

Office Space For Lease or Sublease

I-90 Building

15405 SE 37th St. Bellevue, WA 98006

Prime Bellevue location offering instant freeway access, nearby amenities, and a strong Eastside business presence



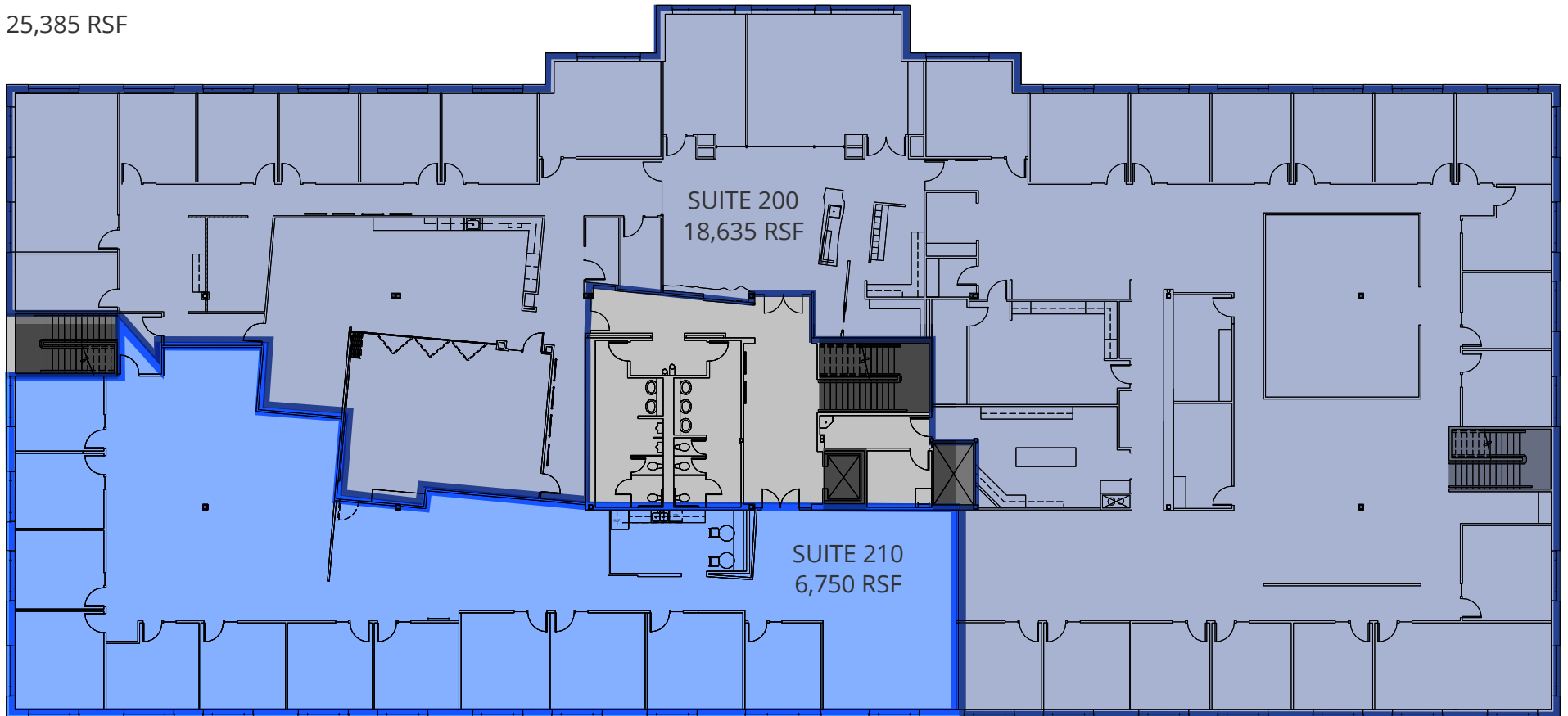
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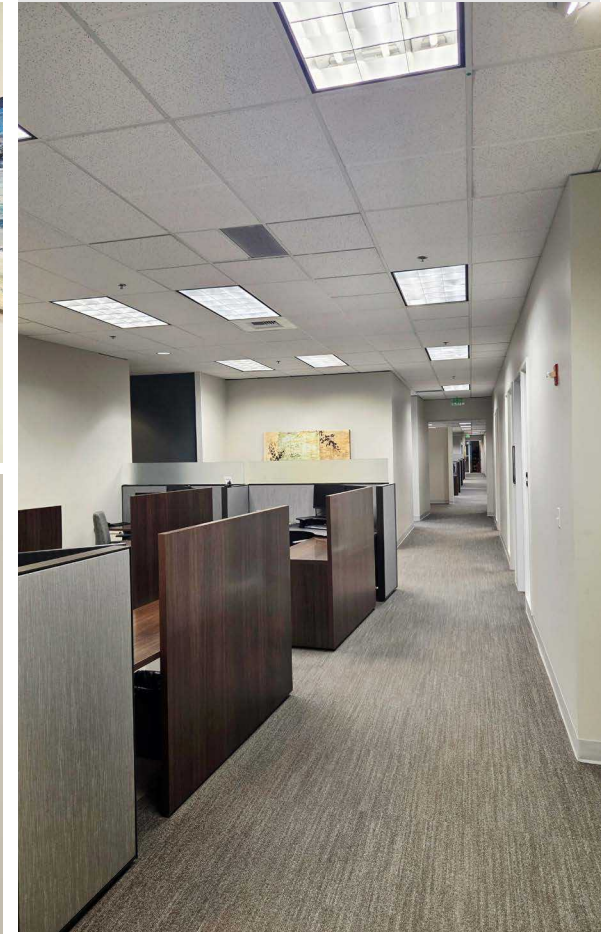
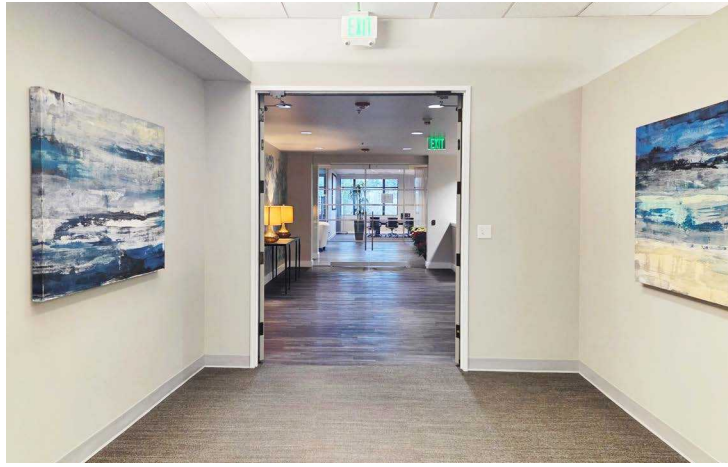
2nd Floor Plan

25,385 RSF



2nd Floor: 6,750 – 25,385 RSF Available

- Up to full floor (25,385 RSF) available
- Plug-and-play office space
- Fully furnished
- Available with 90 days' notice
- Term: Sublease through December 2029; flexible
- Prominent signage opportunity
- Parking ratio: 3.5 / 1,000 RSF
- Rate: Negotiable (contact broker)



Enjoy Bellevue's best amenities without the downtown traffic or parking challenges.



Highly visible Southeast Bellevue location with convenient access to major arterial roads



Immediate freeway access to I-90 and I-405, providing quick connections to Seattle and the Eastside



Short drive to Downtown Bellevue, Factoria, and other major commercial districts



Close to numerous restaurants, cafes, grocery stores, hotels, and everyday services



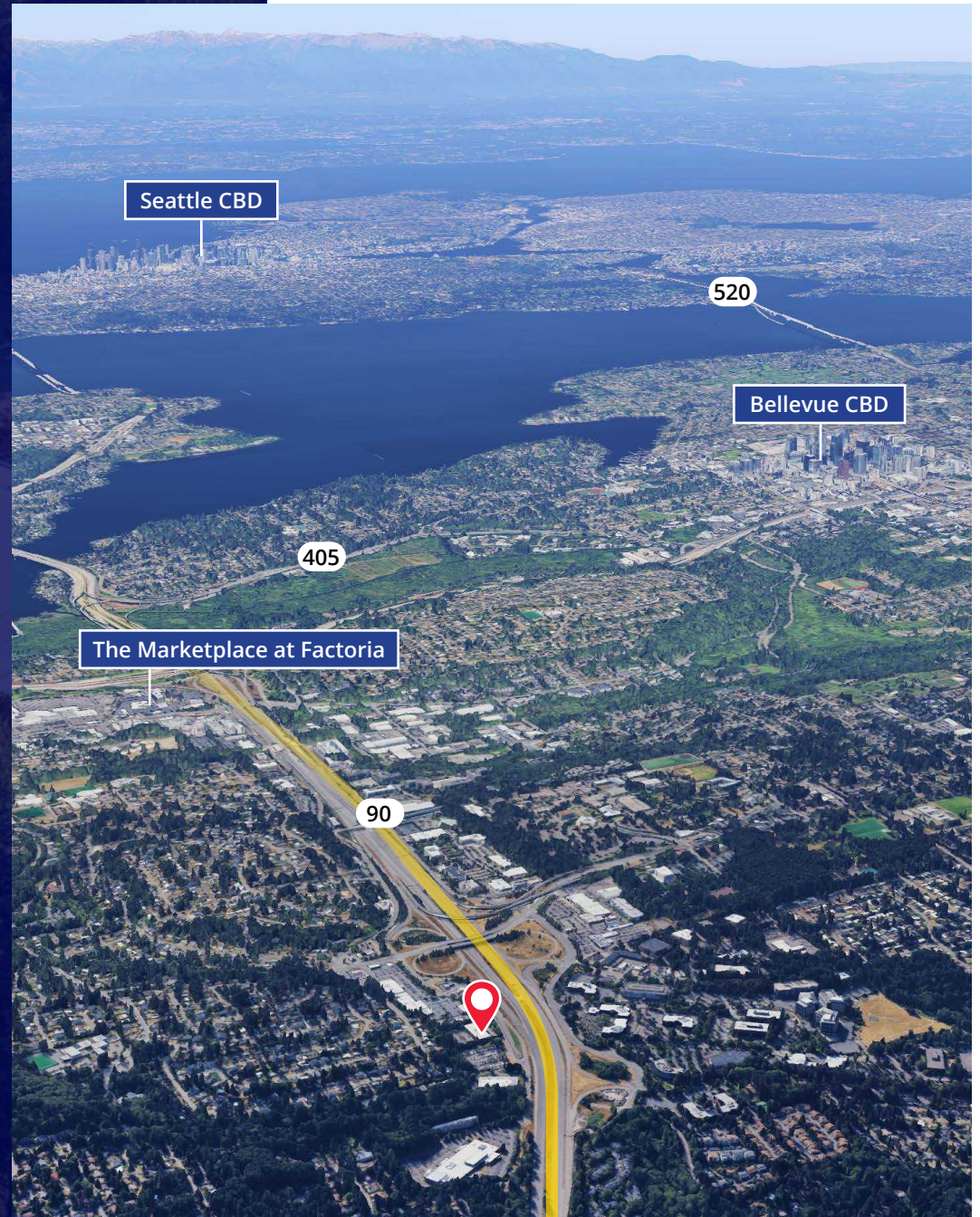
Strong surrounding office, flex, and light industrial business environment



Well served by public transit with routes connecting Bellevue, Seattle, and Redmond



Nearby parks, trails, and green spaces, supporting employee wellness and work-life balance





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