception, Kitchen
118	693 RSF	LEASED		
120	1,550 RSF	LEASED		

Building 1611 | Suite 200



← Parking →

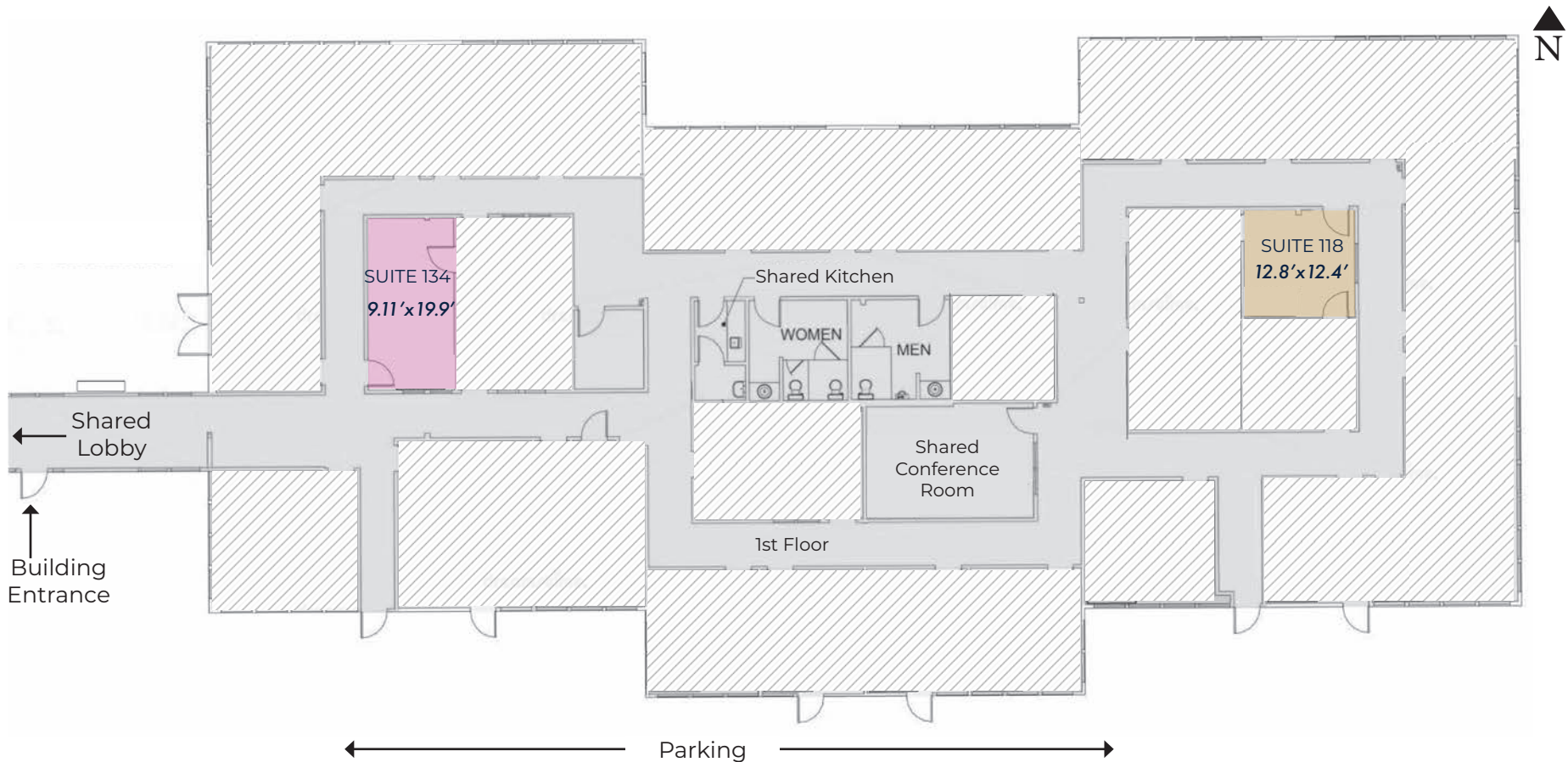
Building Amenities

- 2 Shared Conference Rooms
- 2 Building Kitchenettes
- Mail Room
- Shared Building Waiting Area
- Grade Level Access

Suite	Size	Full Service Rate	Available	Features
200	2,449 RSF	\$7,142.92/mo	Immediately	6 Private Offices, Kitchen, Built-In Reception, Staff Room



Building 1611 | East Wing Executive Suites

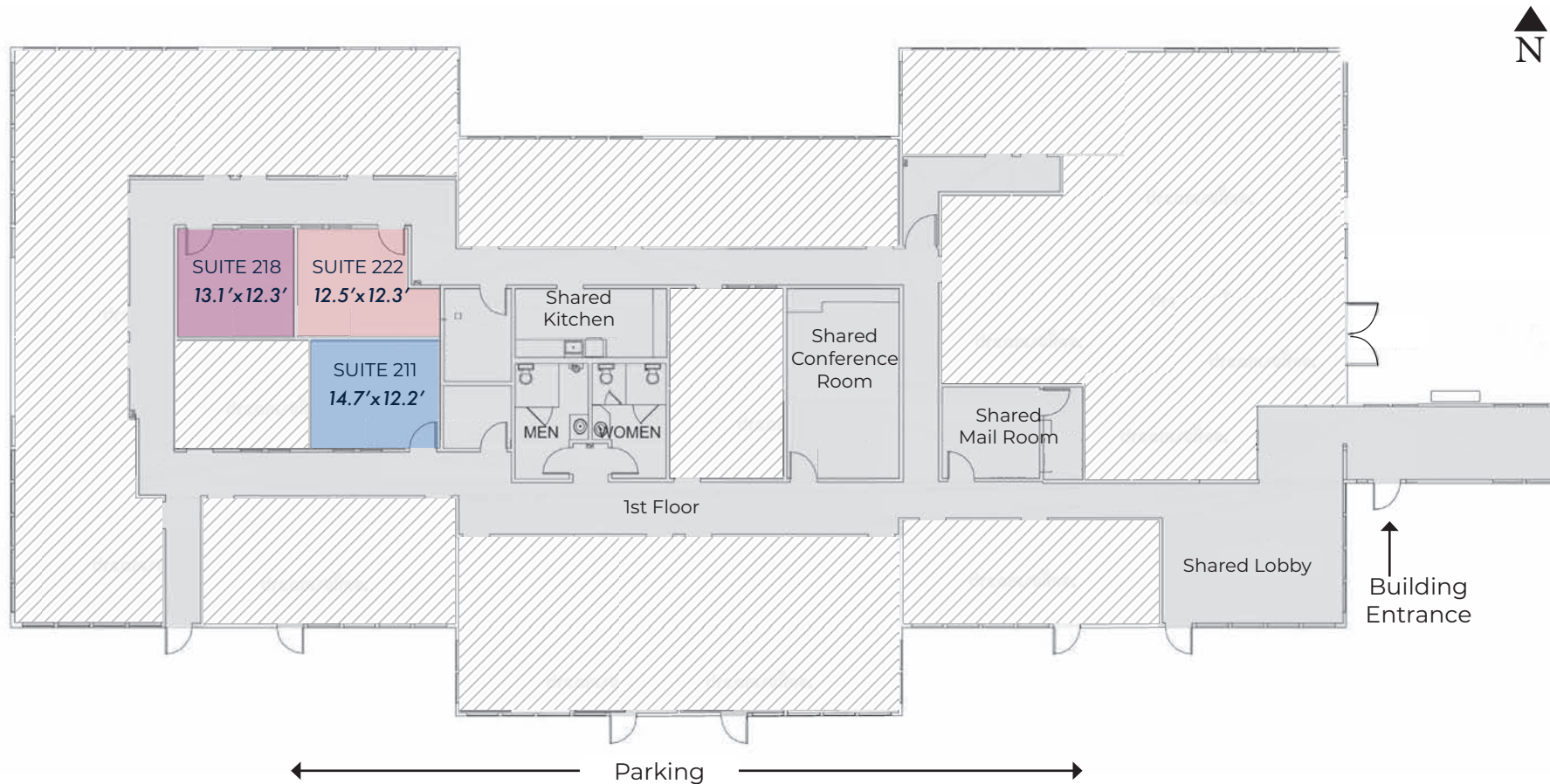


Suite	Size	Gross Rate	Availability	Notes
102	194 RSF	— LEASED —	—————	
118	243 RSF	\$710.00/month	Immediately	Building Core Interior Suite
124	198 RSF	— LEASED —	—————	
134	300 RSF	\$900.00/month	Immediately	Building Core Interior Suite

- Exec Suite Features**
- 2 Shared Conference Rooms
 - 2 Building Kitchenettes
 - Mail Room
 - Shared Building Waiting Area
 - Grade Level Access



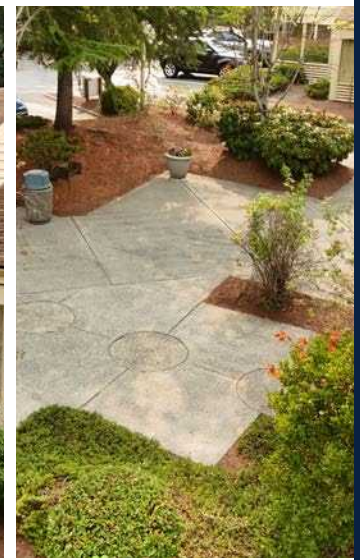
Building 1611 | West Wing Executive Suites



Suite	Size	Gross Rate	Availability	Notes
209	389 RSF	— LEASED —		
211	275 RSF	\$810.00/month	Immediately	Building Core Interior Suite
218	249 RSF	\$730.00/month	Immediately	Building Core Interior Suite
222	269 RSF	\$785.00/month	Immediately	Building Core Interior Suite
226	309 RSF	— LEASED —		
228	212 RSF	— LEASED —		

- Exec Suite Features**
- 2 Shared Conference Rooms
 - 2 Building Kitchenettes
 - Mail Room
 - Shared Building Waiting Area
 - Grade Level Access







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Commercial Real Estate Services