

# 1940 Building

1940 116th Ave NE, Bellevue, WA



1,300 RSF Office Sublease Available

\$35.00/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



- » Sublease Term Through May 31, 2028
- » Available June 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

112th Ave NE

Northrup Way

116th Ave NE



NE 24th St

100th Ave NE

Bellevue Way NE

108th Ave NE

112th Ave NE



116th Ave NE

124th Ave NE

1940  
BUILDING

4

Northrup Way

9



3

NE 20th St

10



OVERLAKE  
MEDICAL CENTER & CLINICS



NE 10th St

Wilburton

Lake  
Bellevue

5

6

7

Spring District

NE Bel Red Rd

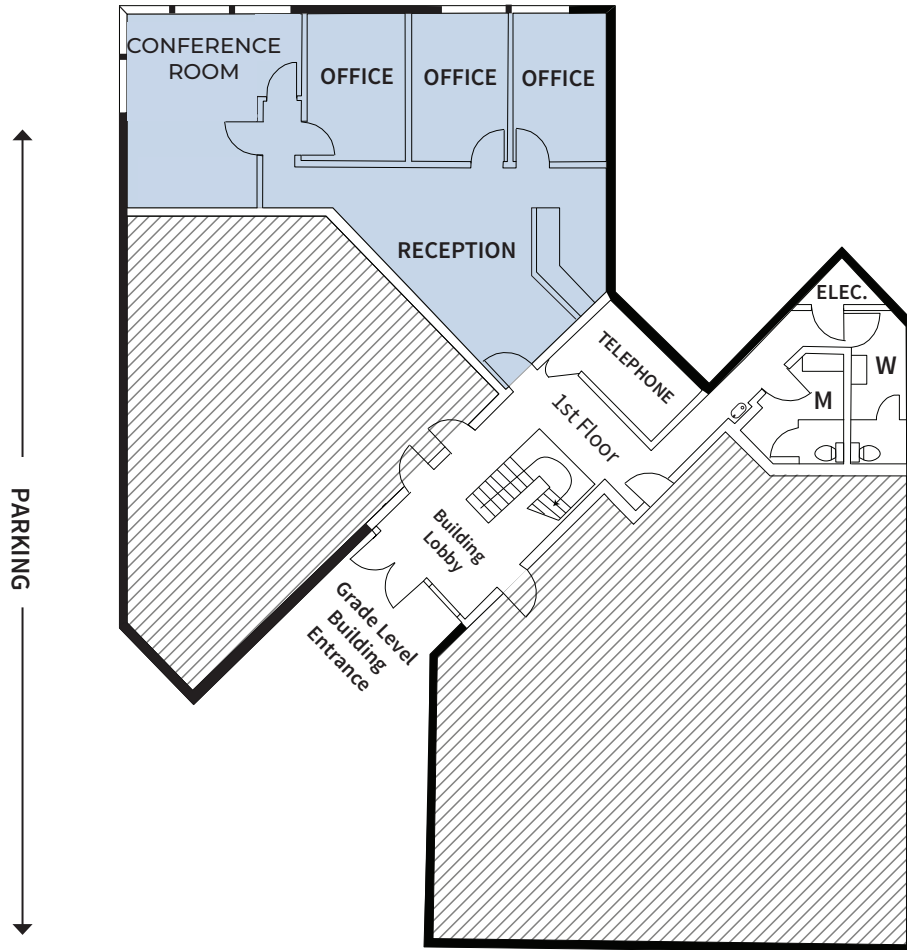
132nd Ave NE



BelRed

# 1940 Building

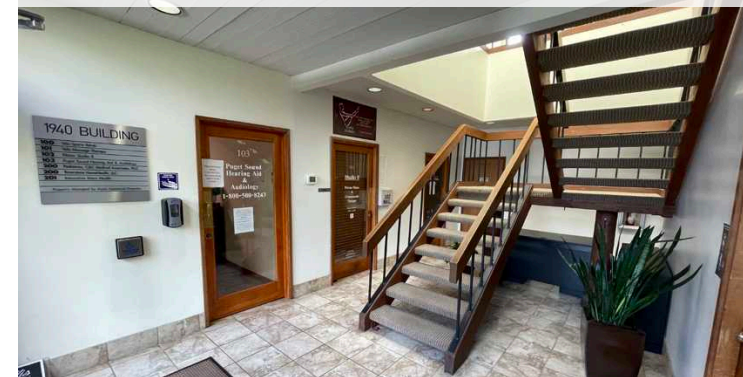
1940 116th Ave NE, Bellevue, WA



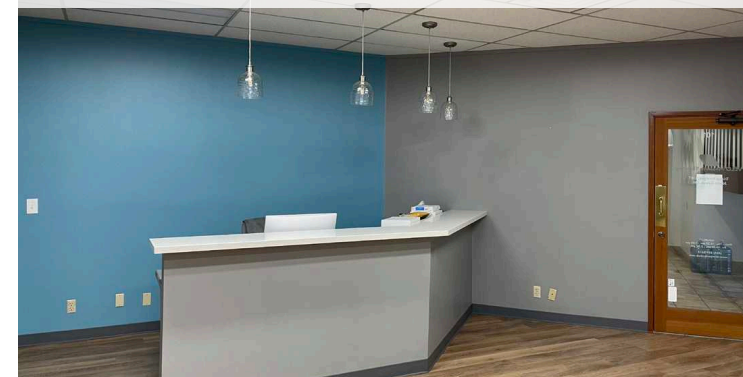
## Suite 101 | 1,300 RSF

- \$3,791.67/month, Full Service
- 5 Private Offices
- Available June 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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