



## **Mercer Park**

13222-13228 SE 30th St, Bellevue, WA 98005



**CCM Commercial**

Commercial Real Estate Services

**Cal Mitchell**

CCM COMMERCIAL REAL ESTATE

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# Mercer Park

\$26.00 /SF/YR

Industrial Flex Space / Business Services Office Space

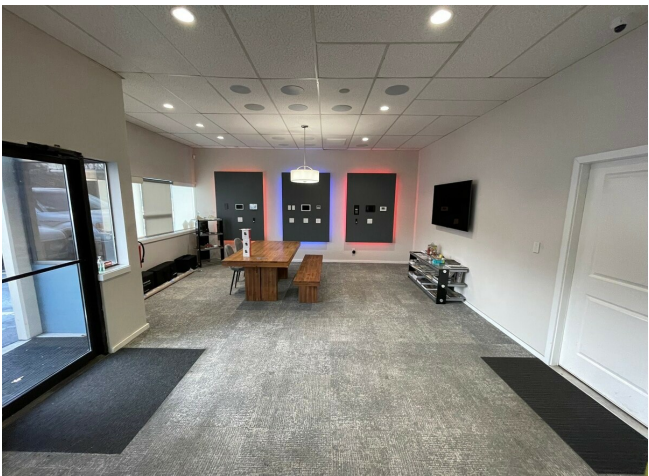
- #4,560 Total SF
- \$26.00 Base Rent, \$0.66 NNN's
- #3,200 SF Industrial Warehouse
- #1,360 Class A Office Build Out

- 4 Private Offices
- Large Conference Room
- 1 Reception Area
- One Grade-Level Loading 12' x 14' Roll Up Door
- Kitchen / Employee Break Room
- 2 Restrooms

- Strategically Located off Richards Road in Bellevue
- Building and Monument Signage Available
- Available Immediately
- High Speed Comcast Business Class available in Building
- Abundant Free Parking 3/1,000 SF

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- Industrial Flex Space / Business Services Office:



Rental Rate:	\$26.00 /SF/YR
Property Type:	Flex
Property Subtype:	Showroom
Building Class:	B
Rentable Building Area:	32,398 SF
Year Built:	1978
Rental Rate Mo:	\$2.17 /SF/MO

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1st Floor Ste A-6

Space Available	4,560 SF
Rental Rate	\$26.00 /SF/YR
Date Available	March 01, 2026
Service Type	Triple Net (NNN)
Space Type	Sublet
Space Use	Flex

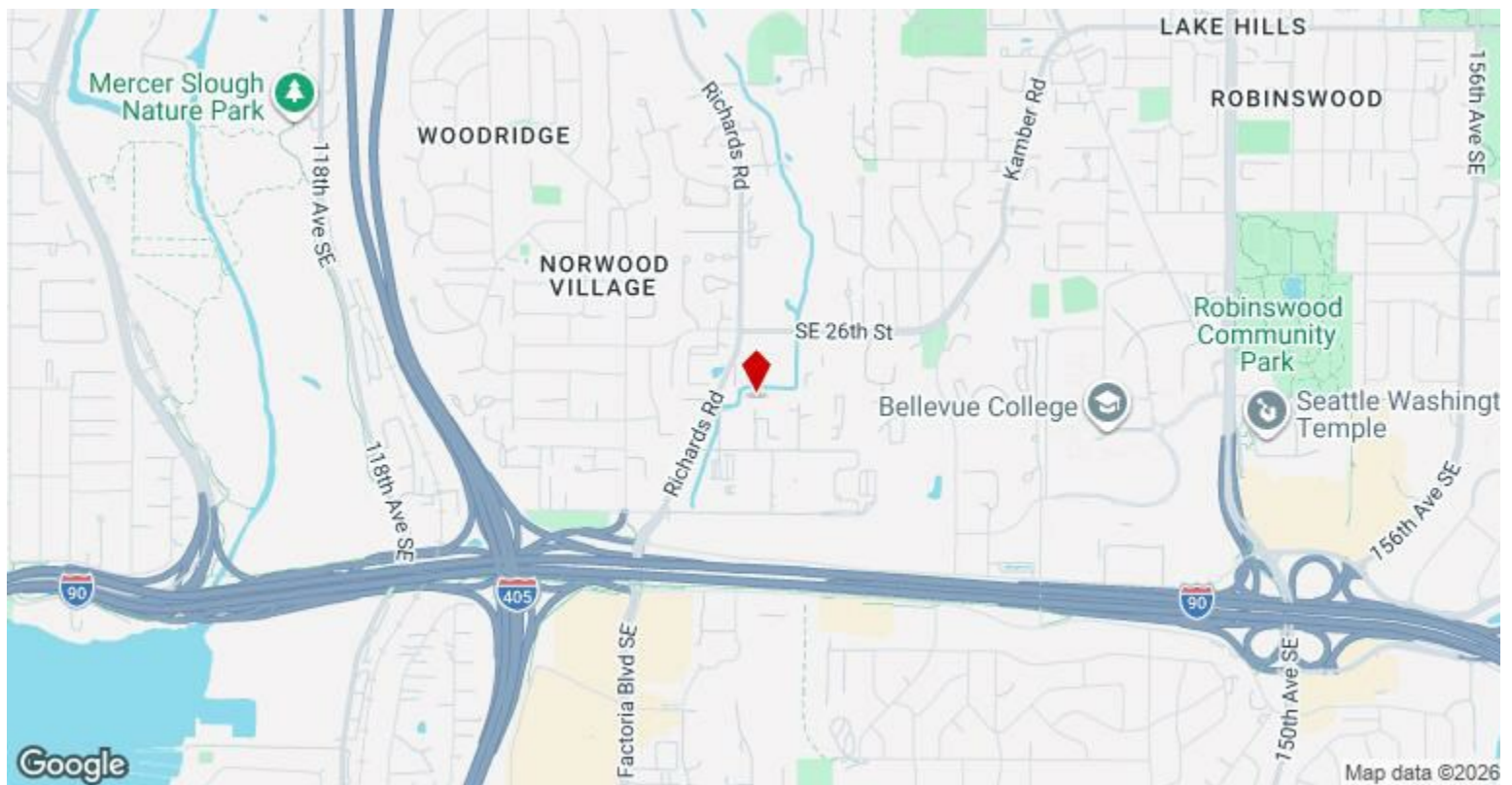
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Audio Plus	-	
Fern Arrendondo Villar	-	January 2019
Fruit Chatterbox	-	
Ibsen Towing	-	
Lawrence Childs	-	
Luma Technologies	-	
Mac Towing	-	
Metropolitan Remodel LLC	-	
Sabaidi Foods, LLC	-	
Security Safe & Lock, Inc	-	





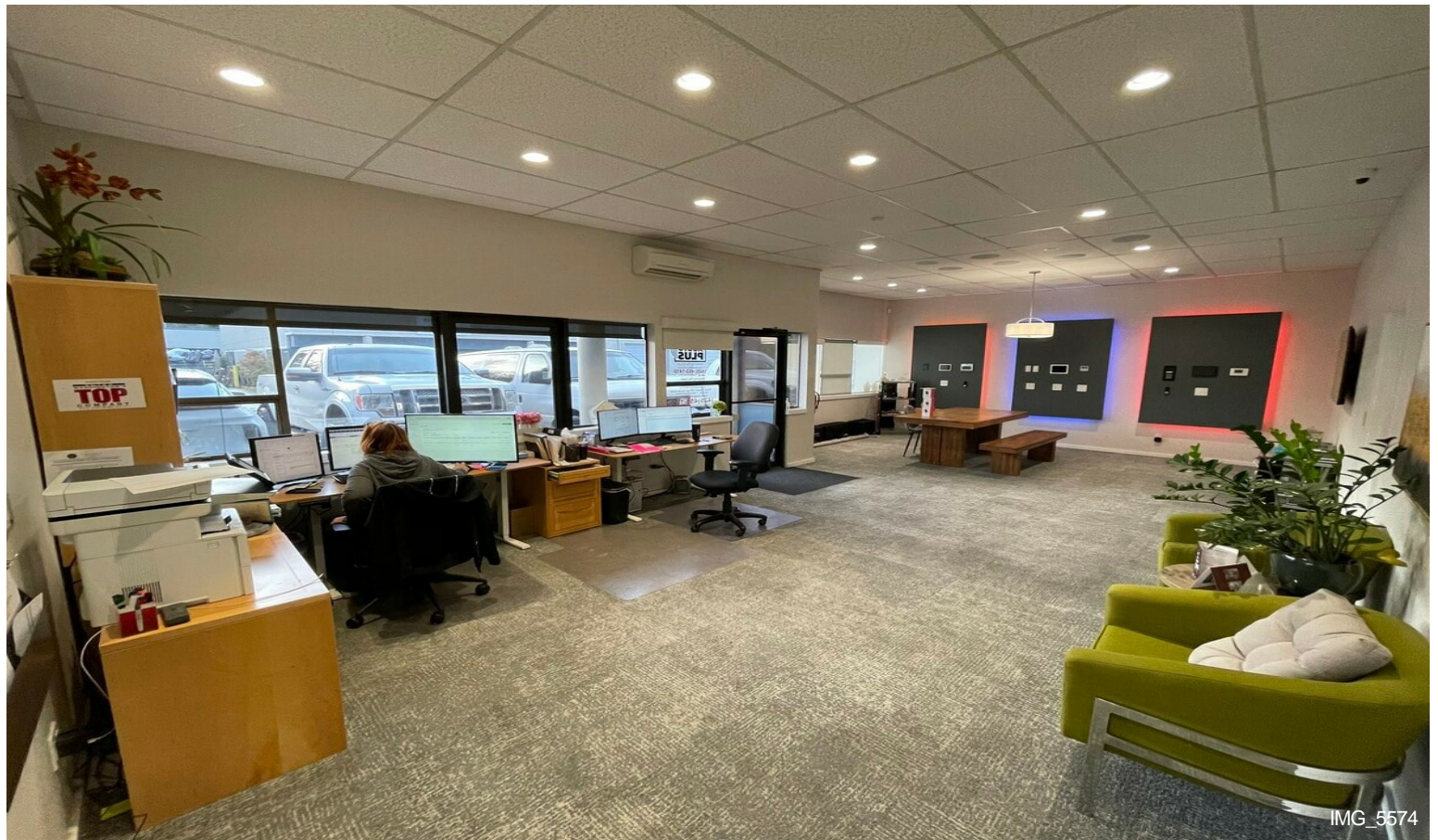
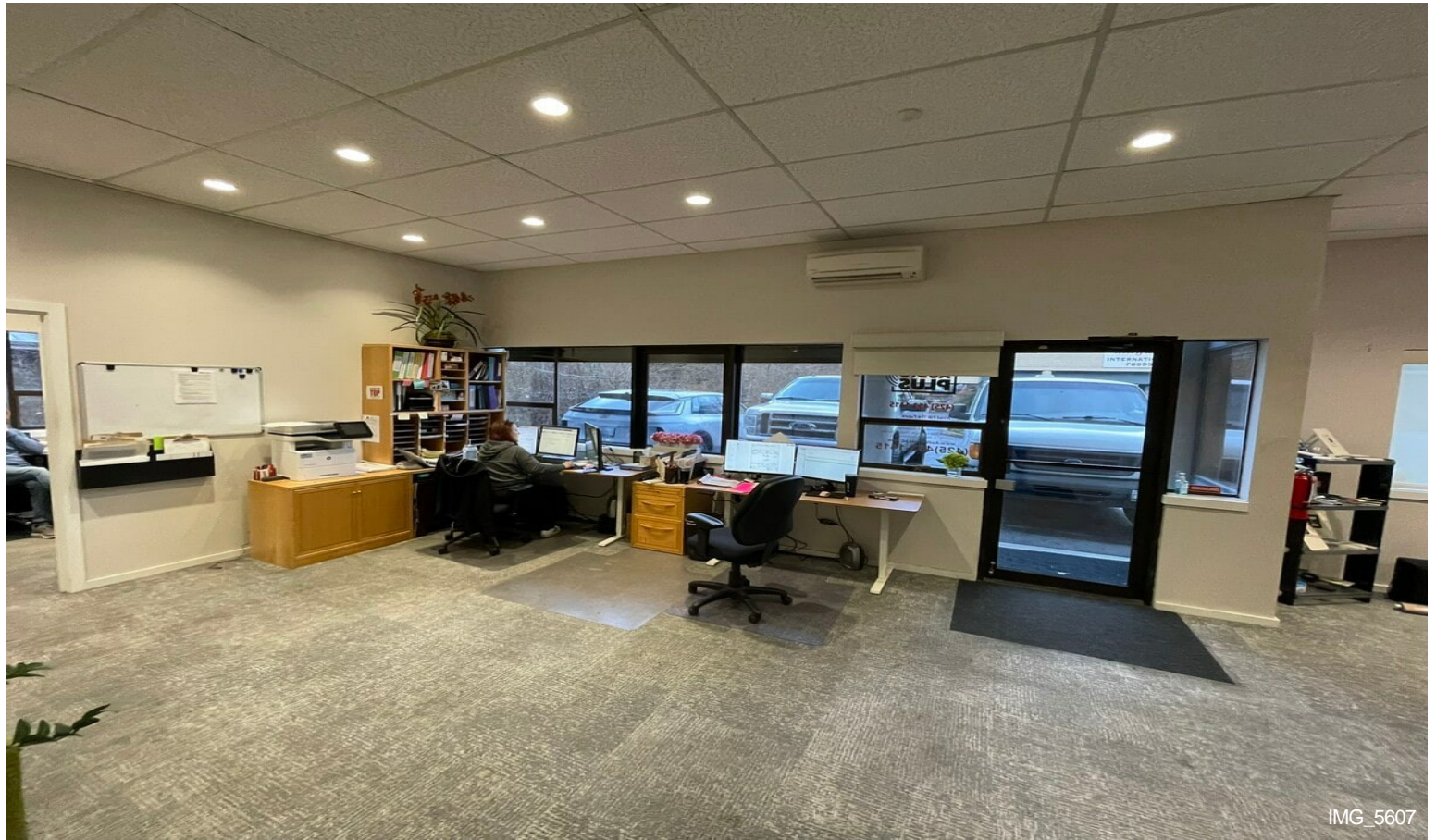
## 13222-13228 SE 30th St, Bellevue, WA 98005

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- Building and Monument Signage Available
- Available Immediately
- High Speed Comcast Business Class available in Building
- Abundant Free Parking 3/1,000 SF
- Multiple Local Amenities via Factoria Mall
- Premier Bellevue Location, just off Richards Road in Factoria
- Minutes to Downtown Bellevue
- Minutes to I-405, I-90 and SR 520

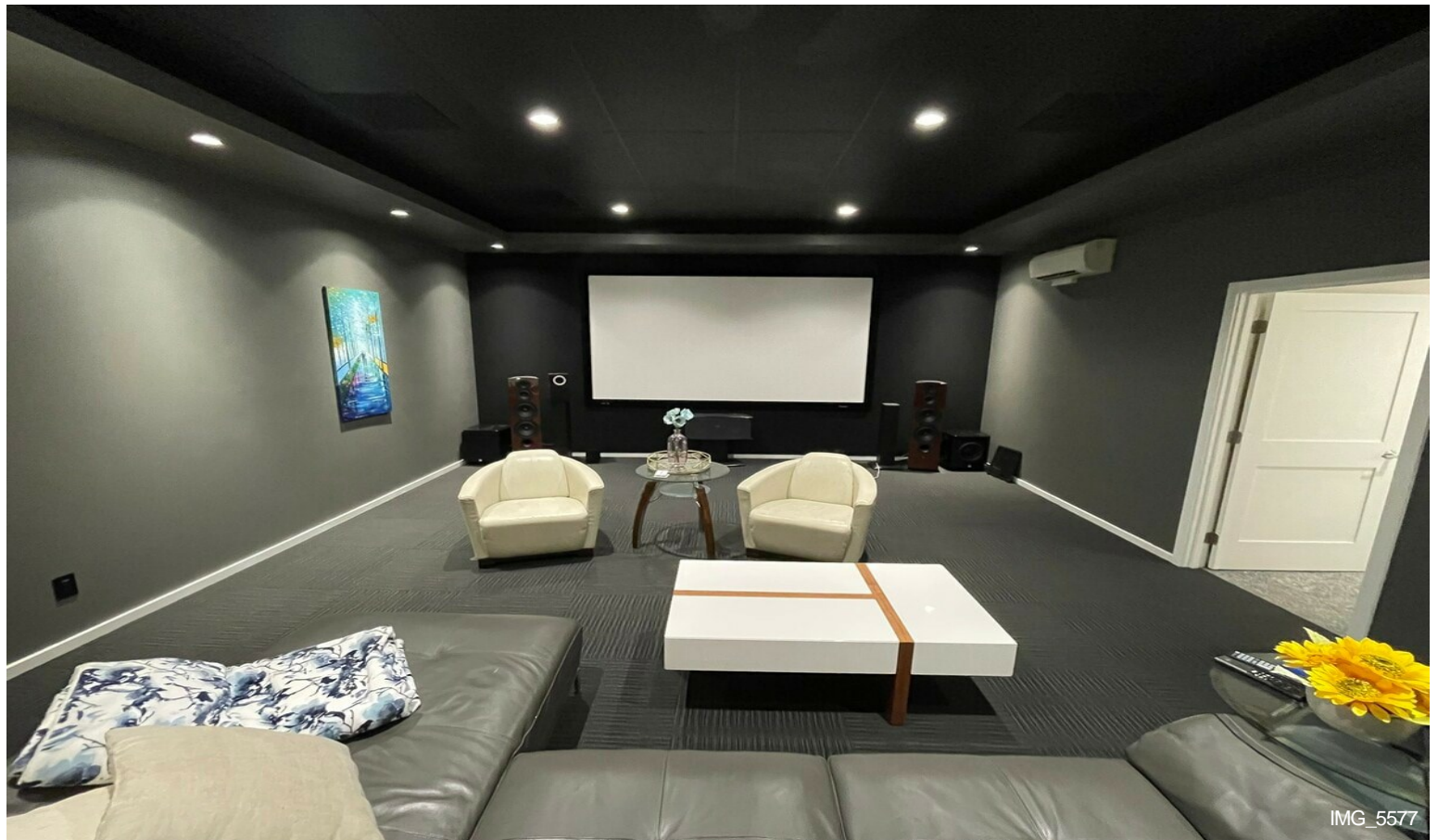


## Property Photos



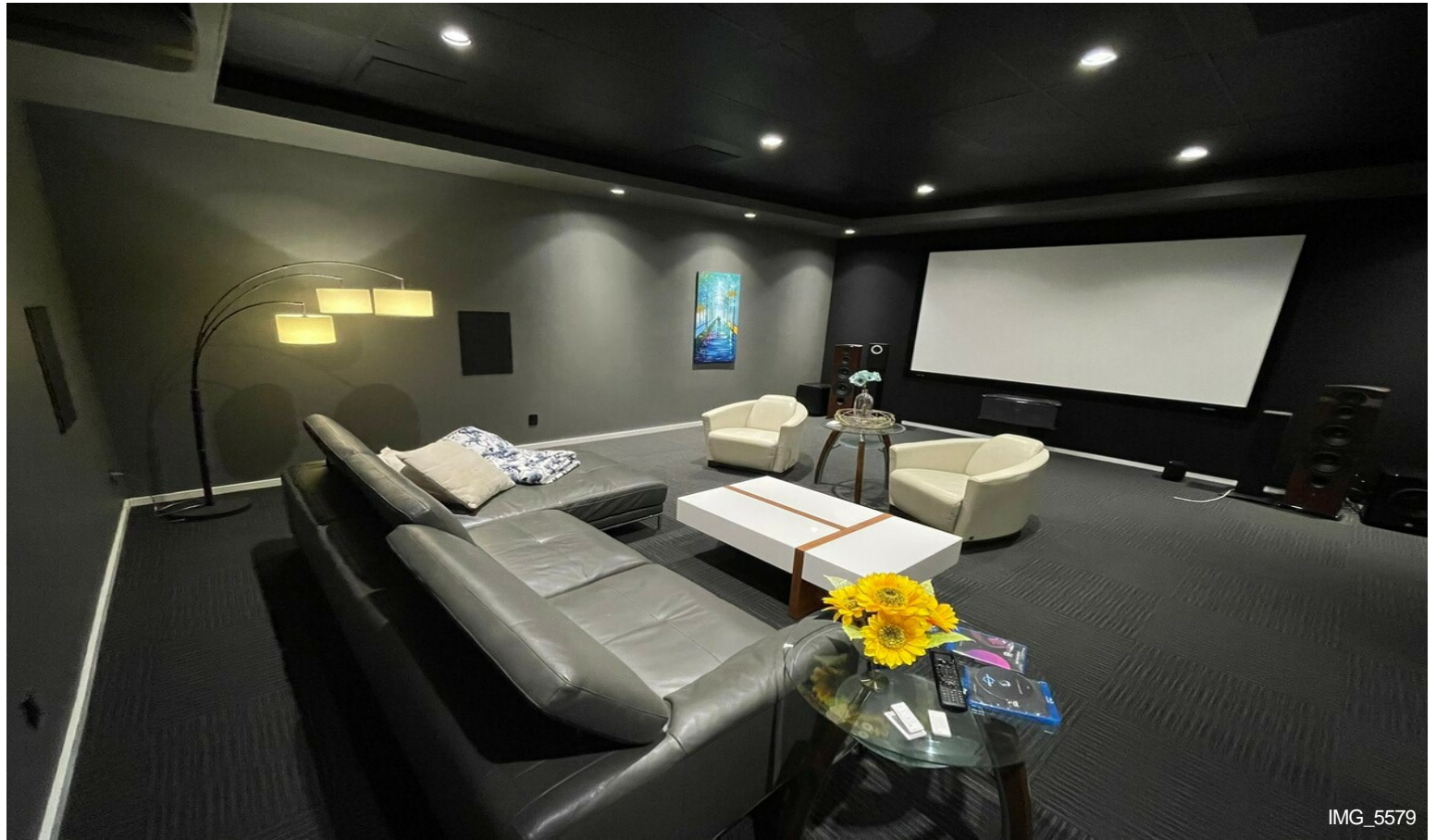


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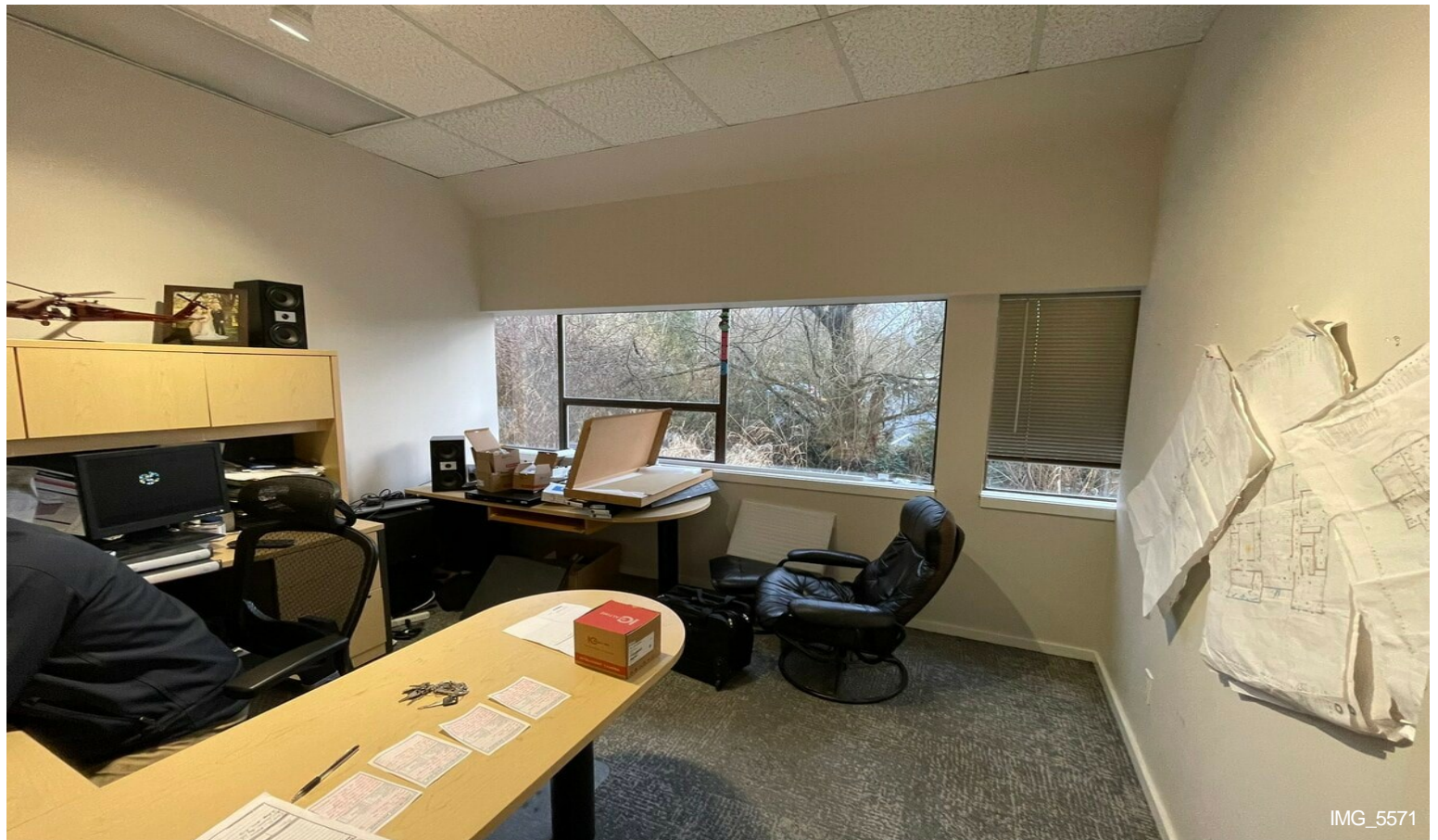
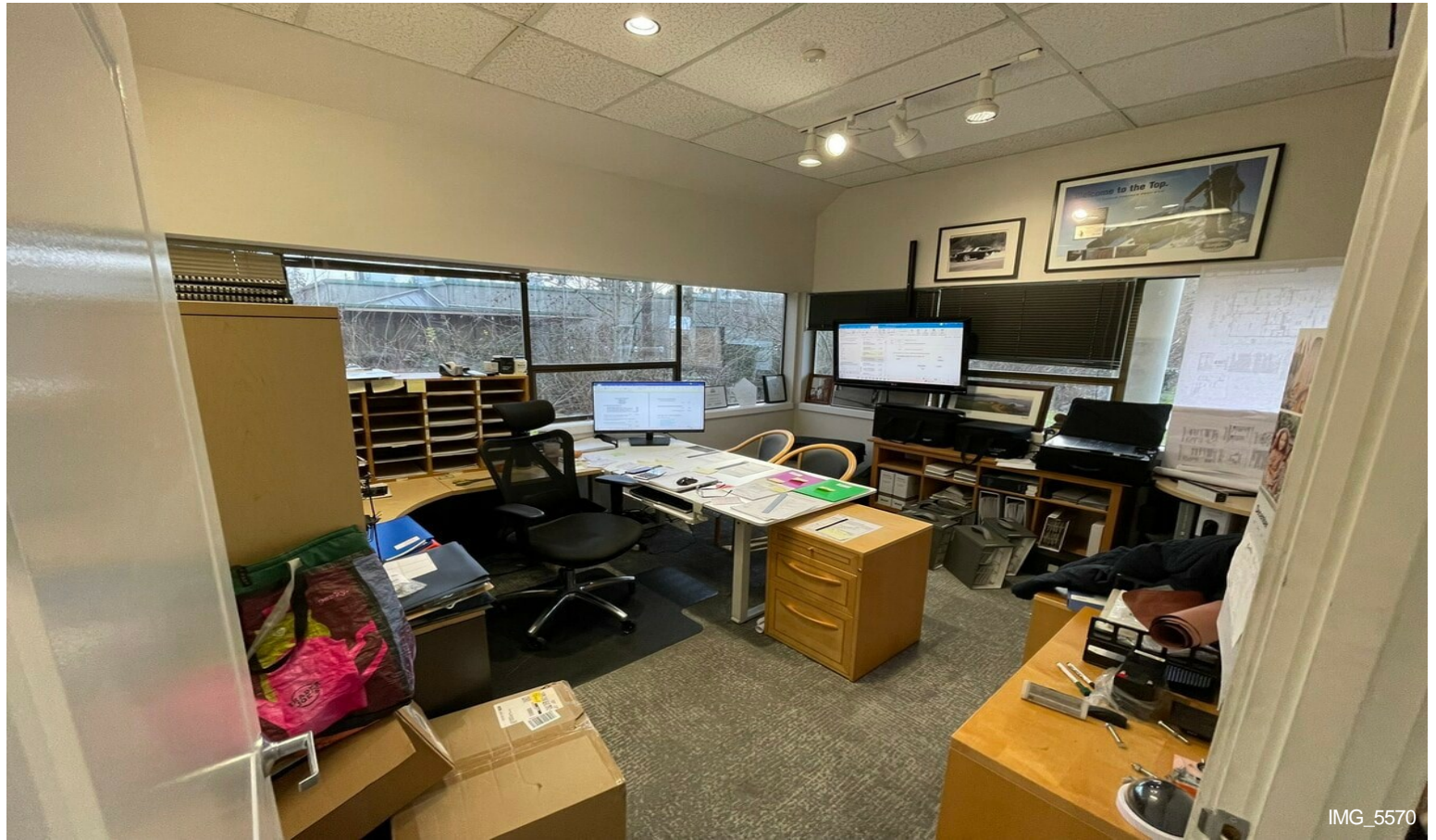


## Property Photos





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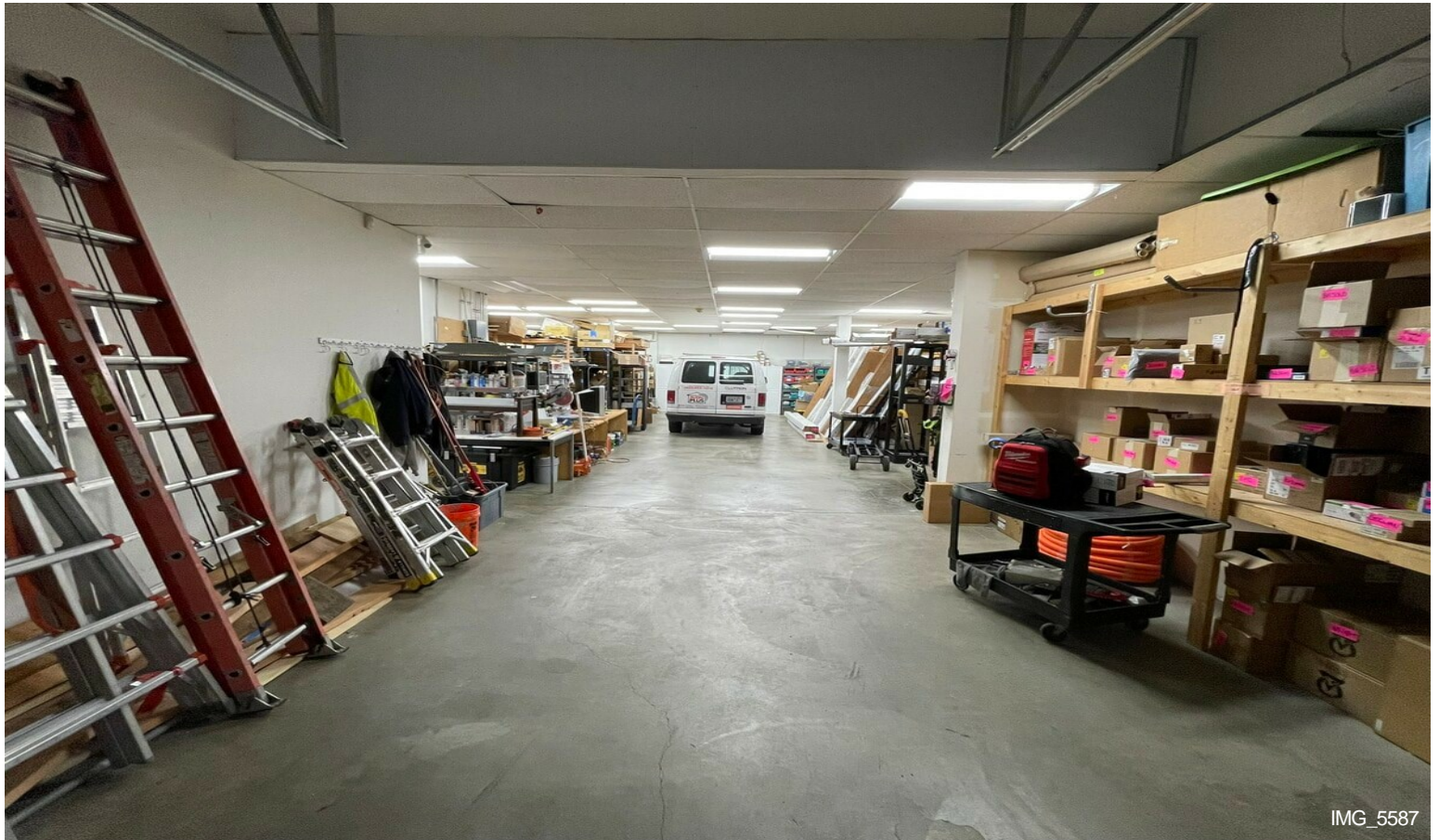




## Property Photos



IMG\_5585



IMG\_5587



## Property Photos



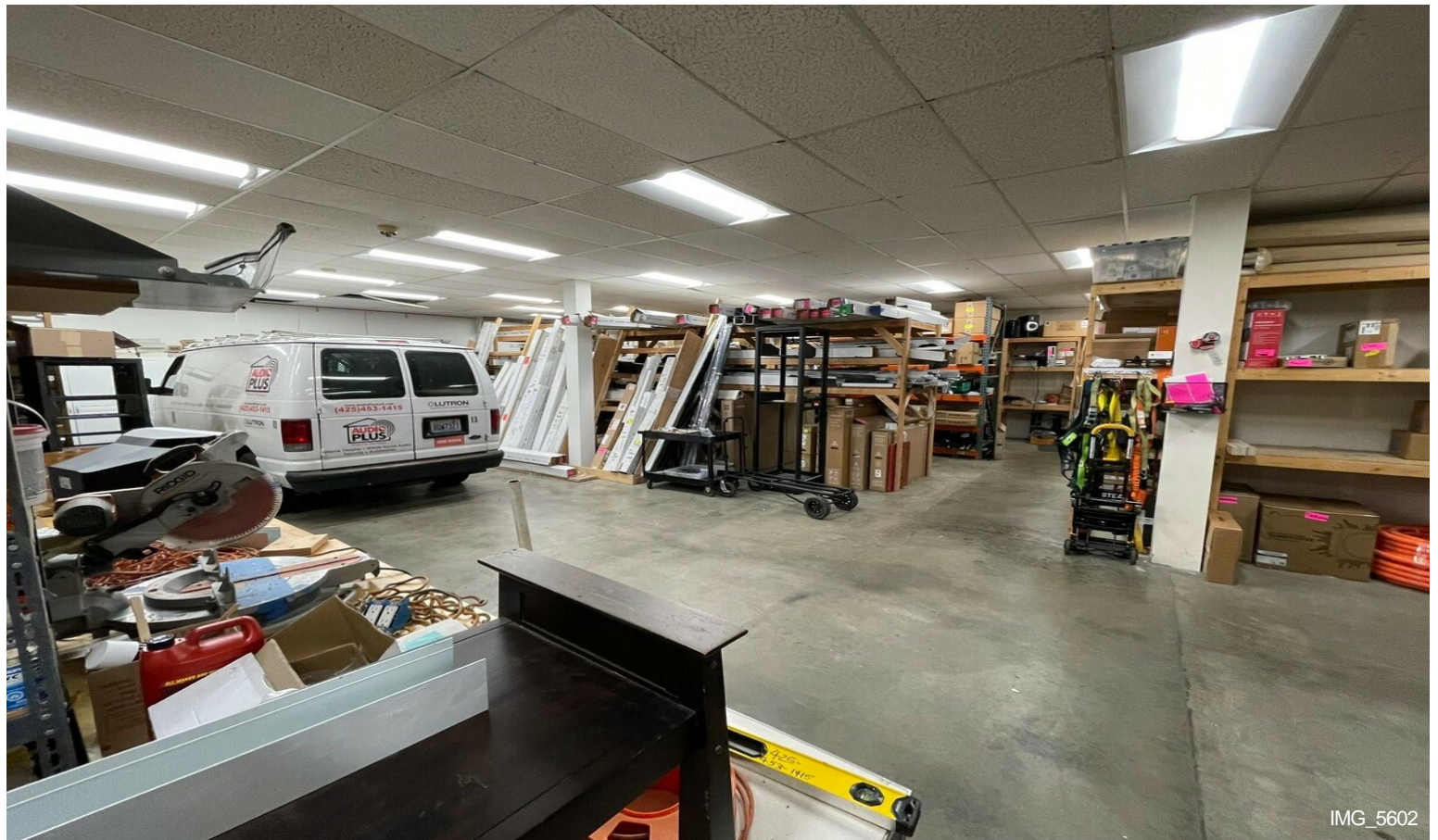


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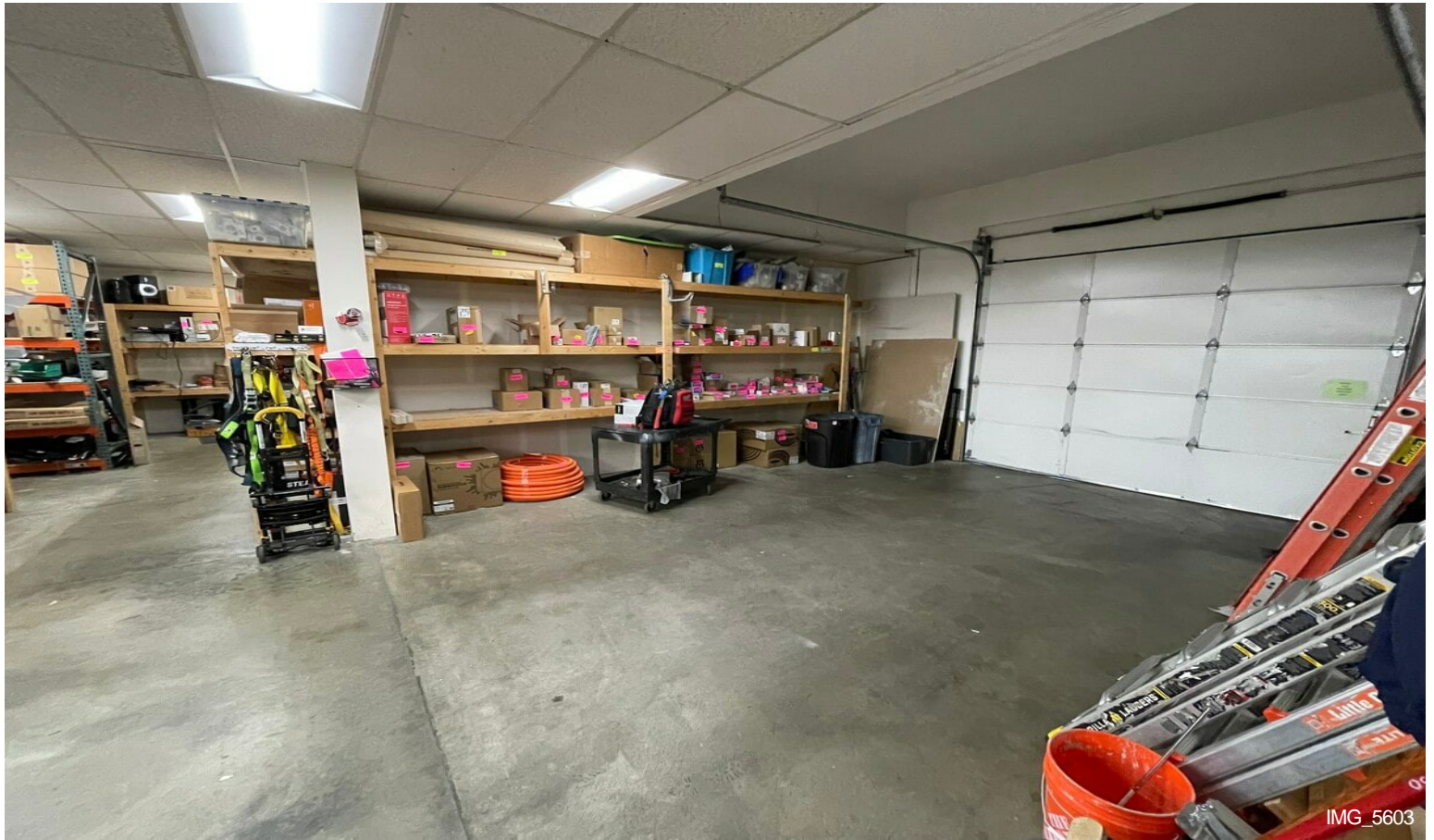


## Property Photos





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## Property Photos





## A photograph of a building's exterior wall with a textured, vertically-ribbed surface. Large, dark, three-dimensional letters spell out "MERCER PARK" across the middle of the wall. Above the letters, a security camera and a light fixture are mounted. Below the wall, there is a row of green bushes and a red-painted curb. On the curb, white text reads "NO PARKING" and "FIRE LANE". To the right, a red and white striped barrier is visible. The sky is clear and blue. The image is labeled "IMG\_5545" in the bottom right corner.

