



40 LAKE BELLEVUE OFFICE BUILDING

40 Lake Bellevue Drive | Bellevue, WA 98005

OFFICE SPACE FOR LEASE

AVAILABILITY

PROPERTY FEATURES

| | |
|------------------------|---|
| ACCESSIBILITY | <ul style="list-style-type: none"> • Easy Access to I-405 • Close Proximity to SR-520 & I-90 • Bus Stop Locations Nearby Making Location Central to Eastside Workforce • Future Light Rail Stations Located Nearby • Nearby Downtown Bellevue • Elevator in Building • Near Facebook Headquarters & Microsoft Campus |
| AMENITIES | <ul style="list-style-type: none"> • Abundance of Retail & Restaurant Locations Nearby and within Walking Distance |
| PARKING | Ample Free Parking Available |
| TELECOM OPTIONS |   <small>FIBER OPTICS AVAILABLE</small> |

| SUITE 200 | |
|------------------|--|
| AVAILABLE SPACE | 5,204 RSF |
| LEASE RATE | \$36.00/RSF, Full Service |
| AVAILABILITY | December 1, 2023 |
| SUITE HIGHLIGHTS | <ul style="list-style-type: none"> • Water Views • Market Ready Condition • Extensive Window-Line |

| SUITE 260 | |
|------------------|--|
| AVAILABLE SPACE | 1,439 RSF |
| LEASE RATE | \$39.50/RSF, Full Service |
| AVAILABILITY | Immediately |
| SUITE HIGHLIGHTS | <ul style="list-style-type: none"> • Water Views • Market Ready Condition • Extensive Window-Line |

Dan Krekel 
 Senior Vice President
 (425) 586-4655 | dkrekkel@leibsohn.com

Tom Wallin 
 President • Leibsohn Wallin Management
 (425) 586-4648 | twallin@leibsohn.com

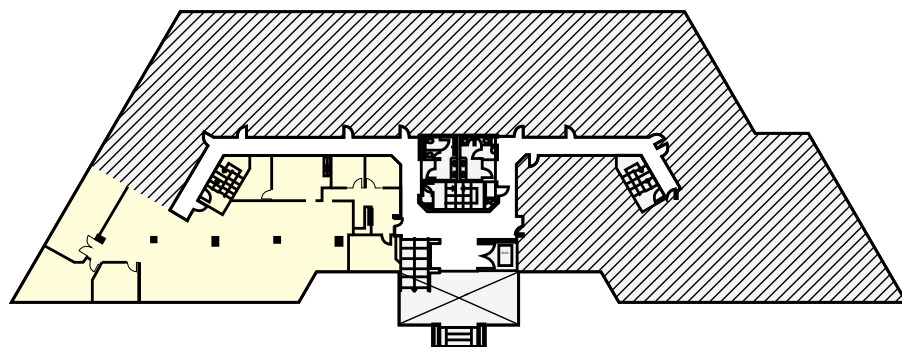
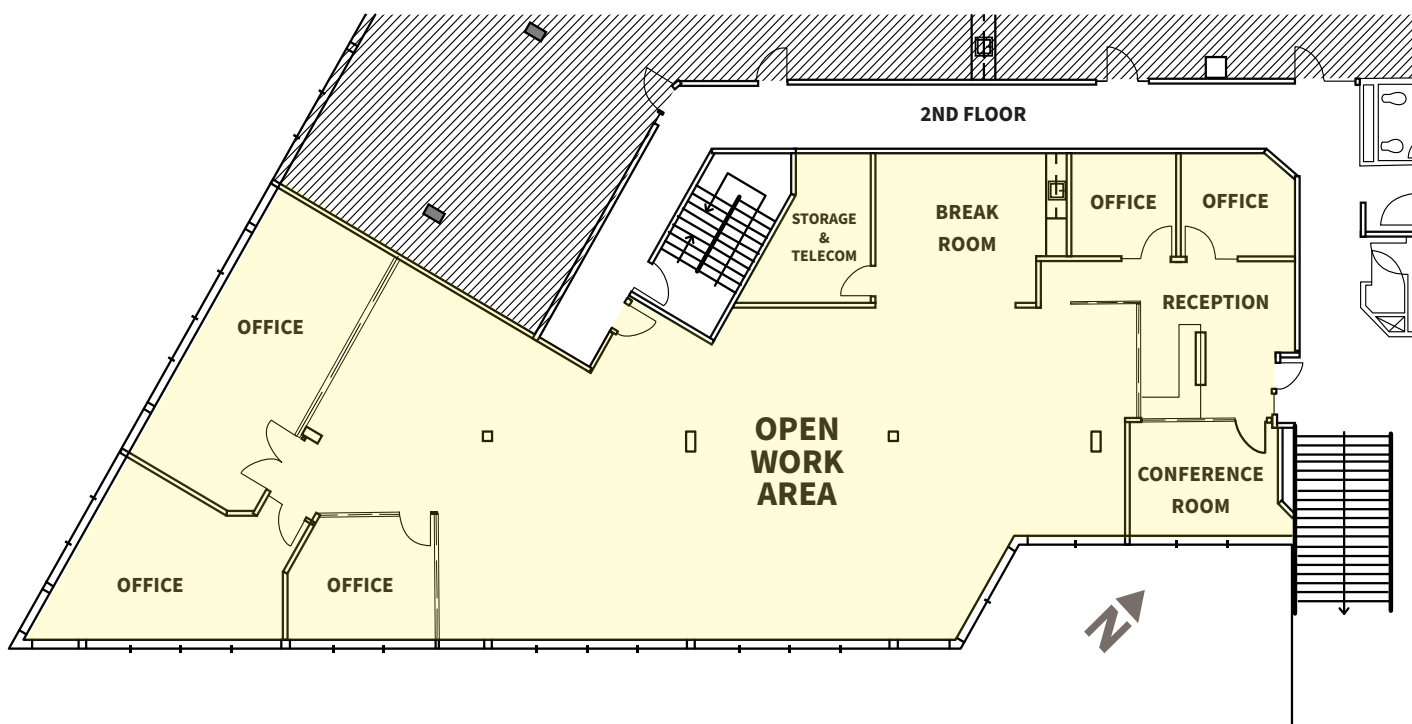
40 LAKE BELLEVUE OFFICE BUILDING



| | | | |
|---|--------------|----|----------------|
| 1 | Whole Foods | 7 | Dave & Busters |
| 2 | Pumphouse | 8 | I Love Sushi |
| 3 | Chick-fil-A | 9 | The Crab Pot |
| 4 | Burger King | 10 | Woods Coffee |
| 5 | Starbucks | 11 | Trader Joe's |
| 6 | Taco Del Mar | 12 | Chipotle |

40 LAKE BELLEVUE

SUITE 200



| SUITE 200 | |
|-----------------|-------------------------------------|
| AVAILABLE SPACE | 5,204 RSF |
| AVAILABILITY | December 1, 2023 |
| LEASE RATE | \$15,612.00 per month, Full Service |



Conference Room with Lake View (Suite 200)



Reception Desk (Suite 200)



Open Work Area with Excellent View (Suite 200)

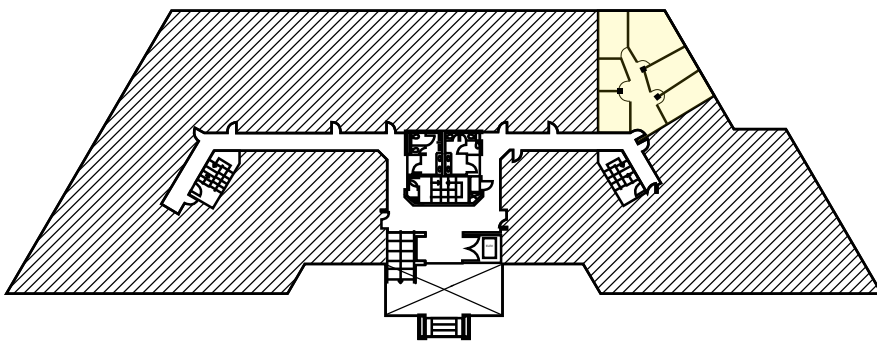
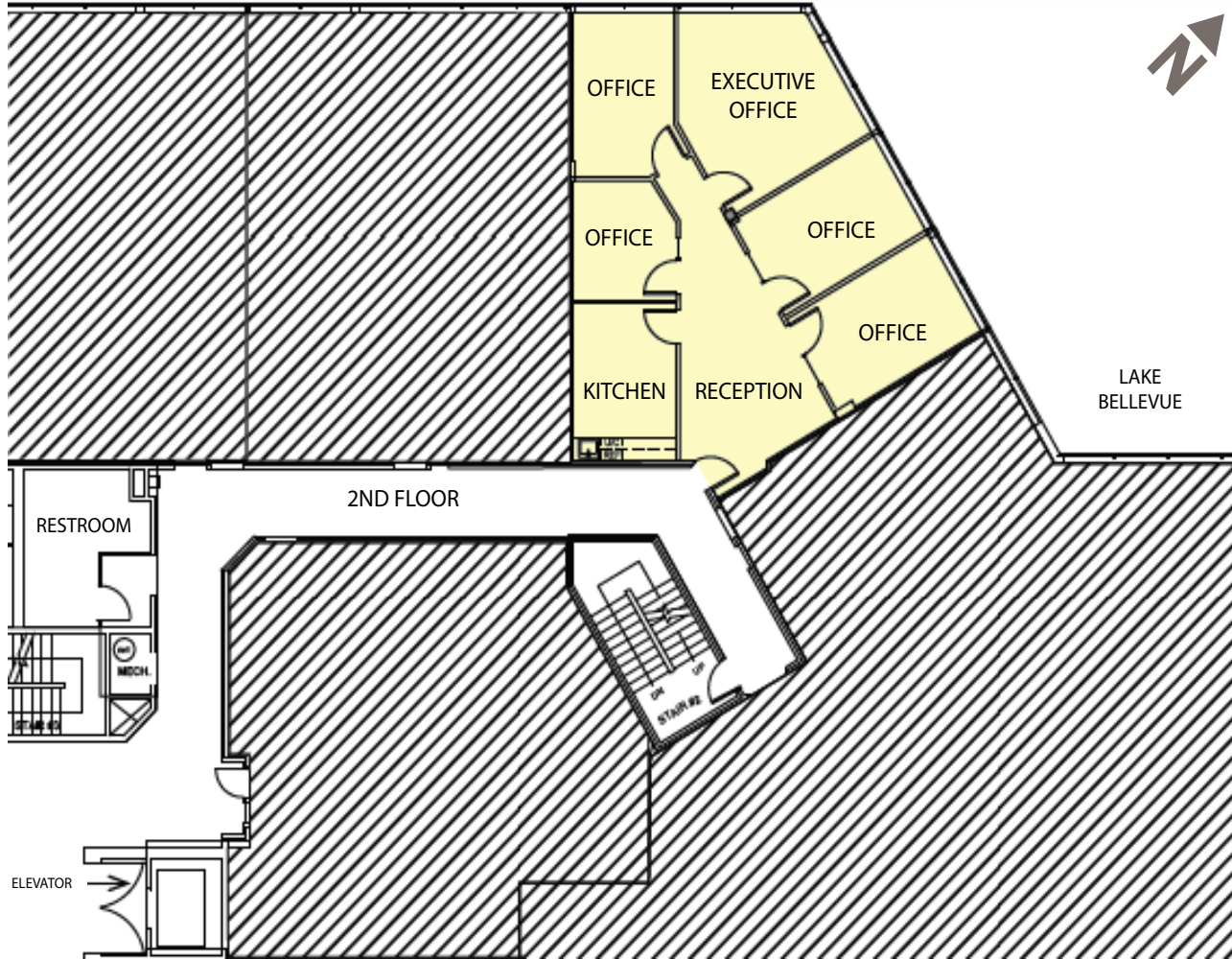


Downtown Bellevue View (suite 200)

40 LAKE BELLEVUE
SUITE 200

40 LAKE BELLEVUE

SUITE 260



| SUITE 260 | |
|-----------------|------------------------------------|
| AVAILABLE SPACE | 1,439 RSF |
| AVAILABILITY | Immediately |
| LEASE RATE | \$4,737.00 per month, Full Service |



Executive Office with Excellent View (Suite 260)



Market Ready (Suite 260)



Kitchen (suite 260)



Lake Bellevue View (Suite 260)

40 LAKE BELLEVUE
SUITE 260