

# 1801 BUILDING

1801 130th Ave NE, Suite 100 | Bellevue, WA 98005

FOR LEASE



Cal C. Mitchell T 425.922.2886 F 888.417.1792 Cal@CCMcommercial.com

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**CCM Commercial**

Commercial Real Estate Services



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## EXCLUSIVE LISTING BROKER

**CAL C. MITCHELL, CCIM**



Principal \ Managing Broker \ MCNE

Hello: 425.922.2886

Email: [cal@ccmcommercial.com](mailto:cal@ccmcommercial.com)

### **CCM COMMERCIAL**

12400 SE 38th St.

Suite 53312

Bellevue, WA 98006



**1801 BUILDING** is located in the heart of the Bel-Red Corridor. This premier location has plenty of **FREE PARKING**. Signage is available. Minutes to SR520, I-405, Downtown Bellevue with a plethora of amenities nearby. Suite 100 incorporates both office and warehouse/storage space (different rates apply).

**TOUR INSTRUCTIONS:** Please call or text Cal at (425) 922-2286. No tours without Listing Agent present. Do not contact owner or disturb employees.

## PROPERTY INFORMATION

### FOR LEASE

**Suite 100**  
(Office + Warehouse/Storage Space)

### SIZE & RATES

**Office Size:** 2,153 SF

**Office Rate:** \$18.00 / RSF / YR + NNN

**Warehouse Size:** 825 SF

**Warehouse Rate:** \$16.00 / RSF / YR + NNN

**NNN:** \$7.27 RSF / YR

### PROPERTY / BUSINESS FEATURES

- Located in the Heart of the Bel-Red Corridor
- 6 Private Offices, Reception, Conference Room, 2 Restrooms, Kitchenette/Breakroom
- Yard Space w/ Grade Level & Dock Ramps Available
- Abundant Free Parking (Ratio: 5.4/1000)
- Building Signage Available
- Property Type: Commercial / Retail
- Zoning: BR-RC-1  
(Bel-Red, Residential/Commercial-1)
- Minutes to Microsoft, Redmond Campus
- Minutes to SR520, I-405 & Downtown Bellevue
- Minutes to Local Amenities Nearby

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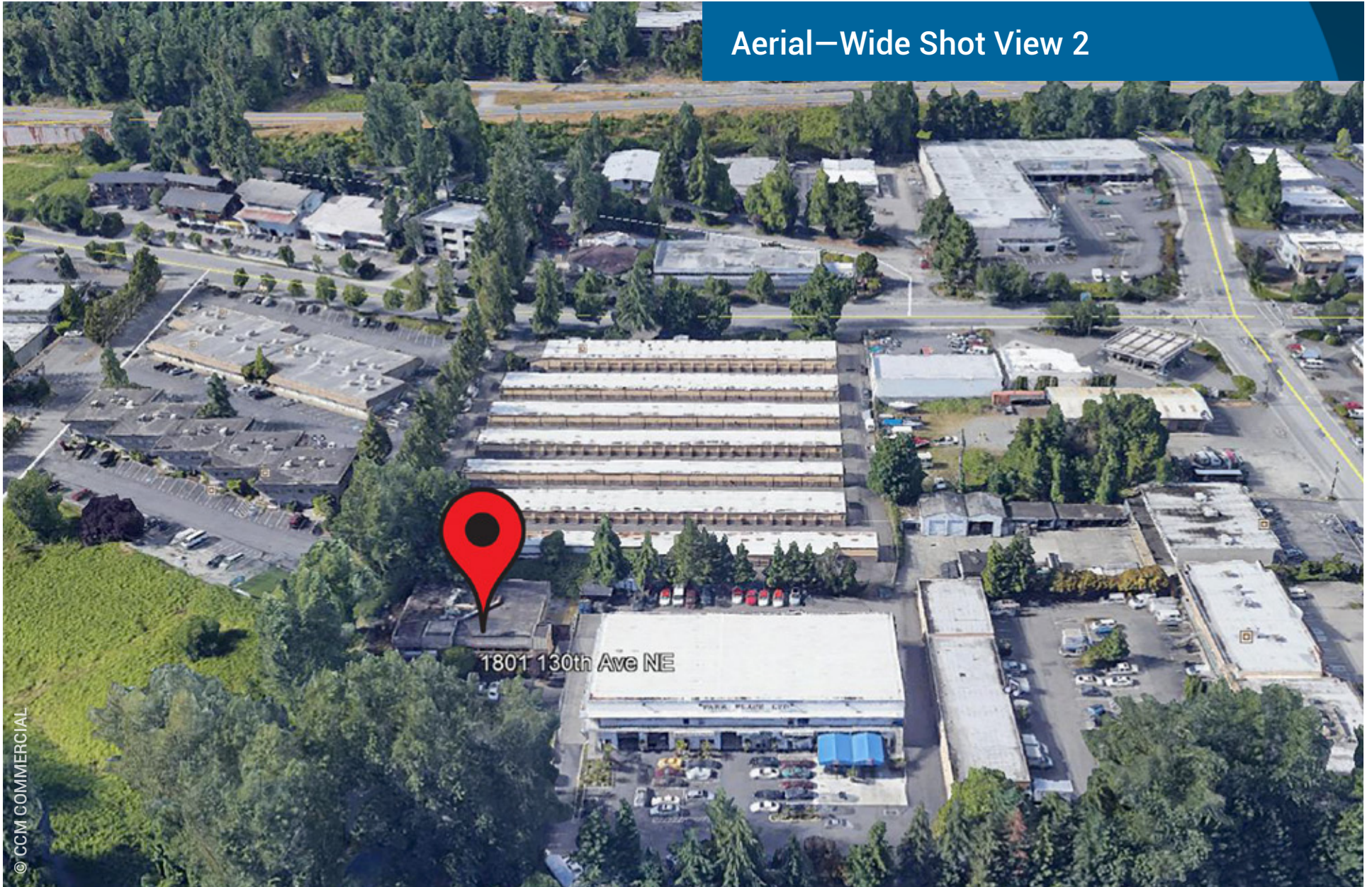
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## Aerial—Wide Shot View 2



## Aerial—Overhead View 1



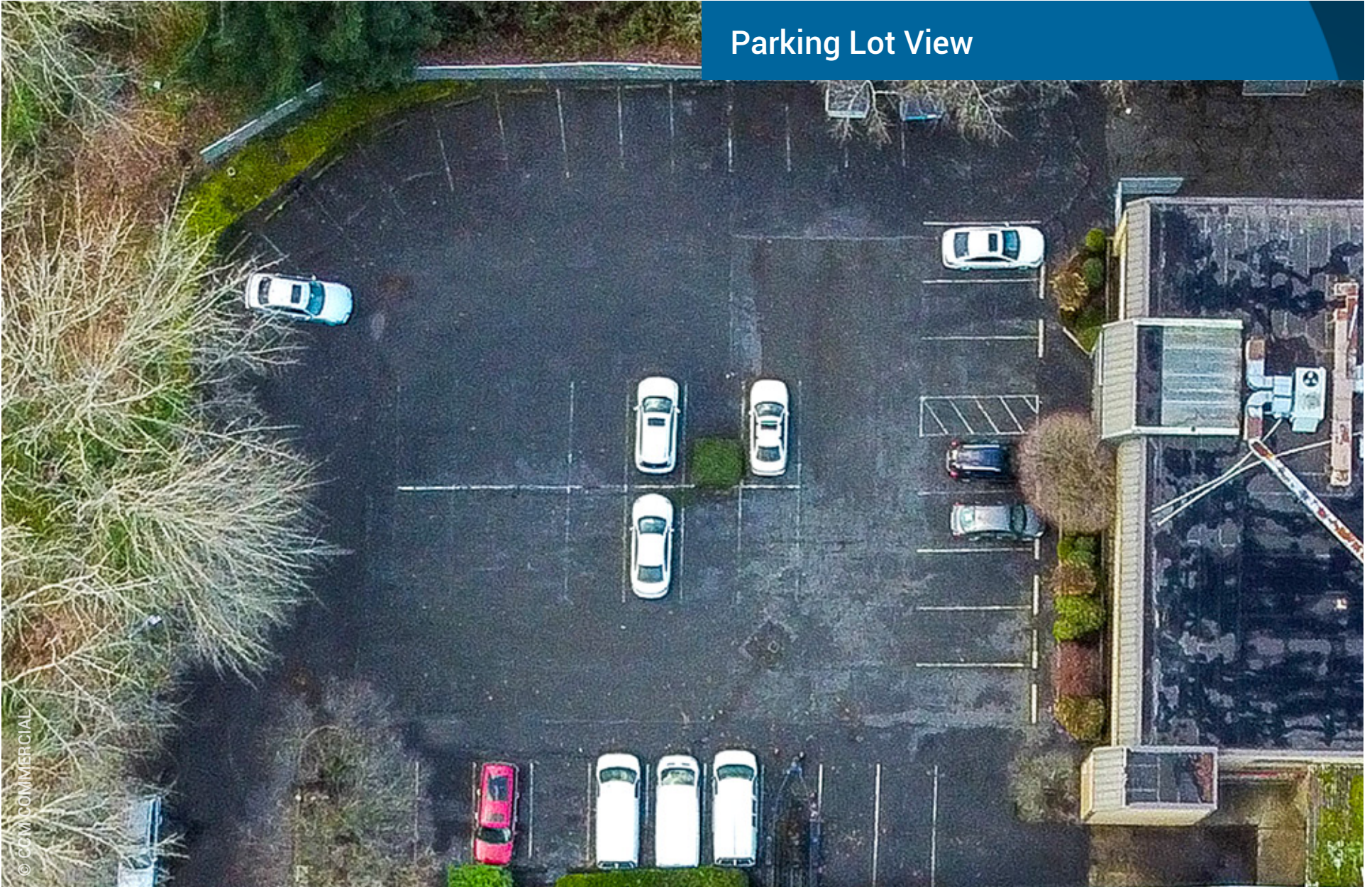
## Aerial—Overhead View 2



## Exterior Building View



## Parking Lot View



## Minutes to Downtown Bellevue



## Multiple Businesses / Amenities Nearby

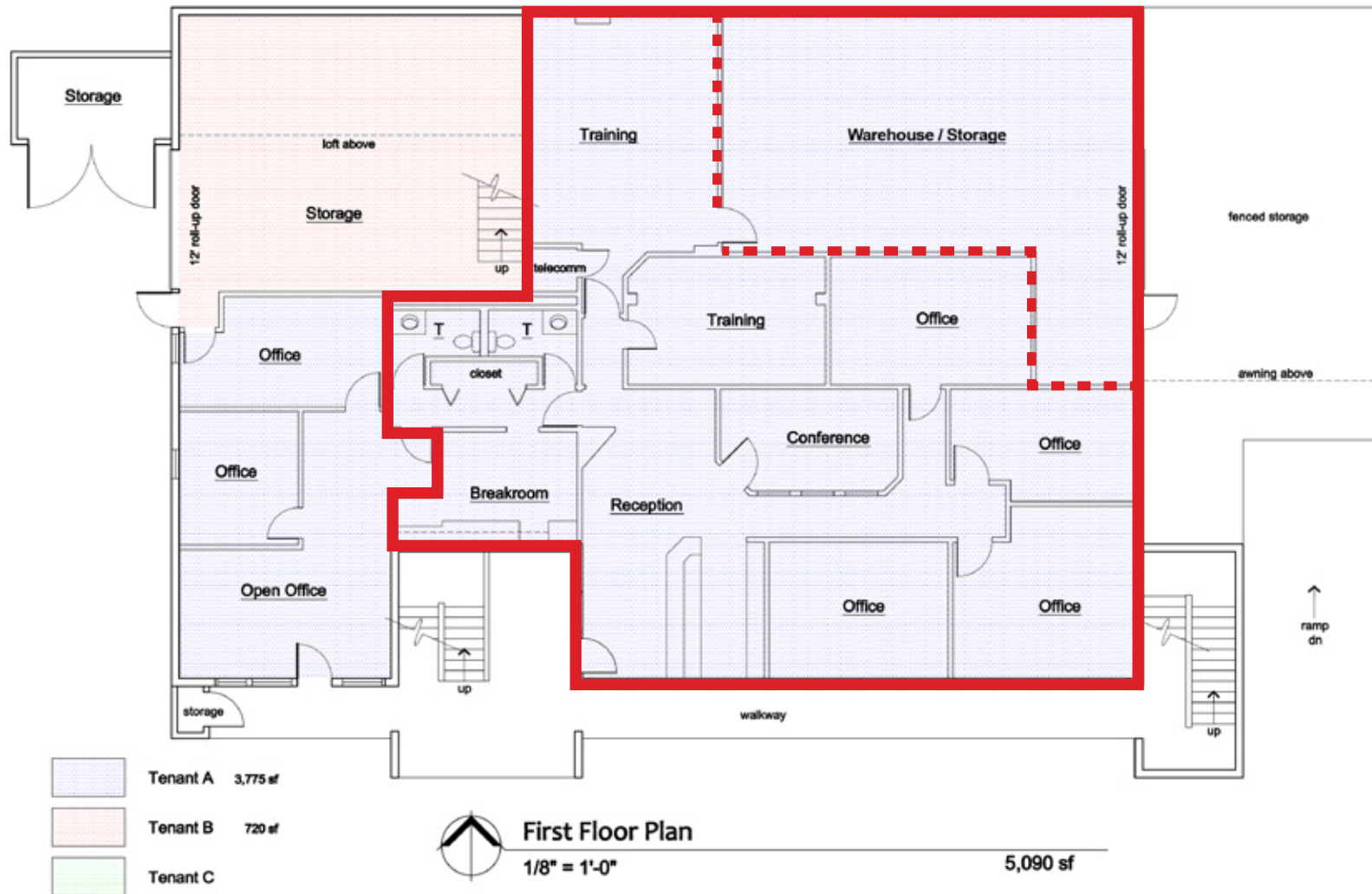


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Minutes to I-405 & SR520



## Floor Plan—Suite 100

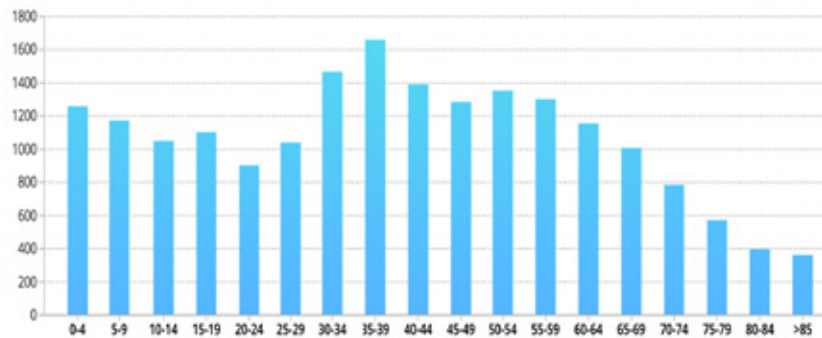


# Neighborhood Demographics

## POPULATION

Estimated Population	19,214
Population Growth (since 2010)	8.5%
Population Density (ppl / mile)	2,561
Median Age	39.92

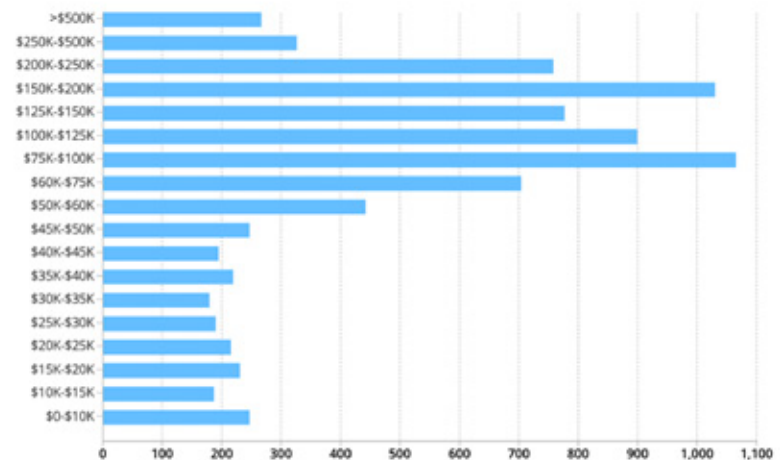
## AGE



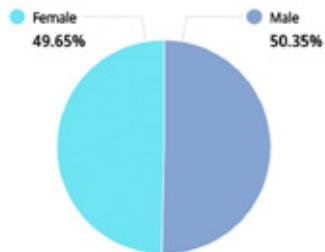
## HOUSEHOLD

Number of Households	8,197
Household Size (ppl)	2
Households w/ Children	2,338

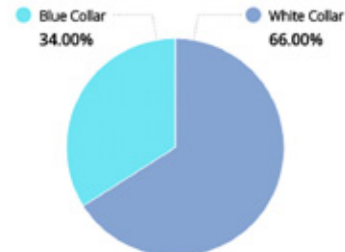
## HOUSEHOLD INCOME



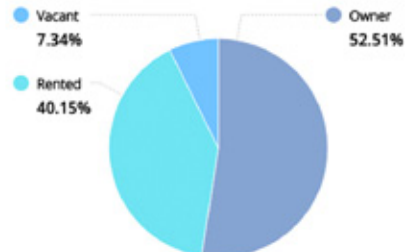
## GENDER



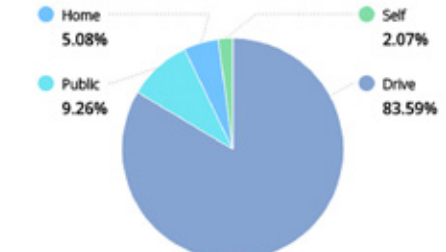
## WORKFORCE



## OCCUPANCY



## COMMUTE METHOD



## Aerial Map & Amenities

