



## 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

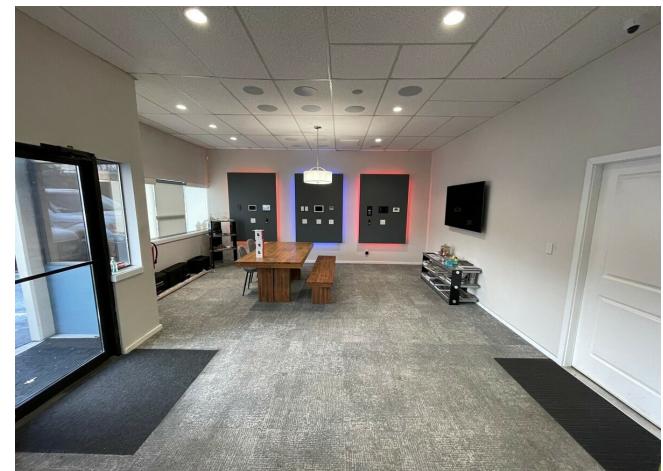
- #4,560 Total SF
- \$26.00 Base Rent, \$0.66 NNN's
- #3,200 SF Industrial Warehouse
- #1,360 Class A Office Build Out

- 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

- ...

- 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

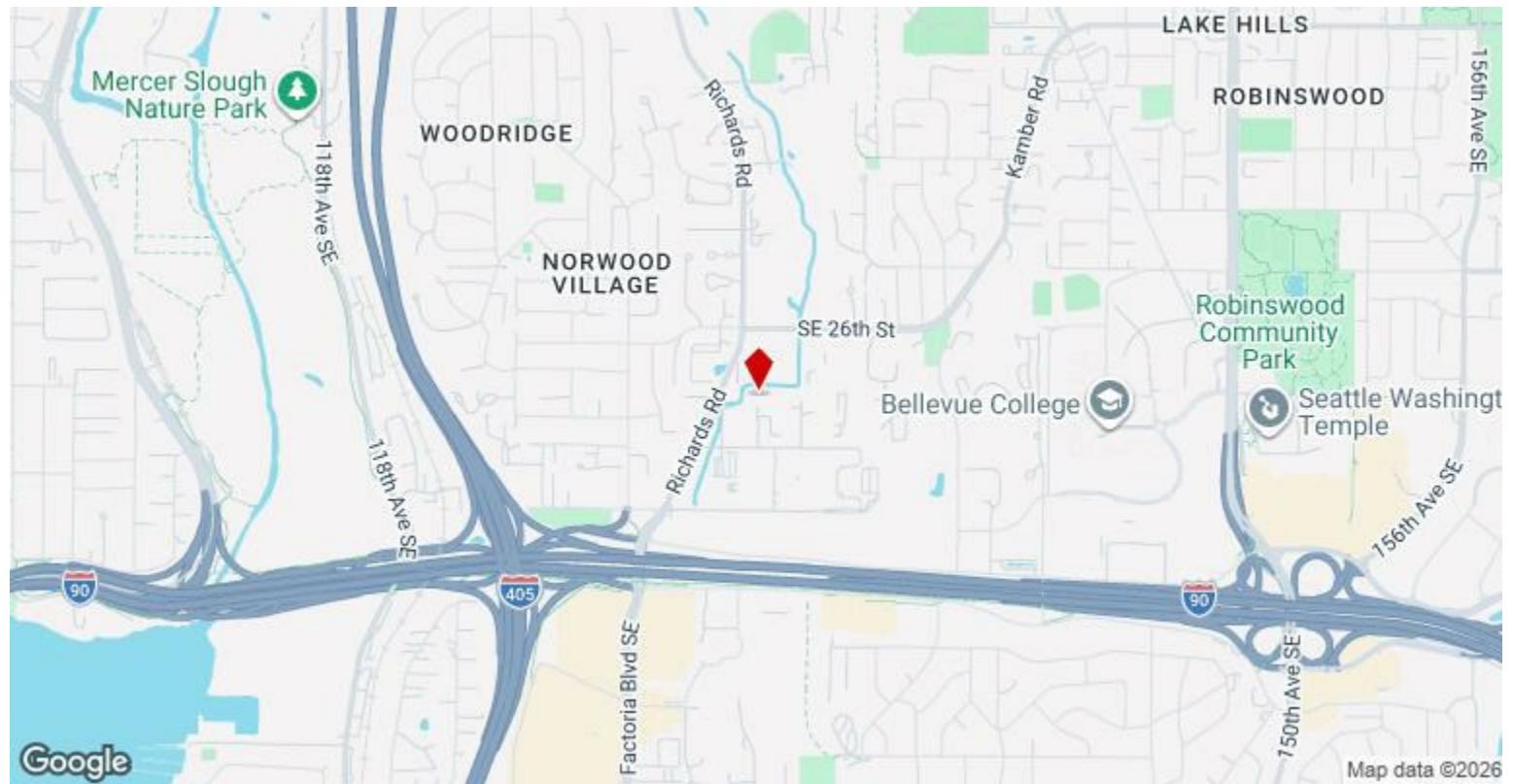
**1st Floor Ste A-6****1**

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

## 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	-	
Sabaldi Foods, LLC	-	
Security Safe & Lock, Inc	-	



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Industrial Flex Space / Business Services Office Space

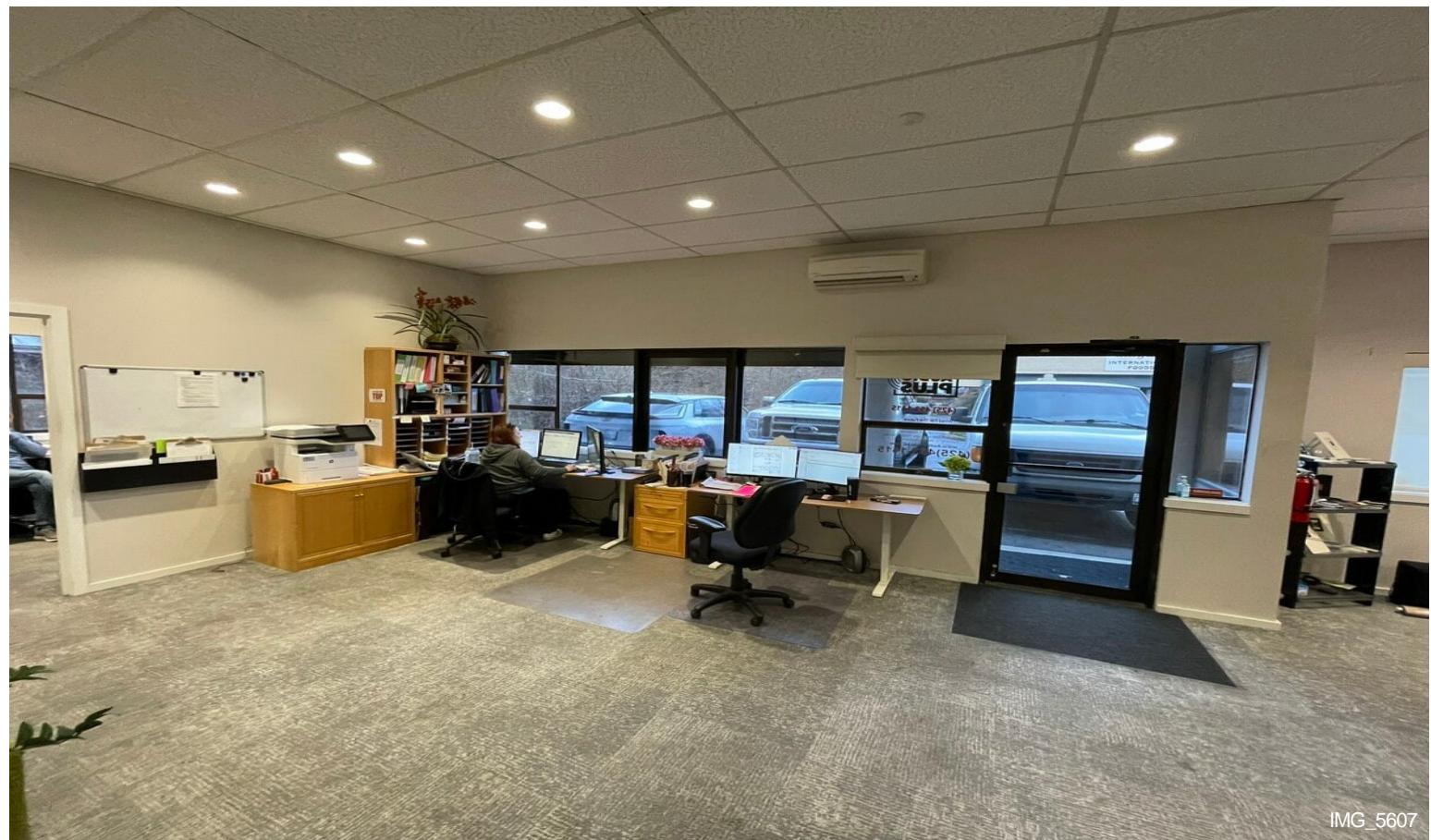
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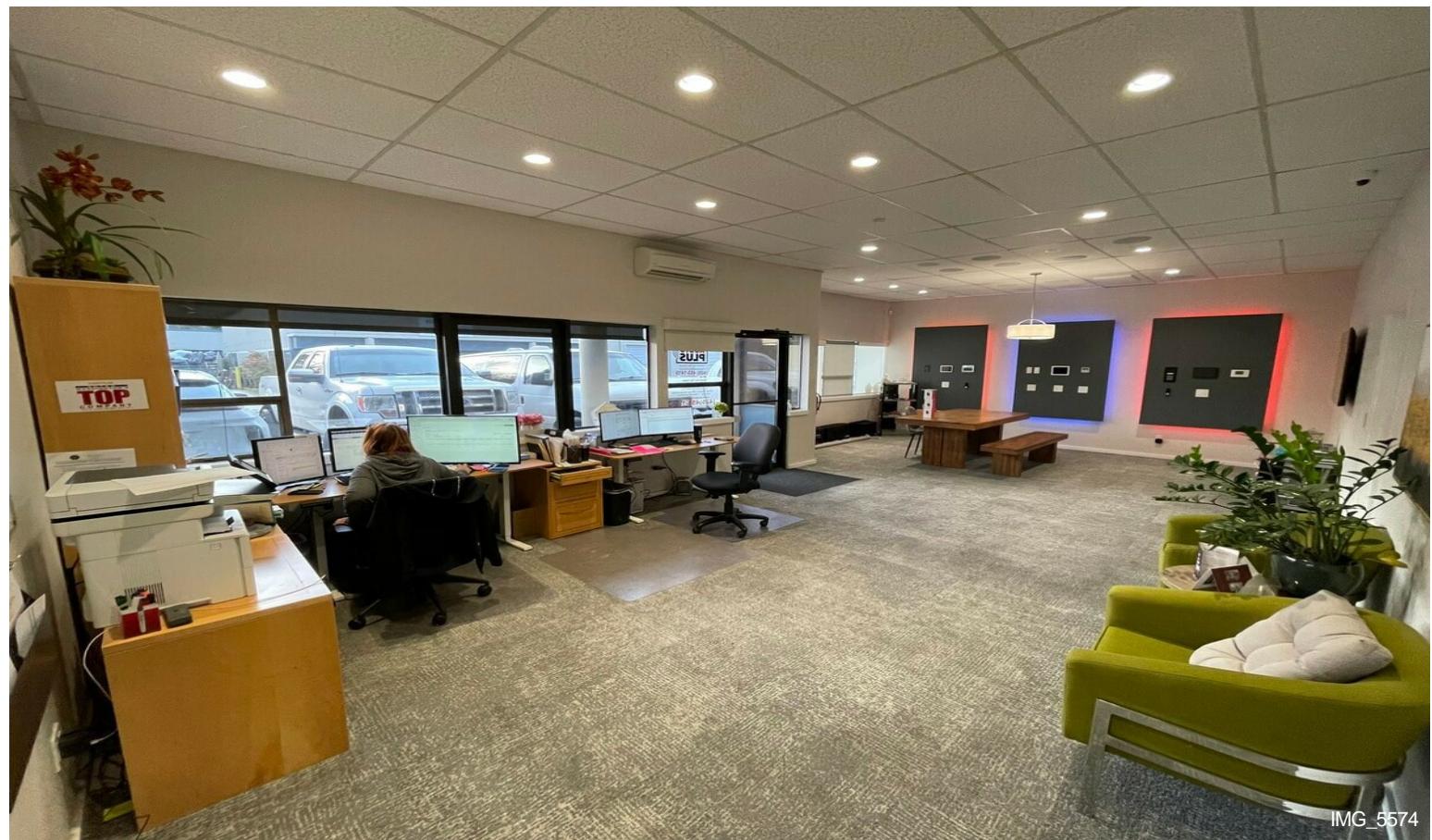
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- Multiple Local Amenities via Factoria Mall
- Premier Bellevue Location, just off Richards Road in Factoria
- Minutes to Downtown Bellevue
- Minutes to I-405, I-90 and SR 520

## Property Photos

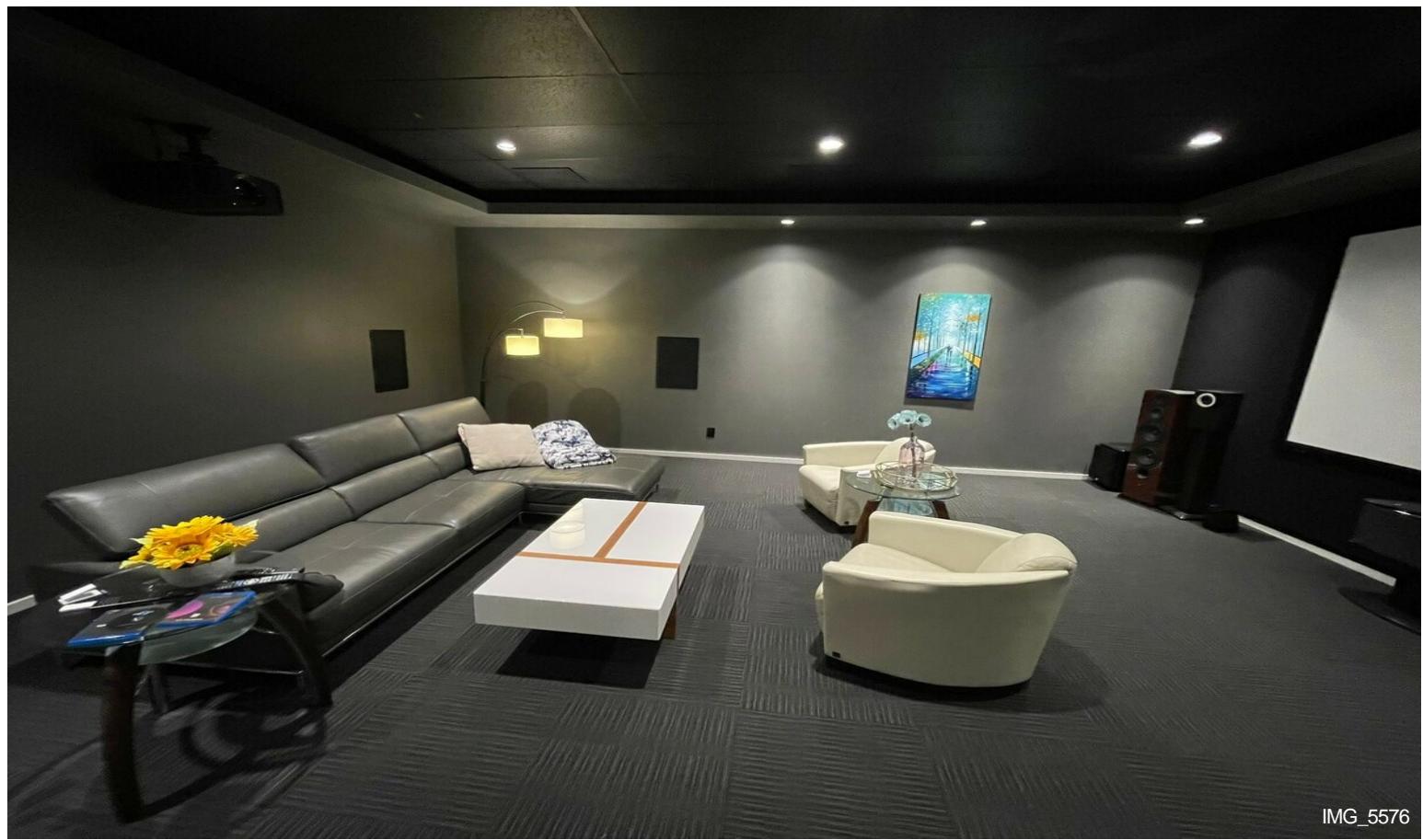


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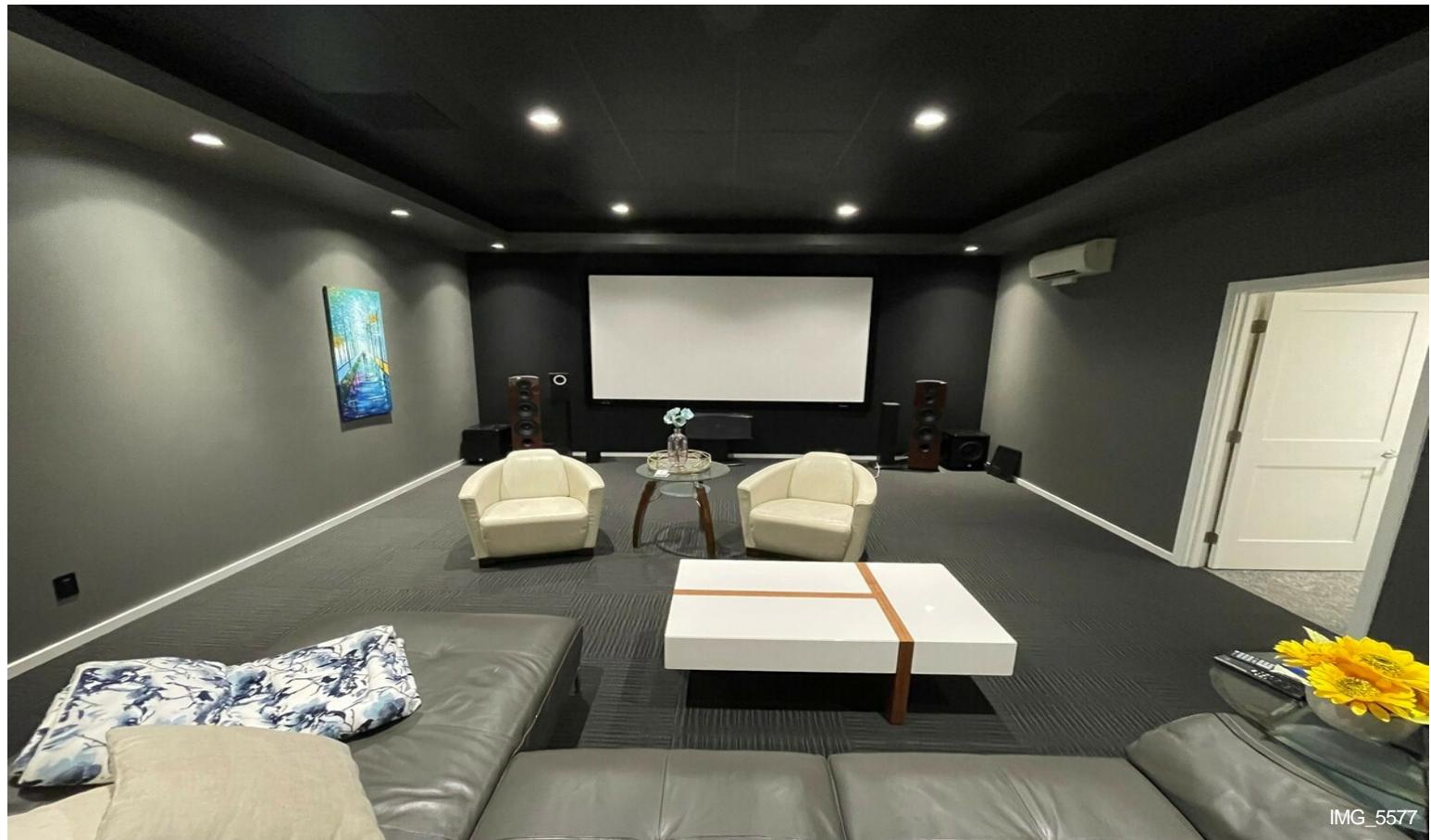


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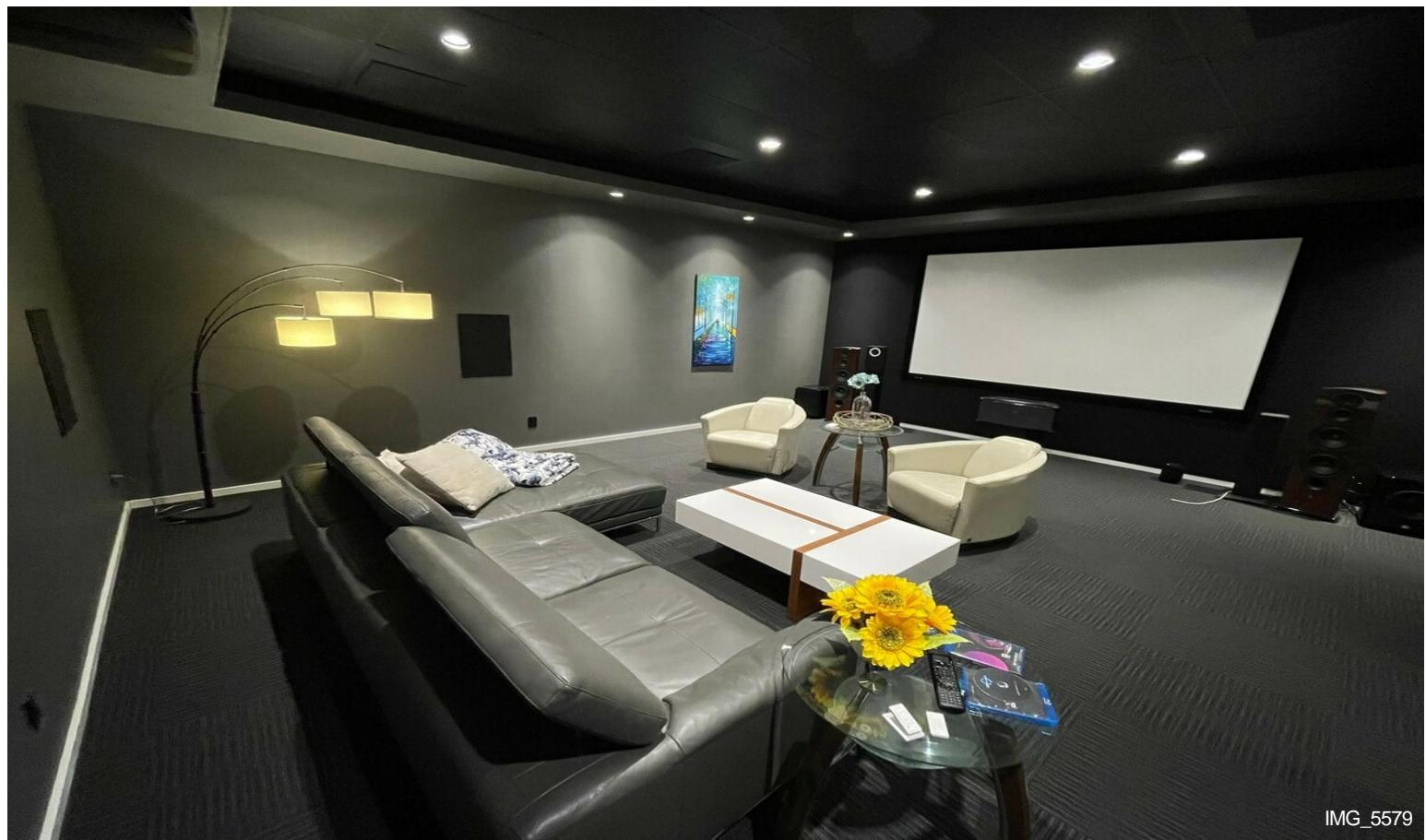


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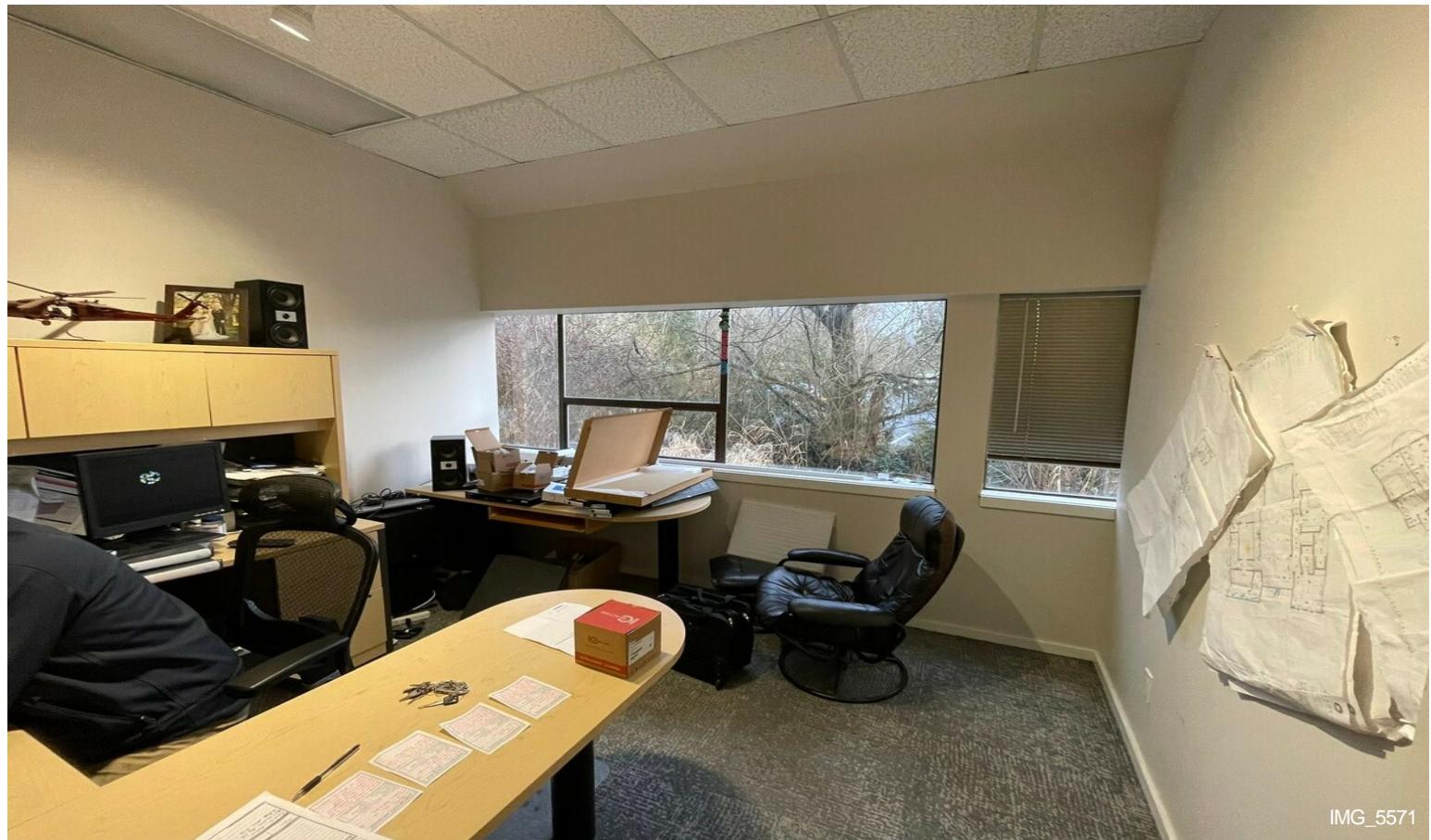
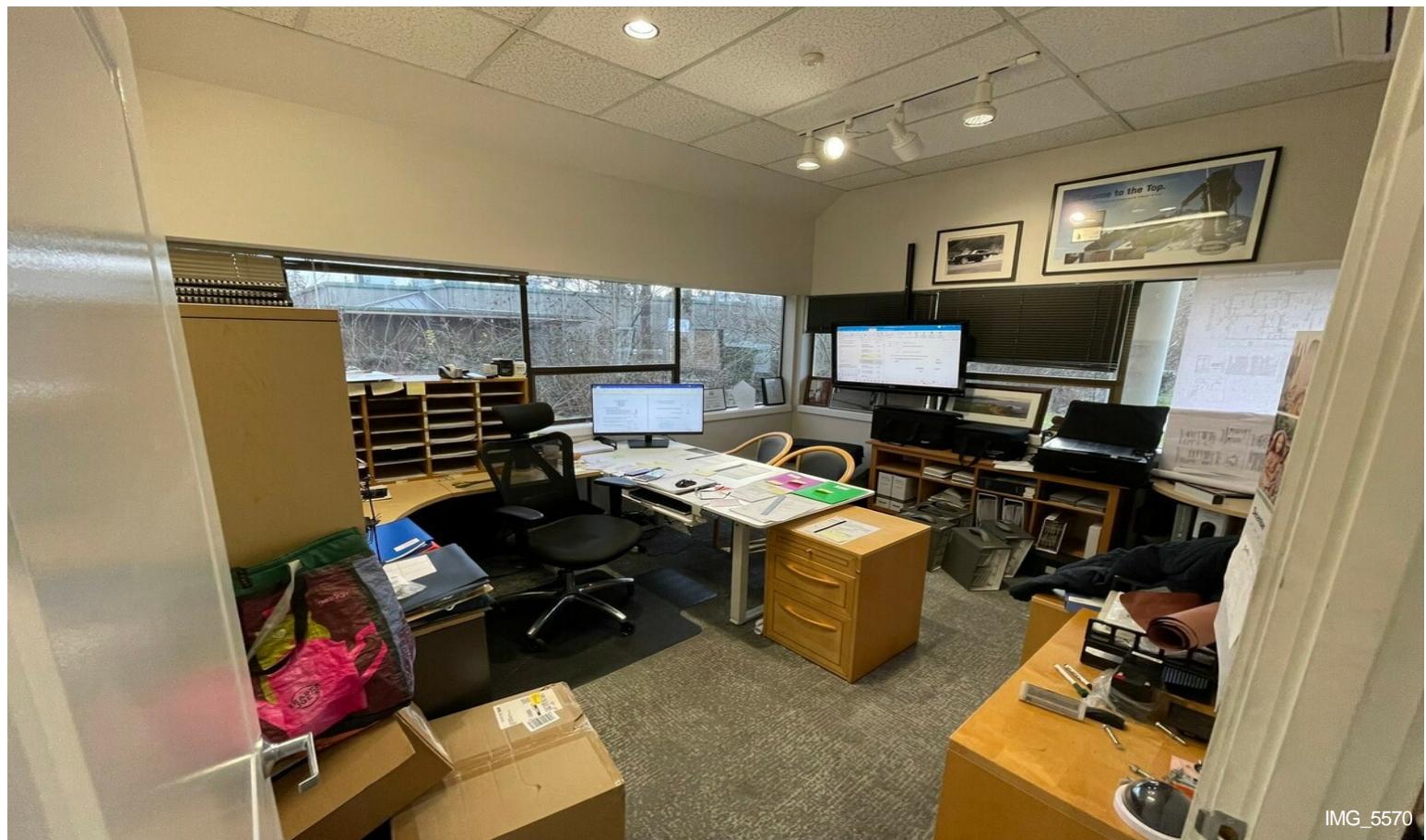


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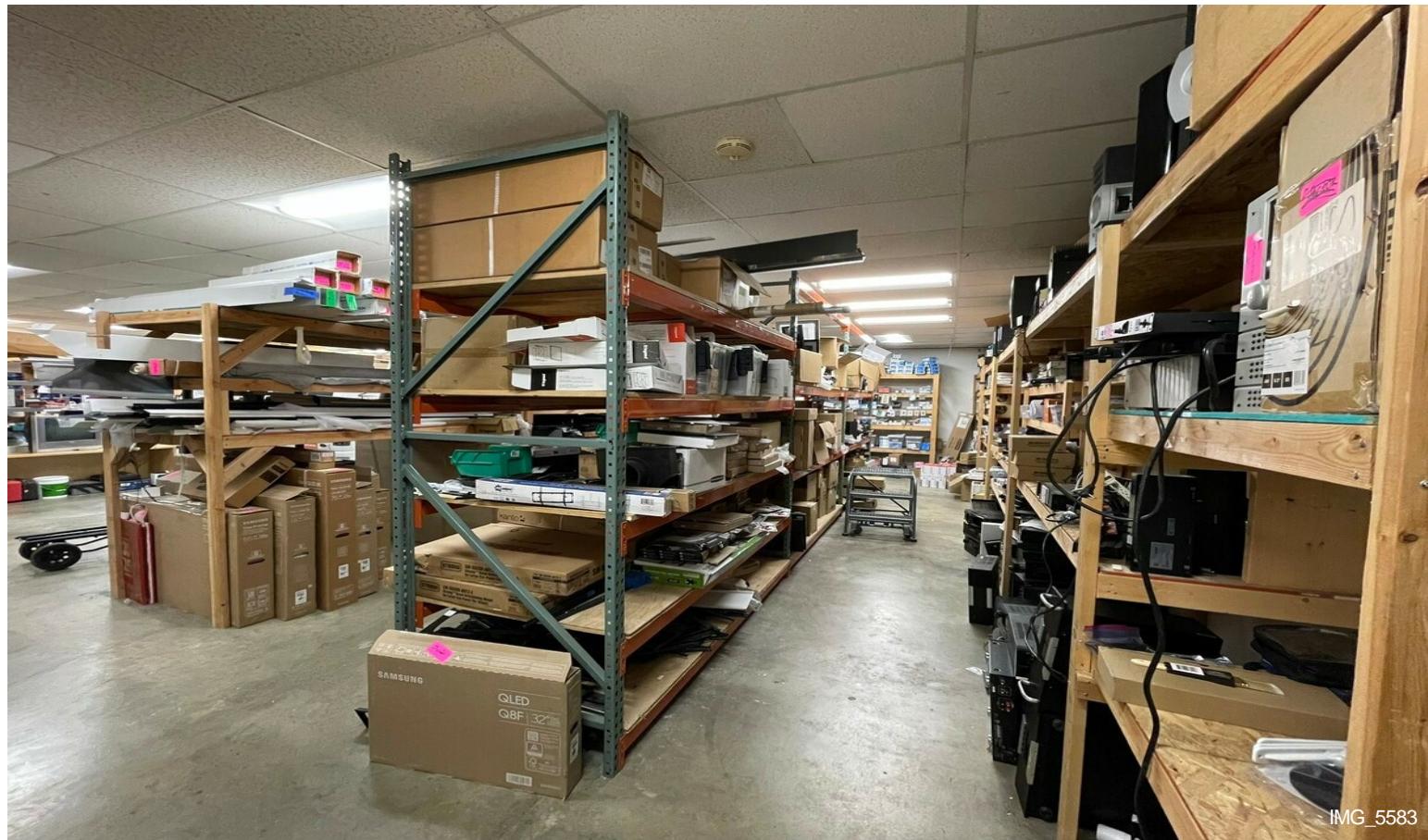
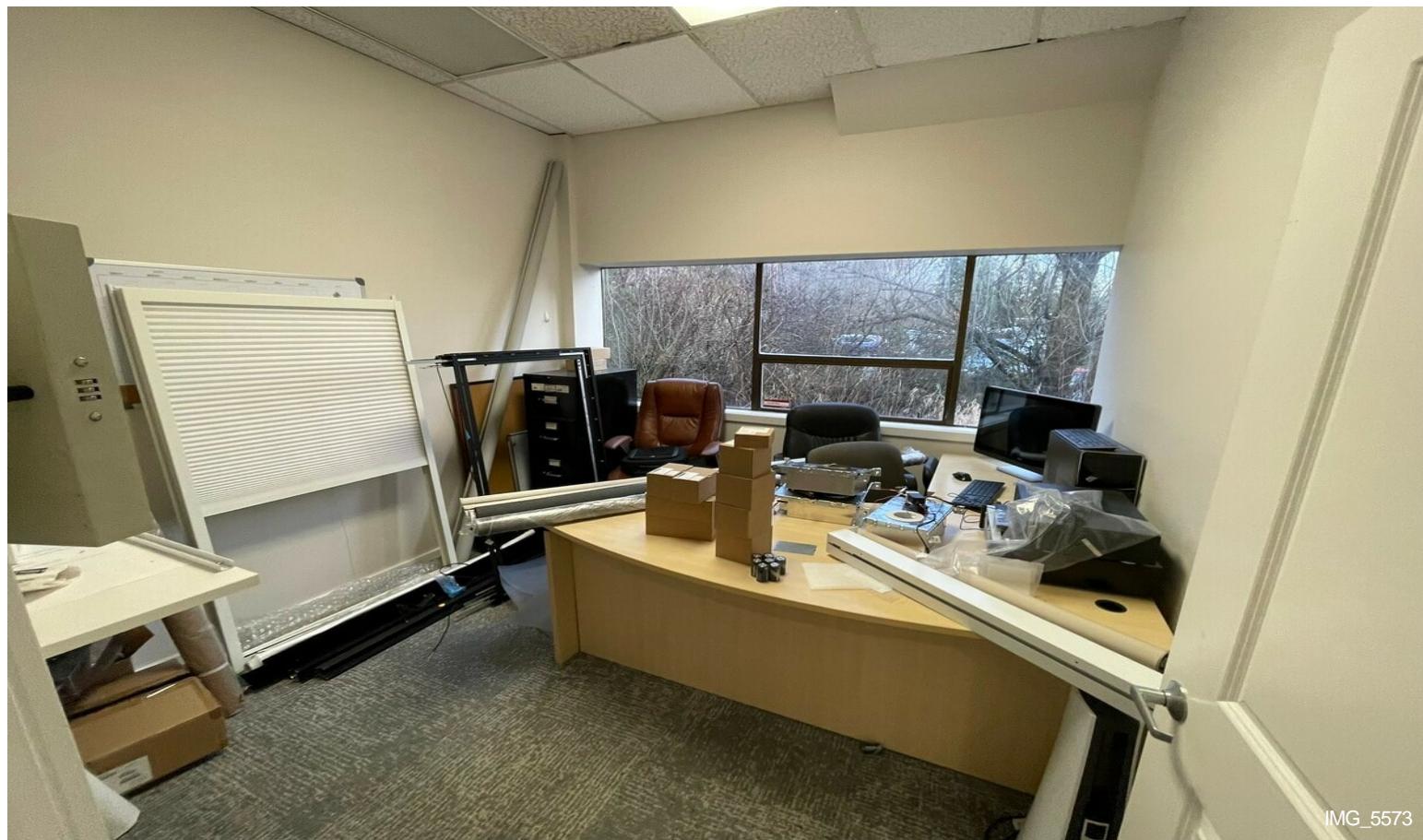


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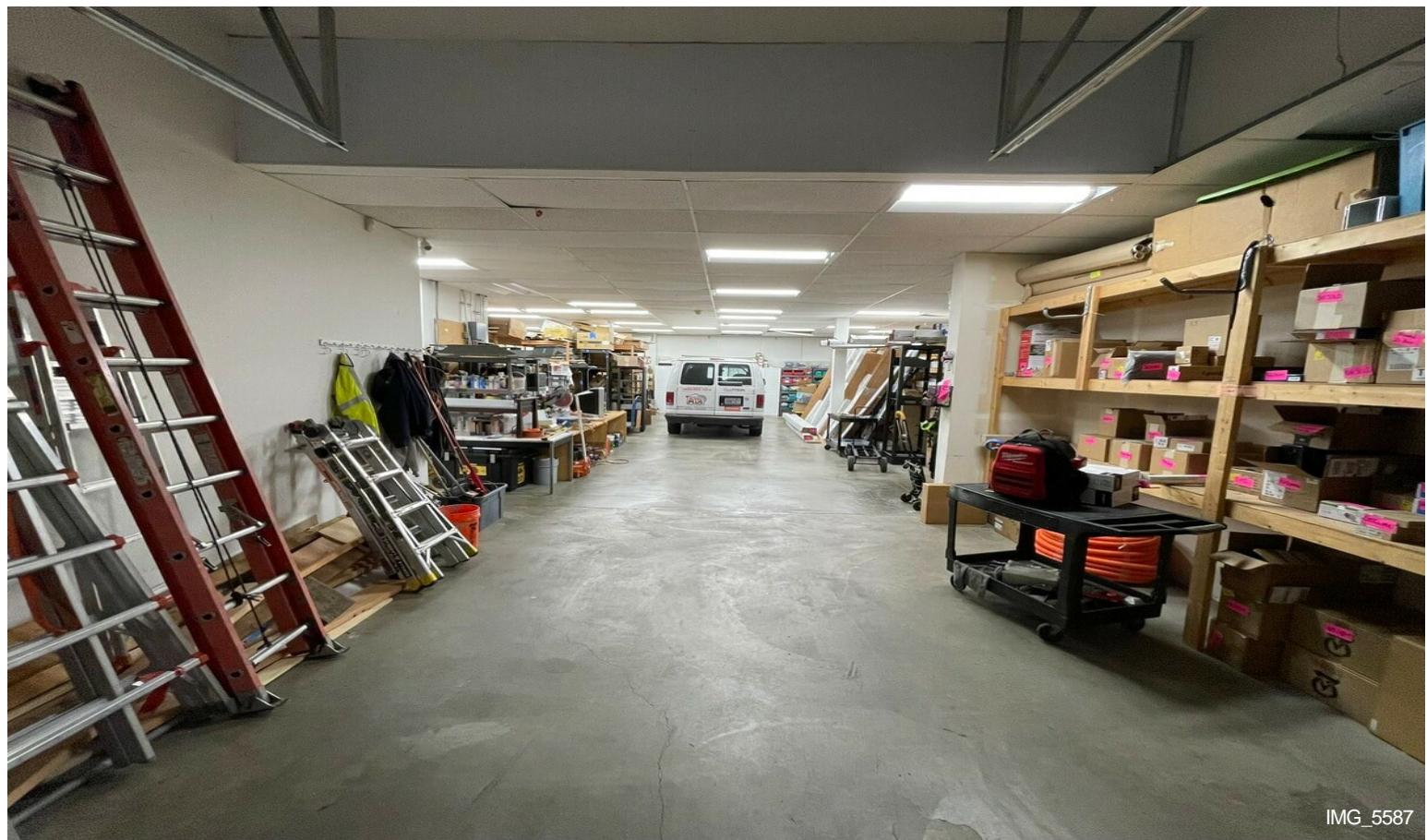
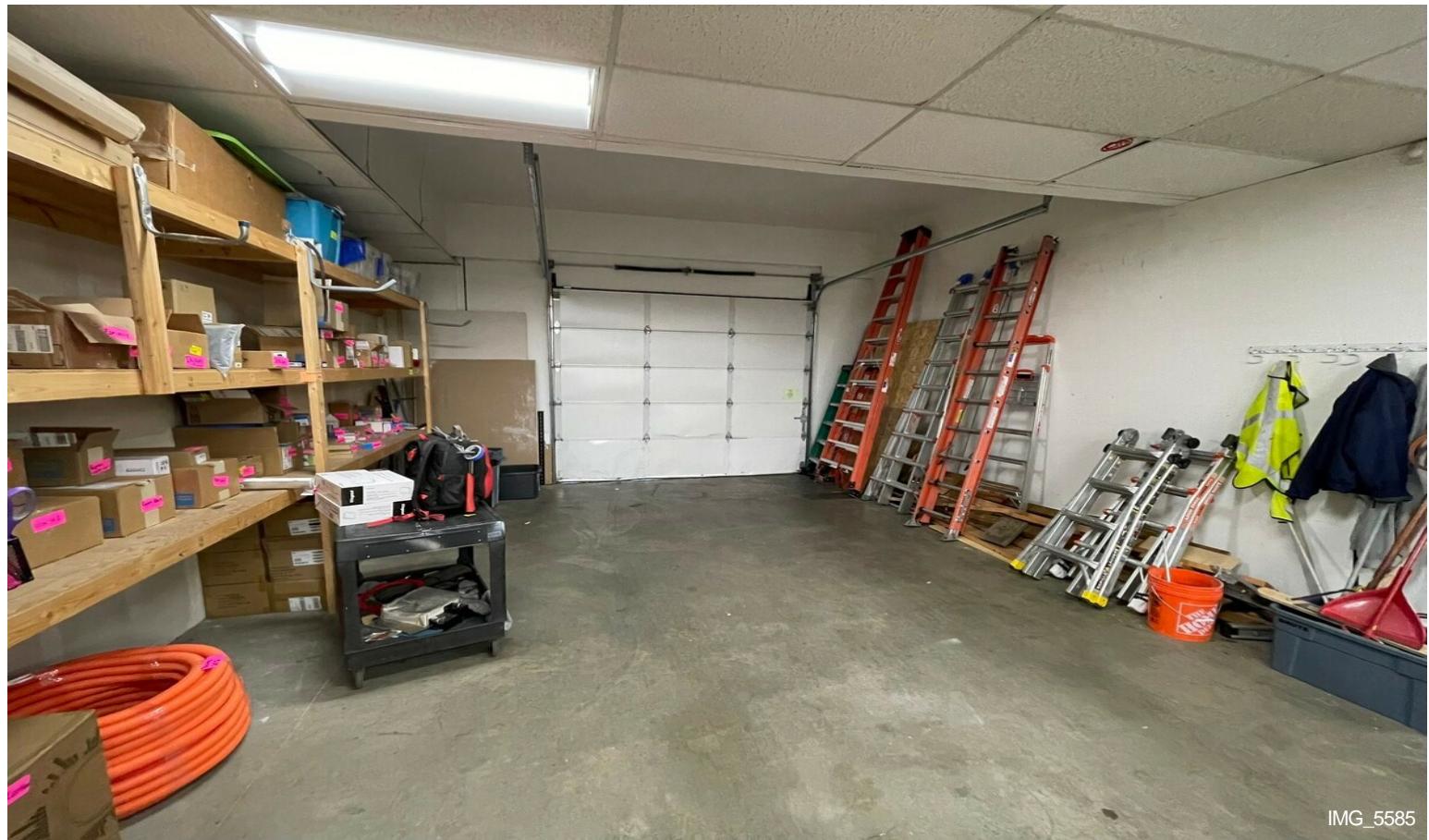
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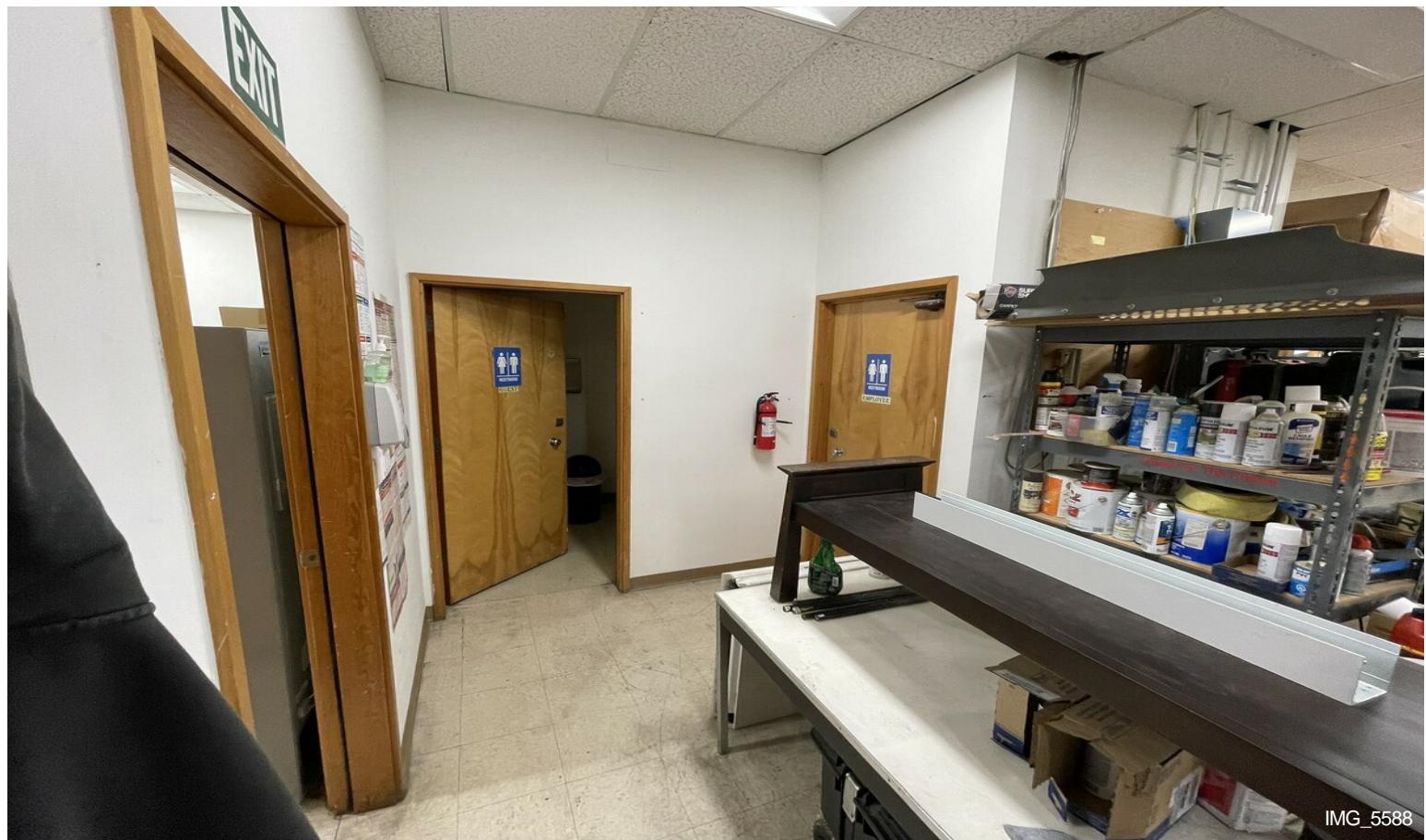
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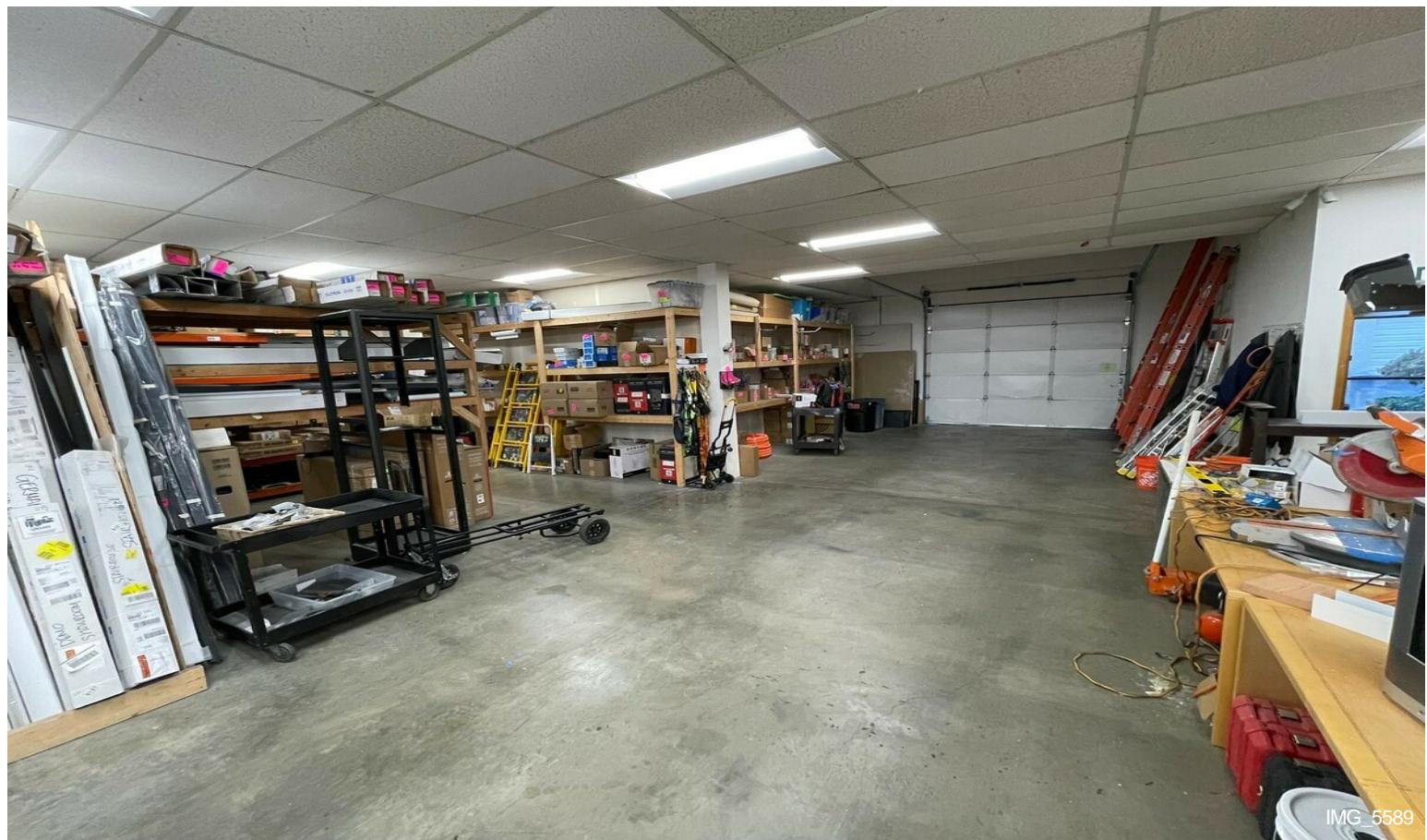
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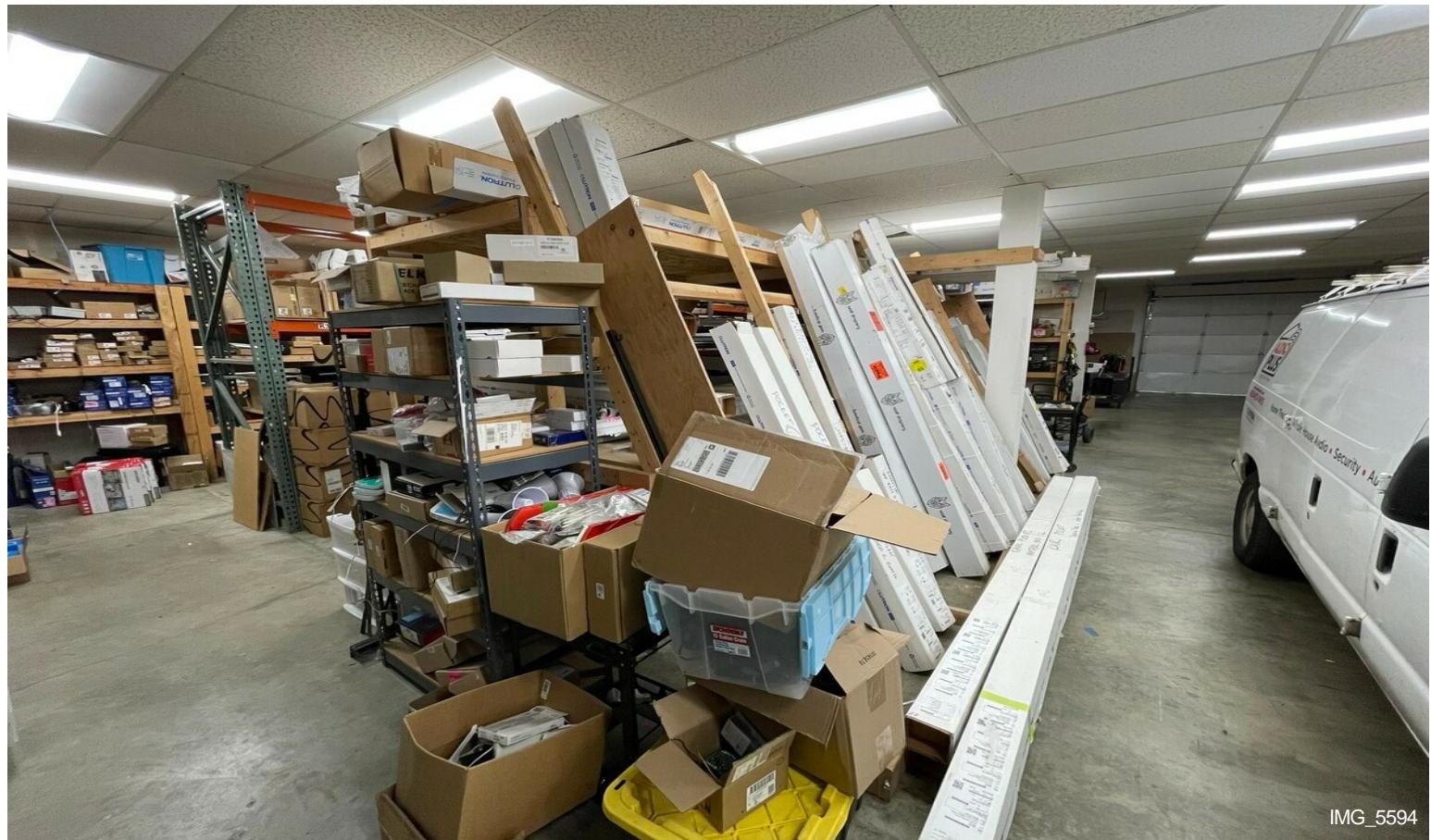
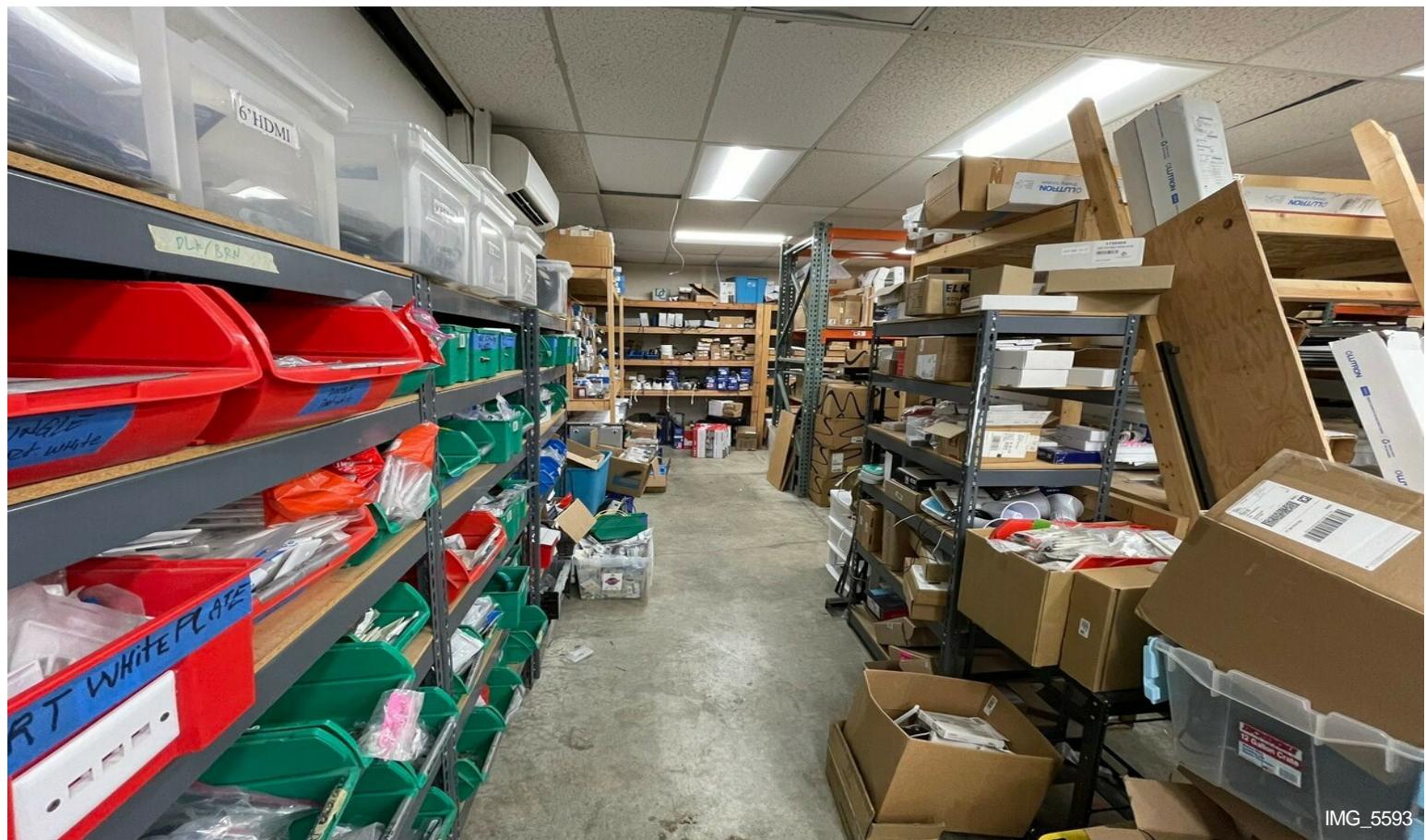


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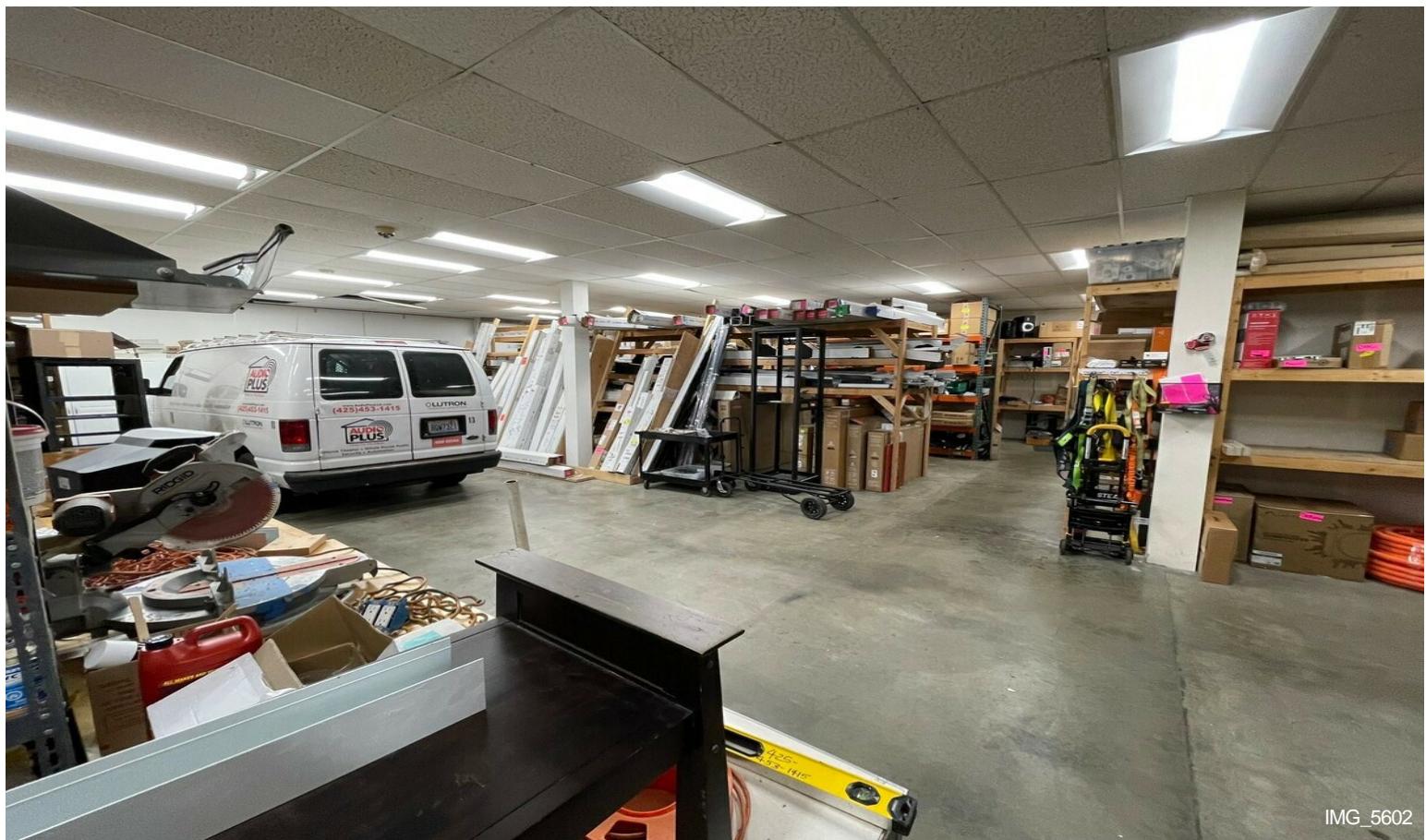
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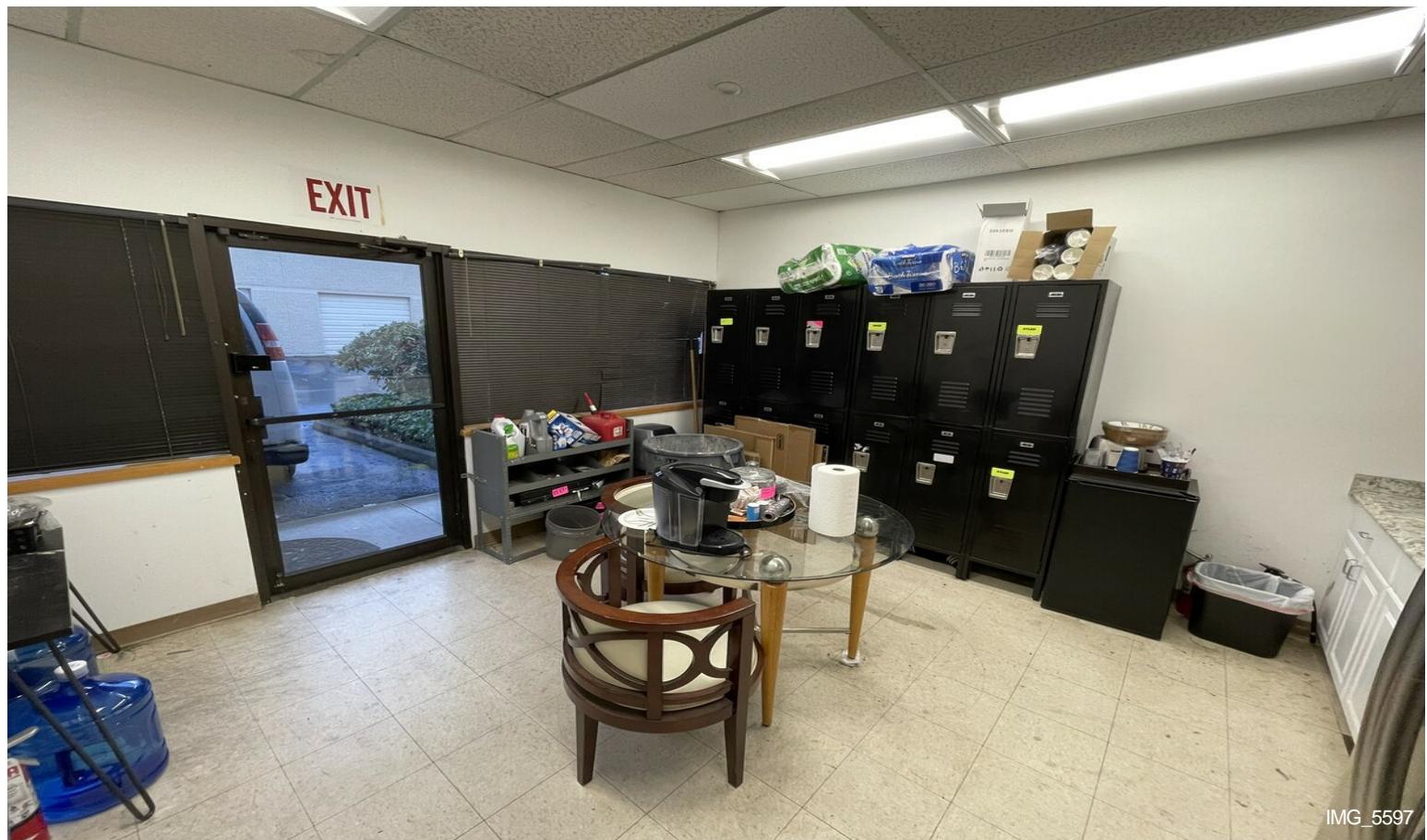
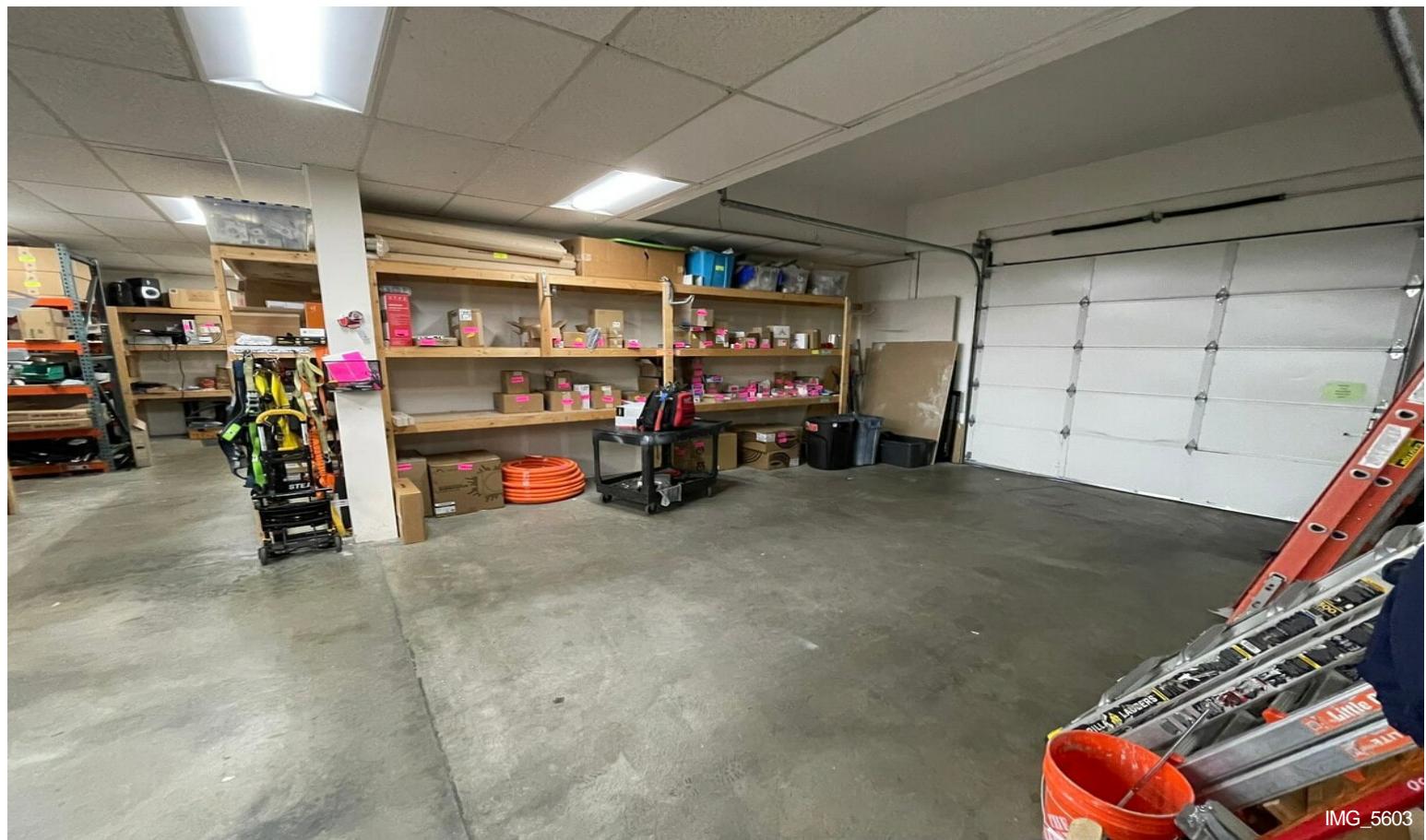


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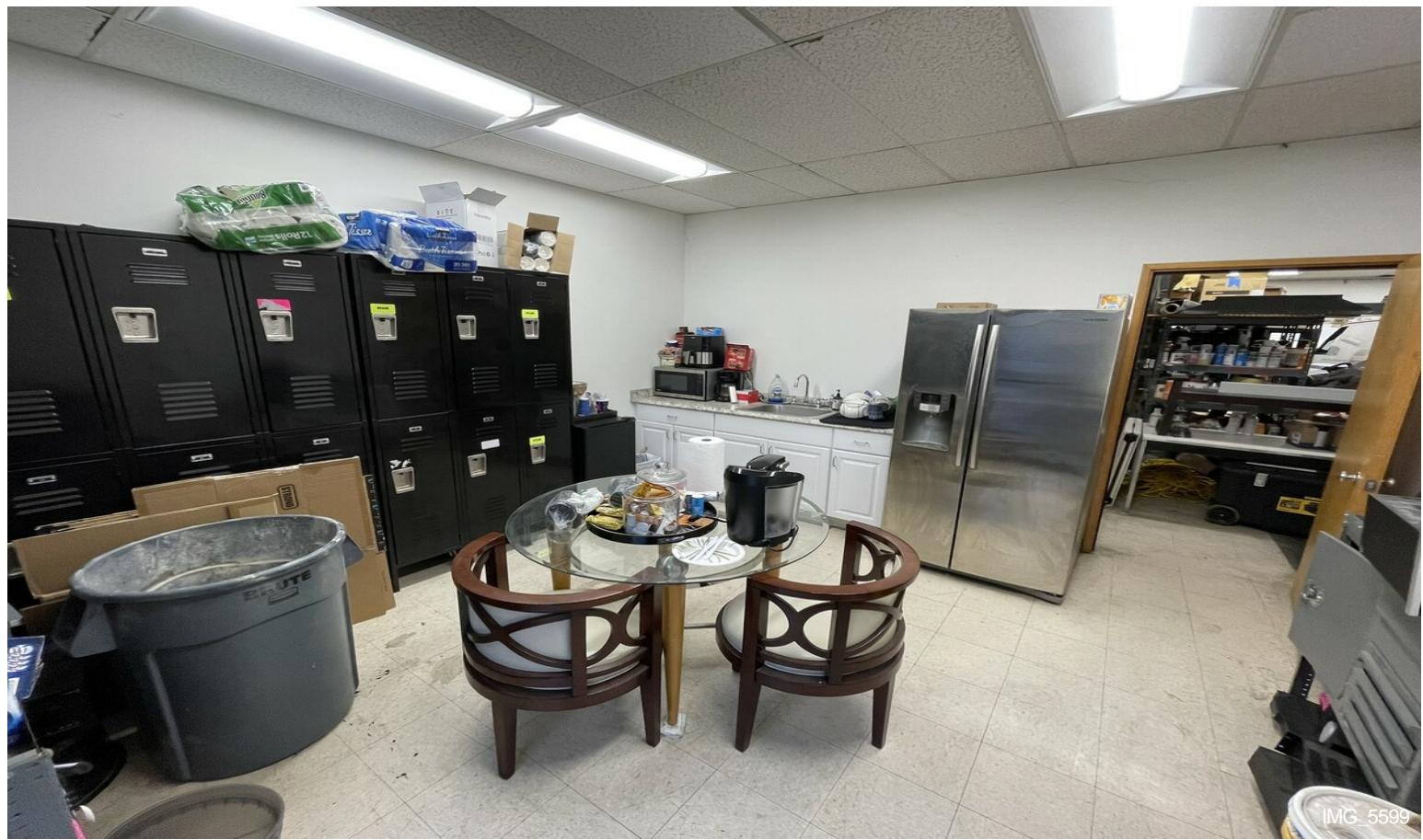


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## Property Photos



## Property Photos



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## Property Photos



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## Property Photos

