Leibsohn & Company
Commercial Real Estate Services

OFFICE FOR LEASE

SAGE BUILDING

2135 112th Avenue NE, Bellevue, WA

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THE OFFERING

FOR LEASE SAGE BUILDING

SIZE: 1,021 - 2,194 RSF

RATE: $34.50/RSF, Full Service

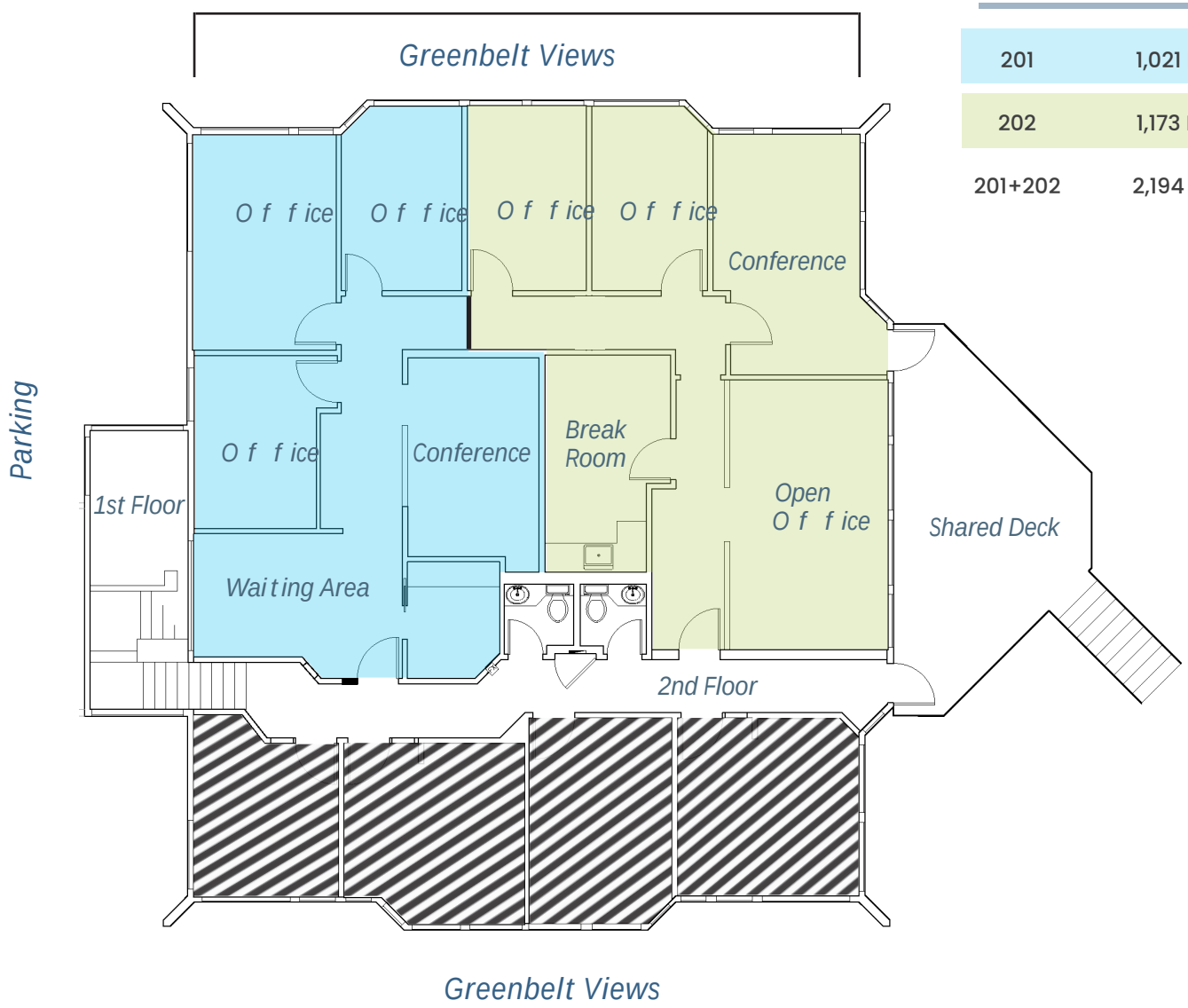
Leibsohn & Company, as the exclusive listing firm, is pleased to present an opportunity to lease 1,021 - 2,194 RSF of office space in the Sage Building, a well-appointed property in Bellevue, WA.

Located in **Bellevue's Hidden Valley neighborhood**, the Sage Building offers a peaceful work environment with greenbelt views and a natural backdrop of Washington's iconic evergreens. Despite its quiet setting, the property is less than a mile from Downtown Bellevue, providing easy access to a wide range of dining, retail, and business services.

The Sage Building is positioned near major transportation routes, ensuring seamless connectivity to the greater Bellevue area and beyond. Additionally, its proximity to Overlake Hospital, the Eastside's leading healthcare facility, makes it an excellent option for corporate office users seeking a well-located and thoughtfully designed space.

FLOOR PLAN OPTIONS

SUITE 201 + 202 (CAN BE COMBINED)



SUITE	SIZE	MONTHLY RATE	AVAILABILITY
201	1,021 RSF	$2,935.00 Full Service	Immediately
202	1,173 RSF	$3,372.00 Full Service	60 Days Notice
201+202	2,194 RSF	$6,307.75 Full Service	60 Days Notice

BUILDING FEATURES

Comcast Available in Building
BUSINESS CLASS

Free Parking |4.0/1,000 RSF

Proximity to Downtown Bellevue, Overlake Hospital, Kaiser Permanente, Children's Hospital, & Hidden Valley Park

Excellent Views of Greenbelt & Hidden Valley Park

Easy Access to I-405, SR-520 & I-90

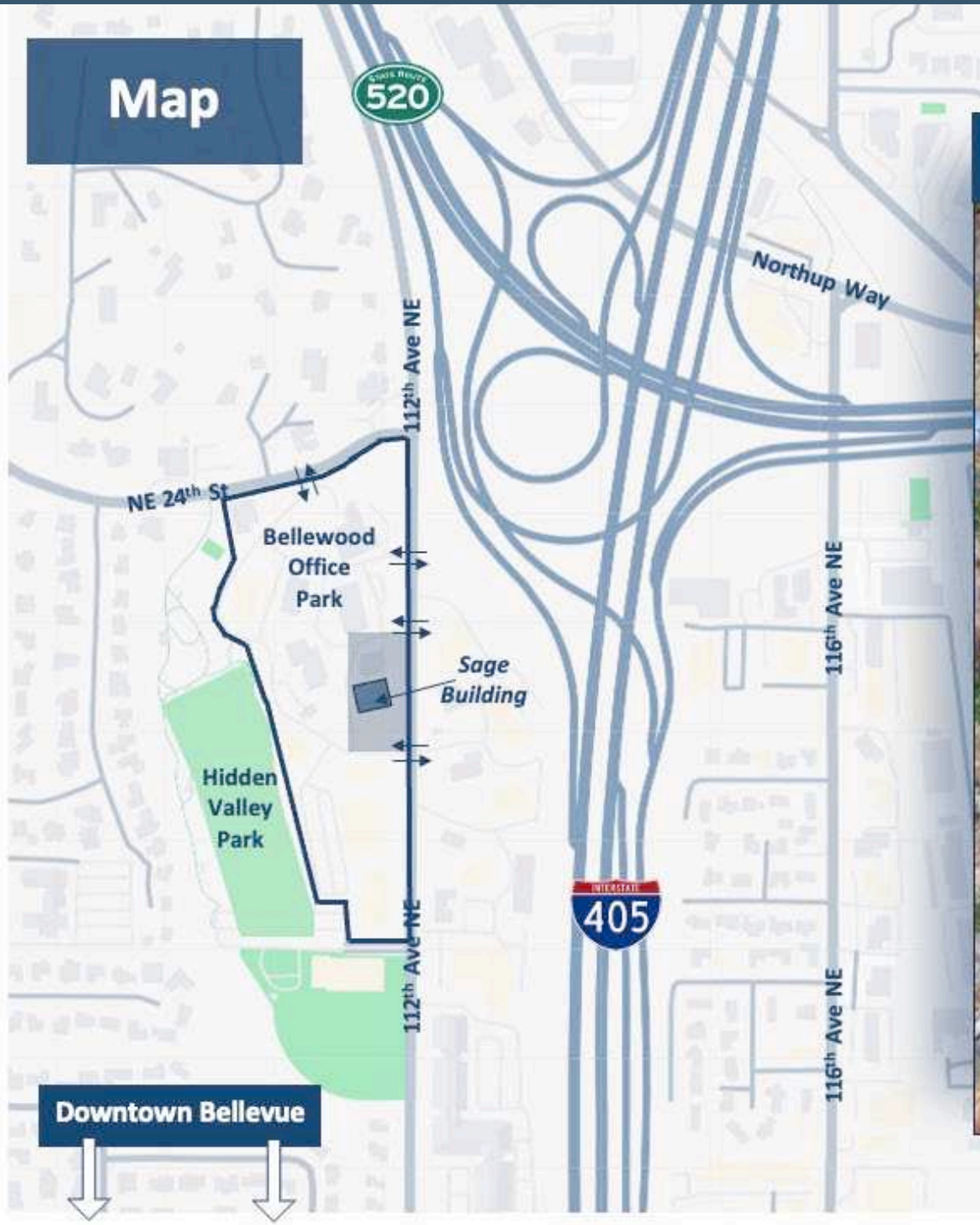
Sage Building

Hidden Valley Park

SAGE BUILDING

2135 112th Ave NE, Bellevue, WA 98004

Map



Aerial Map

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