



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**  
Senior Vice President  
bishop@wallaceproperties.com  
206-229-7523

# WASHINGTON PARK

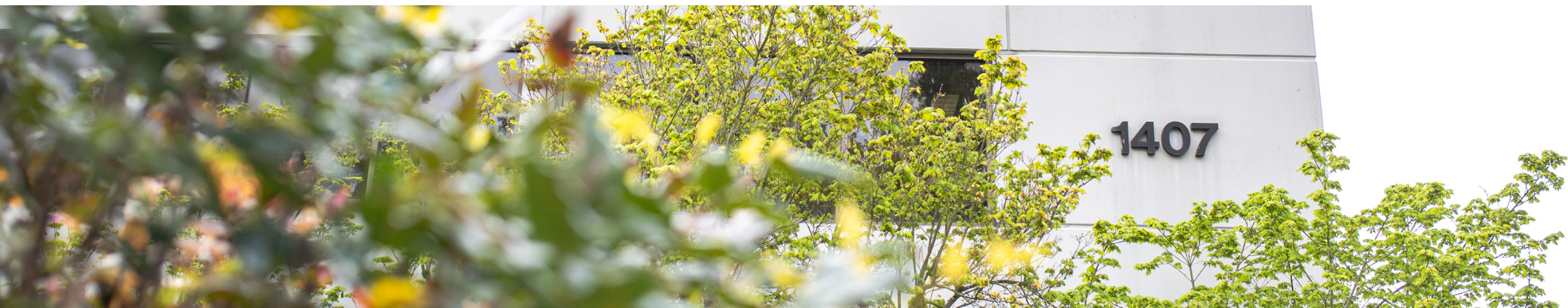
BELLEVUE OFFICE SPACE FOR LEASE | 1407 & 1417 116TH AVE NE, BELLEVUE, WA 98004

## AVAILABLE SPACE:

SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
212	944 RSF	2	1417	Now
204	1,860 RSF	2	1417	Available now for sublease through 11/30/24
100	6,618 RSF (Can Demise to 3,075 RSF)	1	1407	Now
106	1,167 RSF	1	1407	Now
110	1,652 RSF	1	1407	Now

## 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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**BUILDING 1417**

**BUILDING 1407**

**NE 12TH ST.**

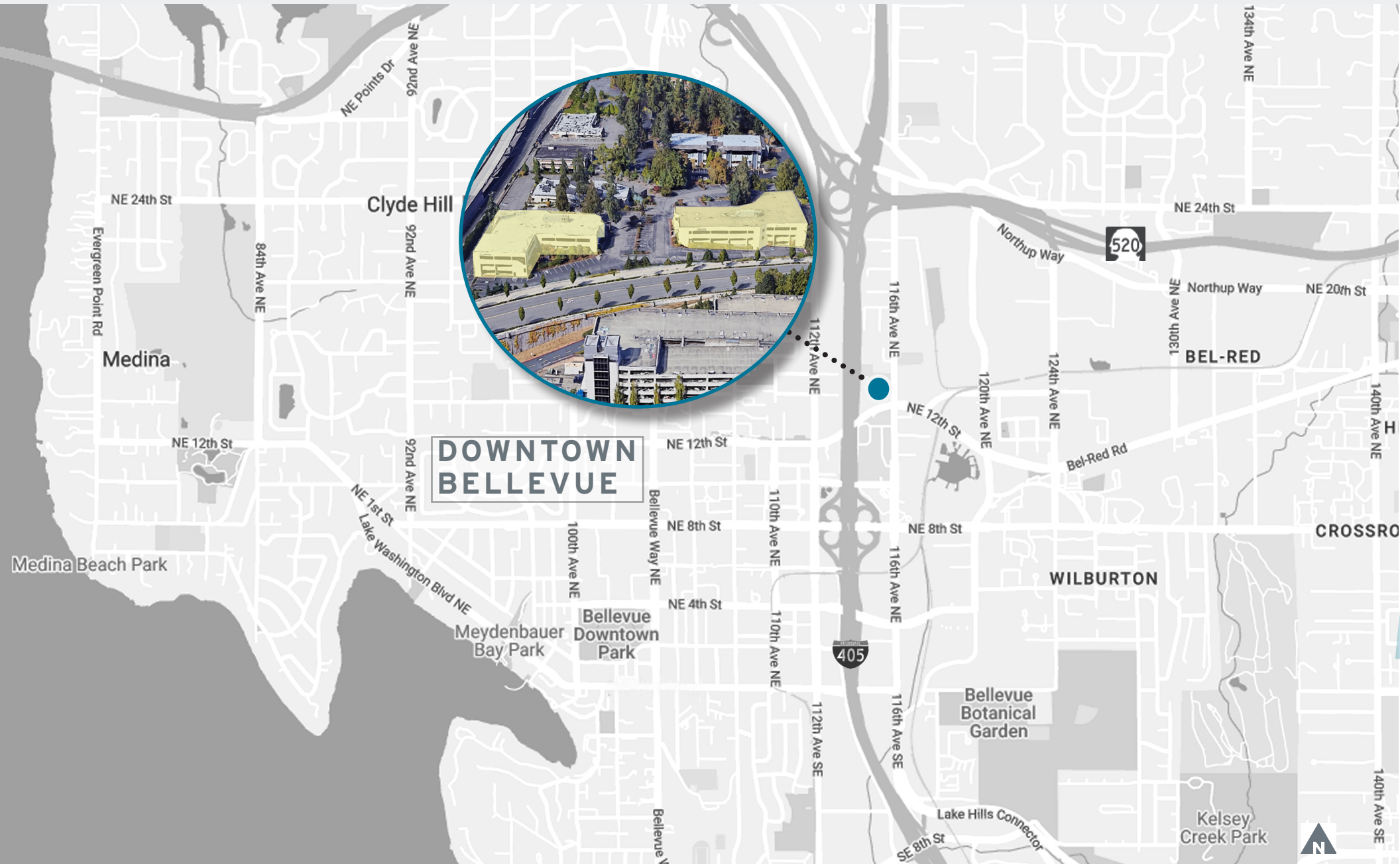
**116TH AVE. N.E.**



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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

DOWNTOWN BELLEVUE

WASHINGTON PARK

SOUNDTRANSIT  
WILBURTON LINK  
LIGHT RAIL STATION

SOUNDTRANSIT  
SPRING DISTRICT/120TH  
LINK LIGHT RAIL STATION

VIRGINIA MASON  
FRANCISCAN HEALTH

KAISER PERMANENTE  
MEDICAL CENTER

OVERLAKE MEDICAL  
CENTER

SEATTLE CHILDREN'S  
HOSPITAL

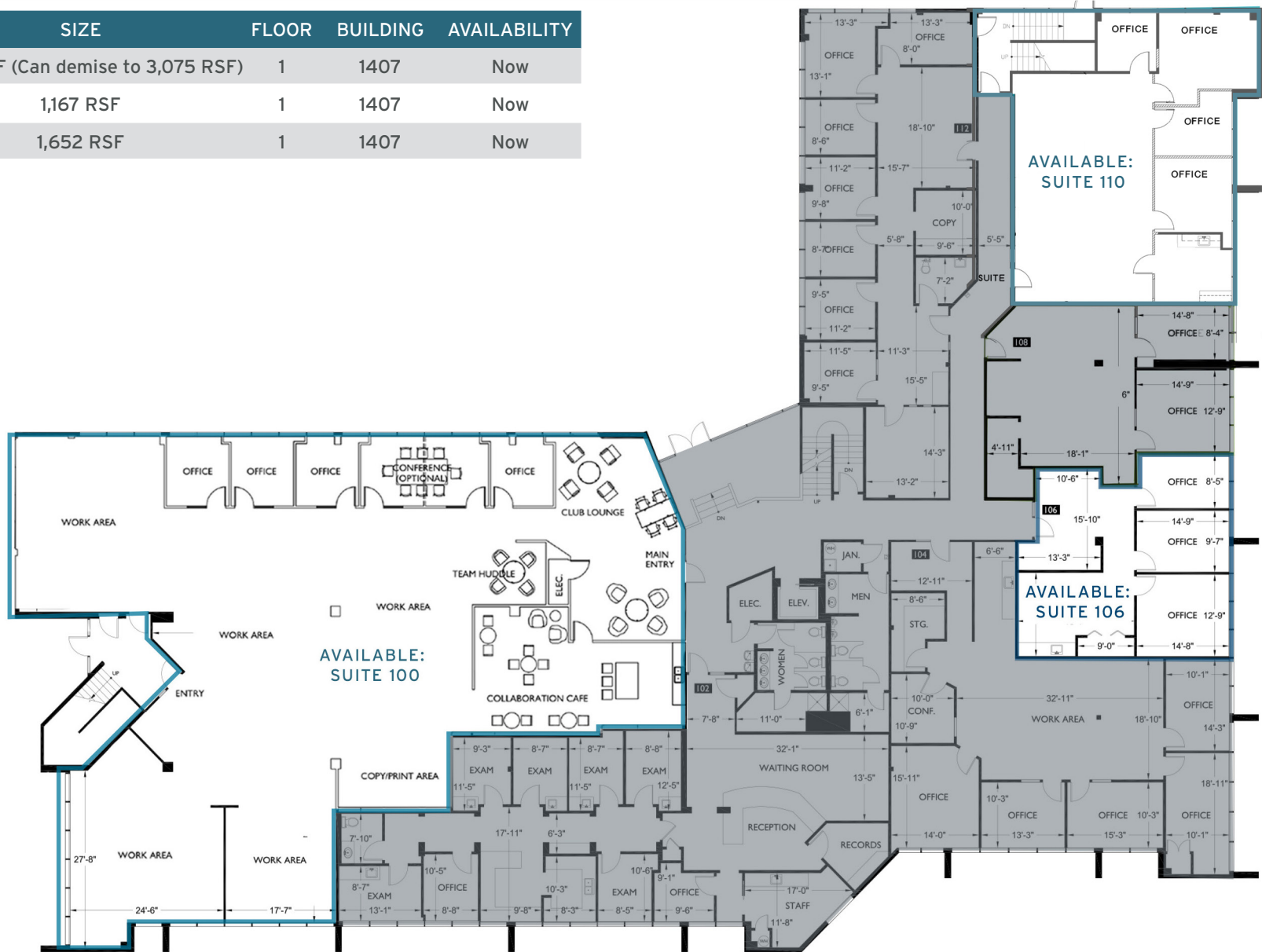
LAKE BELLEVUE



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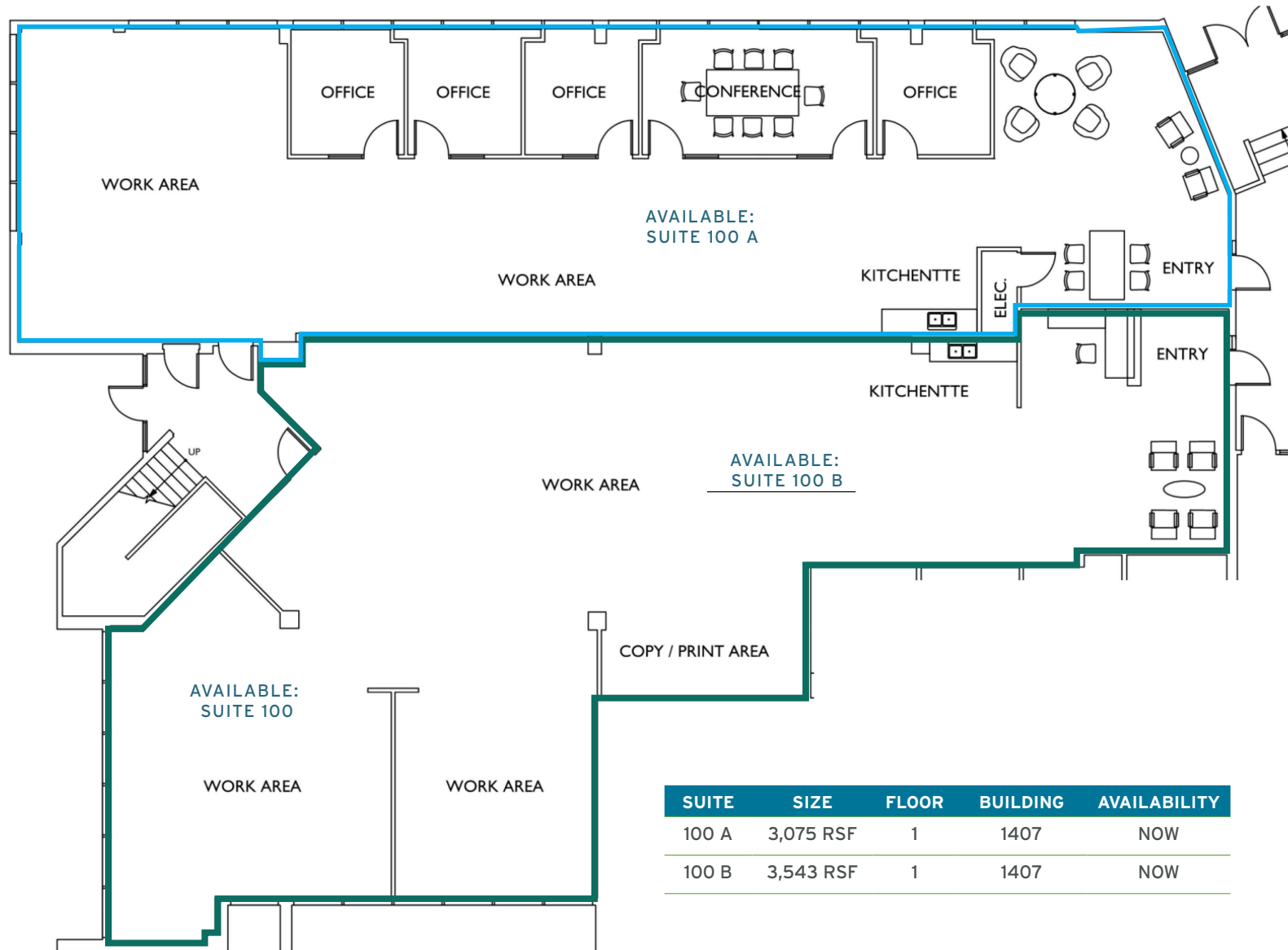
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## SAMPLE TEST FIT DESIGN FOR A POTENTIAL DEMISING WALL TO SPLIT THE SPACE INTO TWO SUITES



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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