

OFFICE FOR LEASE

Rockwood Office Park 1406 Building

1406 140th PL NE, Bellevue, WA 98007



OFFICE SUITE FOR LEASE

Suite 107 | 2,260 RSF
\$30.00 - \$36.00/RSF, Full Service
TI Allowance Available



DAN KREKEL *CCIM*
Senior Vice President
+1 425 586 4655
dkrekel@leibsohn.com









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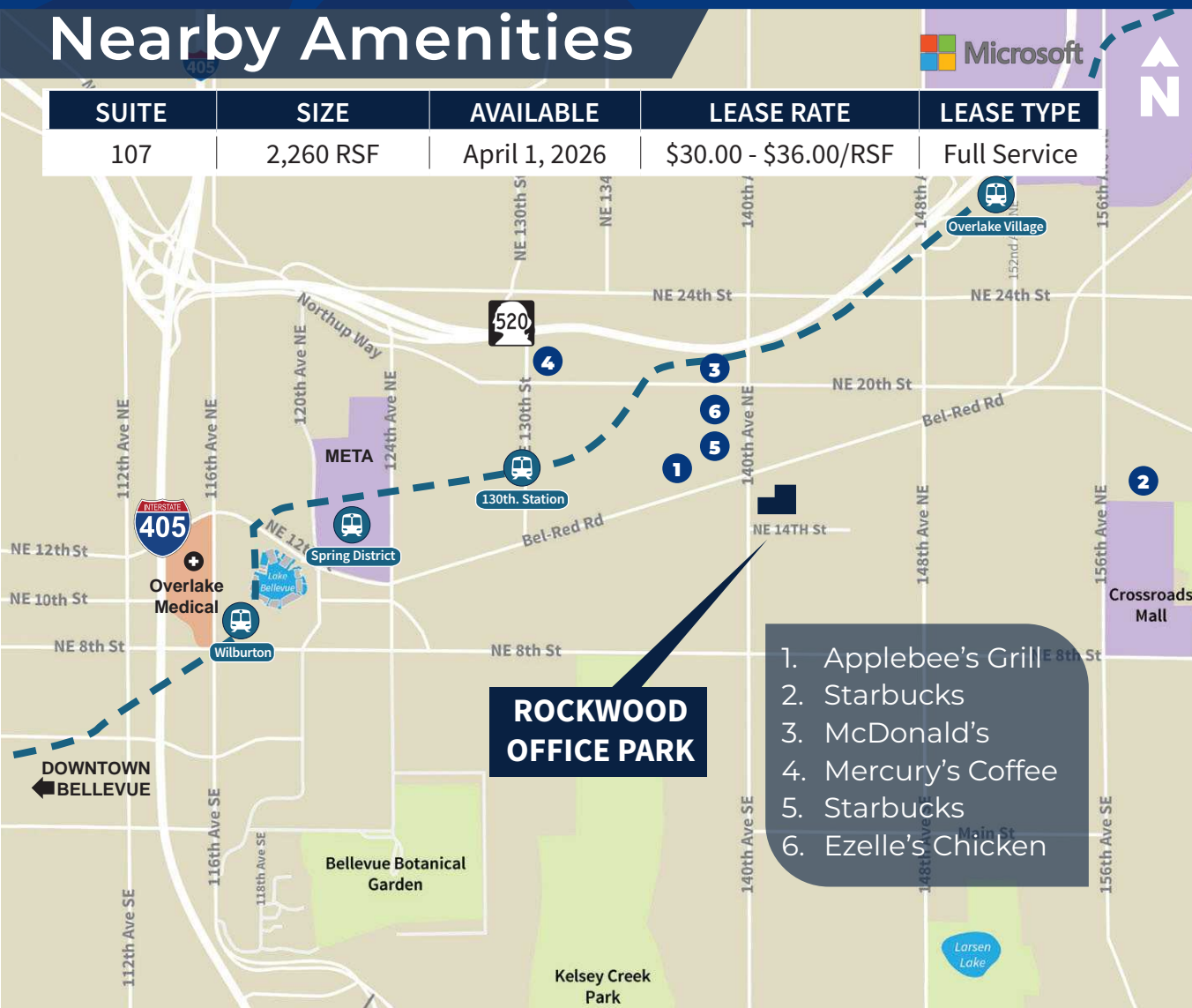
PROPERTY HIGHLIGHTS

SUITE 107 | 2,260 RSF

-  4.0/1,000 SF parking ratio
-  5 Covered/Reserved Stalls Included
-  New HVAC & Roof
-  Large Storage Space Included with Suite 107
-  Easy Access to SR-520 & I-405, Downtown Bellevue, Microsoft Campus, & Amenities
-  Located on Bus Line
-  Walking Distance to Restaurant & Retail Amenities
-  COMCAST **BUSINESS** Available in Building

Nearby Amenities

SUITE	SIZE	AVAILABLE	LEASE RATE	LEASE TYPE
107	2,260 RSF	April 1, 2026	\$30.00 - \$36.00/RSF	Full Service



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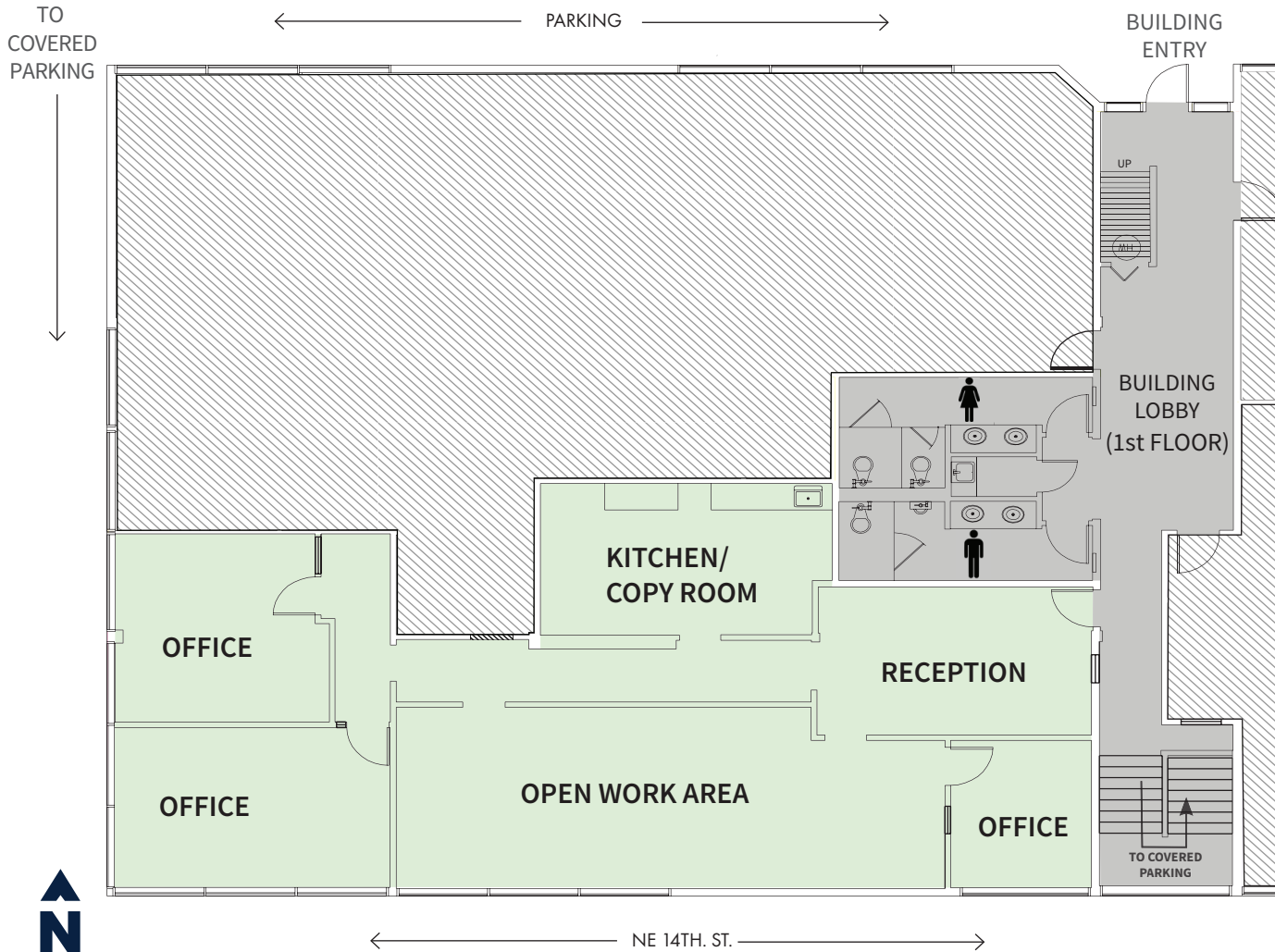
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As-Is Buildout:



- Available April 1, 2026
- As-Built Lease Rate: \$5,650.00/month, Full Service
- Market Ready Improvement Allowance Available
- Grade Level Entry



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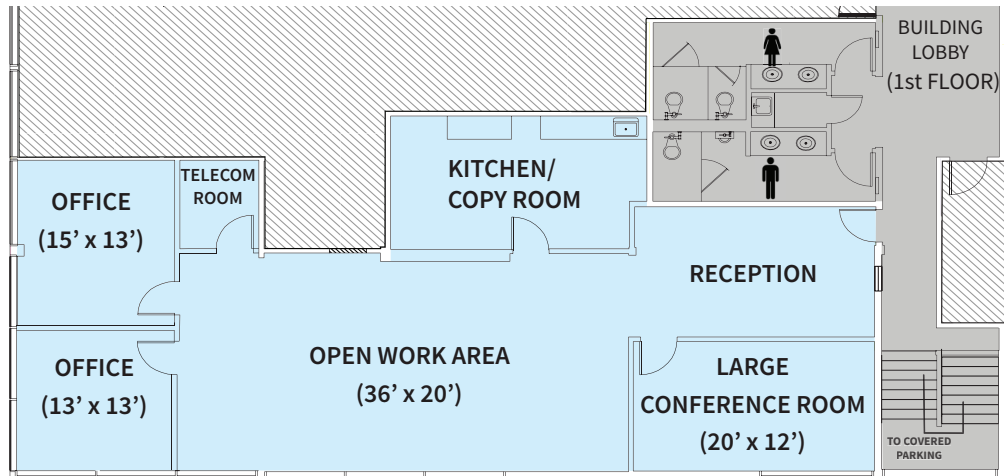
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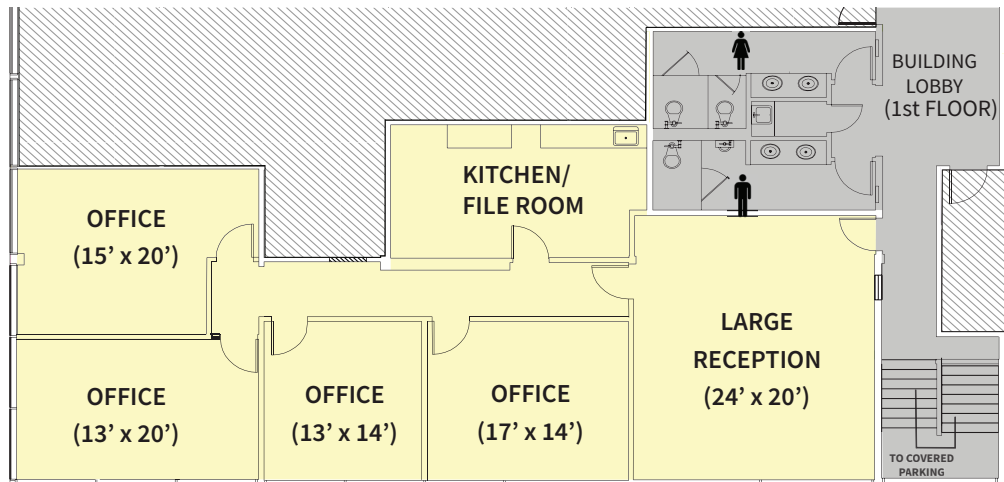
With Substantial Improvements

Conceptual Floor Plan #1



*Dimensions Are Approximate

Conceptual Floor Plan #2



*Dimensions Are Approximate

- Available April 1, 2026
- “Conceptual Build-Out” Rate: \$6,780.00 per month, Full Service
- Substantial Tenant Improvement Allowance Available
- Grade Level Entry

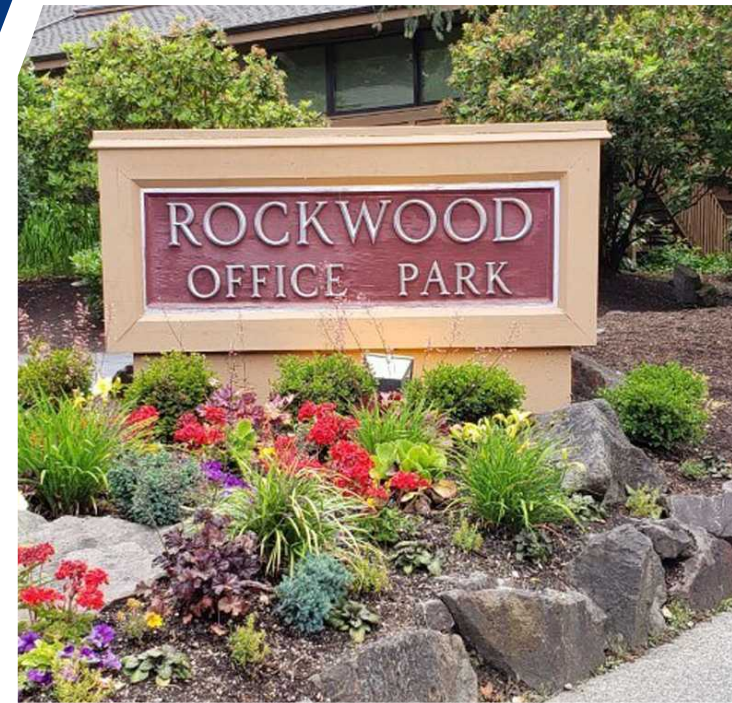


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