

Ivory Professional Building

13629 NE Bel-Red Rd, Bellevue, WA 98005

*Remodeled Office Building
Available For Lease*



THE OFFERING

The Ivory Building has undergone a complete remodel and renovation within the last 12 months, creating a modern and professional space tailored to meet the needs of professional tenants.

Situated along a scenic greenbelt, the property offers a tranquil setting that combines natural surroundings with a professional environment, ideal for fostering productivity and providing a welcoming atmosphere for clients and employees alike.

Comprehensive space planning services are available at no cost to tenants, ensuring layouts are designed to meet specific business needs. Additionally, a tenant improvement allowance is offered to help customize and build out spaces to align with your vision.



BUILDING FEATURES



Exterior Building & Monument Signage



Green Belt Views



Building Common Shower



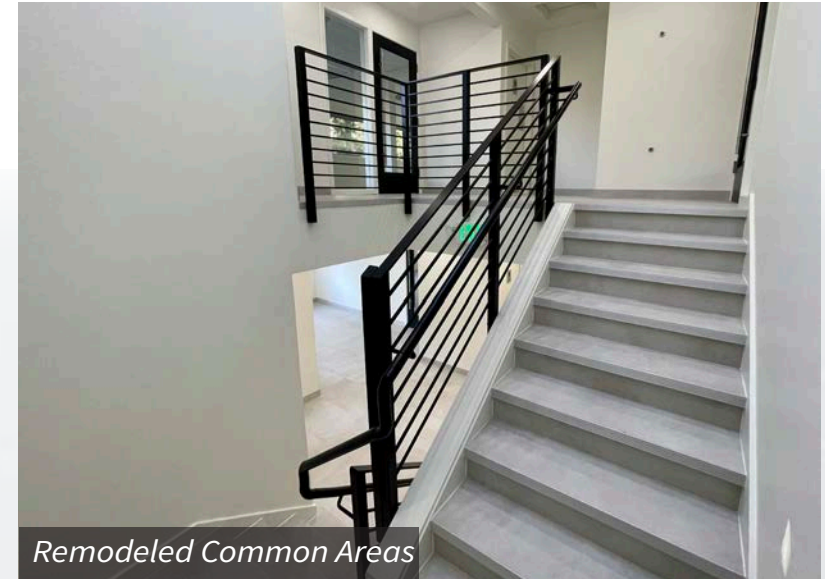
Covered Parking Areas



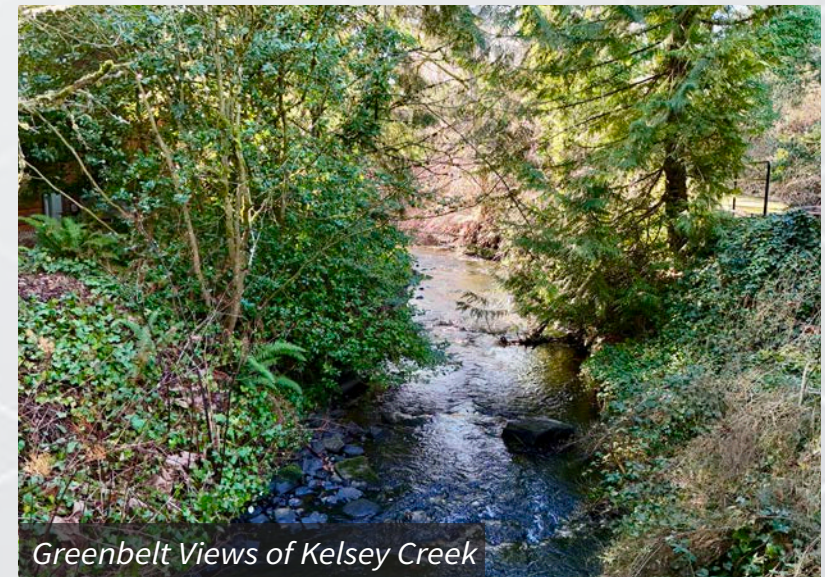
Electric Vehicle Charging Stations

RECENT BUILDING UPGRADES

- Building Fully Renovated & Modernized
- All Building HVAC Units Replaced
- Common Area Restrooms Renovated
- Common Areas Remodeled
- Parking Lot & Curbs Rebuilt
- Interior & Exterior Repainted
- Monument Sign Replaced
- Remote Access System Installed
- Security System Installed
- New Ceiling Tiles



Remodeled Common Areas



Greenbelt Views of Kelsey Creek

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Building Availability

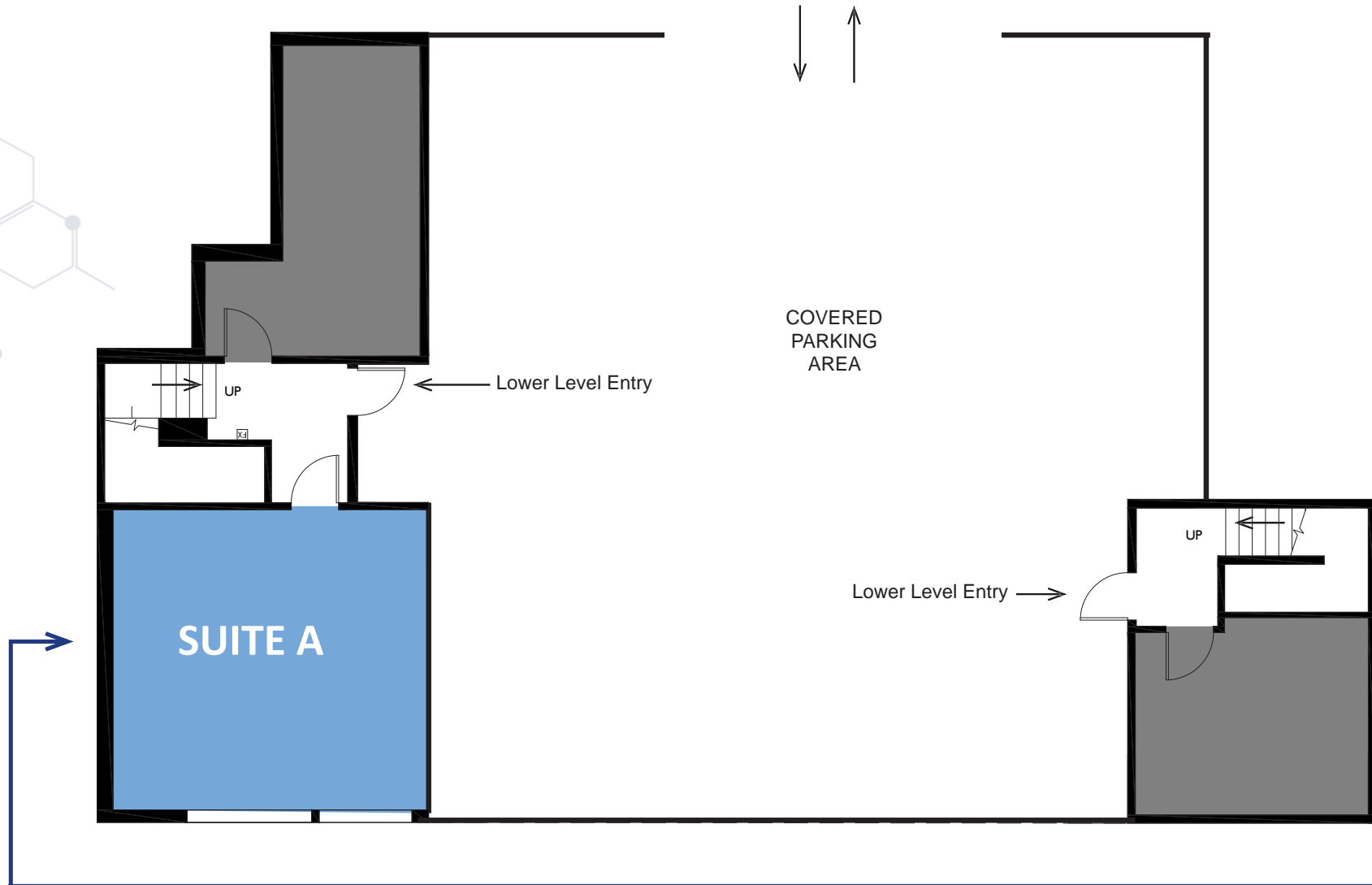
	SUITE	SIZE (RSF)	RATE (PSF)	AVAILABILITY
<u>Lower-Level Option:</u>				
	Suite A	433 RSF	Contact Broker	Immediately
<u>Floor 1 Options:</u>				
	Floor 1	2,914 RSF	Contact Broker	Immediately
	Suite 101	1,693 RSF	Contact Broker	Immediately
	Suite 102	1,221 RSF	Contact Broker	Immediately
<u>Floor 2 Options:</u>				
	Floor 2	4,235 RSF	Contact Broker	Immediately
	Suite 201	878 RSF	Contact Broker	Immediately
	Suite 202	857 RSF	Contact Broker	Immediately
	Suite 203	1,310 RSF	Contact Broker	Immediately
	Suite 204	1,190 RSF	Contact Broker	Immediately
	Suite 201+202	1,735 RSF	Contact Broker	Immediately
	Suite 203+204	2,500 RSF	Contact Broker	Immediately
<u>Entire Building Option:</u>				
	Entire Building	7,583 RSF	Contact Broker	Immediately

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Floor Plan - Lower Level Option

Suite A | 433 RSF

- Contact Broker for Rate
- Available Immediately



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Floor Plan - Floor 1 Full Floor - Option

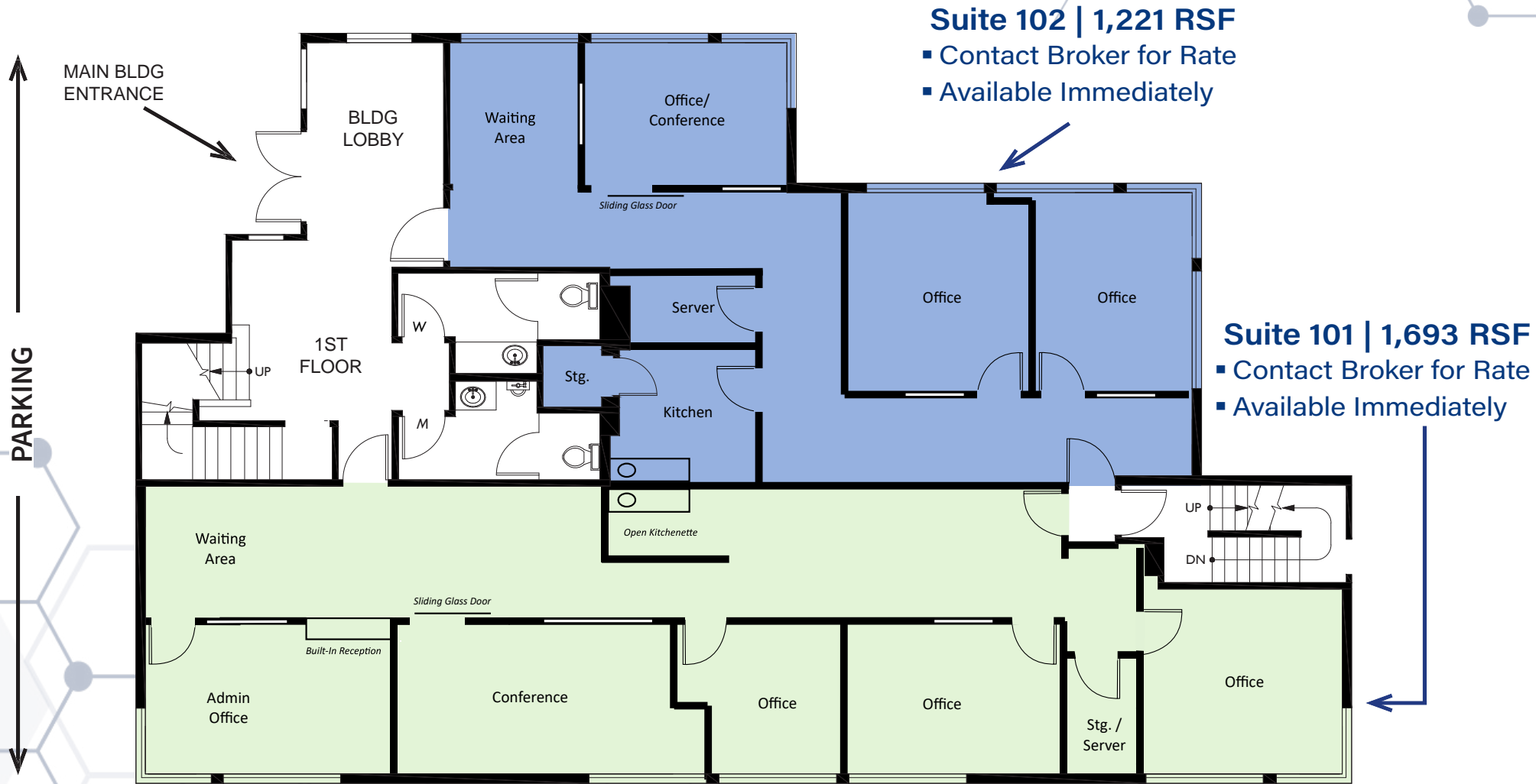


Floor 1 | 2,914 RSF

- Contact Broker for Rate
- Available Immediately

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Floor Plan - Floor 1 "Conceptual Floor Plans"

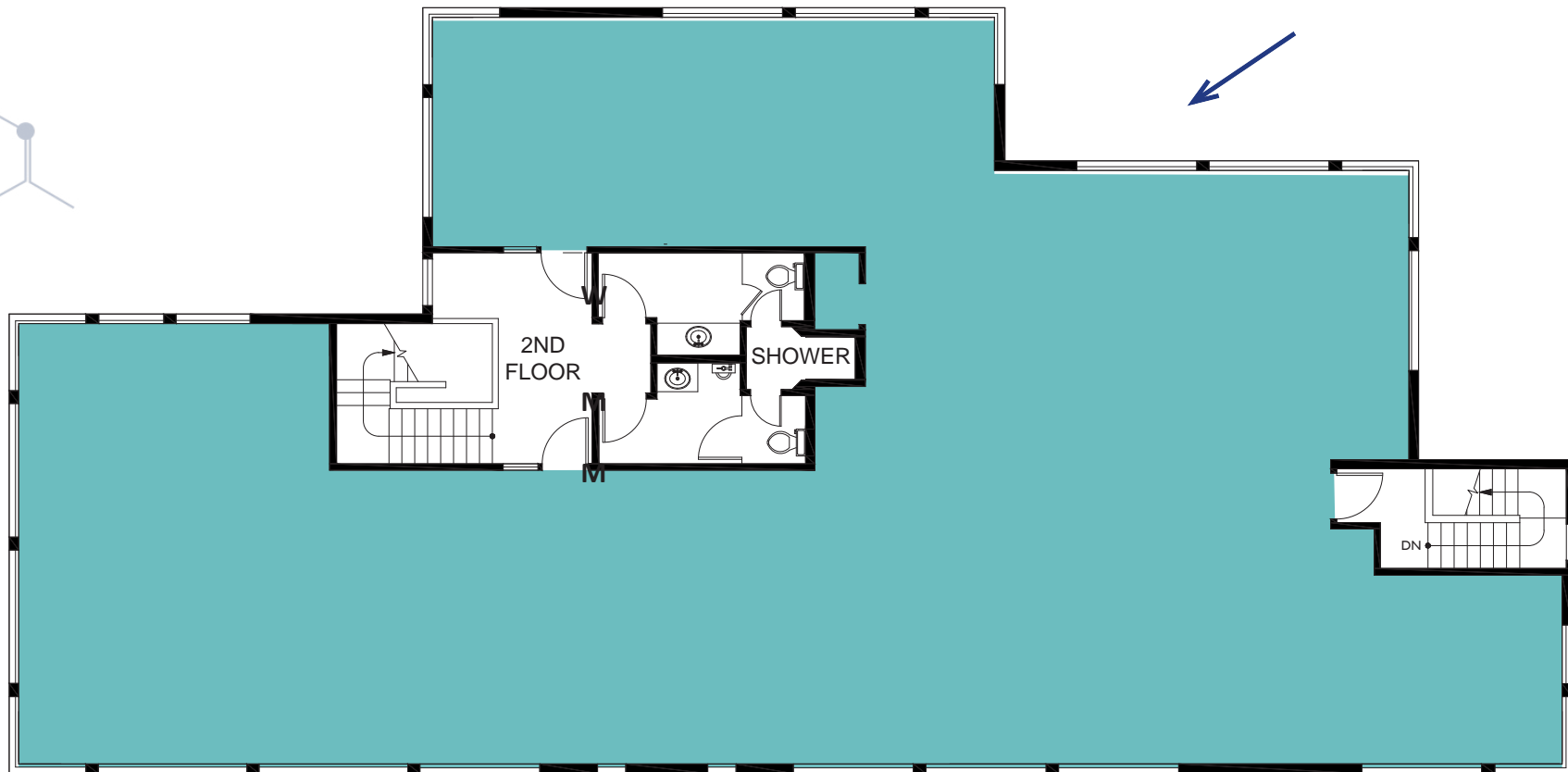


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Floor Plan - Floor 2 Full Floor Option

Floor 2 | 4,235 RSF

- Contact Broker for Rate
- Available Immediately



Ivory Professional Building

Floor Plan - Floor 2 "Conceptual Floor Plans"

Suite 201 | 878 RSF

- Contact Broker for Rate
- Available Immediately

Suite 204 | 1,190 RSF

- Contact Broker for Rate
- Available Immediately

Suite 202 | 857 RSF

- Contact Broker for Rate
- Available Immediately

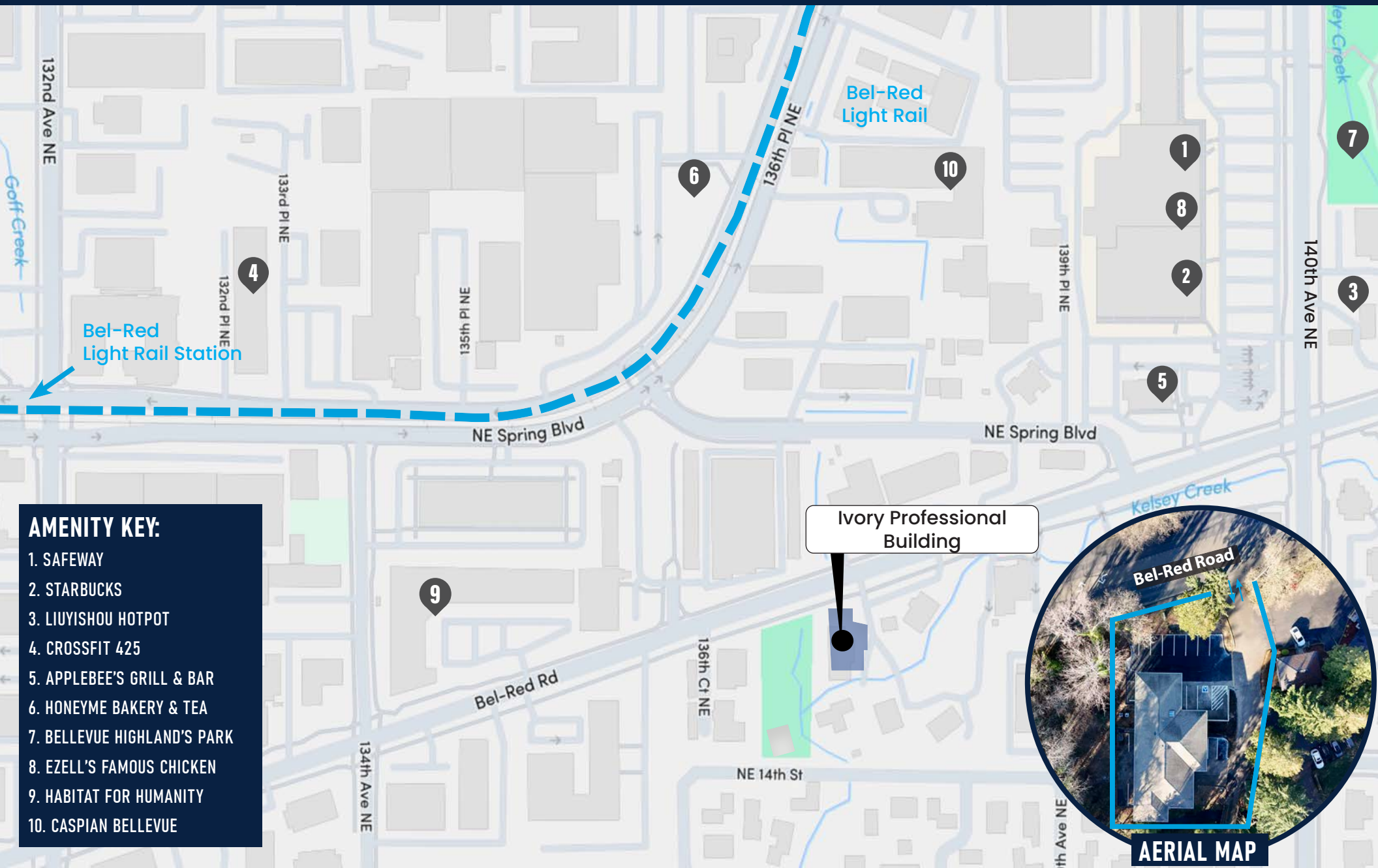


Suite 203 | 1,310 RSF

- Contact Broker for Rate
- Available Immediately

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Amenity Map



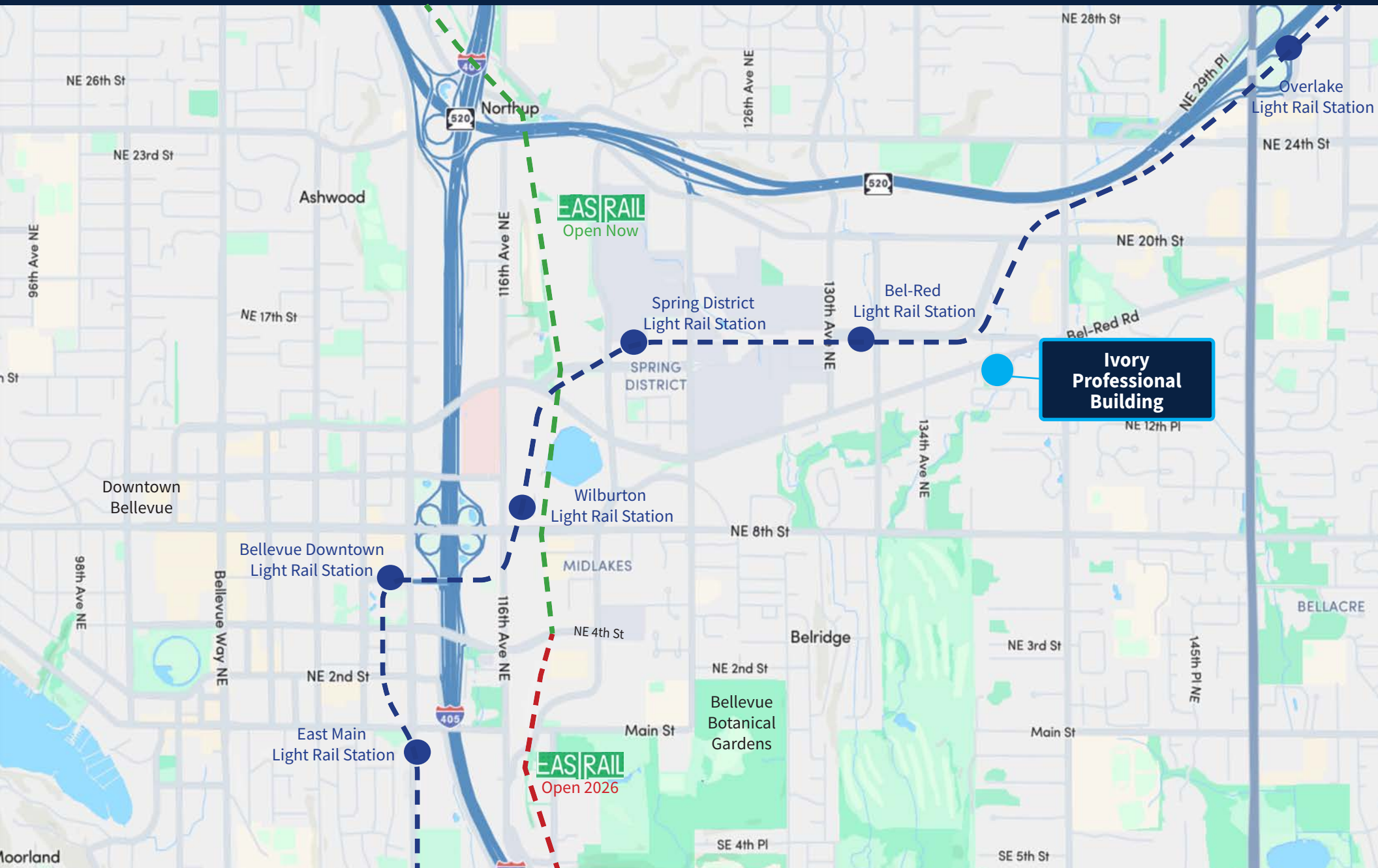
AMENITY KEY:

1. SAFEWAY
2. STARBUCKS
3. LIUYISHOU HOTPOT
4. CROSSFIT 425
5. APPLEBEE'S GRILL & BAR
6. HONEYME BAKERY & TEA
7. BELLEVUE HIGHLAND'S PARK
8. EZELL'S FAMOUS CHICKEN
9. HABITAT FOR HUMANITY
10. CASPIAN BELLEVUE

AERIAL MAP

The Ivory Professional Building

Location Map



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