

# Office for Sublease BEL-RED PROFESSIONAL OFFICE W/AMPLE PARKING

13417 NE 20th Street, Bellevue, WA 98005

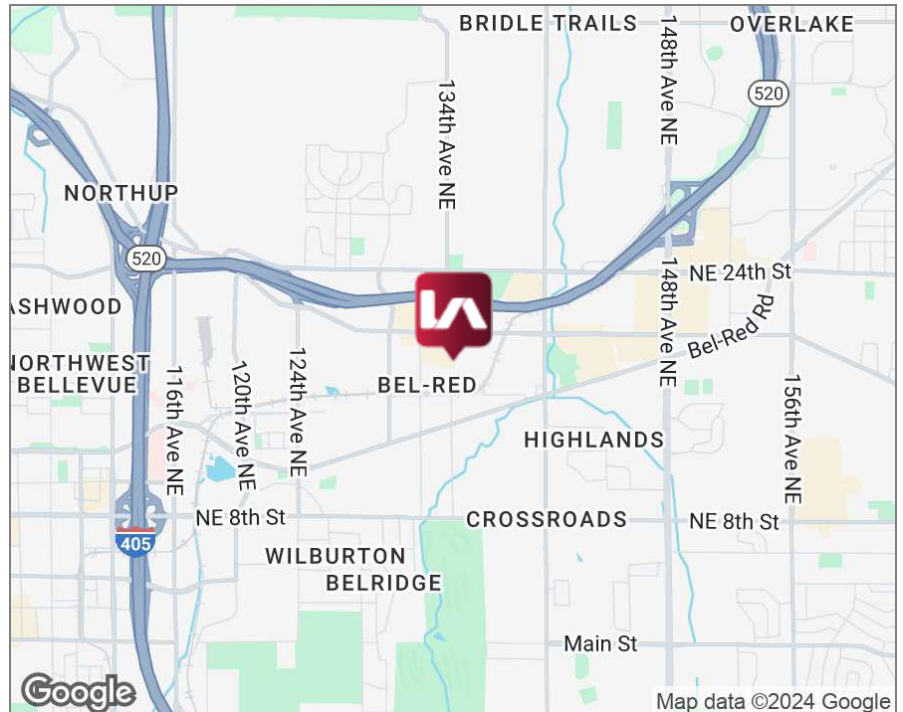


## LISTING DATA

**AVAILABLE:** Suite 100  
**SQUARE FEET:** 2,588 SF  
**LEASE RATE:** \$18.00 PSF, NNN  
**ZONING:** BR-GC  
**AVAILABLE:** Immediately  
**AVAILABLE ACRES:** 0.48

## COMMENTS

Lee & Associates is pleased to exclusively offer for sublease, the lower floor of 13417 NE 20th Street Professional Building, ideally located off of Northrup Way at 134th Street in the Bel-Red District.



## CONTACT

**Stren Lea**

stren@lee-associates.com

D 206.773.2672

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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## PROPERTY OVERVIEW

Offering a secluded setting, the building is currently configured with professional offices upstairs and a mostly open work area downstairs. Formerly home to Puget Sound Security, it is wired up with excellent internet connectivity and security. Flexible Lease terms available on a triple-net (NNN) basis. BR-GC zoning allows for a wide range of professional office & commercial uses. Available immediately.

## PROPERTY HIGHLIGHTS

- Private Offices Upstairs, Open Work Areas Downstairs
- Private, Low Noise Location
- Located Steps From 249 Bus Line Serving Overlake, South Kirkland, & Bellevue
- Four Blocks To Future Light Rail Station
- High Speed Internet Available
- Free Parking 4.0/1,000 Sf
- Excellent Proximity To Downtown Bellevue, Microsoft Campus
- Nearby Restaurants & Retail Amenities Within Walking Distance

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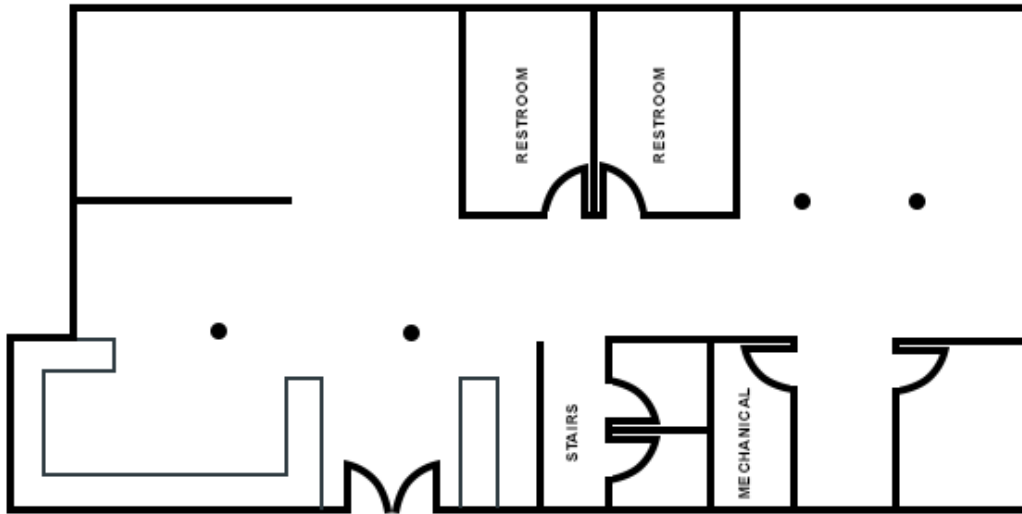
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## SUITE 100: GROUND FLOOR | 2,588 SF



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