



40 LAKE BELLEVUE OFFICE BUILDING

40 Lake Bellevue Drive | Bellevue, WA 98005

OFFICE SPACE FOR LEASE

PROPERTY FEATURES

<p>ACCESSIBILITY</p>	<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
<p>AMENITIES</p>	<ul style="list-style-type: none"> • Abundance of Retail & Restaurant Locations Nearby and within Walking Distance
<p>PARKING</p>	<p>Ample Free Parking Available</p>
<p>TELECOM OPTIONS</p>	<p> Comcast BUSINESS CLASS</p> <p> CenturyLink™ FIBER OPTICS AVAILABLE</p>

AVAILABILITY

<p><i>SUITE 260</i></p>	
<p>AVAILABLE SPACE</p>	<p>1,439 RSF</p>
<p>LEASE RATE</p>	<p>\$39.50/RSF, Full Service</p>
<p>AVAILABILITY</p>	<p>May 1, 2023</p>
<p>SUITE HIGHLIGHTS</p>	<ul style="list-style-type: none"> • Water Views • Market Ready Condition • Extensive Window-Line

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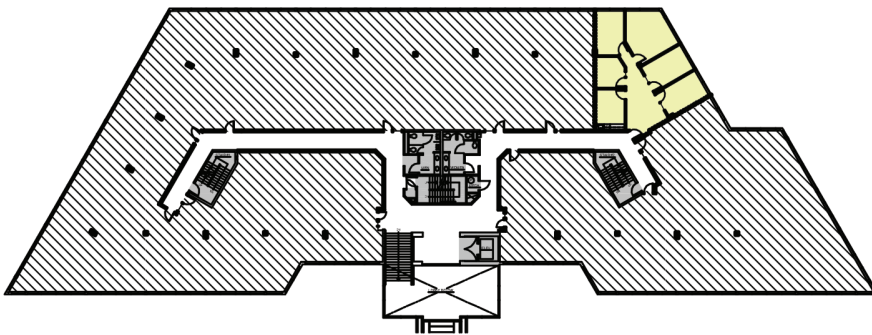
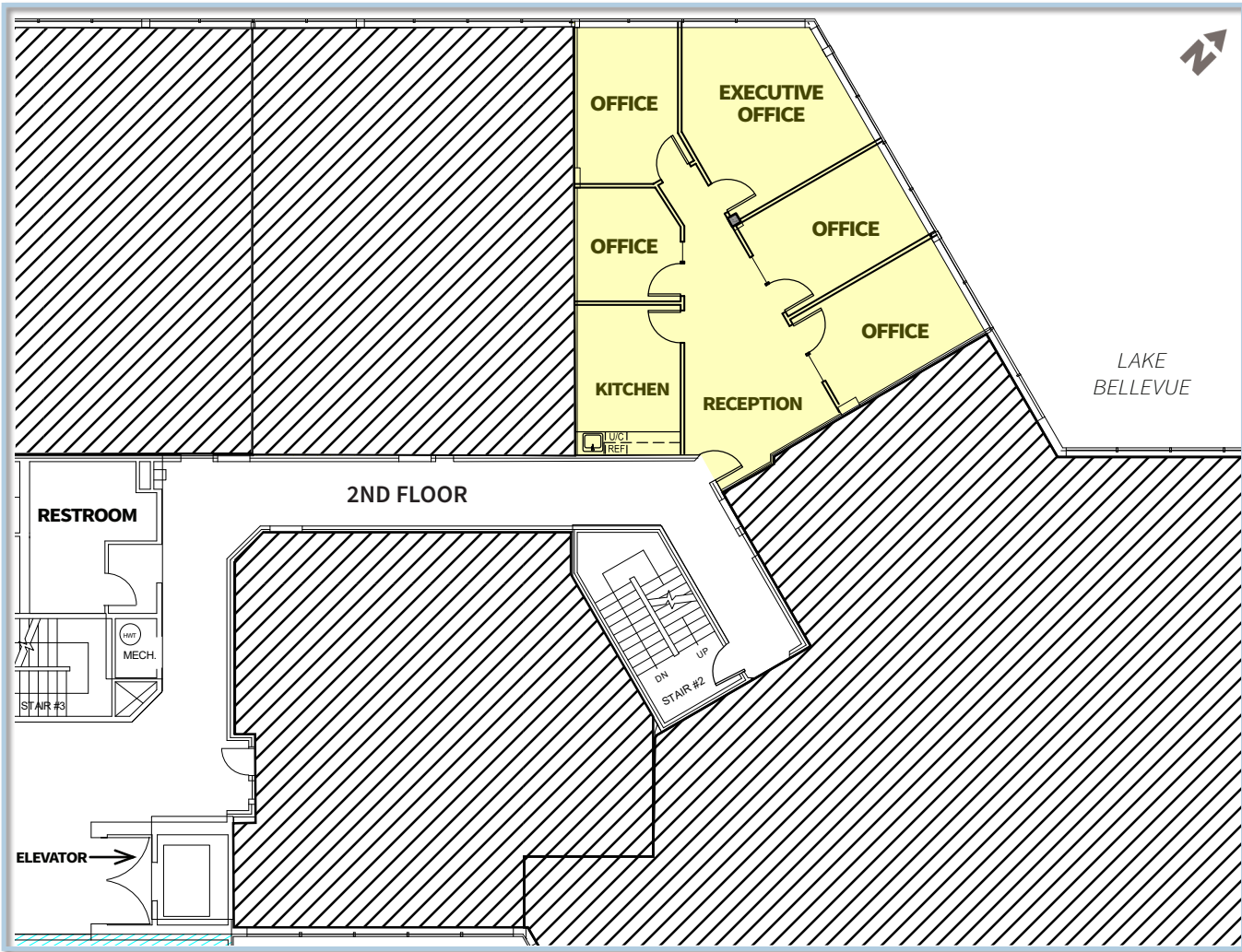
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1	Whole Foods	7	Dave & Busters
2	Pumphouse	8	I Love Sushi
3	Chick-fil-A	9	The Crab Pot
4	Burger King	10	Woods Coffee
5	Starbucks	11	Trader Joe's
6	Taco Del Mar	12	Chipotle

40 LAKE BELLEVUE

SUITE 260



SUITE 260	
AVAILABLE SPACE	1,439 RSF
AVAILABILITY	May 1, 2023
LEASE RATE	\$4,736.71 per month, Full Service



Executive Office with Excellent Views



Market Ready



Kitchen



Lake Bellevue View

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OFFICE BUILDING