



**17,477 SF SERVICE CENTER
1.71 ACRE SITE
SHORT-TERM LEASE OPPORTUNITY**

306 & 326

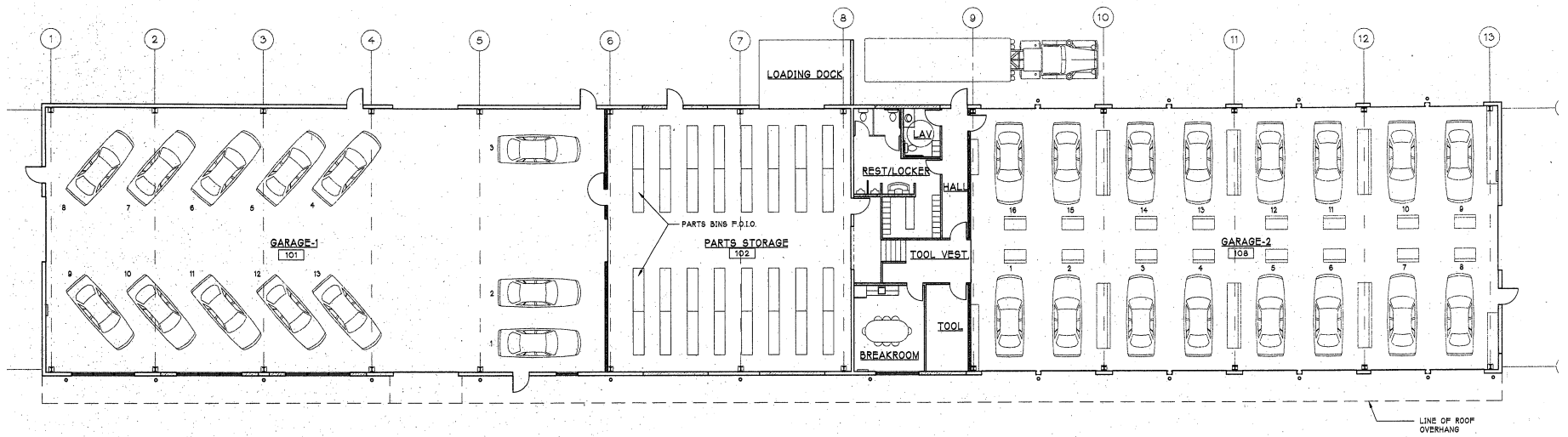
116th Ave SE
Bellevue, WA 98005

CBRE

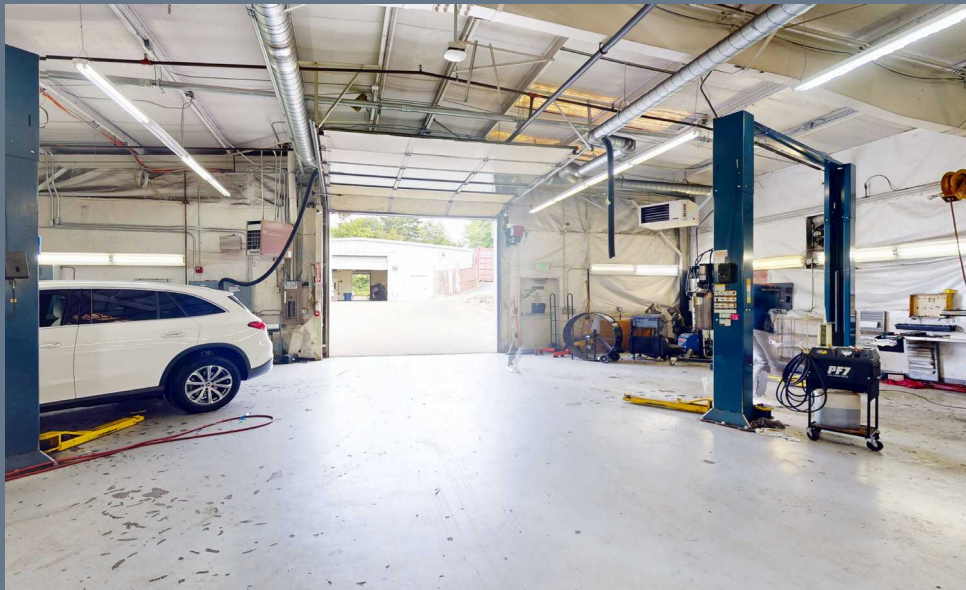


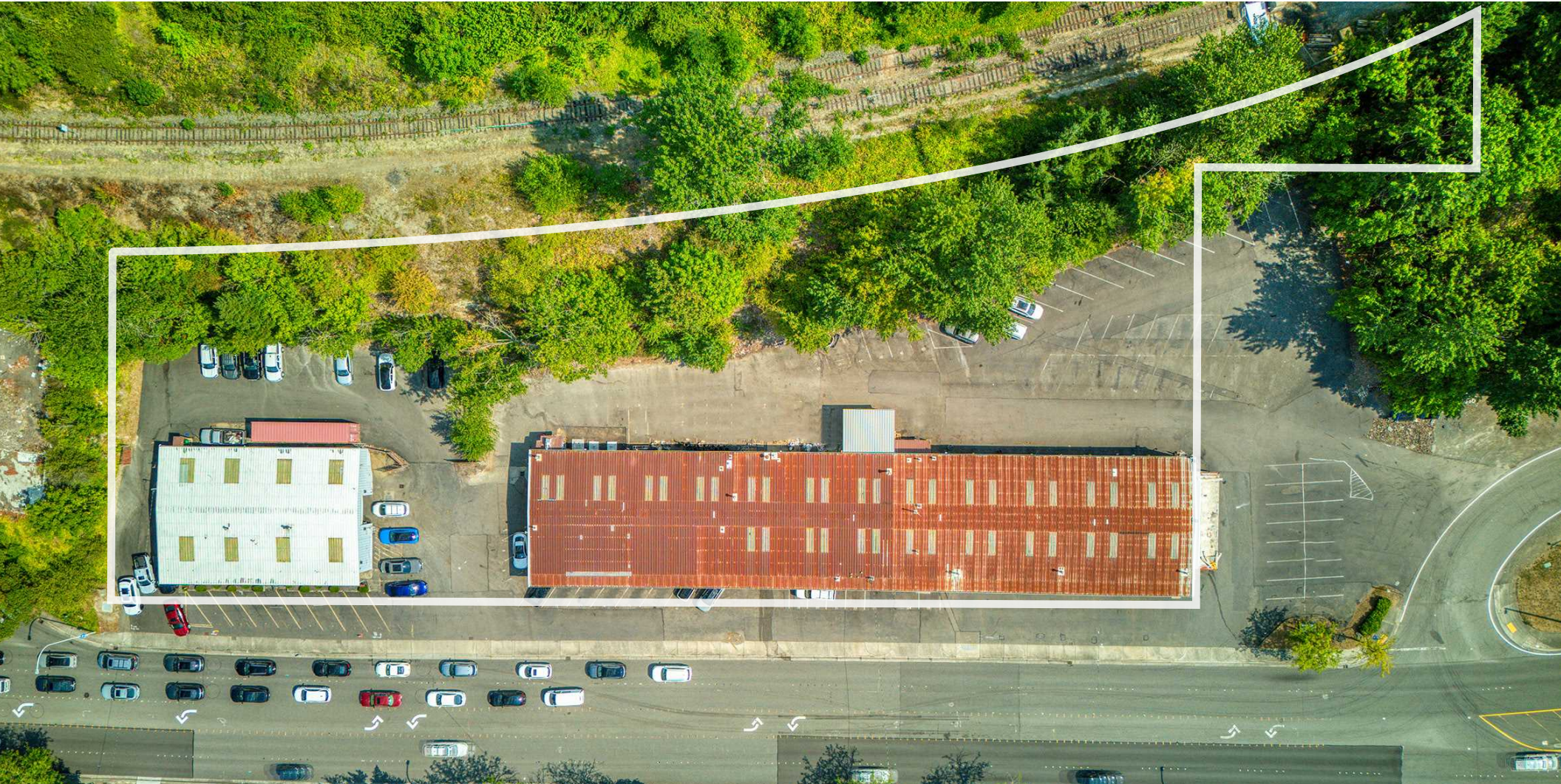
PROPERTY HIGHLIGHTS

| | |
|-----------------|---|
| Total Size | 17,477 RSF (Building 1: 4,066 SF & Building 2: 13,411 SF) |
| Site Size | 1.71 Acres (74,461 SF) |
| Loading Doors | 21 (Service Center: 19 & Detail Shop: 2) |
| Clear Height | 16'-18' |
| Service Bays | 22 |
| Street Frontage | 445 feet along 116th Ave SE |
| Current Use | Automotive service center & detail shop |
| Availability | February 1, 2026 |
| Zoning | MU-H (Highrise Mixed-Use) |
| Available | Now |
| Lease Rate | Call broker |
| Lease Term | Month to month up to two (2) years |



FIXTURING/ LAYOUT
SCALE: 1"=10'-0"





DESIRABLE LOCATION JUST
OUTSIDE OF DOWNTOWN
BELLEVUE



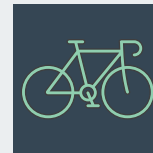
13,411 SF SERVICE
CENTER & 4,066 SF
SHOP BUILDINGS WITH
21 COMBINED LOADING
DOORS



CONVENIENT ACCESS
TO I-405, I-90 & SR-520
FREEWAYS



LESS THAN ONE MILE
FROM EAST MAIN &
WILBURTON LIGHT RAIL
STATIONS



ADJACENT TO EASTRAIL
& A QUARTER MILE TO
WILBURTON TRESTLE
(OPENING SUMMER 2026)



WILBURTON LIGHT RAIL STATION

SPRING DISTRICT

EAST MAIN LIGHT RAIL STATION

Main St.

306
116th Ave NE

116th Ave NE

306 & 326

116th Ave SE



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