Overlake Office Center

15446 Bel-Red Rd, Redmond, WA 98052

1,167 RSF - 4,282 RSF Office Space Available

$36.00/RSF - $42.00/RSF, Full Service

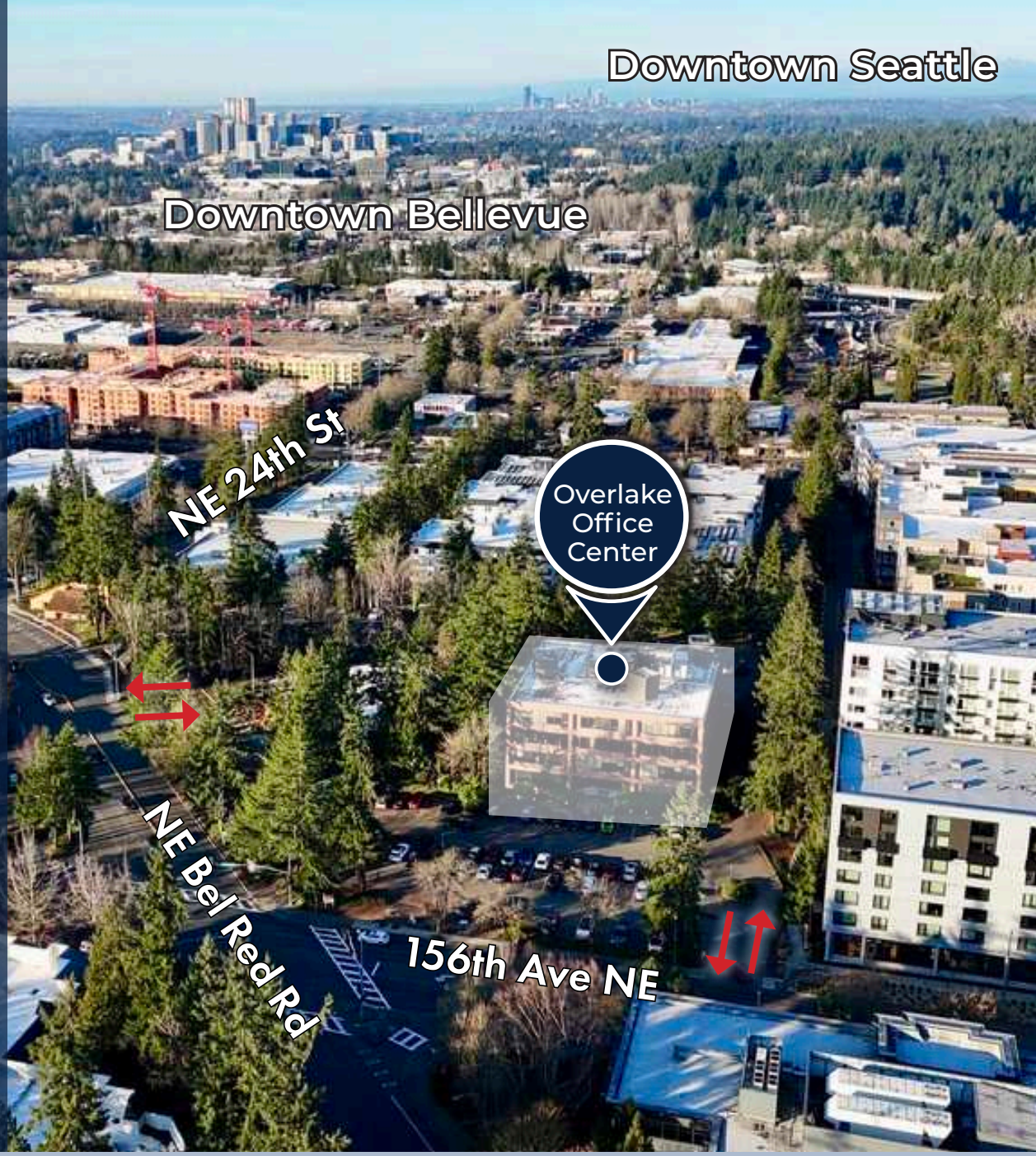
Leibsohn & Company

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

MAXTON **MACLACHLAN**
Associate Vice President
+1 425 586 4659
mmaclachlan@leibsohn.com

Property**Features**

- Close to Kirkland, Redmond, & Downtown Bellevue with Easy Access to I-405 & SR-520
- Prominent Monument Signage Available
- Adjacent Bus Stops for Routes 222, 223 & 226
- Near Microsoft Campus & Facebook HQ
- New LED Lighting
- New Ownership and Building Management as of 2026
- ziply fiber & COMCAST BUSINESS Available



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Available**Suites**

Floor	Suite	Size	Full Service Rate	Availability
3rd	320	1,423 RSF	$42.00/RSF, FS	6/1/2026
3rd	350	1,167 RSF	$42.00/RSF, FS	Immediately
4th	401	1,655 RSF	$37.50/RSF, FS	8/1/2026
4th	430	1,408 RSF	$36.00/RSF, FS	Immediately
4th	450	2,874 RSF	$36.00/RSF, FS	7/1/2026
CONTIGUOUS OPTIONS				
4th	401+430	3,073 RSF	$36.00/RSF, FS	8/1/2026
4th	430+450	4,282 RSF	$36.00/RSF, FS	7/1/2026
4th	401+430+450	5,947 RSF	$36.00/RSF, FS	8/1/2026

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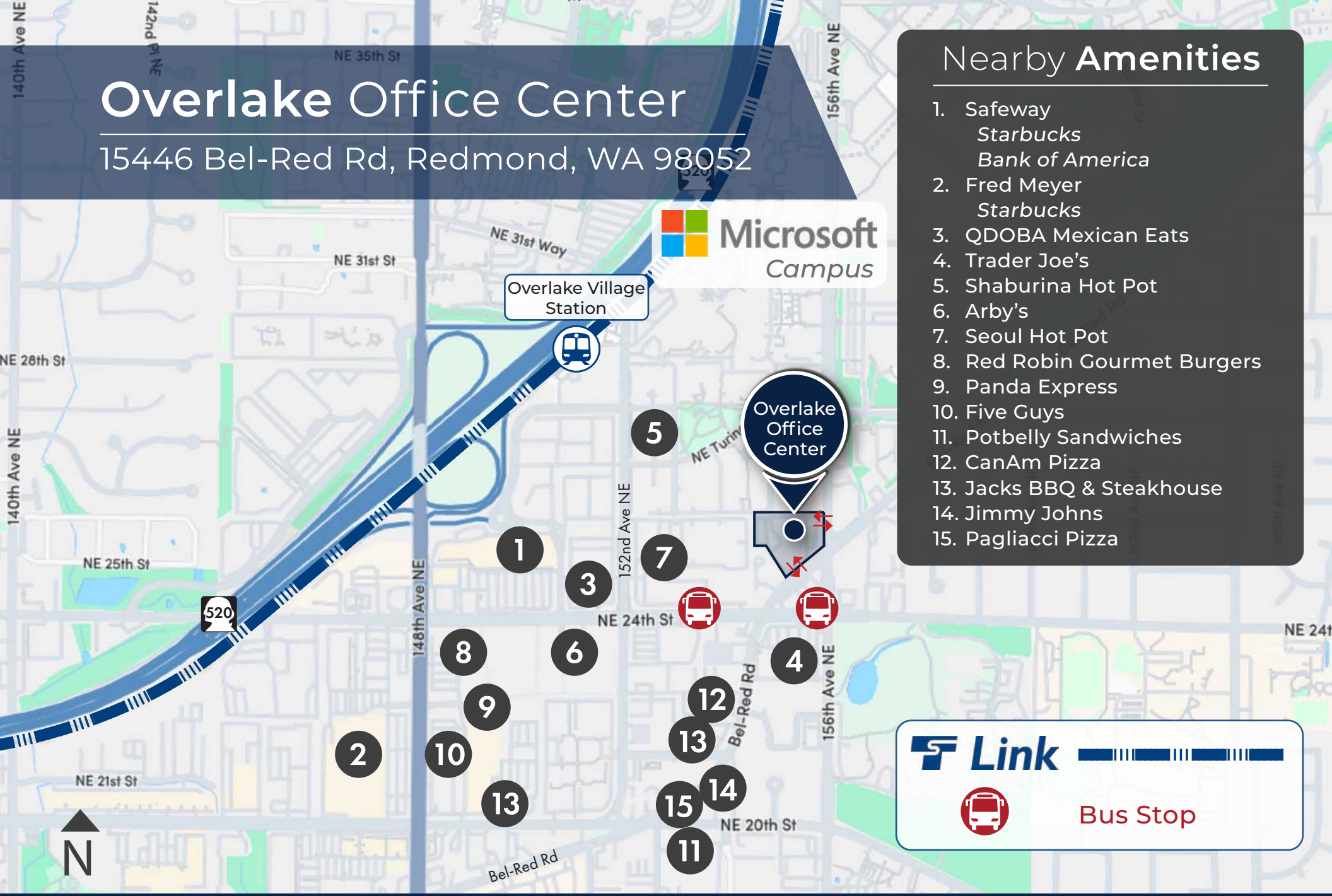

Nearby **Amenities**

1. Safeway
   Starbucks
   Bank of America
2. Fred Meyer
   Starbucks
3. QDOBA Mexican Eats
4. Trader Joe's
5. Shaburina Hot Pot
6. Arby's
7. Seoul Hot Pot
8. Red Robin Gourmet Burgers
9. Panda Express
10. Five Guys
11. Potbelly Sandwiches
12. CanAm Pizza
13. Jacks BBQ & Steakhouse
14. Jimmy Johns
15. Pagliacci Pizza

Link

Bus Stop

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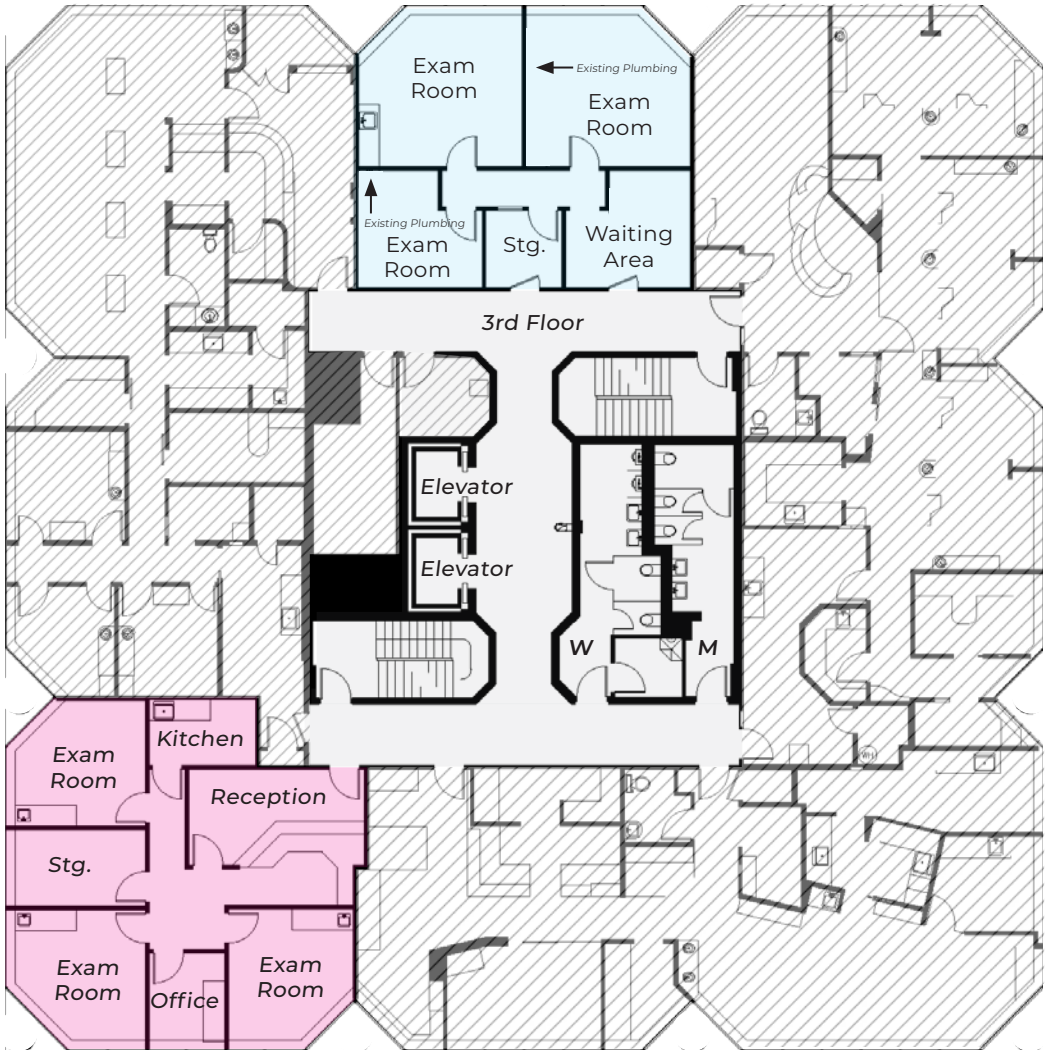
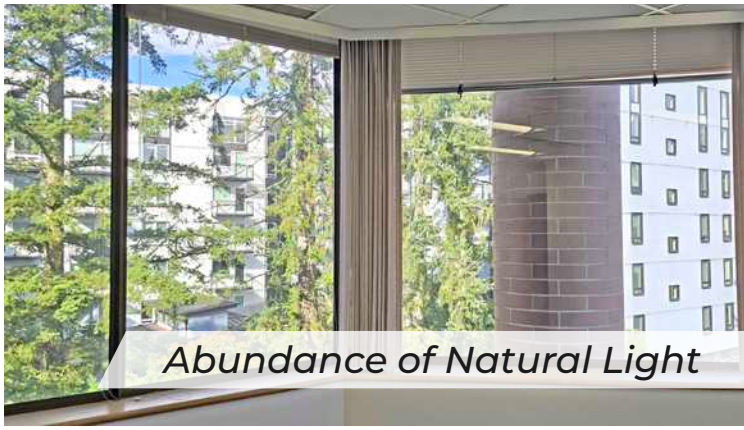
Suite	Size	Full Service Rate	Available
320	1,423 RSF	$4,980.50/mo, FS	6/1/2026
350	1,167 RSF	$4,085.00/mo, FS	Immediately





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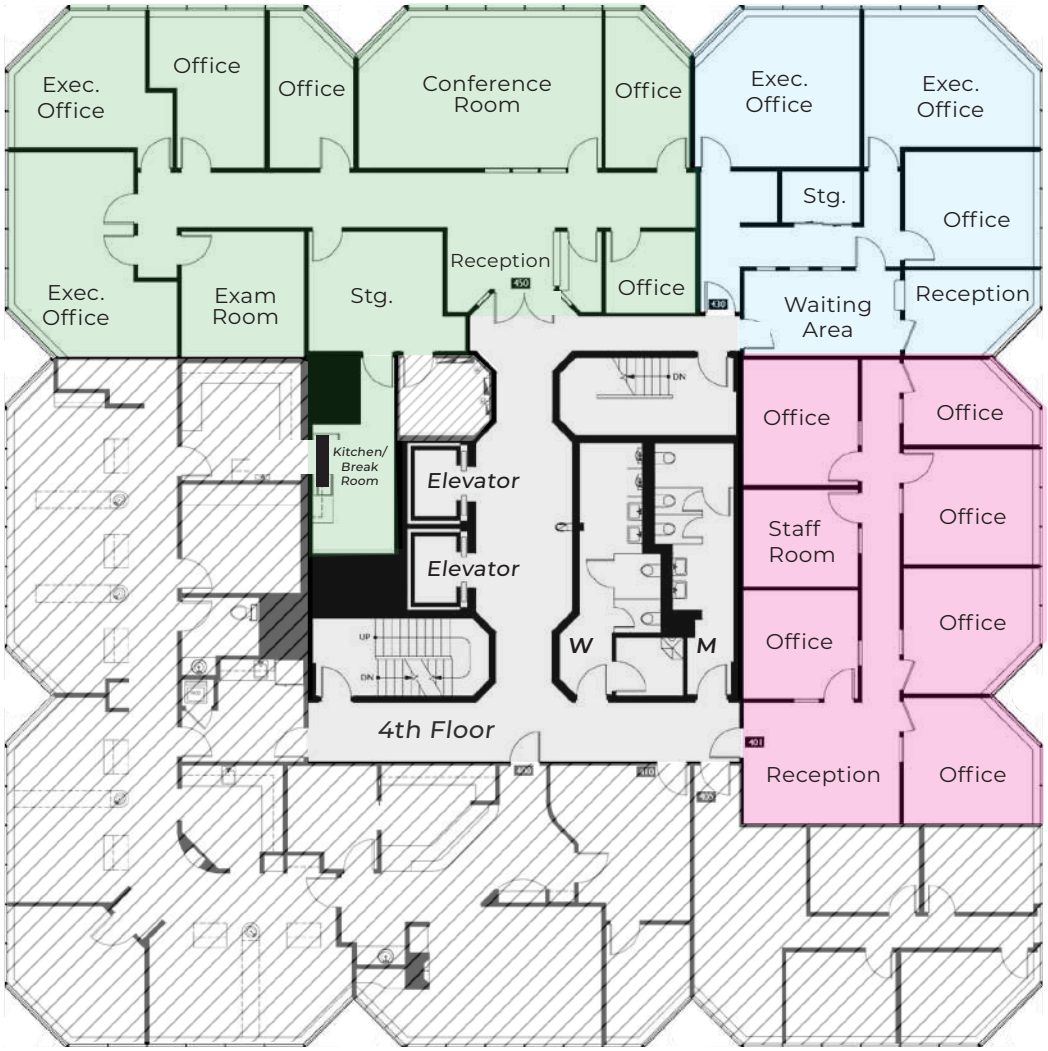

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Suite	Size	Full Service Rate	Available
401	1,655 RSF	$5,172/mo, FS	8/1/2026
430	1,408 RSF	$4,224/mo, FS	Immediately
450	2,874 RSF	$8,622/mo, FS	7/1/2026
CONTIGUOUS OPTIONS			
401+430	3,073 RSF	$9,219/mo, FS	7/1/2026
430+450	4,282 RSF	$12,846/mo, FS	8/1/2026
401+430+450	5,947 RSF	$17,841/mo, FS	8/1/2026

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Building Monument Signage

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Building Lobby

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