

FOR LEASE

12831 BUILDING

12831 NE 21st Place / Bellevue, WA 98005

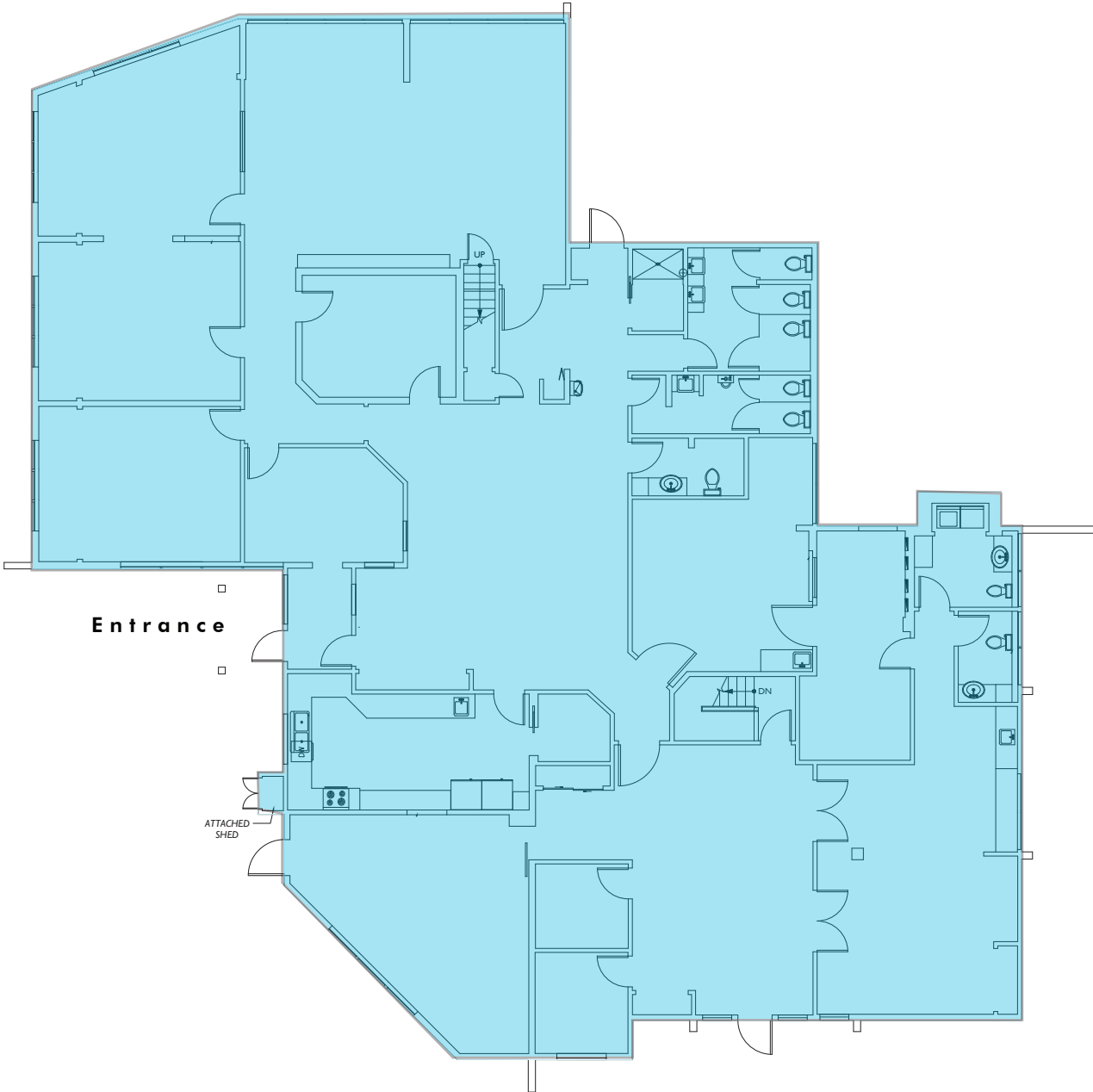


RARE SINGLE-USER BUILDING OPPORTUNITY

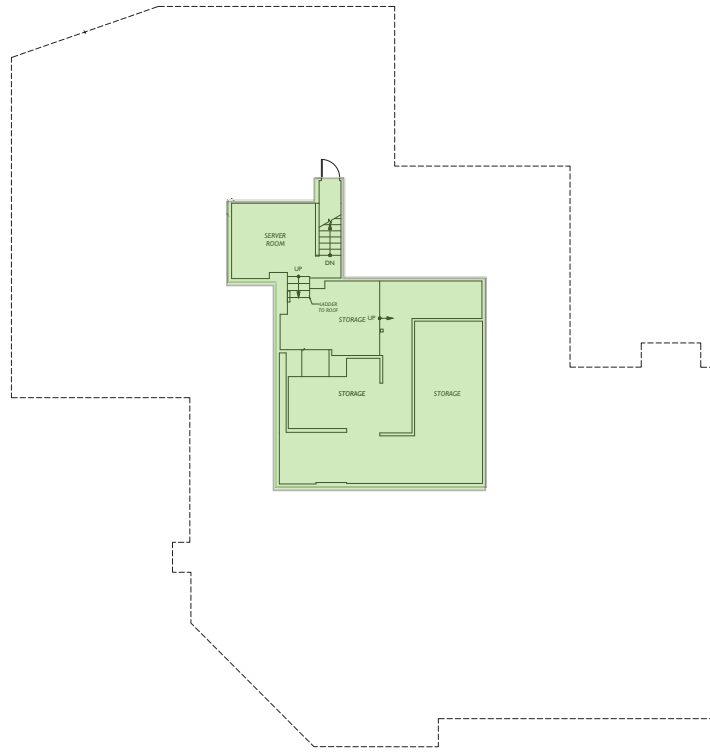
- **Space Includes**
6,800 SF main-level office
2,188 SF mezzanine and lower level
- **Rate**
\$31.00/SF, NNN office
\$10.00/SF, NNN mezzanine and lower level
- **Rare Find**
Rare close-in standalone Bellevue office building within fast developing Bel-Red corridor
- **Parking**
4/1,000 parking plus potential additional short-term parking
- **Fully Sprinklered**
- **Prime Location**
Prominent location with visibility to and signage on Northup Way.
- **Flexible Uses**
Supports a variety of uses including office, medical, educational, professional services and daycare
- **Easy Access**
Easy access to I-405 and SR-520; 0.3 miles from future light rail station
- **Abundant Power**
Abundant power for a variety of uses (up to 800 amps/3phase 120/208v)

FLOOR PLANS

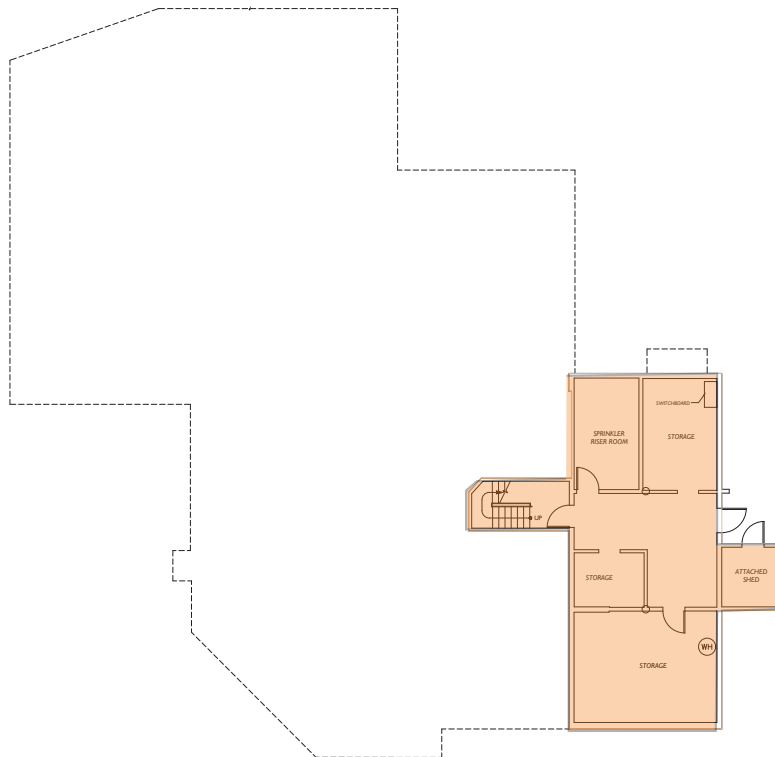
FLOOR 1: 6,800 SF

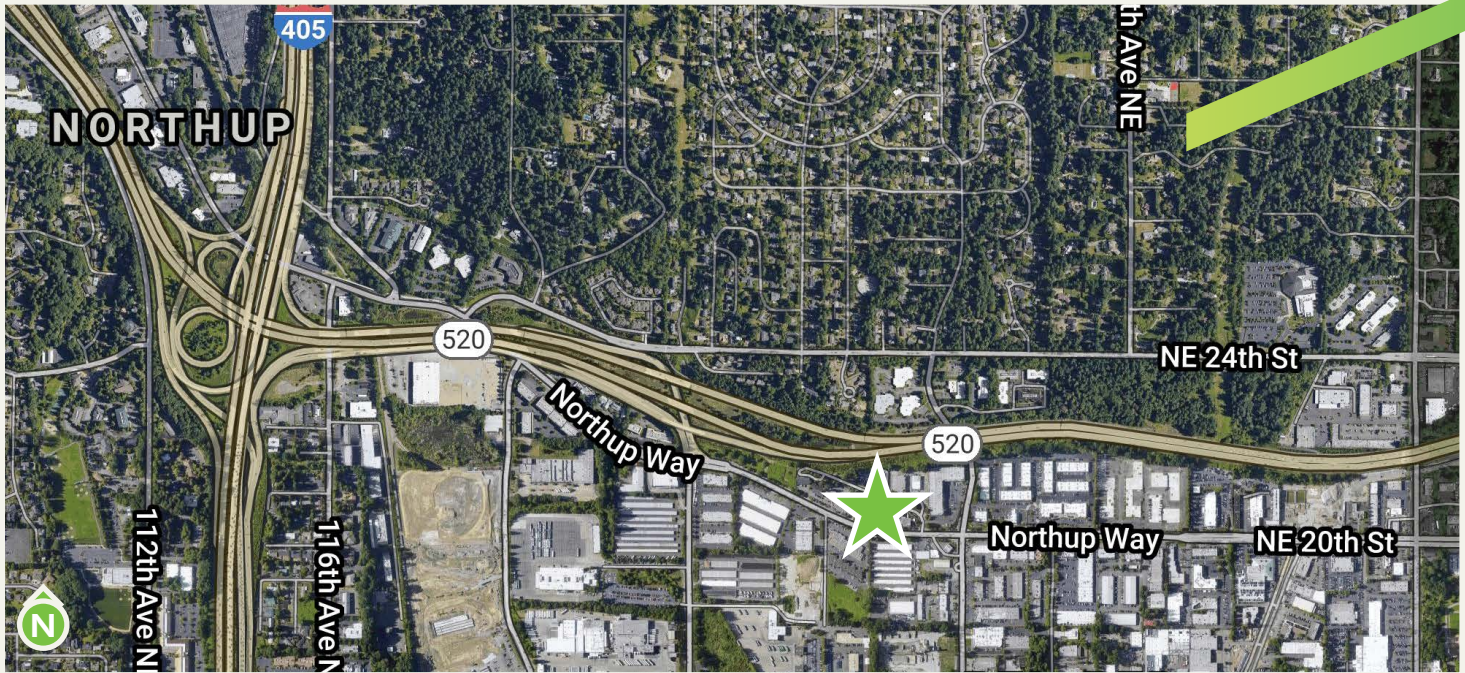


MEZZANINE: 1,018 SF



LOWER LEVEL: 1,170 SF





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