

# 40 Lake Bellevue

## FOR LEASE



**Suite 340 | 2,392 SF**  
\$42.00/SF, Full Service  
Available Immediately

~~Suite 200 | 5,204 SF~~  
*Leased*

40 Lake Bellevue Drive  
Bellevue, WA 98005

## Lakeside Charm & Urban Convenience

40 Lake Bellevue is one of the Eastside's most distinctive business addresses. Nestled along the tranquil shores of Lake Bellevue and just moments from the vibrant core of downtown, this premier location offers a unique environment where nature and commerce seamlessly coexist.

Enjoy lake views, lush green surroundings, and convenient access to I-405, the Spring District, and the new East Link light rail. Modern amenities, ample parking, and flexible office configurations make this location perfect for companies seeking both sophistication and accessibility.



0.3 Miles from Wilburton East Link  
Light Rail Station



Immediate access to Downtown  
Bellevue, I-405, and SR-520



Abundant retail & restaurant  
amenities within walking distance



Ample surface lot parking

**Dan Krekel, CCIM**

*Leibsohn & Company*

(425) 586-4655

dkrekel@leibsohn.com

**Tom Wallin, CCIM**

*Leibsohn Wallin Mgmt*

(425) 586-4648

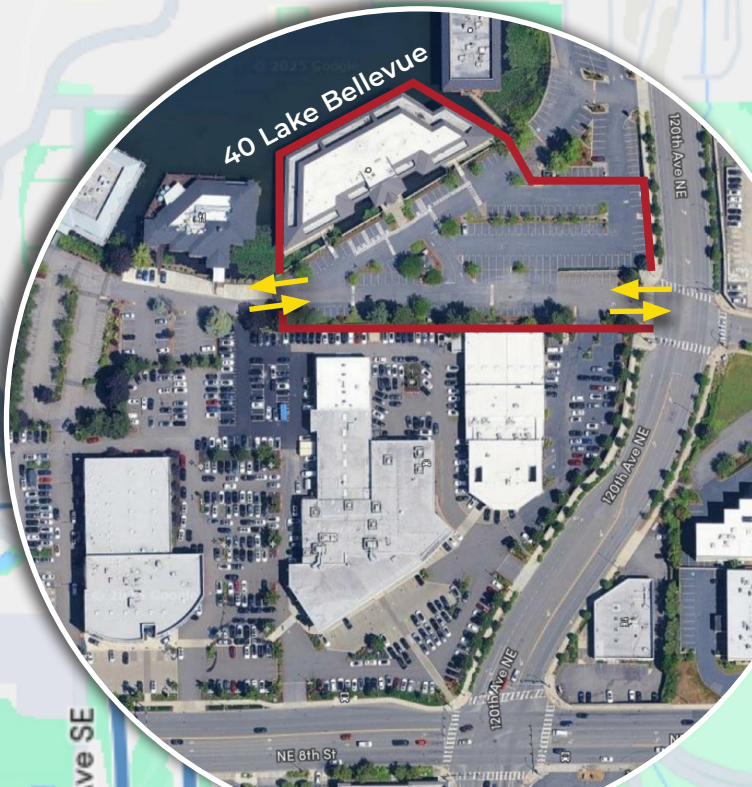
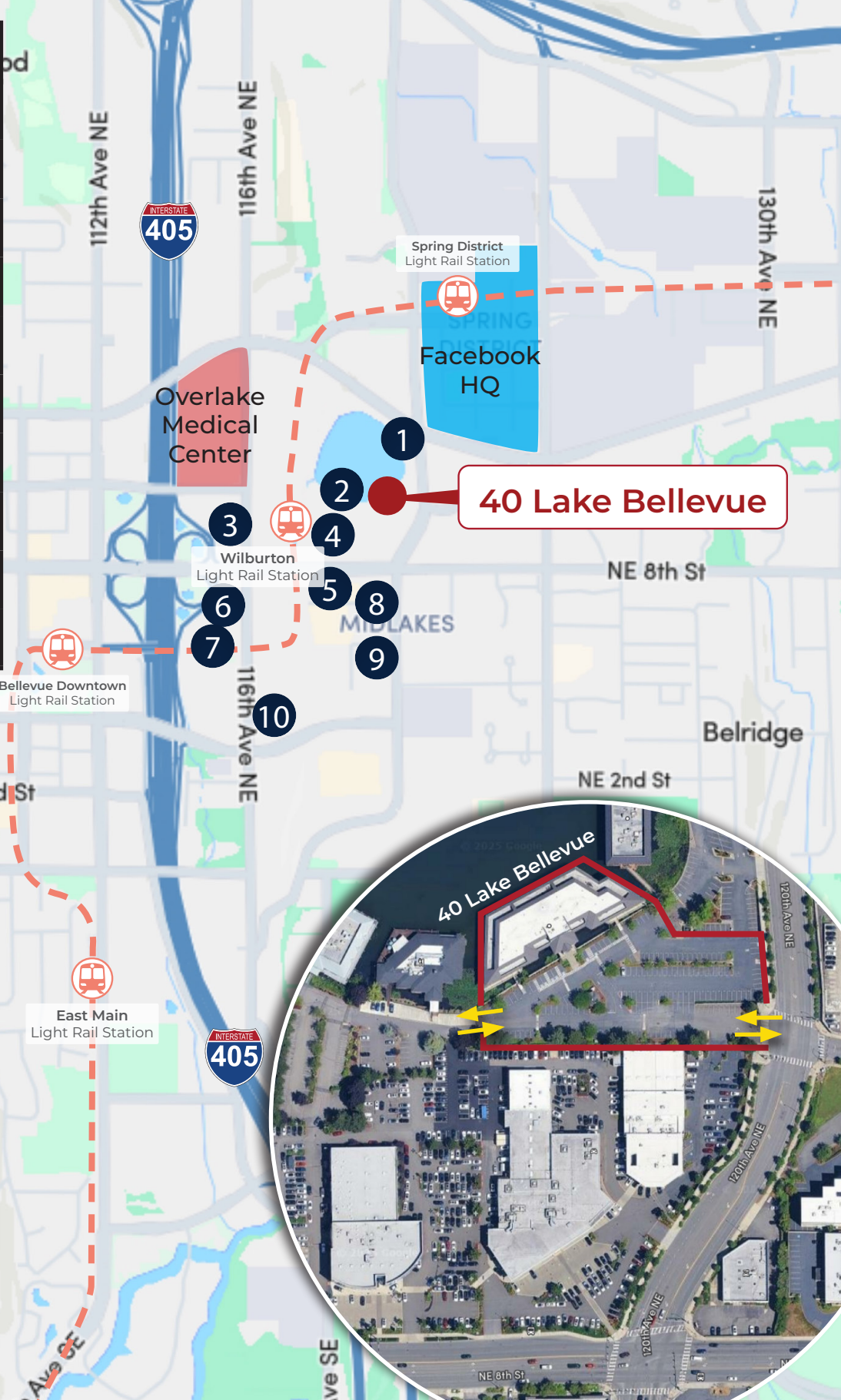
twallin@leibsohn.com

 **Leibsohn  
& Company**

# 40 Lake Bellevue

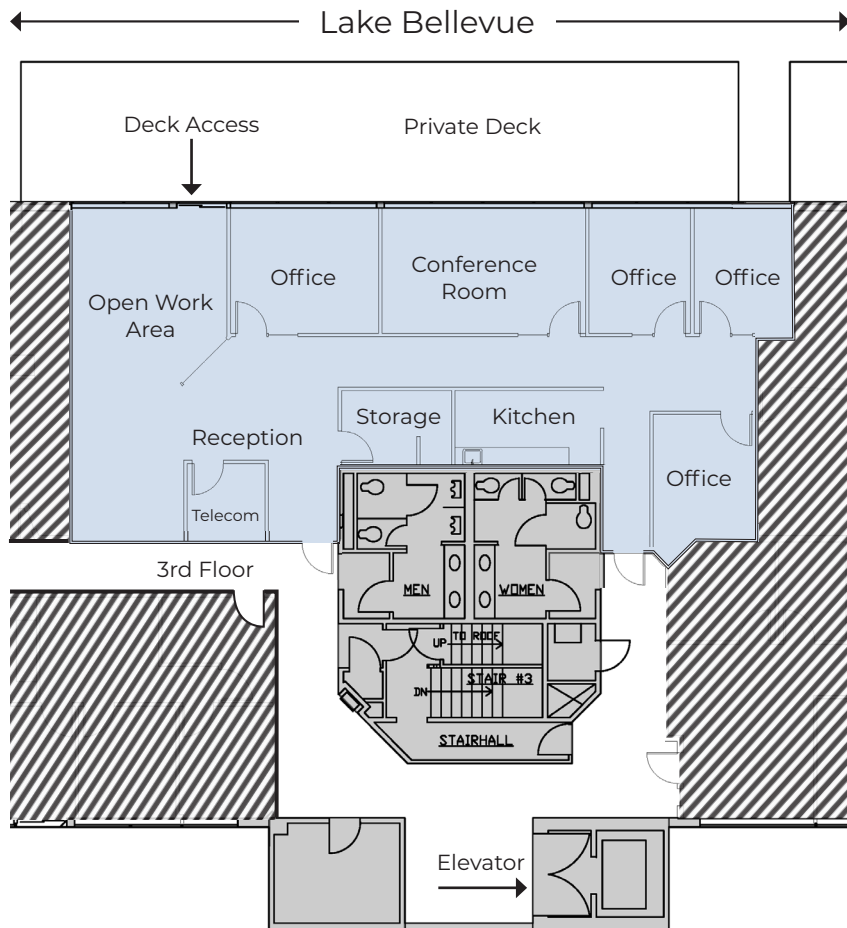
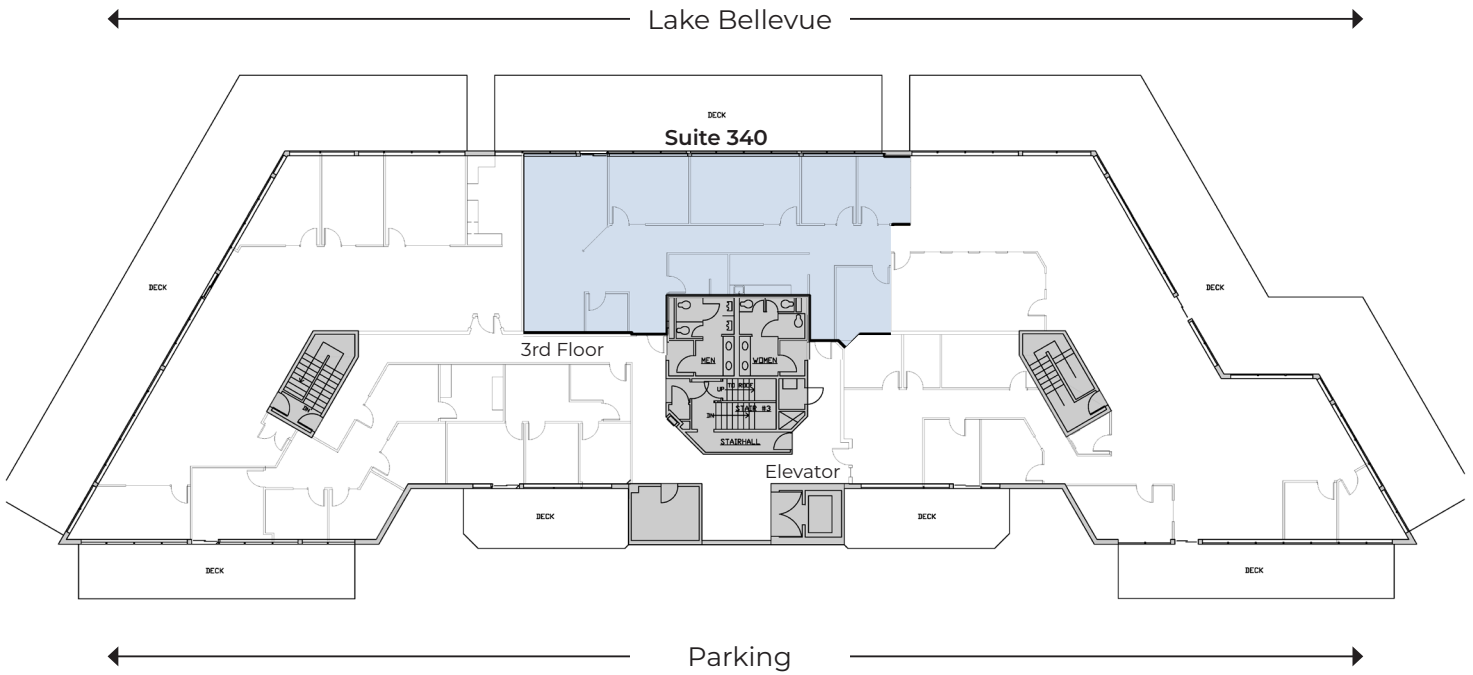
## Amenity Map

1	The Crab Pot
2	I Love Sushi
3	Whole Foods
4	Pumphouse Bar & Grill
5	Burger King
6	Chick-fil-A
7	Woods Coffee
8	Taco Del Mar
9	Starbucks
10	Chipotle



# 40 Lake Bellevue

## Suite 340



### Suite 340 | 2,392 RSF

- \$8,372.00/Month, Full Service
- Available Immediately



3rd Floor views of Downtown Bellevue



3rd Floor views of Lake Bellevue

# 40 Lake Bellevue FOR LEASE

40 Lake Bellevue Drive  
Bellevue, WA 98005

**Dan Krekel, CCIM**

*Leibsohn & Company*

(425) 586-4655

[dkrekel@leibsohn.com](mailto:dkrekel@leibsohn.com)

**Tom Wallin, CCIM**

*Leibsohn Wallin Mgmt*

(425) 586-4648

[twallin@leibsohn.com](mailto:twallin@leibsohn.com)

THE INFORMATION CONTAINED HEREIN HAS BEEN RECEIVED FROM SOURCES WE DEEM RELIABLE. WHILE WE HAVE NO REASON TO DOUBT ITS ACCURACY, WE DO NOT GUARANTEE IT. YOU ARE ADVISED TO INDEPENDENTLY VERIFY ALL INFORMATION.

*COPYRIGHT © 2025 Leibsohn & Company*

 **Leibsohn & Company**  
Commercial Real Estate Services