

CASCADE BUILDING

855 106TH AVE NE • BELLEVUE, WA 98004

FOR LEASE

Prime location in the
Bellevue CBD

AVAILABLE SPACE

Suite 200 8,118 RSF

- Available Now
- Full Floor Availability
- Recently refreshed market-ready work

[!\[\]\(e3f8612927870f2e0f9f5989e6dd3064_img.jpg\) View Virtual Tour](#)

Suite 100 3,609 RSF

- Available Now

[!\[\]\(17413706fd4997a1a4bdf85c6864eee1_img.jpg\) View Virtual Tour](#)

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BUILDING

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BUILDING FEATURES

- Great value in a prime Downtown Bellevue location
- Owned and professionally managed by Kemper Development Company
- Immediate access to Bellevue Place, Hyatt Regency and Bellevue Collection retail offerings
- Highly efficient load factor
- Parking ratio of 3.5 stalls per 1,000 RSF leased (approx. 75% covered) at \$100/month/stall
- Easy, quick access surface lot parking
- 2023 Estimated OpEx: \$16.17/SF



CASCADE BUILDING

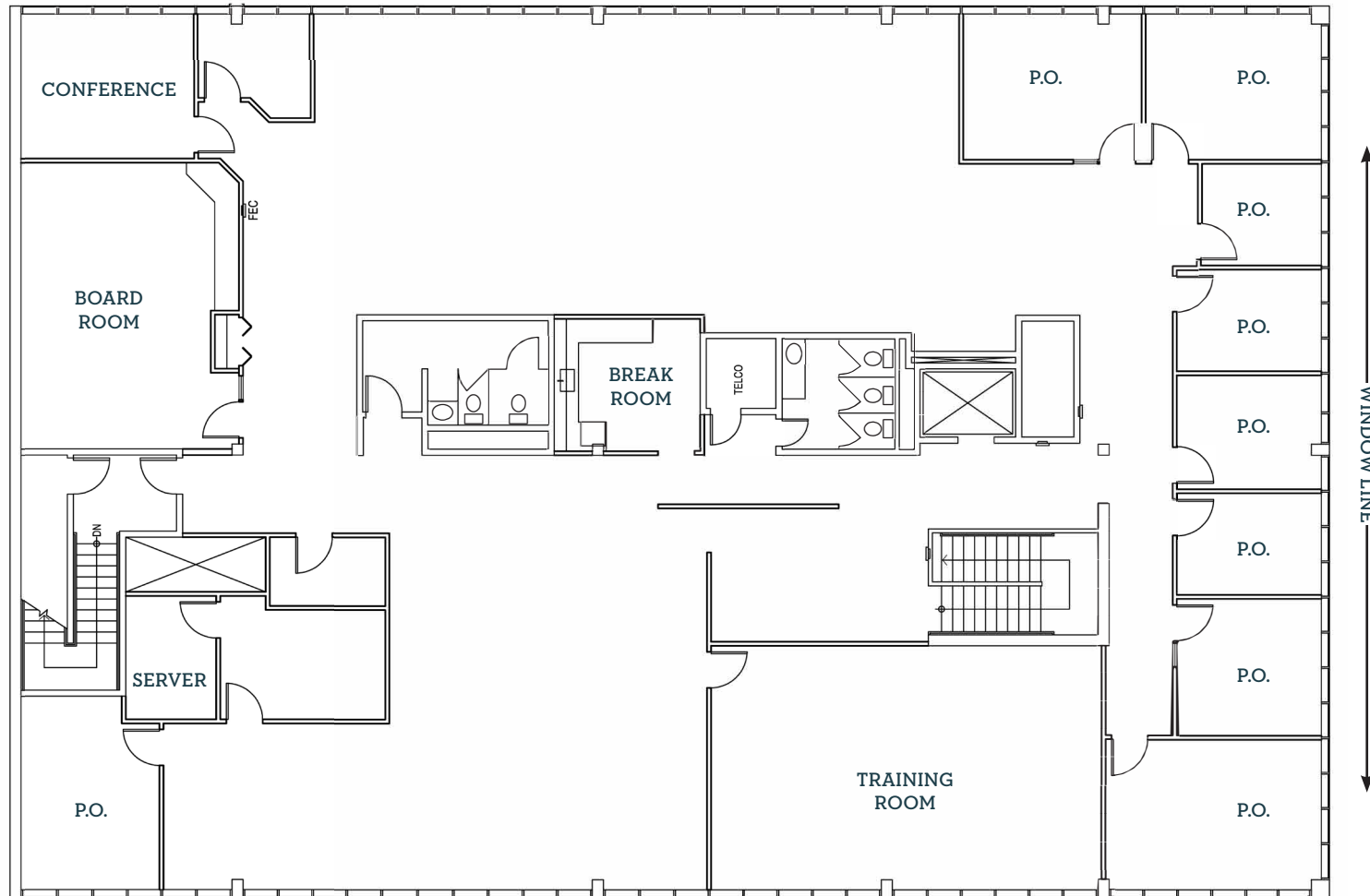
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SUITE 200
8,118 RSF

AVAILABLE NOW

- Full Floor Availability
- Abundant natural light due to floorplate size and window line
- Mixture of private offices and open cubicle area
- Recently refreshed market-ready work
- \$13.50/SF, NNN

 [View Virtual Tour](#)



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SUITE 100
3,609 RSF

AVAILABLE NOW

- Abundant window line
- Large open area for cubicles or bench seating
- Lobby exposure
- Easiest parking in downtown Bellevue
- \$13.50/SF, NNN

[▶ View Virtual Tour](#)

