

CLASS A OFFICE FOR LEASE

# OVERLAKE 520



WEST BUILDING - 14335 NE 24TH STREET, BELLEVUE WA 98007 | EAST BUILDING - 14475 NE 24TH STREET, BELLEVUE WA 98007

[PROPERTIES.CBRE.US/OVERLAKE-520/](https://PROPERTIES.CBRE.US/OVERLAKE-520/)



# PROPERTY HIGHLIGHTS



Less than a half mile from the Overlake Light Rail Station coming 2023



Prominent freeway visibility



Parking: 4.1 / 1,000 SF, covered and reserved parking available



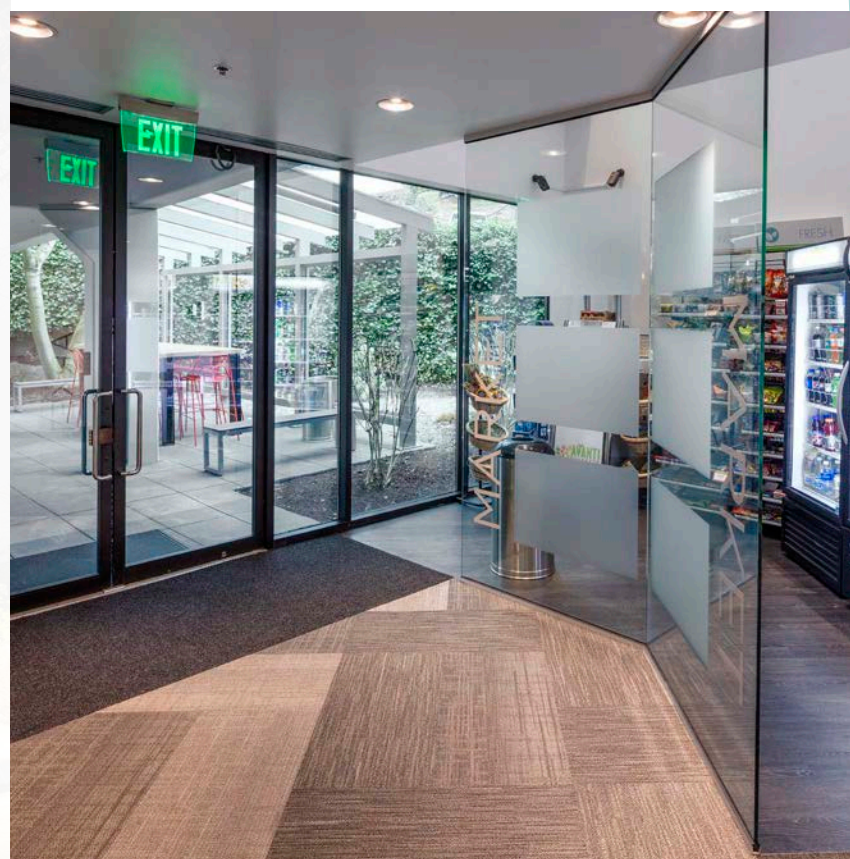
Avanti Market



Amenities include a fitness center, bike storage, an outdoor amenity space and shuttle service to the Microsoft Campus



2021 Estimated Operating Expenses: \$11.49 / SF







# MAJOR PROPERTY IMPROVEMENTS



Improved site entry



Outdoor seating areas with collaborative working spaces



New property signage and wayfinding



Enhanced building lobbies



Upgraded landscaping



New exterior paint



# AVAILABLE SPACE

## EAST BUILDING

SUITE 100 | 14,379 SF | AVAILABLE 60 DAY NOTICE

SUITE 110 | 17,959 SF | AVAILABLE JANUARY 1, 2022

SUITE 110 + 110 | 32,338 SF | AVAILABLE JANUARY 1, 2022

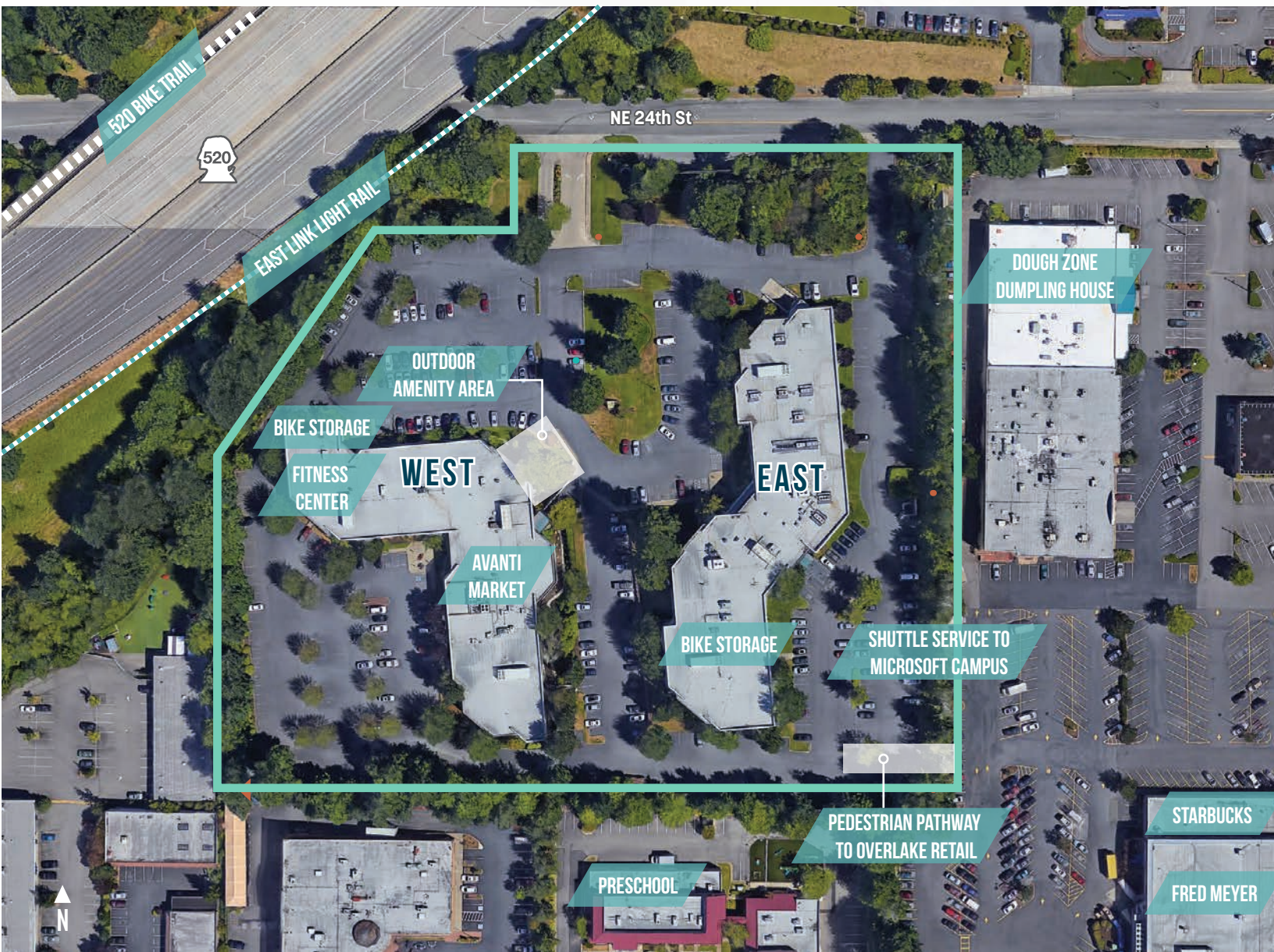
## WEST BUILDING

SUITE 102 | 6,635 SF | AVAILABLE NOW



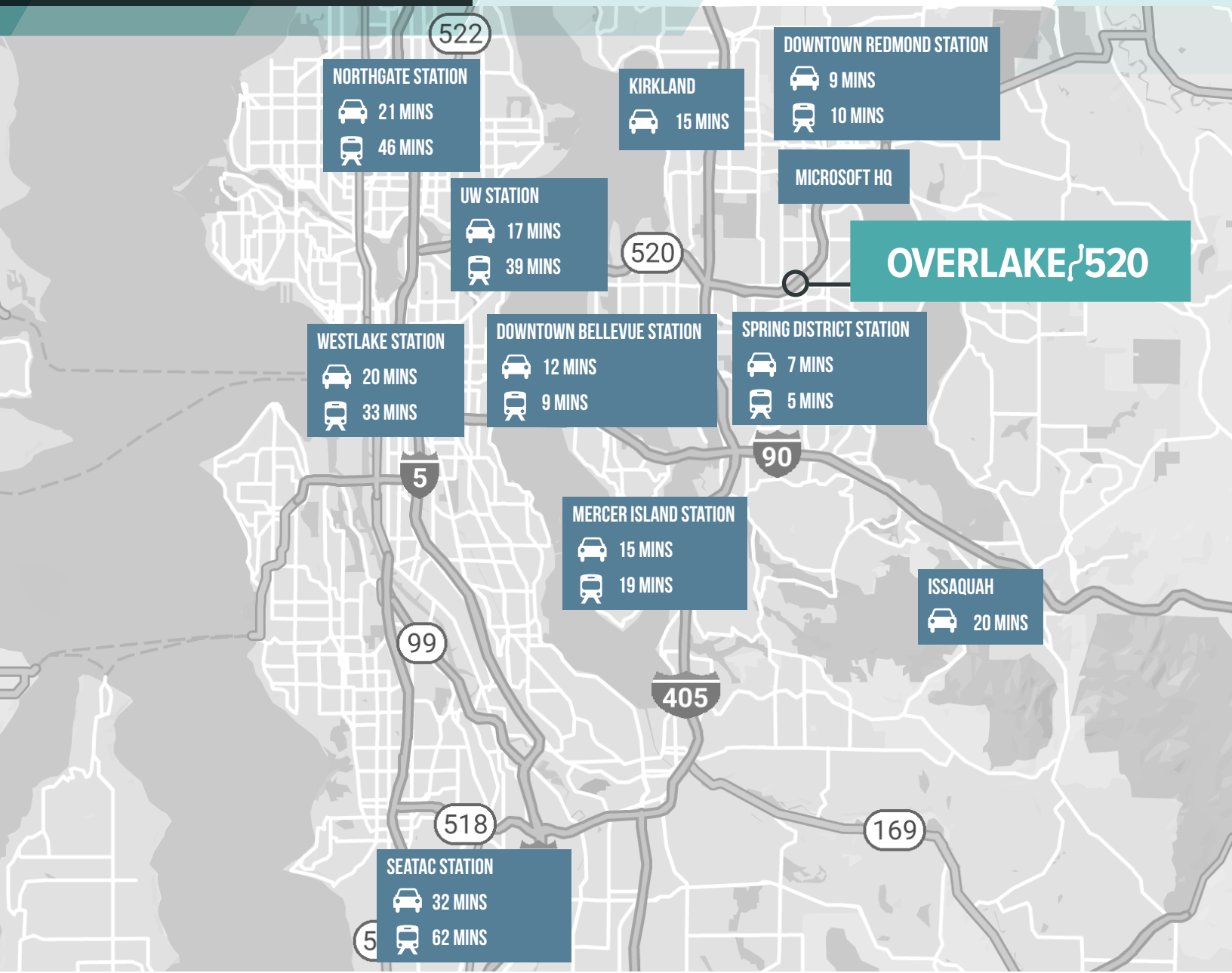


# SITE PLAN





# TRANSIT



# AMENITIES

- RESTAURANTS
- GROCERY / DAILY ERRANDS
- BANKS
- HOTELS
- CHILDCARE / EDUCATION
- FITNESS





# OVERLAKE 520



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**LPCWEST**  
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