



SWEENEY CONRAD BUILDING

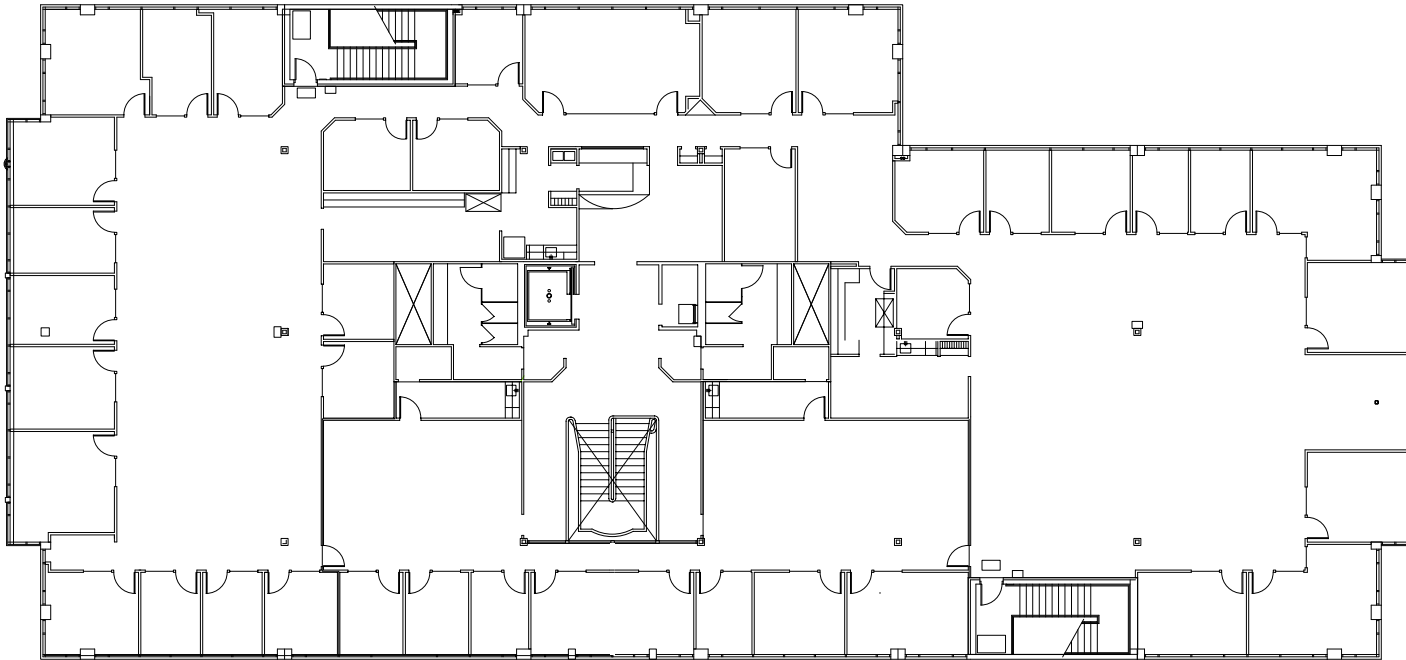
Class A office space available August 1, 2020

FOR LEASE

Sweeney Conrad Building

2606 116TH AVE NE, BELLEVUE, WA

Second Floor



HIGHLIGHTS

17,633 SF on second floor
available August 1, 2020

MULTI-TENANT office building
(33,155 SF total)

BUILT in 2000

RENOVATED in 2015

CONVENIENT location with
freeway access, minutes from
numerous retail amenities

LOW load factor with efficient
floor plates

PARKING 4.0/1,000 SF
garage and surface

LEASE RATE \$32.00/SF, NNN

NNN \$11.91/SF (est.)

JEFF CHANEY

Senior Vice President
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KIDDER.COM

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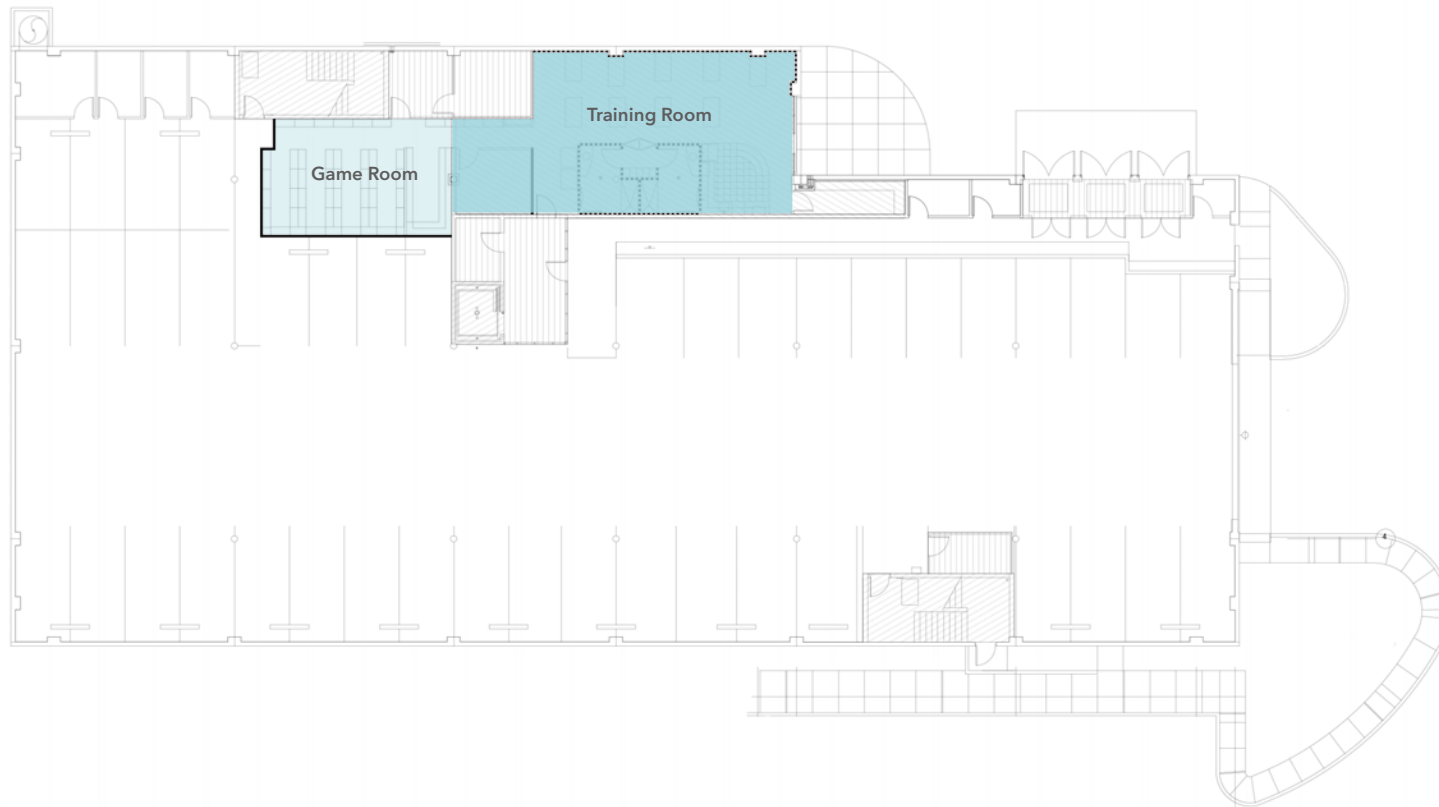
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Garage Floor

GARAGE LEVEL game room and training room available.



08/01/20

DATE AVAILABLE

17,633

SQUARE FEET

\$32.00/NNN

LEASE RATE

4.0/1,000 SF

PARKING RATIO

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INTERSTATE
405

SWEENEY CONRAD
BUILDING

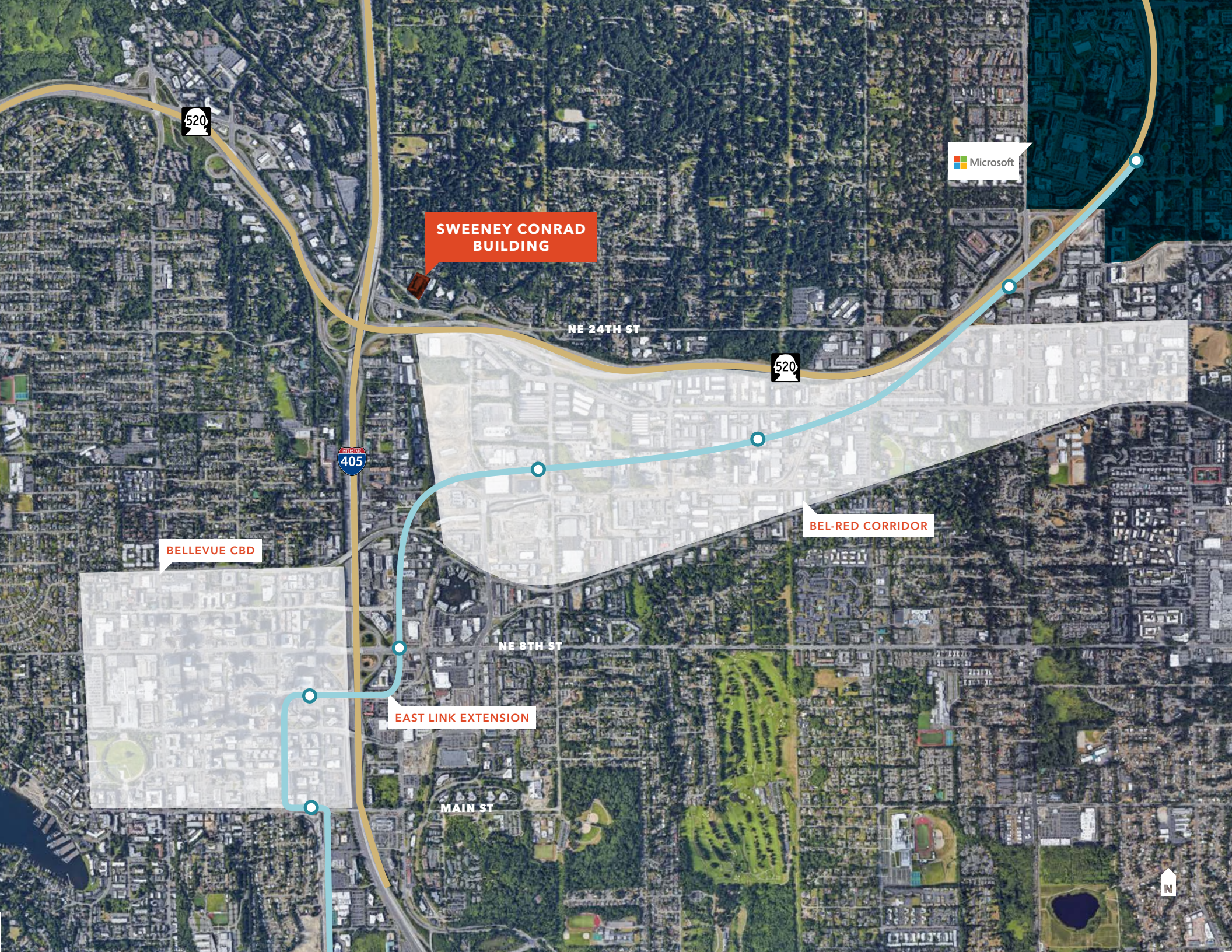
116TH AVE NE

116TH AVE NE

NORTHUP WAY

520

N



520

Microsoft

SWEENEY CONRAD BUILDING

NE 24TH ST

520

405

BELLEVUE CBD

BEL-RED CORRIDOR

NE 8TH ST

EAST LINK EXTENSION

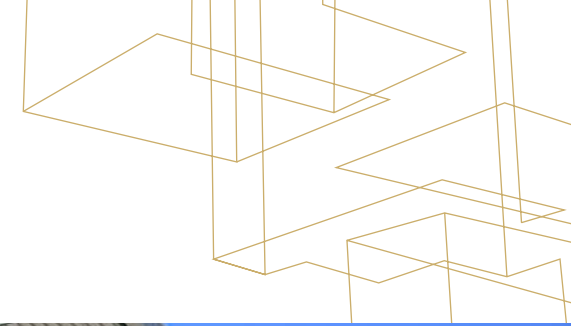
MAIN ST

N

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