



**WALLACE**  
PROPERTIES

330 112th Ave NE, Suite 200  
Bellevue, WA 98004  
425-455-9976  
www.wallaceproperties.com



# WASHINGTON PARK

1407 & 1417 116TH AVE NE | BELLEVUE, WA 98004

FOR LEASING INFORMATION, PLEASE CONTACT:

**Ann Bishop, MBA**  
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206-229-7523

**Tom Gockel**  
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# WASHINGTON PARK

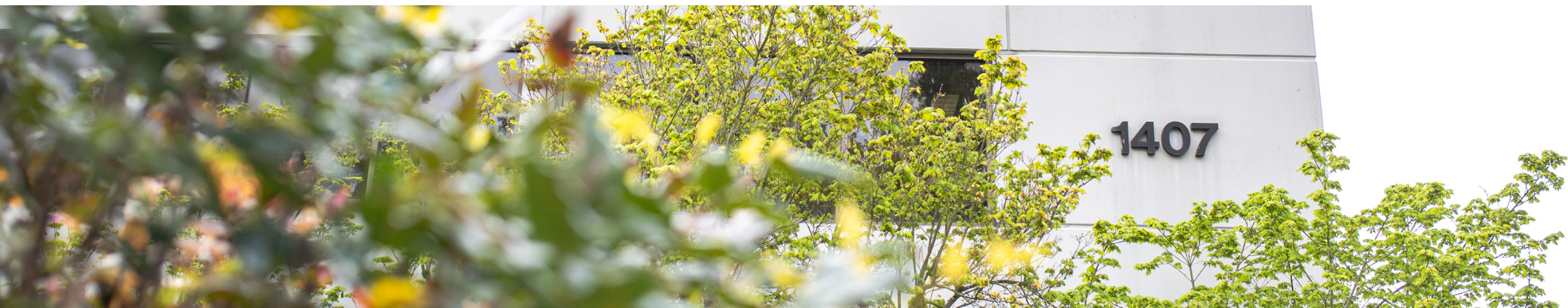
BELLEVUE OFFICE SPACE FOR LEASE | 1407 & 1417 116TH AVE NE, BELLEVUE, WA 98004

## AVAILABLE SPACE:

SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
212	944 RSF	2	1417	Now
100	6,618 RSF (Can Demise to 3,075 RSF)	1	1407	Now
106	1,167 RSF	1	1407	1/1/2024
108	1,100 RSF	1	1407	Now
110	1,652 RSF	1	1407	12/10/23

## FEATURES:

- LEASE TYPE: FULL SERVICE WITH BASE YEAR, INCLUDING IN-SUITE UTILITIES AND JANITORIAL SERVICE. PLEASE CALL FOR RATES.
- GREAT LOCATION IN AN OFFICE CAMPUS SETTING WITH EXCELLENT FREEWAY ACCESS
- IDEAL FOR GENERAL OFFICE OR PROFESSIONAL SERVICES INCLUDING MEDICAL
- FREE SURFACE PARKING AND RESERVED GARAGE PARKING AT \$75/MONTH PER STALL
- PARKING RATIO: 3.04/1,000, INCLUDING RESERVED PARKING. ADDITIONAL PARKING AVAILABLE FOR MEDICAL TENANTS
- WALKING DISTANCE TO DOWNTOWN BELLEVUE AMENITIES, SPRING DISTRICT AND 120TH SOUND TRANSIT LIGHT RAIL STATION



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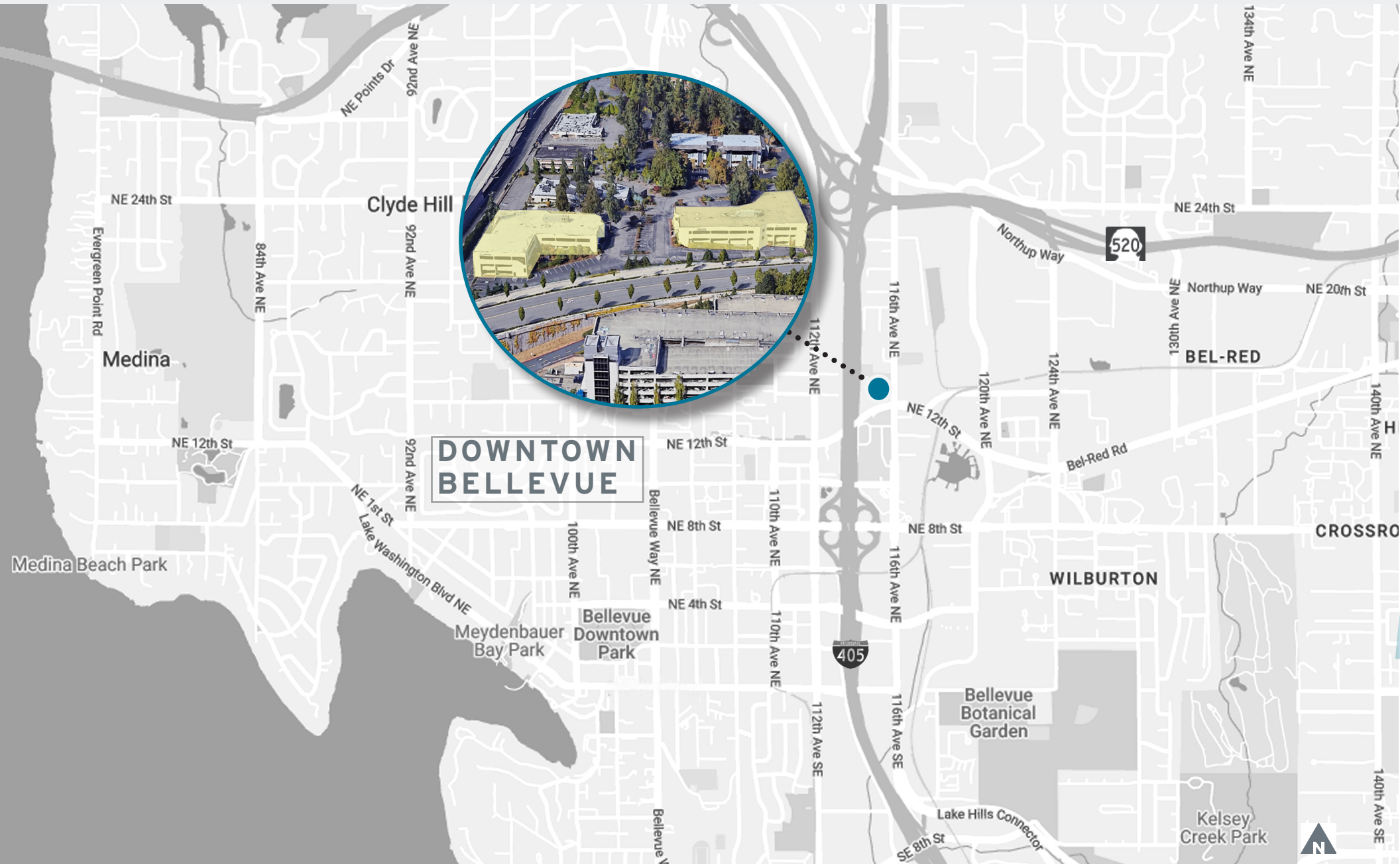


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- 0.4 MILES TO SPRING DISTRICT
- 0.4 MILES TO SPRING DISTRICT/120TH LINK LIGHT RAIL STATION
- 0.5 MILES TO WILBURTON LINK LIGHT RAIL STATION
- 0.5 MILES TO DOWNTOWN BELLEVUE



SPRING DISTRICT

SOUNDTRANSIT  
WILBURTON LINK  
LIGHT RAIL STATION

DOWNTOWN BELLEVUE

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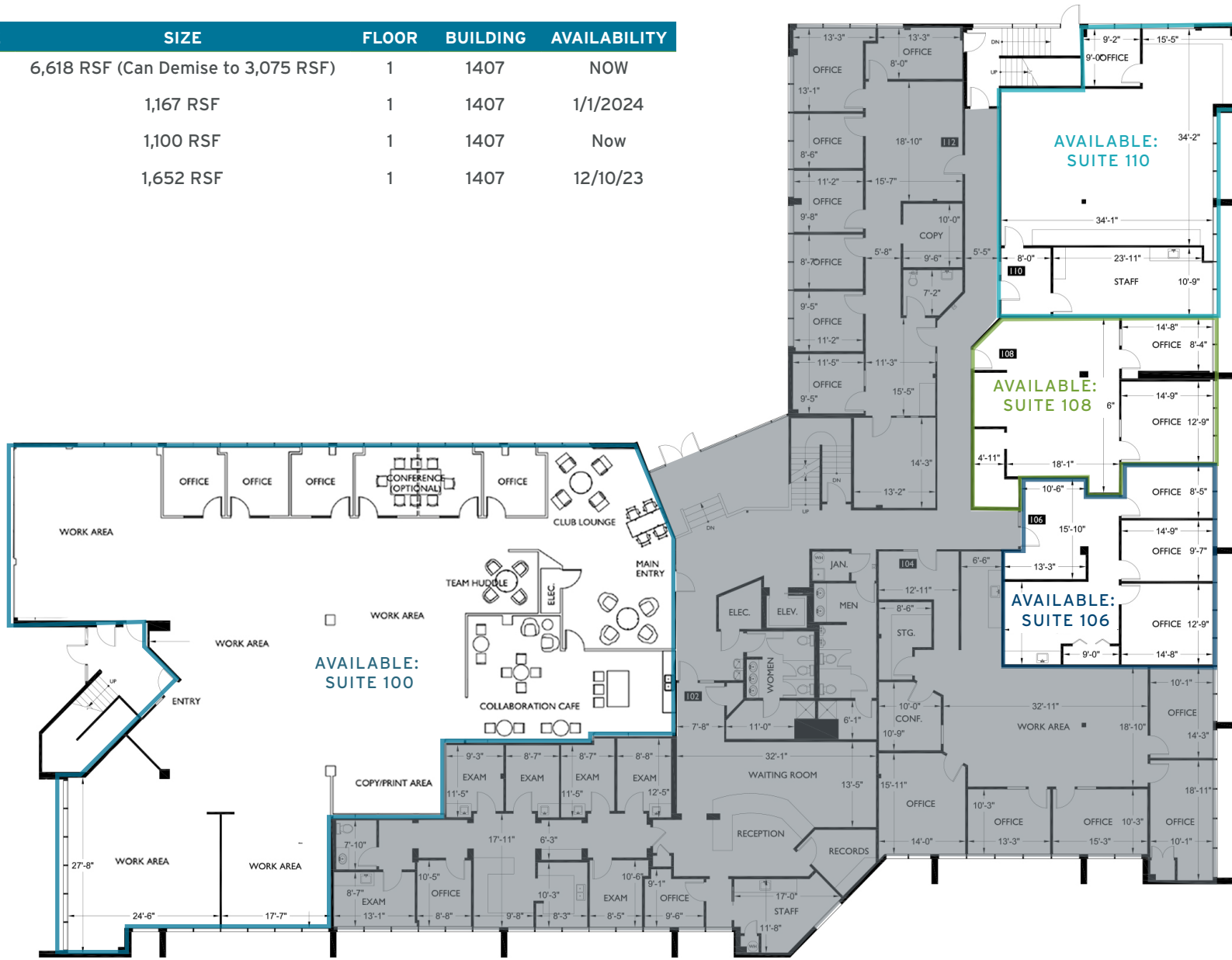
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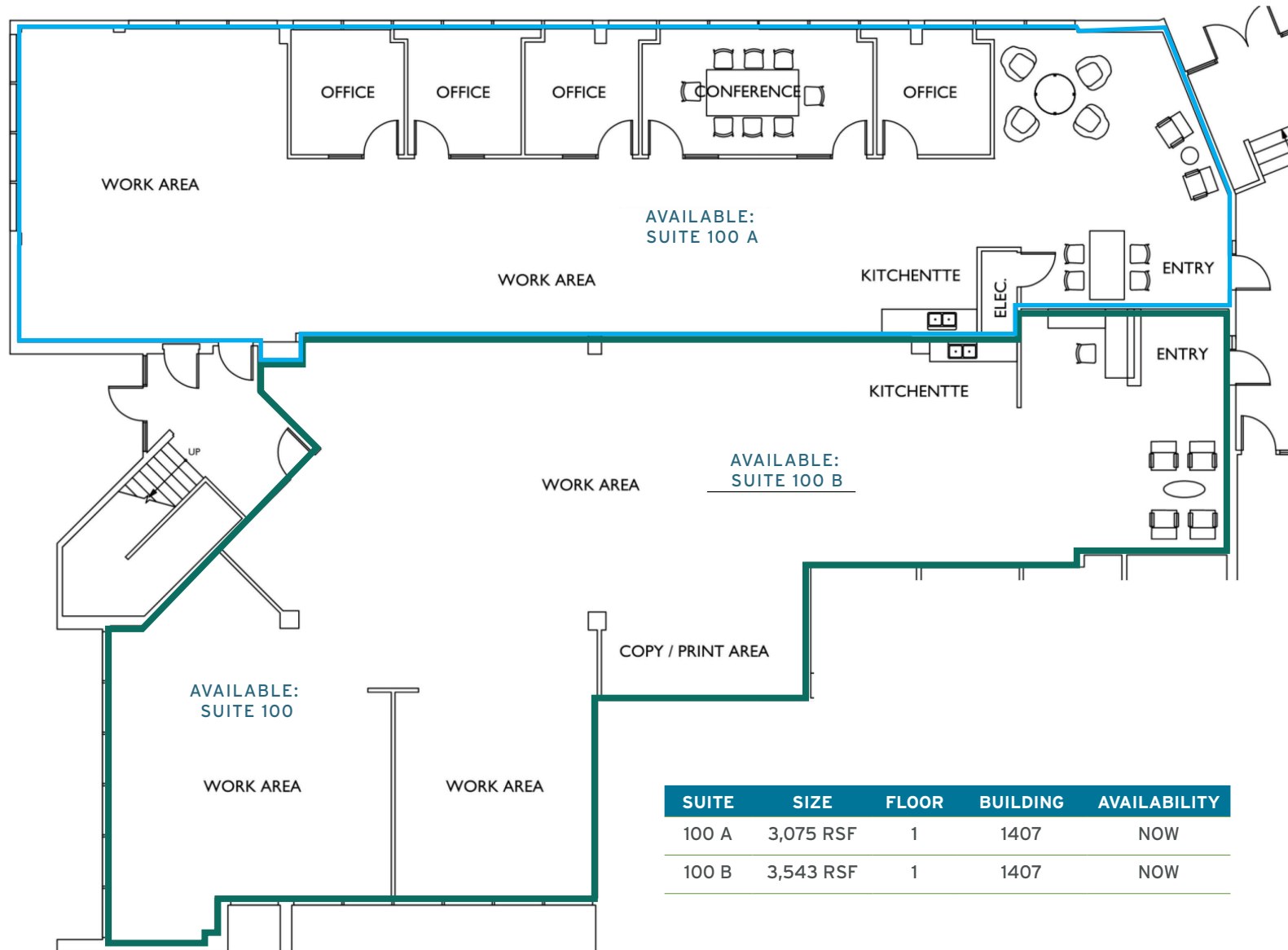
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## SAMPLE TEST FIT DESIGN FOR A POTENTIAL DEMISING WALL TO SPLIT THE SPACE INTO TWO SUITES



SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
100 A	3,075 RSF	1	1407	NOW
100 B	3,543 RSF	1	1407	NOW



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## SAMPLE TEST FIT DESIGN FOR ENTIRE 6,618 RSF PREMISES



1407 WASHINGTON PARK  
 SUITE 100 | TEST FIT  
 11.30.2022



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