



CASCADIA OFFICE PARK

**14700 NE 8th St Bellevue
WA 98007**

This exceptional property, in Bellevue, is the perfect location for medical practitioners looking to establish themselves in a vibrant community.

Contact Us:

206-240-1290
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425-881-8720
ryan.erickson@cwres.com

FOR LEASE



Commonwealth
REAL ESTATE SERVICES

Prime Demographic Area

Accessible Location

Ample parking and a direct entrance without stairs makes it easily accessible for everyone.

Vibrant Community

A stunning medical office in a prime location with a vibrant community provides a unique opportunity to lease an office that meets all of your needs.

Sought-After Area

The property is situated in a highly sought-after demographic area for insurance holders. Whether you're seeking to establish a new medical practice or expand an existing one, Cascadia Office Park offers a unique opportunity.

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Well-Appointed Exam Rooms

Functional Layout

Designed to be functional and comfortable. The walls are built to suit your needs and flexibility.

Alternatively, build out the space to meet your business needs. Interior walls can all be re-arranged.



- Easy accessibility.
- Comfortable amenities.
- Exceptional Lighting.
- The first and second floor offers well-maintained bathrooms.
- Convenient, ample parking available for your patients.
- Accessible location.

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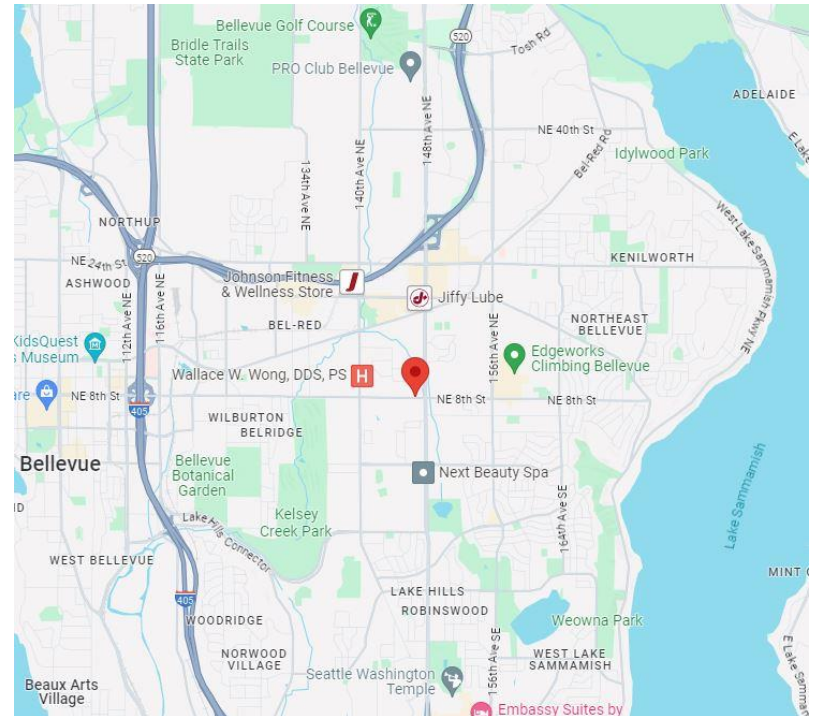
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- **Favorable Demographics**
- **Prime Bellevue Location**
- **Vibrant Community**

With a **2023** population of **144,755**, it is the 5th largest city in Washington and the **185th** largest city in the United States. Plus, Amazon has moved into two more towers in Downtown Bellevue at the end of 2023 and plans to create a total of 25,000 jobs in the coming years.

Location Advantage

Cascadia Office Park is situated in a prime location that provides great benefits.



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Location Advantage

Bellevue, WA 98007 Date &
Demographics (As of July 1, 2024)

INCOME

Median Household Income	\$160,053
Average Household Income	\$214,974
% of Income for Mortgage ⁴	41%
Per Capita Income	\$86,533
Wealth Index ⁵	218

POPULATION

Total Population	155,878 (100%)
Population in Households	154,358 (99.0%)
Population in Families	120,040 (77.0%)
Population in Group Quarters ¹	1,520 (1.0%)
Population Density	4,658
Diversity Index ²	68

GROWTH RATE/YEAR

2023- 2028

Population	0.55%
Households	0.77%
Families	0.70%
Median Household Income	2.19%
Per Capita Income	2.60%
Owner Occupied HU	0.57%

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Current Tenants

- **Bellevue Dental Excellence**
- **Cascadia Dental Specialists**
- **Eyeconic Solutions**
- **Nume Skin Rejuvenation**
- **WellnessOne Chiropractic**
- **Disc Centers of America**



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