

Overlake Medical Pavilion

1231 116th Avenue NE, Bellevue, Washington 98004

www.OverlakeMedicalPavilion.com



HEALTHCARE
REALTY

CBRE

Overlake Medical Pavilion

1231 116th Avenue NE, Bellevue, Washington 98004

Designed with both
the physician and
patient in mind

Located at the heart of the Overlake Hospital Medical Center and the Bellevue medical community, Overlake Medical Pavilion features 191,051 square feet of Class A medical-office space.



Highlights



Direct access to
Overlake Hospital



Direct fiber connectivity to
Overlake Hospital and
external data



Abundant parking:
740 stalls (4 stalls per 1,000 SF)



Building parking accessible
directly from 116th Avenue NE



On-site building
management and
maintenance



Aggressive
tenant improvement
allowance available



**View the Virtual Tour
of Floor 9 Lobby**

Building Features

- » Floor load capacity and floor-to-floor heights designed for medical tenants
- » Bike racks, commuter lockers and men's and women's locker rooms with showers
- » Excellent access to I-405, SR-520 and I-90
- » Close proximity to downtown Bellevue, Metro bus service and future Link light rail stops
- » High-rise rated life safety and smoke management
- » Abundant natural light with views of downtown Bellevue and surrounding territory
- » Floor-by-floor fresh air mechanical system
- » Service elevator serving floors 1-9
- » Ground floor Starbucks
- » LEED® Silver Certification for shell and core



**View the Virtual Tour
of the P3 Lobby**



**View the Virtual Tour
of the P1 Lobby**



“ Our patients are very pleased with the atmosphere and environment of our office in the Overlake Medical Pavilion. They frequently comment on how aesthetically pleasing and relaxing our office is to visit. ”

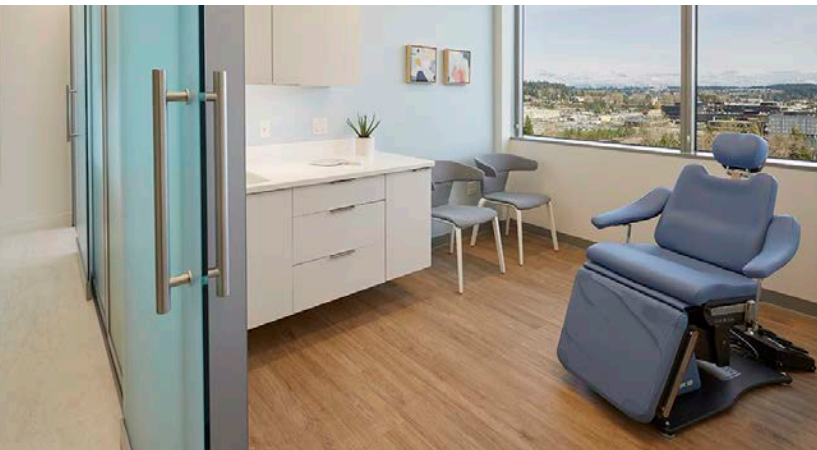
Lucinda Berrington, Administrator
OVERLAKE OBGYN (Suite 950)

“ Our move allowed us to enhance effective work flows and fully adapt to systems. We are able to see more patients, our staff work more efficiently, and the beautiful scenic work space just makes everyone feel better. ”

Glenda Smith, Practice Administrator
BELLEVUE EAR, NOSE & THROAT (Suite 915)



Premier Class A Medical Office Build-out





Location & Access



Excellent access to
I-405, SR-520 and I-90



Seven bus lines
within a half mile



Five minute walk to future
East Link light rail stop



Located on the Overlake
Medical Center Campus

Overlake Medical Pavilion



For more information please contact:

TIM OWENS

+1 425 462 6913

tim.owens@cbre.com

PAUL CARR

+1 206 292 6005

paul.carr@cbre.com

STEVEN PEROVICH

+1 206 292 6059

steven.perovich@cbre.com

MARCUS YAMAMOTO

+1 206 292 6062

marcus.yamamoto@cbre.com

CBRE, Inc., 929 108th Avenue NE, Suite 700, Bellevue, WA 98004



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