



Office/flex spaces for lease along SR 520

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North Creek Business Park

14110 - 14260 NE 21st St. • Bellevue, WA

Building A: Suite 14140 - 3,837 RSF

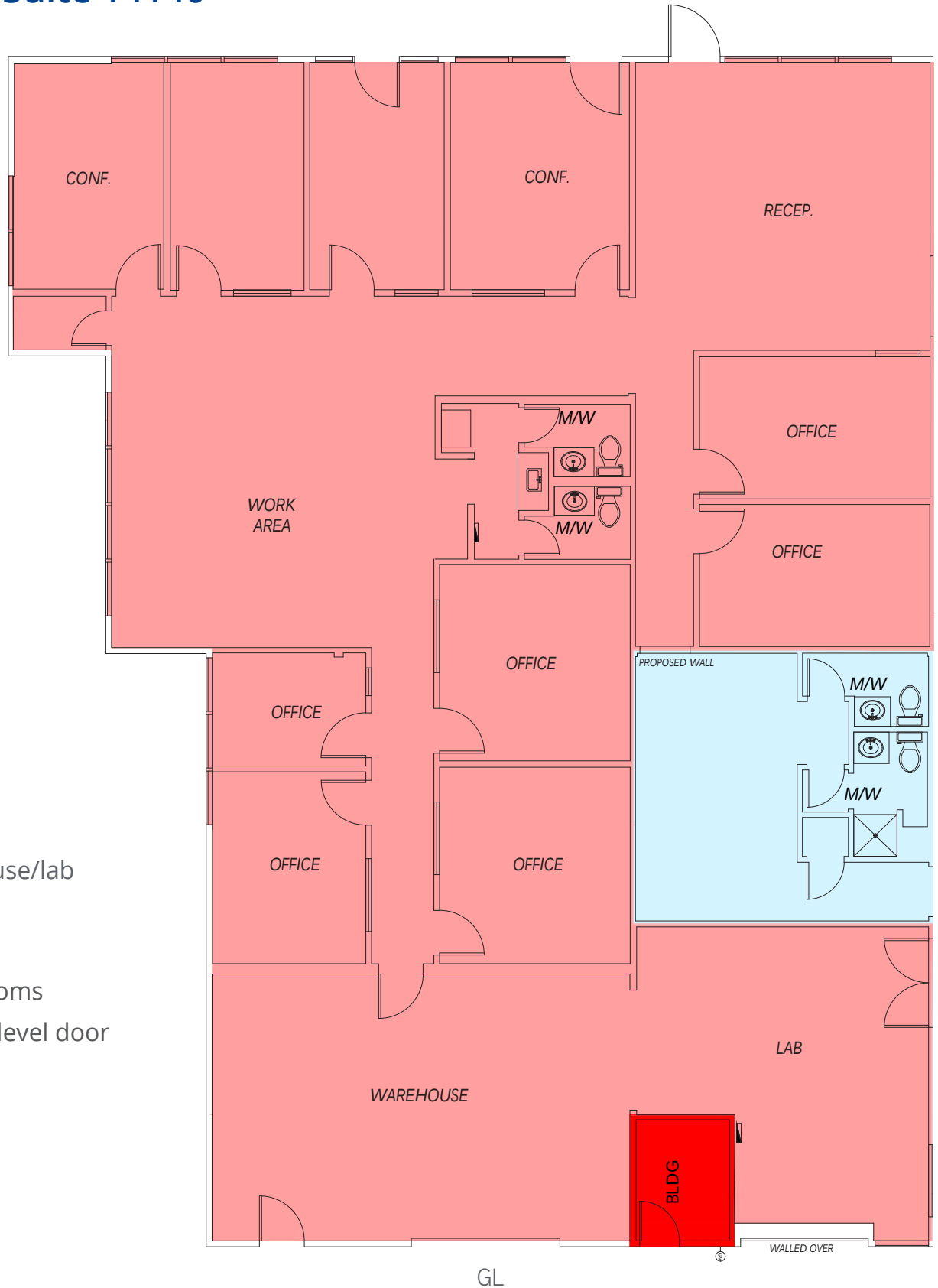
- ±2,916 RSF office; ±921 RSF warehouse/lab

Building B: Suite 14260 - 2,462 RSF

- 1,932 SF office/flex; 530 SF warehouse

- Base Rent - \$27.00/RSF/Yr, NNN (est. 2026 NNNs=\$8.16)
- 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 - Suite 14140



3,837 RSF total

±2,916 RSF office

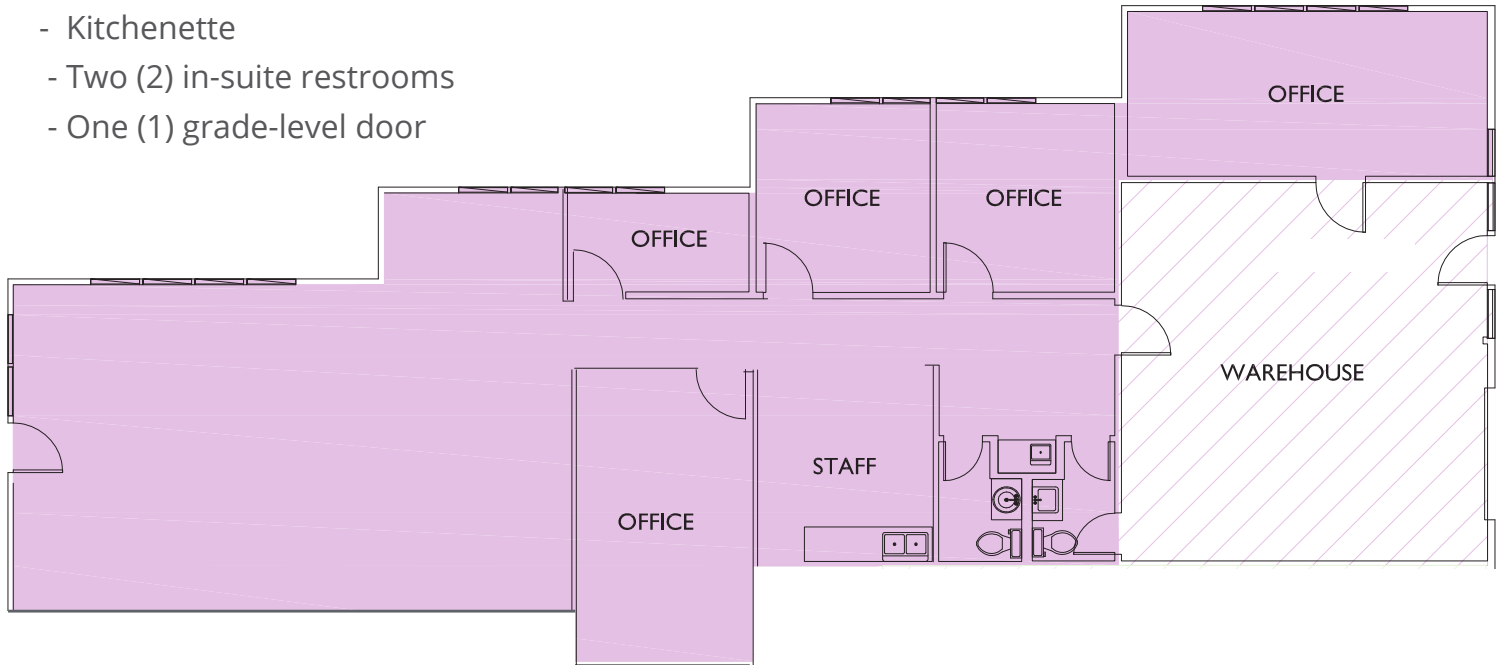
±921 RSF warehouse/lab

- Private offices
- Open space
- In-suite restrooms
- One (1) grade-level door

Building B - Suite 14260

2,462 SF total: 1,932 SF office/flex; 530 SF warehouse

- Mix of private offices and open space
- Kitchenette
- Two (2) in-suite restrooms
- One (1) grade-level door



Location

