

1940 Building

1940 116th Ave NE, Bellevue, WA



1,300 RSF Office Sublease Available

\$35.00/RSF, Full Service

**Leibsohn
& Company** 



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Property Features



- » Sublease Term Through May 31, 2028
- » Available May 1, 2026
- » Grade Level Accessibility
- » Near Overlake Medical Center and Seattle Children's
- » 5-Minute Drive to I-405 & SR-520 ramps, offering Immediate access to Downtown Bellevue
- » Located 0.8mi from Link Light Rail · Spring District Station

116TH AVE NE

Additional Exit to
116th Ave NE

1940 BUILDING



Nearby Amenities

1. QFC
*The Brief Encounter Cafe
Subway*
2. Burgermaster
3. Mercury's Coffee Co.
4. Subway
5. Bellevue Brewing Co.
6. The Crab Pot Bellevue
7. Burger King
8. Kitchen & Market
9. Ramen Nori · Ramen & Sushi
10. Cascadia Pizza Restaurant and Brewery

EASRAIL

Link

**DOWNTOWN
BELLEVUE**
(2 miles)



8
2

South Kirkland
Park & Ride

1

Bellevue Way NE

NE 24th St

100th Ave NE

Bellevue Way NE

108th Ave NE

112th Ave NE



116th Ave NE

124th Ave NE

1940
BUILDING

Seattle Children's
HOSPITAL · RESEARCH · FOUNDATION

OVERLAKE
MEDICAL CENTER & CLINICS

**KAISER
PERMANENTE**

NE 10th St

Wilburton

Lake
Bellevue

Spring District

5

6

7

4

Northrup Way

9

3

NE 20th St

10



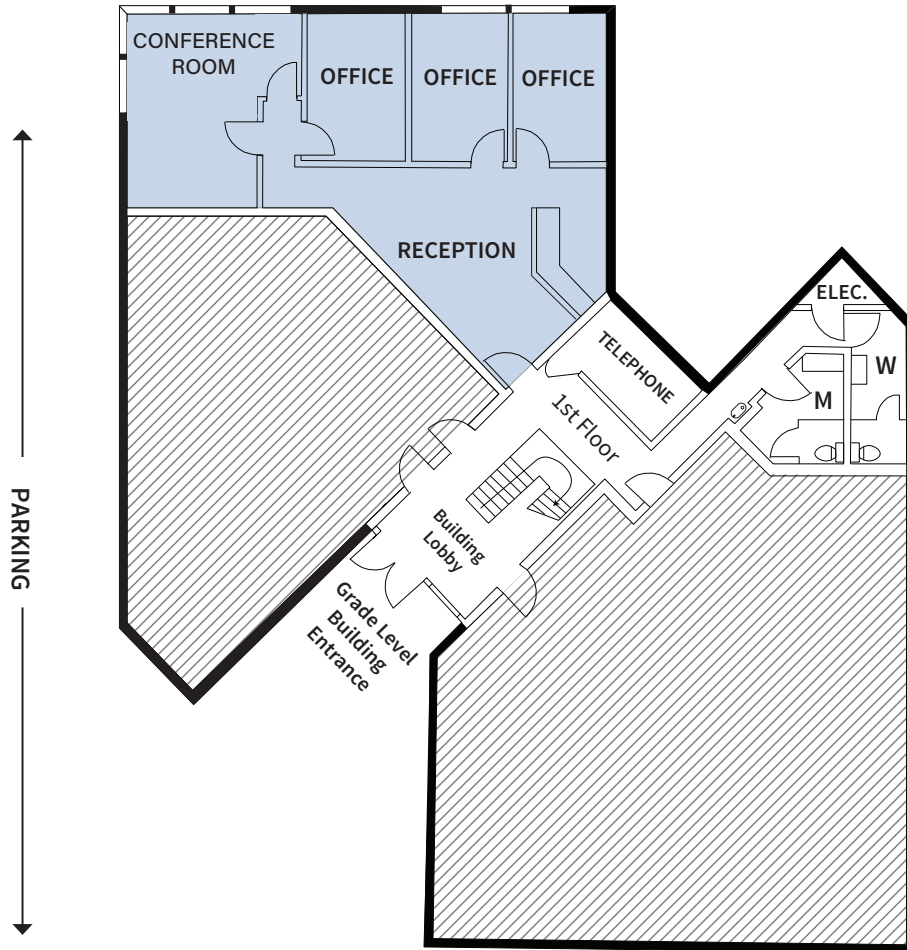
BelRed

NE Bel Red Rd

132nd Ave NE

1940 Building

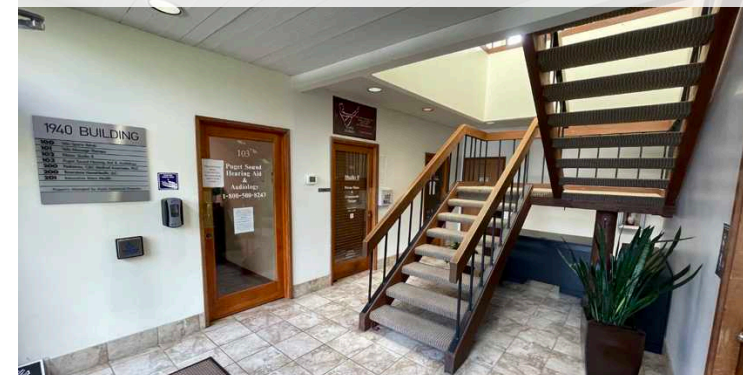
1940 116th Ave NE, Bellevue, WA



Suite 101 | 1,300 RSF

- \$3,791.67/month, Full Service
- 5 Private Offices
- Available May 1, 2026
- Sublease Term to May 31, 2028
- Reception w/ Built-in Desk
- Grade Level Accessibility

1st Floor Building Lobby



Reception



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Private Office

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