

OFFICE SPACE
FOR LEASE



LAKE HILLS VILLAGE - BUILDING A

655 156th Ave SE, Bellevue, WA 98007

Caleb Farnworth, CCIM

425.289.2235

calebf@rosenharbottle.com

Stossi Tsantilas

425.279.7943

stossit@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003



CLASS A MIXED USE NEIGHBORHOOD HUB

Can Accommodate Any Size Between
1,095 SF - 11,571 SF

PROPERTY FEATURES:

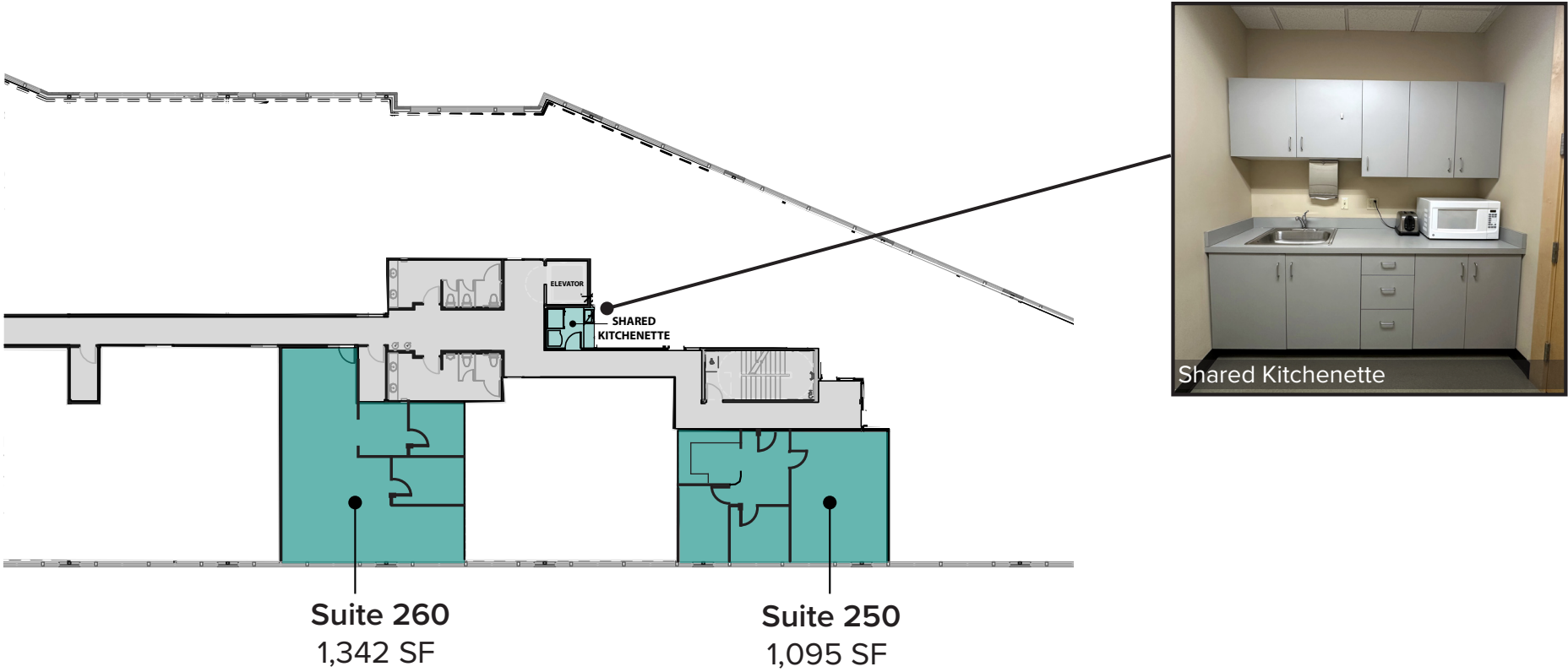
- On-Site Retail & Restaurant Amenities
- ~56,000 SF of Class A Office Space & ~70,000 SF of Retail & 90 Residential Units
- Anchored by Overlake Medical Clinic and King County Public Library
- Shared Kitchenette for Office Tenants
- Free On-Site Fitness Center with Showers
- Great Visibility from Lake Hills Blvd & 156th Street
- Surface & Garage Parking: 4 Stalls per 1,000 SF



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

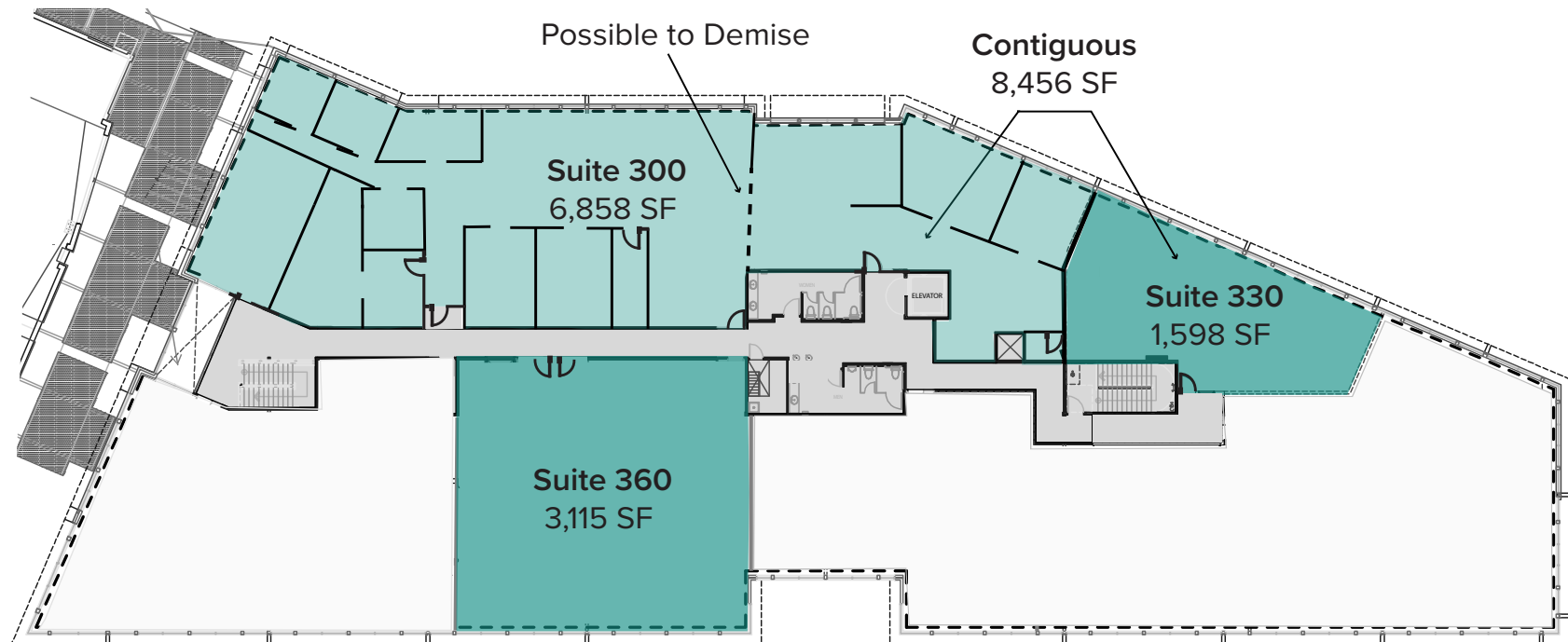
BUILDING A - SECOND FLOOR

Suite	Square Feet	Rate	Notes
250	1,095 SF	\$33-\$36/SF, NNN	Suite with 2 private offices, reception, open work area and abundant natural light. Available Now.
260	1,342 SF	\$33-\$36/SF, NNN	Suite with 1 private office, storage room, open work area and abundant natural light. Available Now.



BUILDING A - THIRD FLOOR

Suite	Square Feet	Rate	Notes
300	4,000 SF - 8,456 SF	\$33-\$36/SF, NNN	Suite with 9 private offices, conference rooms, open work area, breakroom, storage and abundant natural light. Can be contiguous with suite 330 for 8,456 SF, or demised into smaller suites around 4,000-5,000 SF. Available Now.
330	1,598 SF - 8,456 SF	\$33-\$36/SF, NNN	Open work area with abundant natural light. Can be contiguous with suite 300 for 8,456 SF. Available Now.
360	3,115 SF - 11,571 SF	\$33-\$36/SF, NNN	Open work area with tenant improvement dollars available for custom build out. Can be leased with suite 300 and 330 for 11,571 SF. Available Now.



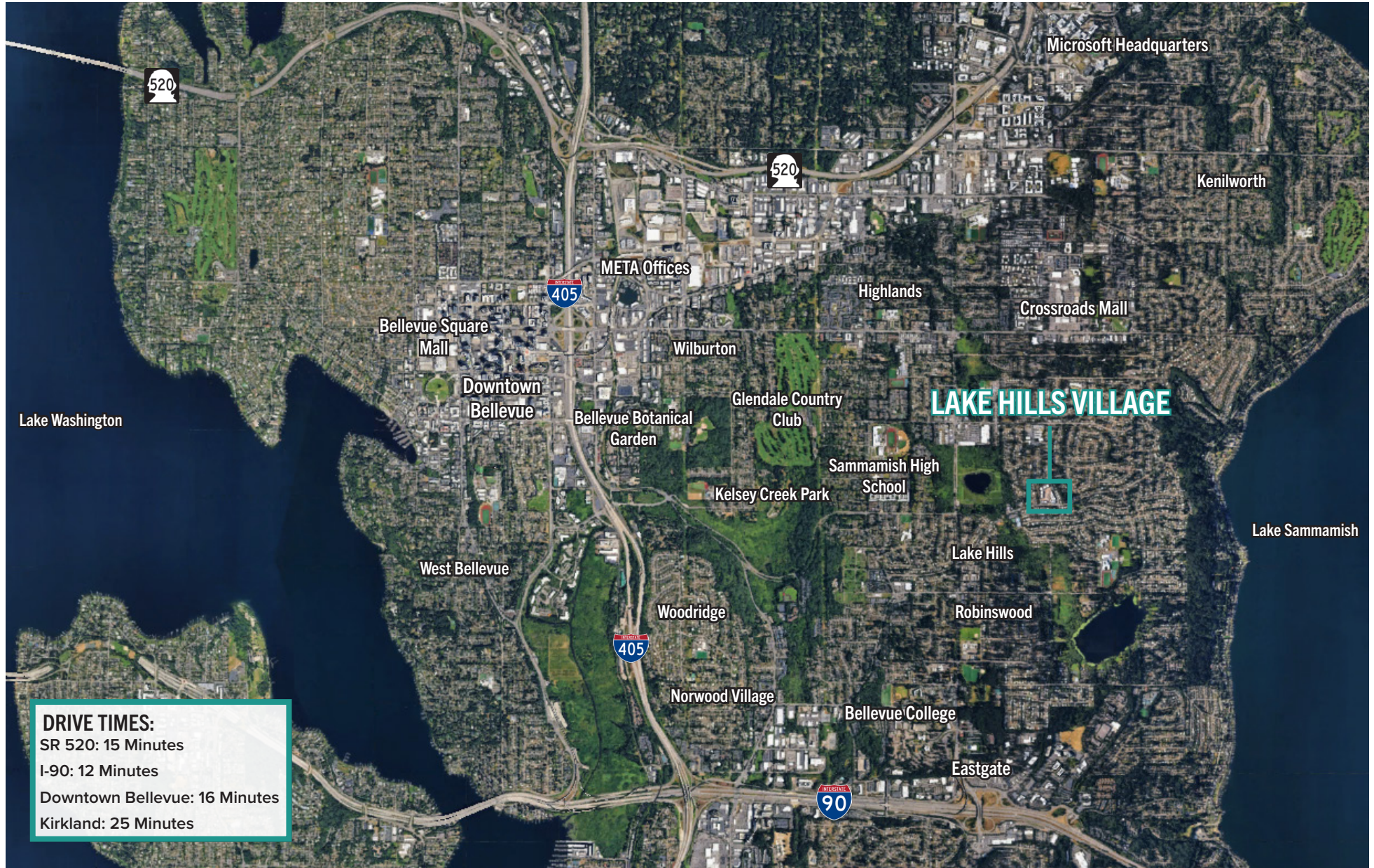
INTERIOR PHOTOS



FREE ON-SITE FITNESS CENTER & SHOWERS



LOCATION MAP



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.