

OFFICE FOR LEASE

CENTURY ONE OFFICE PARK

13401 NE Bel-Red Road | Bellevue, WA 98005



Excellent Suburban Bellevue Location | Easy Access to Downtown Bellevue, Freeways & Microsoft

Office Space For Lease:

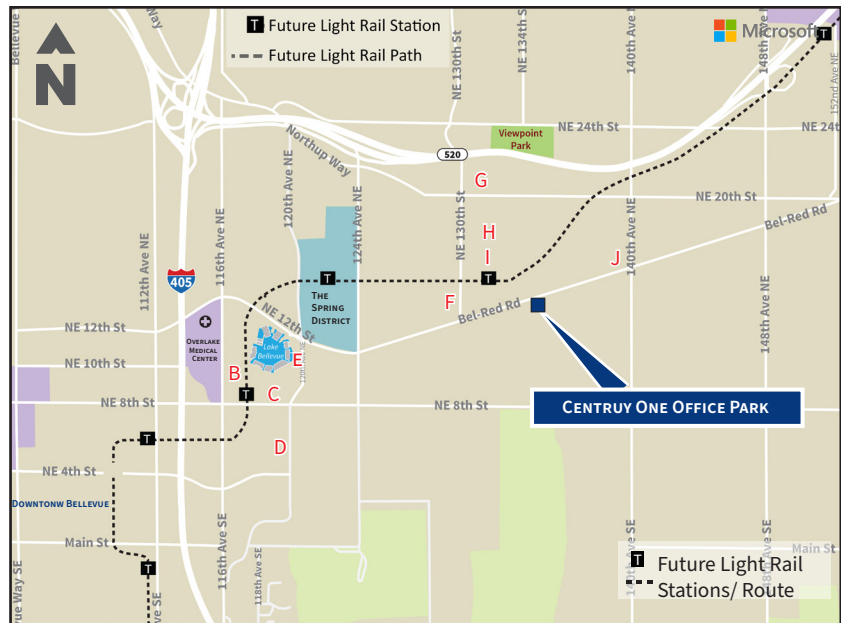
SUITE	SIZE	RATE	AVAILABILITY
A-3	1,068 RSF	\$36.00/RSF	Immediately
A-4	984 RSF	\$36.00/RSF	Immediately
B-8	1,353 RSF		Leased

Contiguous Options:

A-3 + A-4	2,052 RSF	\$33.00/RSF	Immediately
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Property Features:

- Free Parking | 5.5/1,000 RSF
- Janitorial Services Included
- Located on Bus Lines 226 & 888
- No Load Factor
- Comcast. Available in Building
BUSINESS CLASS



NEARBY RESTAURANT & RETAIL AMENITIES

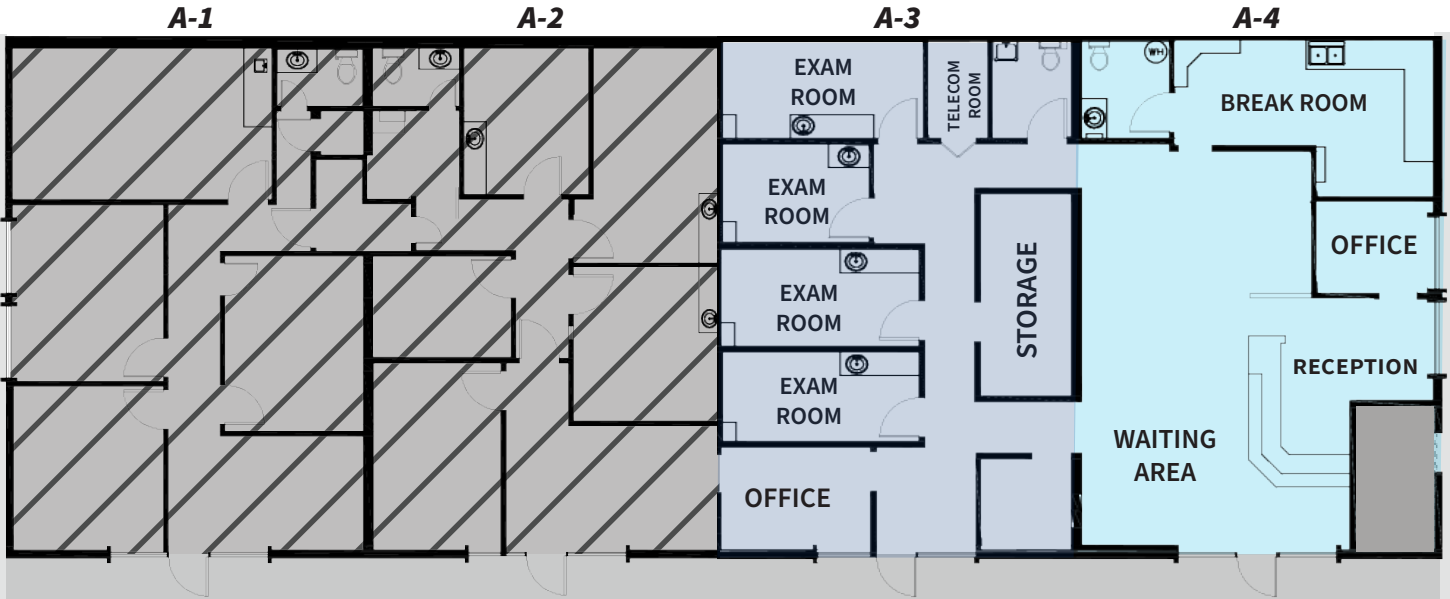
B	WHOLE FOODS MARKET	E	THE CRAB POT
C	PUMPHOUSE BAR & GRILL	F	TERIYAKI EXPRESS
D	STARBUCKS	G	MERCURYS COFFEE
H	ANGELO'S RESTAURANT	I	BELLEVUE BREWERY
J	STARBUCKS		

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Suite A-3 1,068 RSF
<ul style="list-style-type: none"> ▪ Available Immediately ▪ \$3,204.00/Month, Full Service ▪ Grade Level & Exterior Entry

Suite A-4 984 RSF
<ul style="list-style-type: none"> ▪ Available Immediately ▪ \$2,952.00/Month, Full Service ▪ Grade Level & Exterior Entry

Suite A-3 & A-4 2,052 RSF
<ul style="list-style-type: none"> ▪ Available Immediately ▪ \$5,643.00/Month, Full Service ▪ Grade Level & Exterior Entry

