

**YB THE YUHL  
BUILDING**

12828 Northup Way, Bellevue, WA 98005



\$24.00/RSF, plus NNN

1,141 RSF Office Space Available July 1, 2026



**DAN KREKEL, CCIM**  
Senior Vice President  
(425) 586-4655  
dkrekel@leibsohn.com



**MAXTON MACLACHLAN**  
Associate Vice President  
(425) 586-4659  
mmaclachlan@leibsohn.com

DOWNTOWN BELLEVUE

SPRING DISTRICT

124TH AVE NE

**YB** THE YUHL BUILDING

NORTHUP WAY

NE 21ST PL

# Property Features

- ◆ Unique High-End Tech Building
- ◆ ADA-Accessible
- ◆ Easy Access to SR-520 & I-405
- ◆ On-site Property Management
- ◆ **COMCAST BUSINESS** and **ziplly fiber** Available

VIEW POINT PARK

520



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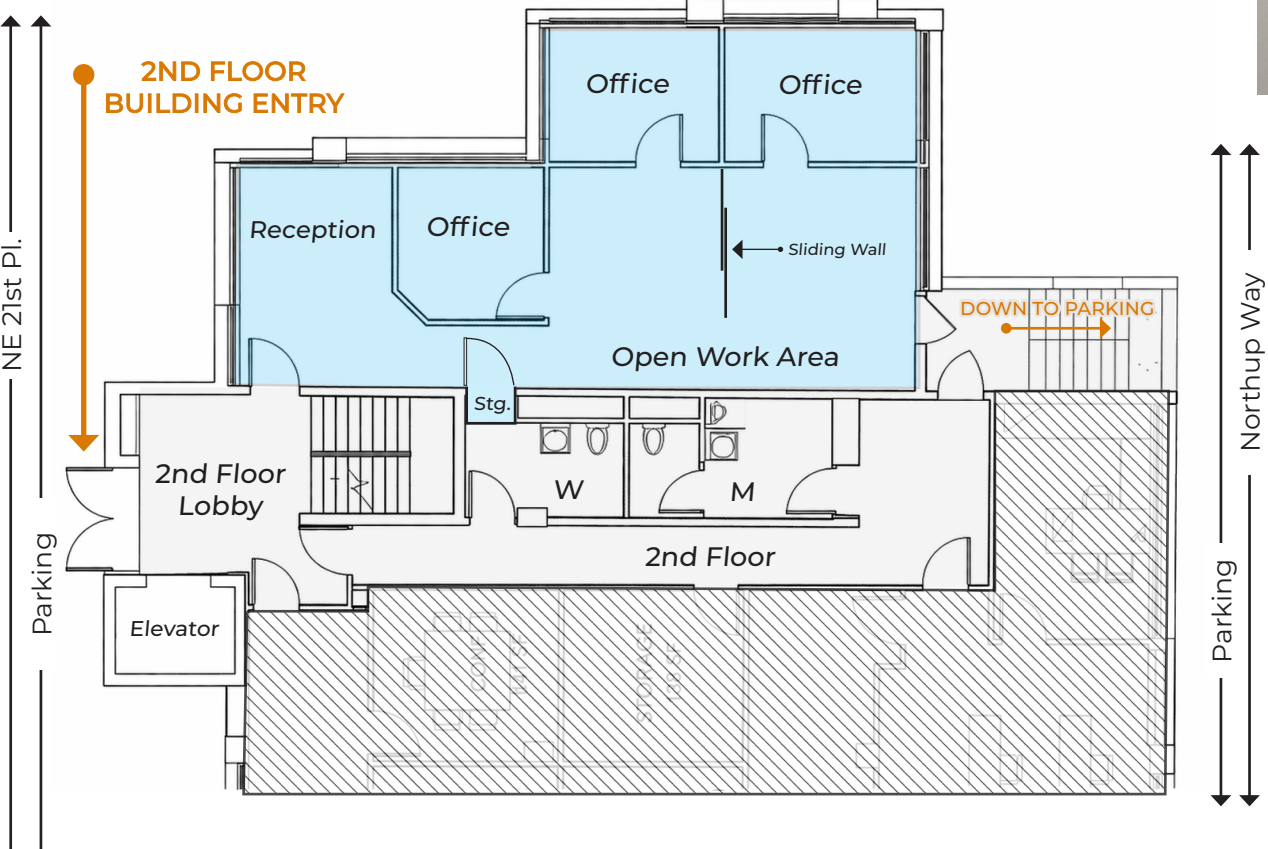
**Suite200**

**1,141 RSF**

**Base Rent** \$2,282.00/mo  
**NNN Rent** \$903.29/mo  
**Available** July 1, 2026



1st Floor Lobby



## SuiteFeatures

- ◆ Abundance of Natural Light
- ◆ Recently Remodeled
- ◆ 3 Private Offices
- ◆ Open Work Area
- ◆ Waiting Area



### Nearby Amenities

1. Cascadia Pizza Restaurant & Brewery
2. Chai N More Cafe
3. Mercury's Coffee Co
4. Angelo's Italian
5. Ramen Nori
6. Kin Dee Thai
7. Sugee's Box Lunch Company
8. Bellevue Brewing Restaurant
9. Iron Works Gym
10. Teriyaki Express

**YB** THE YUHL BUILDING

9

520

5

3

6

2

4

7

1

10

BelRed Station

Spring District Station



SPRING DISTRICT

8

**EASTRAIL**

**Link**





2nd Floor Building Entrance



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2nd Floor  
Building Entry

Suite 200  
Entrance

2nd Floor Lobby





Open Work Area



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Private Office



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