

OFFICE FOR LEASE



## SAGE BUILDING

2135 112th Avenue NE, Bellevue, WA

**Leibsohn  
& Company** 

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## THE OFFERING

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**SIZE:** 1,173 RSF

**RATE:** \$34.50/RSF, Full Service



**Leibsohn & Company**, as the exclusive listing firm, is pleased to present an opportunity to lease 1,174 RSF of office space in the **Sage Building**, a well-appointed property in Bellevue, WA.

Located in Bellevue's Hidden Valley neighborhood, the Sage Building offers a peaceful work environment with greenbelt views and a natural backdrop of Washington's iconic evergreens. Despite its quiet setting, the property is less than a mile from Downtown Bellevue, providing easy access to a wide range of dining, retail, and business services.

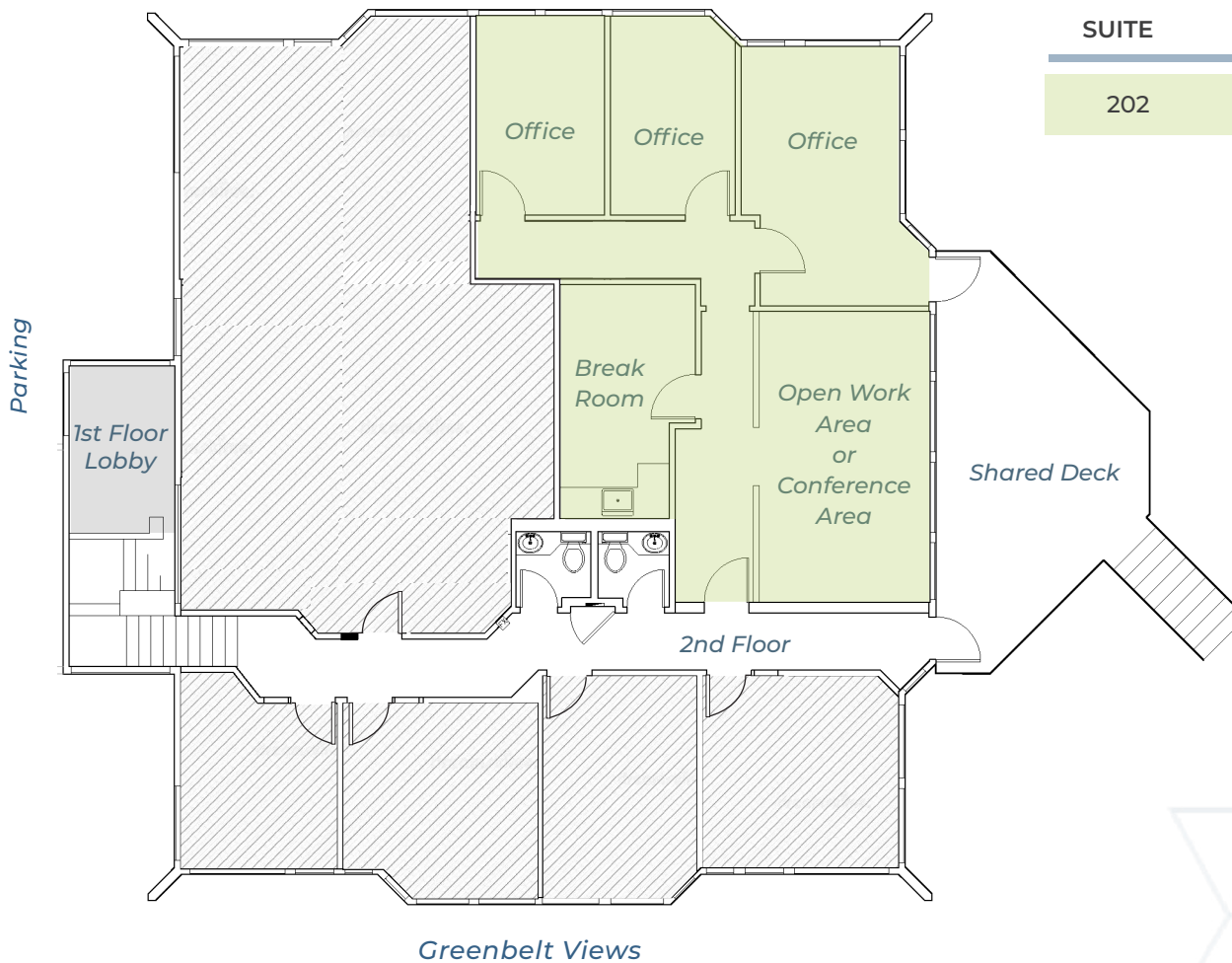
The Sage Building is positioned near major transportation routes, ensuring seamless connectivity to the greater Bellevue area and beyond. Additionally, its proximity to Overlake Hospital, the Eastside's leading healthcare facility, makes it an excellent option for corporate office users seeking a well-located and thoughtfully designed space.

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## FLOOR PLAN OPTIONS

*Greenbelt Views*



SUITE

SIZE

FULL SERVICE RATE

AVAILABILITY

202

1,173 RSF

\$3,372.00/month

Immediately



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## BUILDING FEATURES



Comcast  
BUSINESS CLASS

Available in Building



Free Parking | 4.0/1,000 RSF



Proximity to Downtown Bellevue,  
Overlake Hospital, and Kaiser  
Permanente



Greenbelt and Hidden Valley Park Views



Easy Access to I-405, SR-520 & I-90



Sage Building



Hidden Valley Park

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## Map



## Aerial Map



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